



# Cyprus Real Estate Market

Q1 2023 Update





# Q1 2023

## The key highlights



**€1,2bn transaction value**  
(8% increase compared to Q1 2022)



**Apartment transactions have been a driving force for the market (€608mIn)**



**5.100 transactions recorded**  
(2% drop compared to Q1 2022)



**34% YoY increase in transactions from foreign buyers**

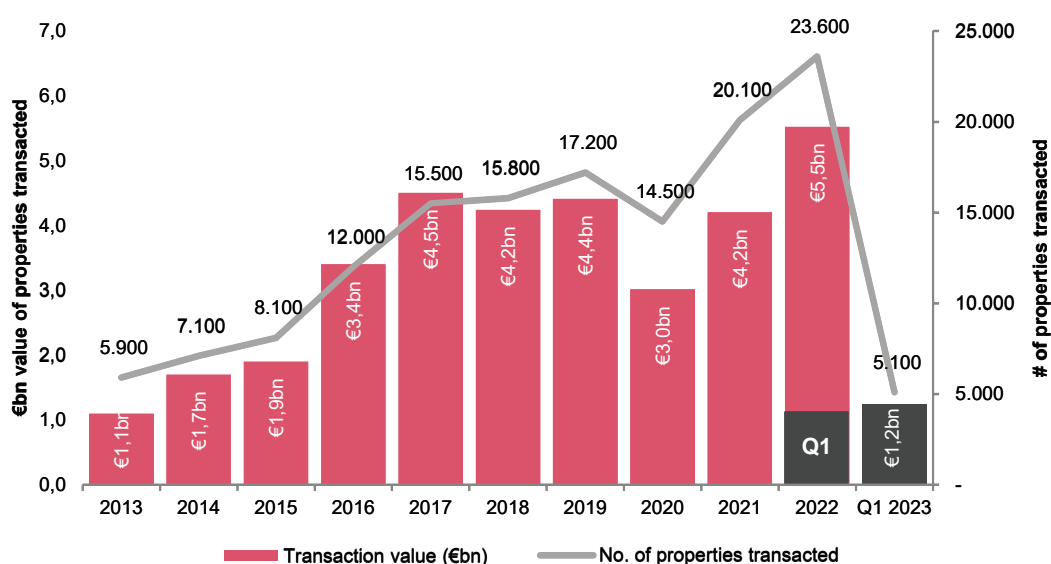


**Limassol continues to be the front-runner in terms of transaction volume and value**  
(32% and 45% of total respectively)



**19% and 9% YoY increase in transaction volume and value of high-end residential properties (≥ €1,5mIn)**

Volume and Value of properties transacted (2013 - Q1 2023)



**8%**

**Q1 2023**  
YoY growth in €

**(2%)**

**Q1 2023**  
YoY drop in #

**Source:** The transaction activity analysis was based on data from the Department of Lands and Surveys (DLS), relating to contracts of sale and sale transfers, extracted on 12/05/2023. Any differences with previous publications relate to amended Land Registry records and discrepancies between the date of agreement and respective filing date.

**Note:** The above figures do not include: (i) Debt for Asset Swap transactions (DFAS), (ii) transactions of real estate through the sale of company shares or fund units (Share Deals) and (iii) any other transactions not filed or adequately recorded at the DLS.

# Volume and Value of properties transacted per district



During Q1 2023, the coastal districts of Larnaca and Paphos experienced increases in terms of volume of transactions compared to Q1 2022 (10% and 6% respectively). On the contrary, Limassol experienced a marginal drop of 1%, whereas Nicosia and Famagusta experienced double digit drops of 14% and 22% respectively.

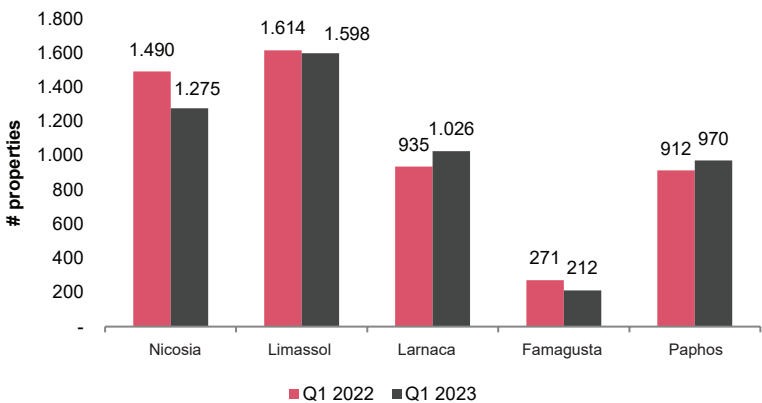


In terms of value of transactions, the coastal districts of Limassol, Larnaca and Paphos experienced double digit increases (13%, 29% and 26% respectively). On the contrary, Nicosia and Famagusta experienced double digit drops of 21% and 13% respectively.



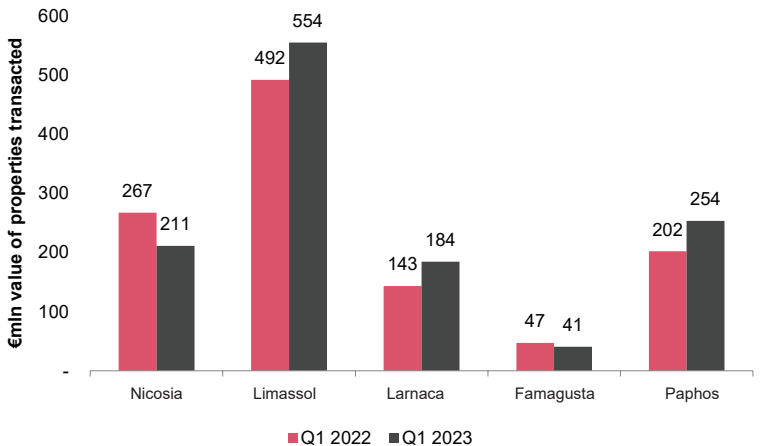
During Q1 2023, Limassol made up the majority of the volume of transactions (32%), followed by Nicosia (25%). In transaction value terms, Limassol continues to the front-runner, making up 45% of the total value of transactions during Q1 2023. Paphos ranked second, with 20% of total transaction value, followed by Nicosia (17%).

Transaction volume per district (Q1 2023 Vs Q1 2022)

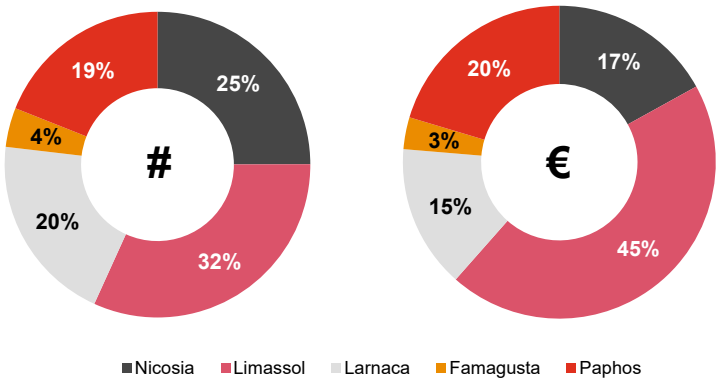


Source: Department of Lands and Surveys (DLS), PwC Analysis

Transaction value per district (Q1 2023 Vs Q1 2022)



Source: Department of Lands and Surveys (DLS), PwC Analysis



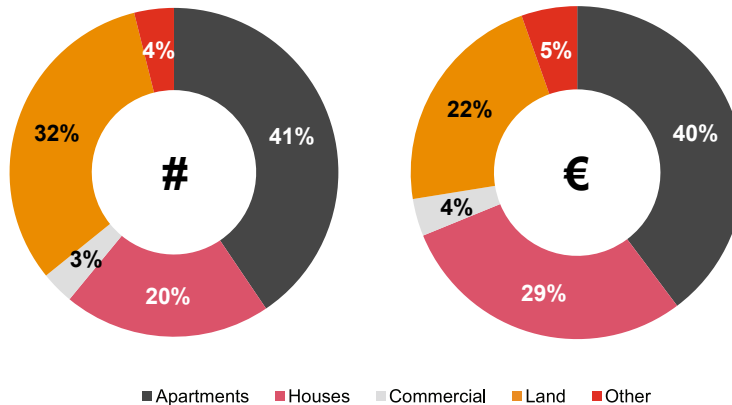
Source: Department of Lands and Surveys (DLS), PwC Analysis



## Volume and Value of properties transacted per property type (Q1 2023)

During Q1 2023, the transaction value of the residential property sector reached €1,1bn, representing a YoY increase of 5%. According to PwC analysis, in total c.3.900 residential units were sold (2.600 apartments and 1.300 houses), recording a YoY drop of 5%, indicating that the units transacted were on average of a higher value compared to Q1 2022.

The residential property sector made up 69% of the total value of real estate transactions in the sector during the year (40% apartments and 29% houses).

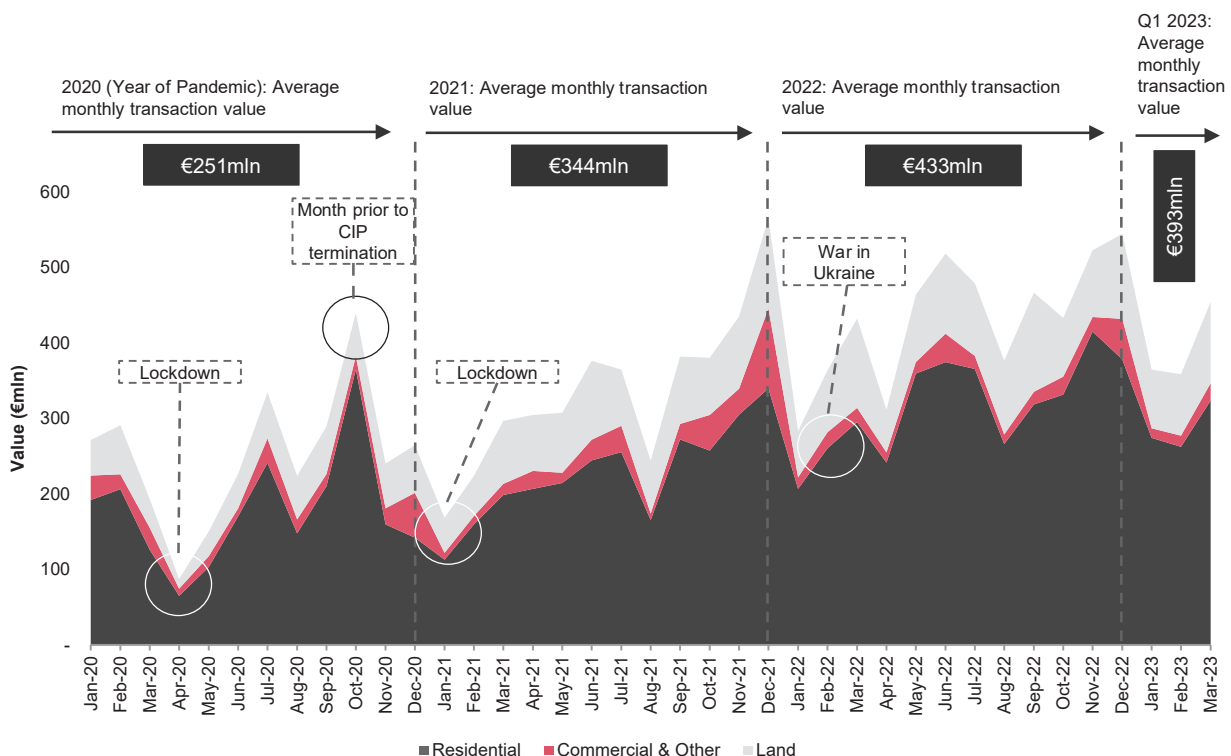


Source: Department of Lands and Surveys (DLS), PwC Analysis

## Transaction value of properties transacted per month (2020 - Q1 2023)

The effects from the war in Ukraine further accelerated the materialisation of relocations of foreign operations and staff in Cyprus, with demand for housing peaking during

June - July 2022 and November - December 2022. The average value of monthly transactions dropped slightly during Q1 2023, reaching €393mIn.



Source: Department of Lands and Surveys (DLS), PwC Analysis

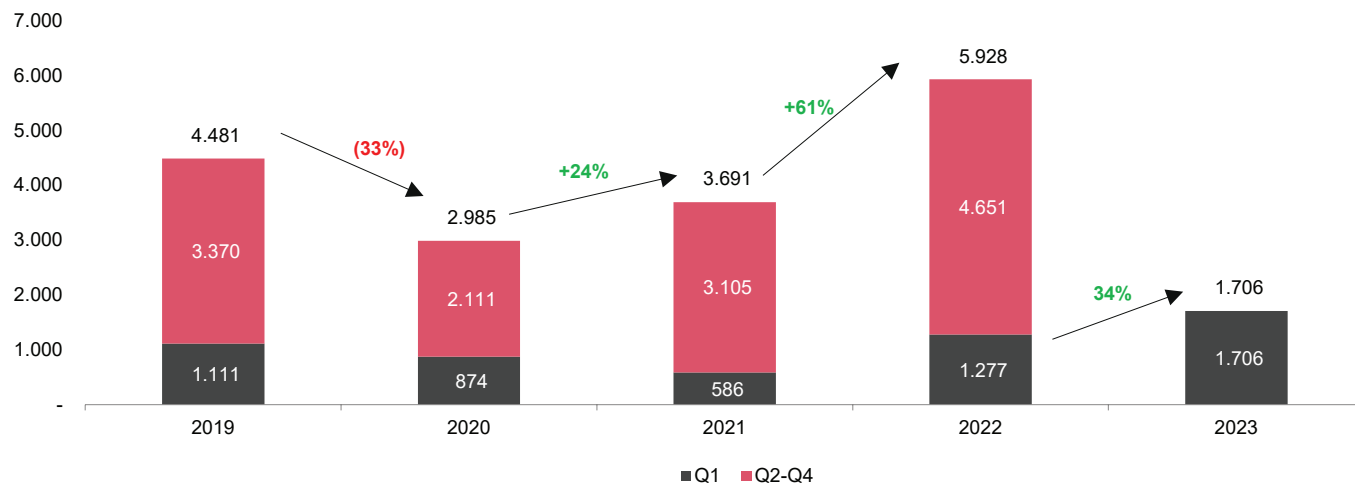
## Foreign transaction activity

During 2022, a total of 5.928 properties across Cyprus were acquired by foreigners (in terms of sale contracts filed at the DLS) compared to 3.691 properties during 2021, representing a 61% increase. Foreign activity patterns appeared to be correlated with the observed influx of foreign companies relocating their operations and staff on the island.

During Q1 2023, a total of 1.706 properties across Cyprus were acquired by foreigners compared to 1.277 properties during Q1 2022, representing a 34% increase.

The highest concentration of sale contracts filed by foreign buyers was in the districts of Paphos and Limassol (36% and 34% respectively). The two coastal districts together make up more than two thirds of foreign transactions on the island.

### No. of properties acquired by foreigners based on sale contracts filed at the DLS (2019 - Q1 2023)



Source: Department of Lands and Surveys (DLS), PwC Analysis

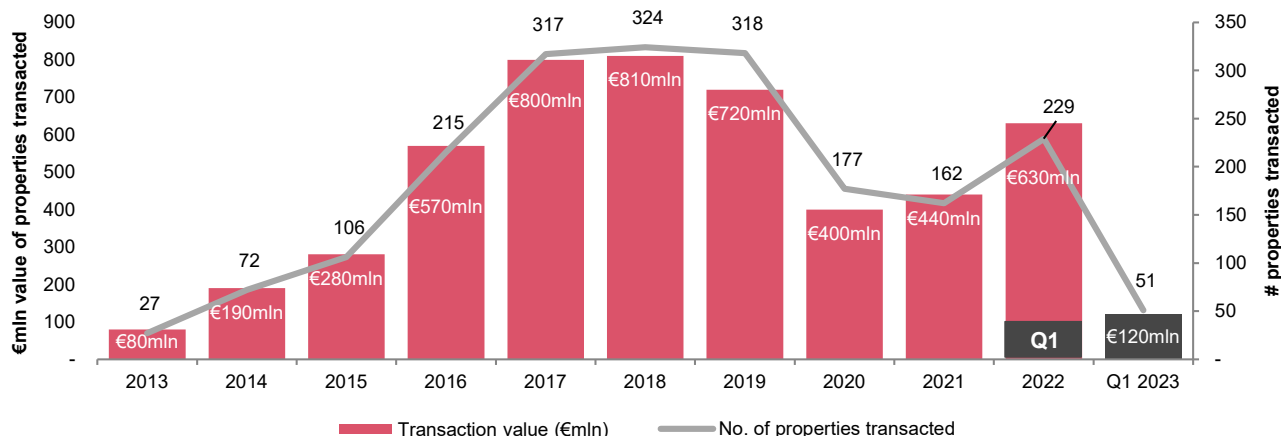
## High-end residential property segment (≥ €1,5mln)

The termination of the CIP programme (effective 1 November 2020), led to a shrinking of activity levels in the high-end residential property segment (≥ €1,5mln). During 2022, a total of 229 transactions of residential properties ≥ €1,5mln were observed, representing a 41% YoY growth, indicating a partial recovery signalling that this segment remains active. During Q1 2023, a total of 51 transactions of residential properties ≥ €1,5mln were recorded, representing a 19% YoY increase.

In terms of sales value, the high-end residential property sector (≥ €1,5mln) totalled €630mln during 2022, corresponding to a YoY increase of 43%. During Q1 2023, transaction value reached €120mln, representing a 9% increase compared to Q1 2022.

Limassol district continues to dominate the share of high-end residential property transactions (78% of total), followed by Paphos with 14% of the share. The two coastal districts make up 92% of the size of this segment, compared to 94% during 2022.

### Volume and Value of high-end properties transacted (≥€1,5mln)



Source: Department of Lands and Surveys (DLS), PwC Analysis

## Your contacts for Real Estate matters



**Constantinos Constantinou**  
Partner  
Advisory, Real Estate Industry Leader  
T: +357 - 22 555 700  
[constantinos.constantinou@pwc.com](mailto:constantinos.constantinou@pwc.com)



**Constantinos Savvides**  
Director  
In charge of Real Estate Advisory  
T: +357 - 22 555 503  
[constantinos.savvides@pwc.com](mailto:constantinos.savvides@pwc.com)



**Ioanna Charalambous**  
Senior Manager  
Real Estate Advisory  
T: +357 - 22 555 499  
[ioanna.charalambous@pwc.com](mailto:ioanna.charalambous@pwc.com)