



REPUBLIC OF CYPRUS



STATISTICAL SERVICE
1444 NICOSIA

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PRESS RELEASE

HOUSE PRICE INDEX (HPI): 2nd QUARTER 2025

Annual Change 1,0%

According to preliminary estimates of the Statistical Service, the HPI for the second quarter of 2025 amounts to 113,99 units. Compared to the first quarter of 2025, the HPI increased by 0,2%, while compared to the Index for the corresponding quarter of 2024, an increase of 1,0% was recorded.

The fluctuation of the Index for the period between the second quarter of 2024 and the second quarter of 2025, as well as the quarterly and annual percentage changes, are presented in the following table.

Table

	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
HPI (2015=100)	112,86	113,62	112,47	113,71	113,99
Quarterly change (%)	1,2	0,7	-1,0	1,1	0,2
Annual change¹ (%)	2,5	2,7	2,3	2,0	1,0

¹ Compared with the same quarter of the previous year.

METHODOLOGICAL INFORMATION

Definition

House Price Index (HPI) is a quarterly index which measures the change in the average prices of residential dwellings. It captures all types of residential properties, both new and existing. The land component of the residential property is included.

Data Source

The data source used for both, indices and weights, is the Department of Lands and Surveys, Ministry of Interior. The data cover all areas which are under the control of the government of the Republic of Cyprus.

Data Compilation

The data are stratified into two strata; old and new dwellings. For each stratum a rolling window hedonic regression model is used in order to calculate the sub-indices. Then, the sub-indices are weighted based on the sum of the value of the properties of each stratum in the previous year.

Base Year

The base year is 2015=100.

Data Revision

Data are marked as provisional and are revised as soon as new information is available.

For more information:

CYSTAT Portal, subtheme [Price Indices](#)

[CYSTAT-DB](#) (Online Database)

[Predefined Tables](#) (Excel)

[Methodological Information](#)

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