



REPUBLIC OF CYPRUS
MINISTRY OF FINANCE



STATISTICAL SERVICE
OF CYPRUS
1444 NICOSIA

10th January, 2023.

PRESS RELEASE

HOUSE PRICE INDEX (HPI): 3rd QUARTER 2022

Annual Change 5,3%

According to preliminary estimate of the Statistical Service, the HPI for the third quarter of 2022 amounts to 112,51 units. Compared to the second quarter of 2022, the HPI increased by 5,8% while compared to the Index of the corresponding quarter of 2021, the Index increased by 5,3%.

The fluctuation of the Index for the period between the third quarter of 2021 and the third quarter of 2022 as well as the quarterly and annual percentage changes are presented in the following table:

	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022
HPI(2015=100)	106,80	103,44	103,95	106,35	112,51
Quarterly change (%)	2,5	-3,1	0,5	2,3	5,8
Annual change¹ (%)	2,5	-5,2	1,1	2,0	5,3

¹ Compared with the same quarter of the previous year.

METHODOLOGICAL NOTES

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](#)

The Predefined Tables available in Excel format, are updated up to and including the 4th quarter of 2022. More recent data are published only on the CYSTAT-DB Online Database.