

Land Valuation Indicator

Second Half of 2025

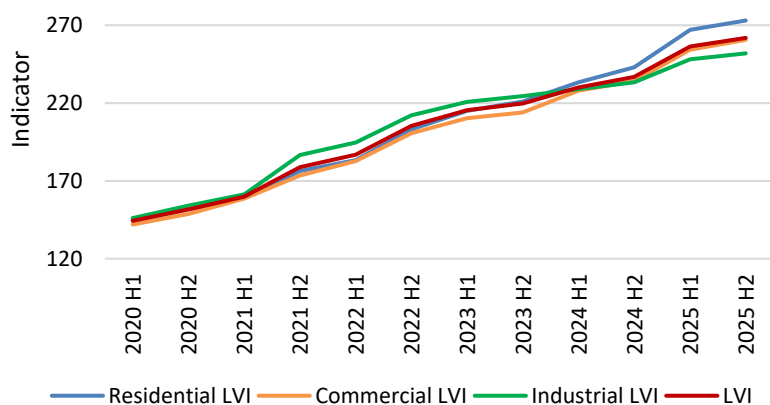


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இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

Land Valuation Indicator¹ – Second Half of 2025

Continuing the upward trend, the Land Valuation Indicator (LVI) compiled for Colombo District increased by 10.6 per cent during the second half of 2025, compared to the same period of 2024. This increase was visible across all sub indicators of LVI, namely, Residential, Commercial and Industrial LVIs, which recorded annual increases of 12.4 per cent, 11.3 per cent and 8.0 per cent, respectively. Meanwhile, LVI and its sub indicators recorded moderate increases on a semi-annual basis during the second half of 2025, compared to the values recorded in the first half of 2025. The Commercial and Residential LVIs recorded higher increases compared to the first half of 2025.

Movements of LVI (2017 H1 = 100)

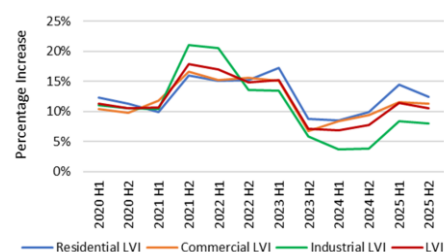


Key Facts

LVI Value
261.9

Annual Increase
10.6 %
Semi-Annual² Increase
2.1%

Annual Percentage Increase of LVI



Geographical Coverage of LVI: Colombo District



Source: Central Bank of Sri Lanka

Land Valuation Indicator and Growth Rates³

Land Valuation Indicator for Colombo District (Base period: 2017 H1)	Indicator Value						Annual Percentage Change				Semi-Annual ² Percentage Change			
	2023 H1	2023 H2	2024 H1	2024 H2	2025 H1	2025 H2	2024 H1	2024 H2	2025 H1	2025 H2	2024 H1	2024 H2	2025 H1	2025 H2
Residential LVI	215.0	221.0	233.3	242.9	266.9	273.1	8.5	9.9	14.4	12.4	5.6	4.1	9.9	2.3
Commercial LVI	210.3	214.0	228.1	234.1	254.3	260.6	8.5	9.4	11.5	11.3	6.6	2.7	8.6	2.5
Industrial LVI	220.7	224.5	228.9	233.2	248.0	251.9	3.7	3.9	8.4	8.0	2.0	1.9	6.3	1.6
LVI	215.3	219.8	230.1	236.8	256.4	261.9	6.9	7.7	11.4	10.6	4.7	2.9	8.3	2.1

Source: Central Bank of Sri Lanka

¹ The Land Price Index (LPI) compiled by the CBSL was renamed as Land Valuation Indicator (LVI), effective from the second half of 2019.

² Percentage change of the LVI for this half of the year compared to the previous half.

³ The whole series of LVI (2017 H1=100) was revised in June 2022 based on the re-estimated data provided by the Government Valuation Department with the revisions introduced to their valuation methodology. The revised series is available to be downloaded via the Data Library of the Central Bank of Sri Lanka (<https://www.cbsl.lk/eresearch/>).

Technical Note:**Data Source**

Per perch bare land prices are obtained from the Government Valuation Department on a semi-annual basis.

Coverage and Frequency

The Land Price Index (LPI) was compiled from 1998 to 2008 on an annual basis and from 2009 to 2017 on a semi-annual basis, covering 5 DS divisions in the Colombo District. Subsequently, from 2017 onwards, its geographical coverage was enhanced to represent all 13 DS divisions in the Colombo District, and it was rebased considering 1st half of 2017 as the base period. From 2020 onwards, LPI was renamed as the Land Valuation Indicator (LVI) and continued to be released on a semi-annual basis.

Methodology

Considering the diverse nature of land use, and the necessity of maintaining homogeneity, three sub-indicators for residential, commercial and industrial lands are computed separately for each DS division using the average per perch bare land price in the area. The LVI is the simple average of these three sub-indicators.