

Real Estate Market Analysis

Condominium Market Survey : 3rd Quarter of 2025



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இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

Condominium Sales

The Price Index for New Condominiums¹ of the Colombo district recorded a year-on-year increase of 12.7 per cent, reaching an index value of 265.7 in 2025 Q3. Also, the Condominium Property Sales Volume Index,² which covers the Colombo district and other major cities, recorded a sharp year-on-year increase of 128.4 per cent.

Figure 1: Price Index for New Condominiums (Colombo District)

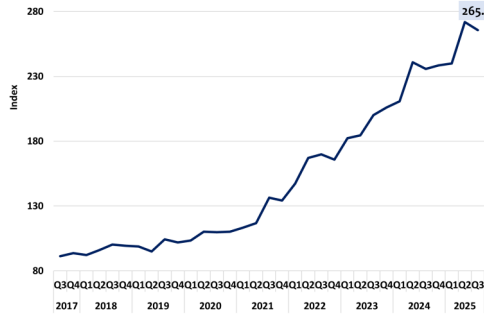


Figure 2: Condominium Property Sales Volume Index

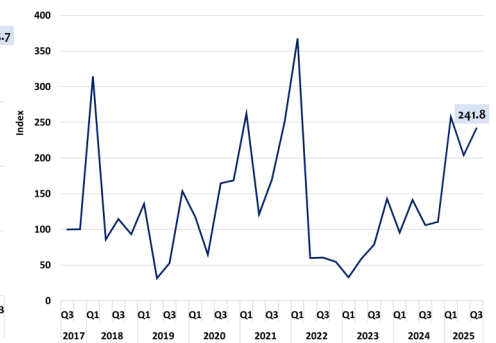


Figure 3: Percentages of Sales by Condominium Categories

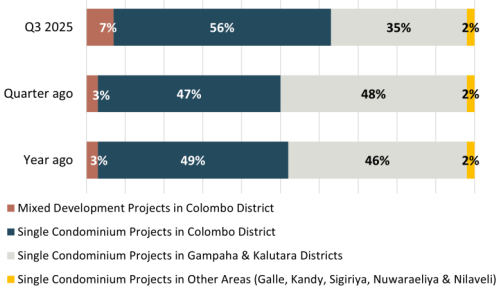


Figure 4: Percentage of Sales by Price Category

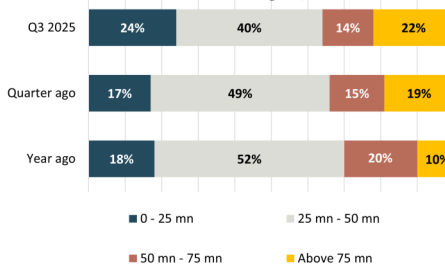
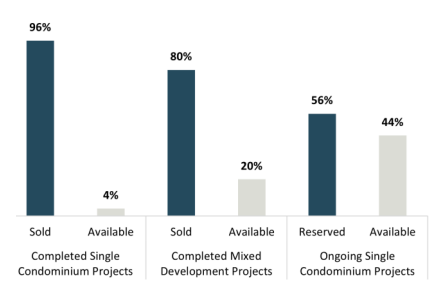


Figure 5: Sales Status of Condominium Projects



The Colombo district recorded the highest proportion of condominium sales during the quarter. Meanwhile, the sales transactions in the Rs. 25 mn to Rs. 50 mn price range accounted for the highest proportion, representing 40 per cent of total transactions. Majority of the units in completed projects were sold and 56 per cent of units were reserved in ongoing projects.

Condominium Buyers

Figure 6: Funding Structure of Condominium Developments³

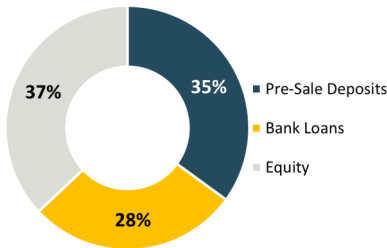


Figure 7: Residence Status

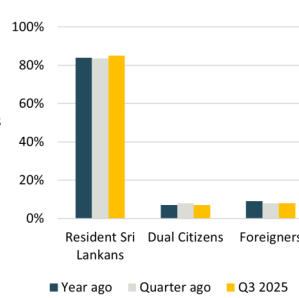


Figure 8: Purpose of Purchasing

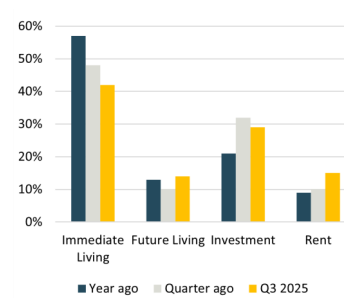
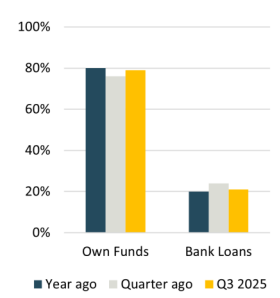


Figure 9: Source of Financing



The primary funding sources for condominium developments were pre-sale deposits, bank loans, and equity. Most condominium purchases were made by Sri Lankan residents, primarily for immediate occupancy, using their own funds.

Real Estate Asking Price Trends : 3rd Quarter of 2025

Figure 10: Asking Price Index for Lands, Houses and Condominiums Colombo District (2019=100)

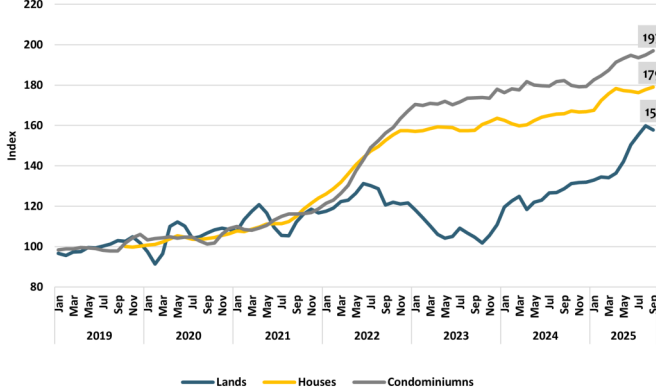


Table 1: Asking Price Indices

Quarter	Month	Index Value		
		Lands	Houses	Condominiums
2025	April	136.4	178.3	191.4
	May	142.1	177.3	193.3
Q2	June	150.4	176.9	194.8
	July	155.3	176.3	193.5
Q3	August	159.9	177.8	195.0
	September	157.7	179.0	197.1

The Asking Price Indices⁴ for lands, houses, and condominiums in the Colombo District indicated year-on-year increases of 22.5 per cent, 7.9 per cent, and 8.1 per cent, respectively, during 2025 Q3.

¹ The Index was compiled following the hedonic regression based rolling window time dummy method. The base period of the Index is 2019=100. The Index covers the Colombo district.

² Condominium Property Volume Index is compiled to capture the variations in market activities by way of number of sales transactions reported for the reference period. (Base period: Q3, 2017 = 100).

³ The proportions were calculated to get an overall understanding about the funding structure of condominium developments by averaging the percentages of funds received through different funding sources provided by each developer.

⁴ Asking price indices for lands, houses and condominiums are compiled following the hedonic regression based rolling window time dummy method. (Base period: 2019 = 100)

* During 2025 Q3, 18 condominium property developers participated to the survey.