

Real Estate Market Analysis

Condominium Market Survey: 4th Quarter of 2025



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இலங்கை மத்திய வங்கி
CENTRAL BANK OF SRI LANKA

Condominium Sales

During 2025 Q4, the Price Index for New Condominiums¹ of the Colombo district reached 270.1, recording a year-on-year increase of 13.3 per cent. Meanwhile, the Condominium Property Sales Volume Index,² which covers the Colombo District and other major cities, recorded a significant year-on-year increase of 108.1 per cent.

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

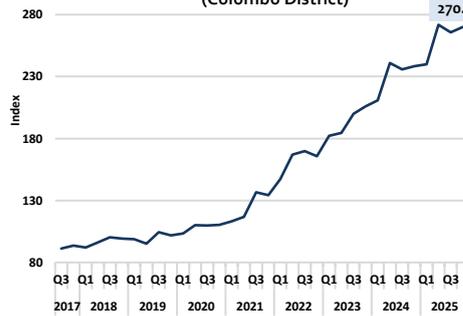


Figure 2: Condominium Property Sales Volume Index

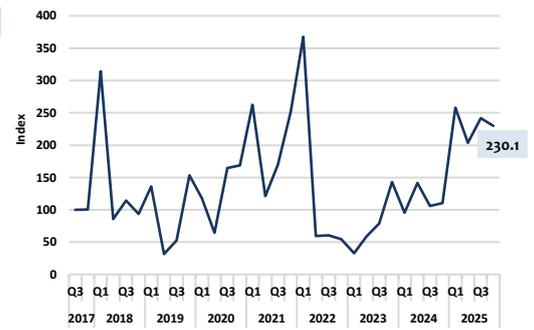


Figure 3: Percentages of Sales by Condominium Categories

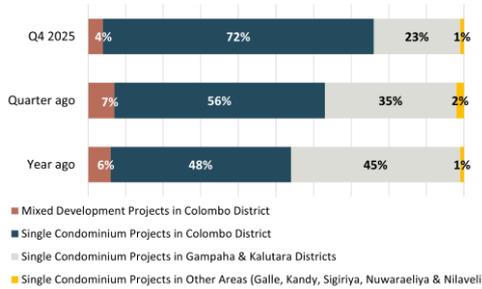


Figure 4: Percentage of Sales by Price Category

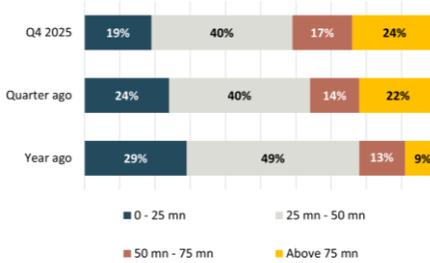
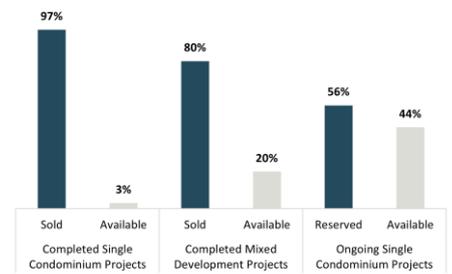


Figure 5: Sales Status of Condominium Projects



During the quarter, the Colombo District recorded the highest share of condominium sales, accounting for 76 per cent of the total transactions reported. Most transactions were concentrated in the Rs. 25 mn to Rs. 50 mn price range, while sales in the above Rs. 75 mn segment also experienced a slight increase. Most units in completed projects had already been sold, whereas 56 per cent of units in ongoing projects were reserved.

Condominium Buyers

Figure 6: Funding Structure of Condominium Developments³

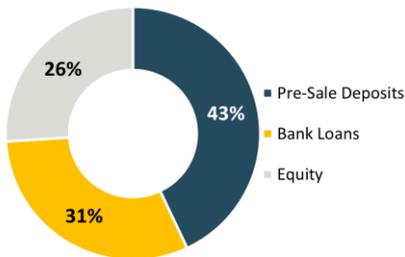


Figure 7: Residence Status

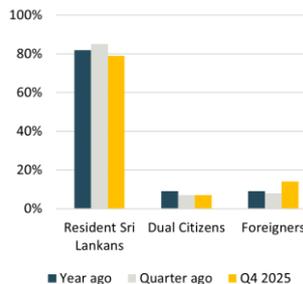


Figure 8: Purpose of Purchasing

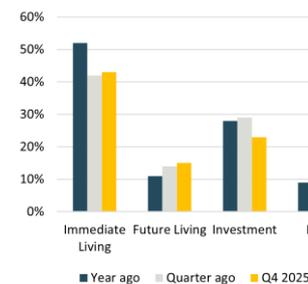
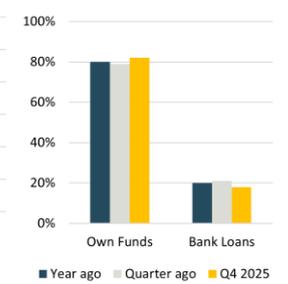


Figure 9: Source of Financing



Funding for condominium developments was mainly sourced from pre-sale deposits, bank loans, and equity. Purchases were predominantly made by Sri Lankan residents for immediate occupancy, mainly using their own funds.

Real Estate Asking Price Trends: 4th Quarter of 2025

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

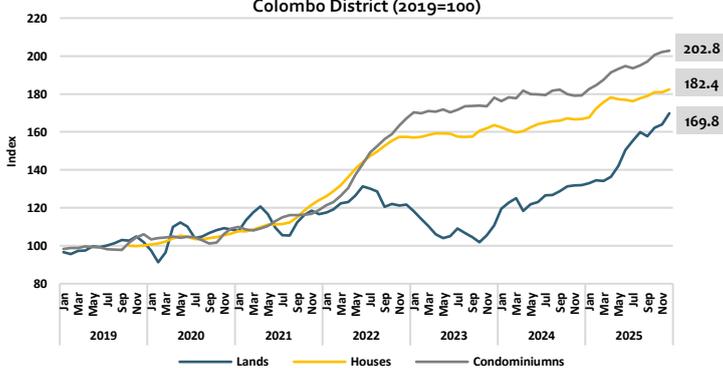


Table 1: Asking Price Indices

Quarter	Month	Index Value		
		Lands	Houses	Condominiums
2025	July	155.3	176.3	193.5
	August	159.9	177.8	195.0
Q3	September	157.7	179.0	197.1
	October	162.2	181.0	200.7
2025	November	164.0	181.0	202.1
	December	169.8	182.4	202.8

During 2025 Q4, the Asking Price Indices⁴ for lands, houses, and condominiums in the Colombo District recorded year-on-year increases of 28.6 per cent, 9.4 per cent, and 13.1 per cent, respectively.

¹ The Index was compiled using 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 The Condominium Property Volume Index is compiled to reflect changes in market activity through the number of sales transactions reported during the reference period. (Base period: Q3, 2017 = 100).

³ The proportions were calculated to get an overall understanding of 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 using the hedonic regression based rolling window time dummy method. (Base period: 2019 = 100)

* During 2025 Q4, 18 condominium property developers participated in the survey.