

# Real Estate Market Analysis

## Condominium Market Survey: 2<sup>nd</sup> Quarter of 2026



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இலங்கை மத்திய வங்கி  
CENTRAL BANK OF SRI LANKA

During 2026 Q2, the Price Index for New Condominiums<sup>1</sup> in the Colombo District reached 280.6, recording a year-on-year increase of 3.2 per cent. Meanwhile, the Condominium Property Sales Volume Index,<sup>2</sup> which covers the Colombo District and other major cities, recorded a year-on-year decrease of 6.7 per cent.

### Condominium Sales

Figure 1: Price Index for New Condominiums In Colombo District (2019=100)

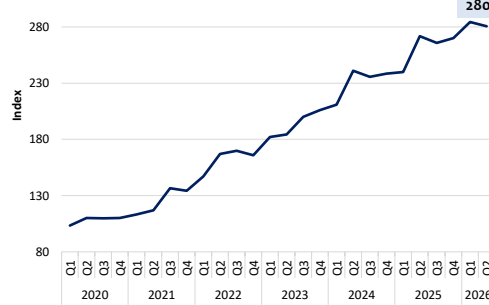


Figure 2: Condominium Property Sales Volume Index (2017 Q3 = 100)

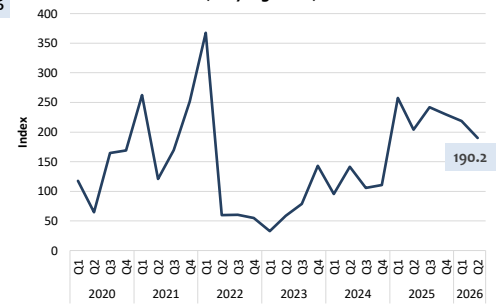


Figure 3: Percentages of Sales by Condominium Categories

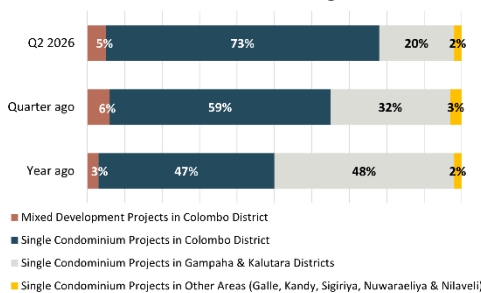


Figure 4: Percentage of Sales by Price Category

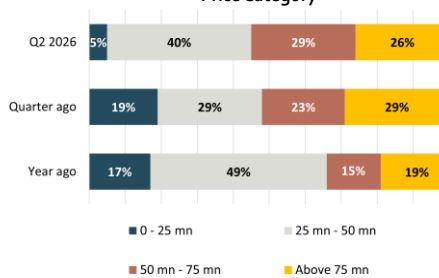
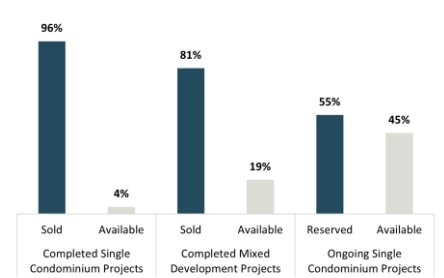


Figure 5: Sales Status of Condominium Projects



The Colombo District dominated condominium market activity during the second quarter of 2026, accounting for 78 per cent of total transactions. Most sales were observed in the Rs. 25 mn to Rs. 50 mn price segment, while transaction volumes in the below Rs. 25 mn category declined during the quarter. Most units in completed projects had already been sold, whereas 55 per cent of units in ongoing projects were reserved.

### Condominium Buyers

Figure 6: Funding Structure of Condominium Developments<sup>3</sup>

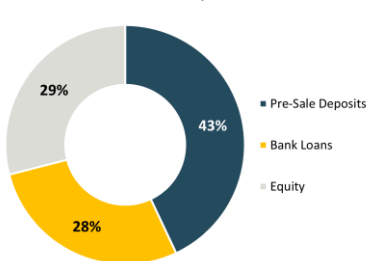


Figure 7: Residence Status

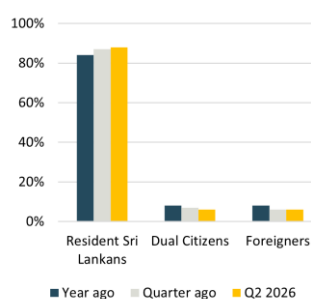


Figure 8: Purpose of Purchasing

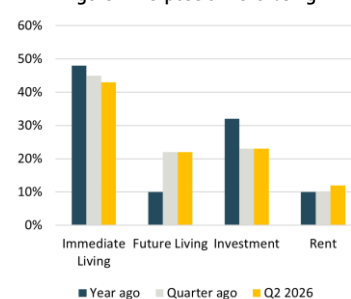
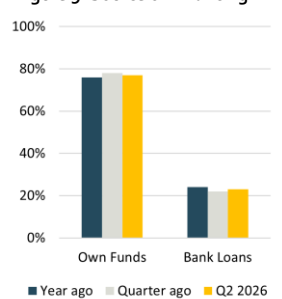


Figure 9: Source of Financing



Pre-sale deposits, bank borrowings, and equity financing continued to serve as the main sources of funding for condominium developments. Purchases were predominantly made by Sri Lankan residents for immediate occupancy, mainly using their own funds.

## Real Estate Asking Price Trends: 2<sup>nd</sup> Quarter of 2026

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

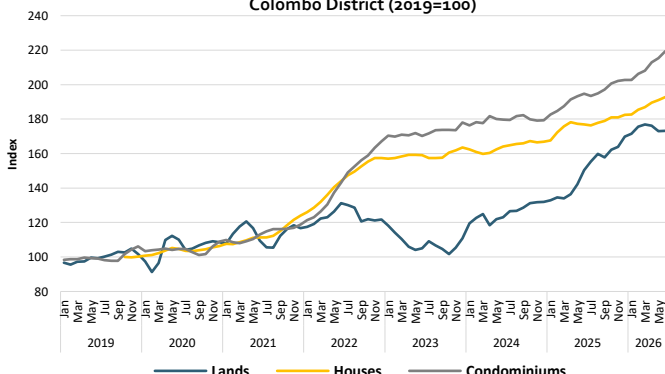


Table 1: Asking Price Indices

| Quarter | Month    | Index Value |        |              |
|---------|----------|-------------|--------|--------------|
|         |          | Lands       | Houses | Condominiums |
| 2026    | January  | 171.6       | 182.6  | 202.8        |
|         | February | 175.6       | 185.5  | 206.2        |
| Q1      | March    | 176.9       | 187.0  | 208.2        |
| 2026    | April    | 176.2       | 189.5  | 213.0        |
|         | May      | 173.1       | 191.1  | 215.4        |
| Q2      | June     | 173.2       | 192.8  | 219.4        |

The During 2026 Q2, the Asking Price Indices<sup>4</sup> for lands, houses, and condominiums in the Colombo District recorded year-on-year increases of 15.2 per cent, 9.0 per cent, and 12.6 per cent, respectively.

<sup>1</sup> 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.

<sup>2</sup> 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).

<sup>3</sup> 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.

<sup>4</sup> 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 2026 Q2, 20 condominium property developers participated in the survey.