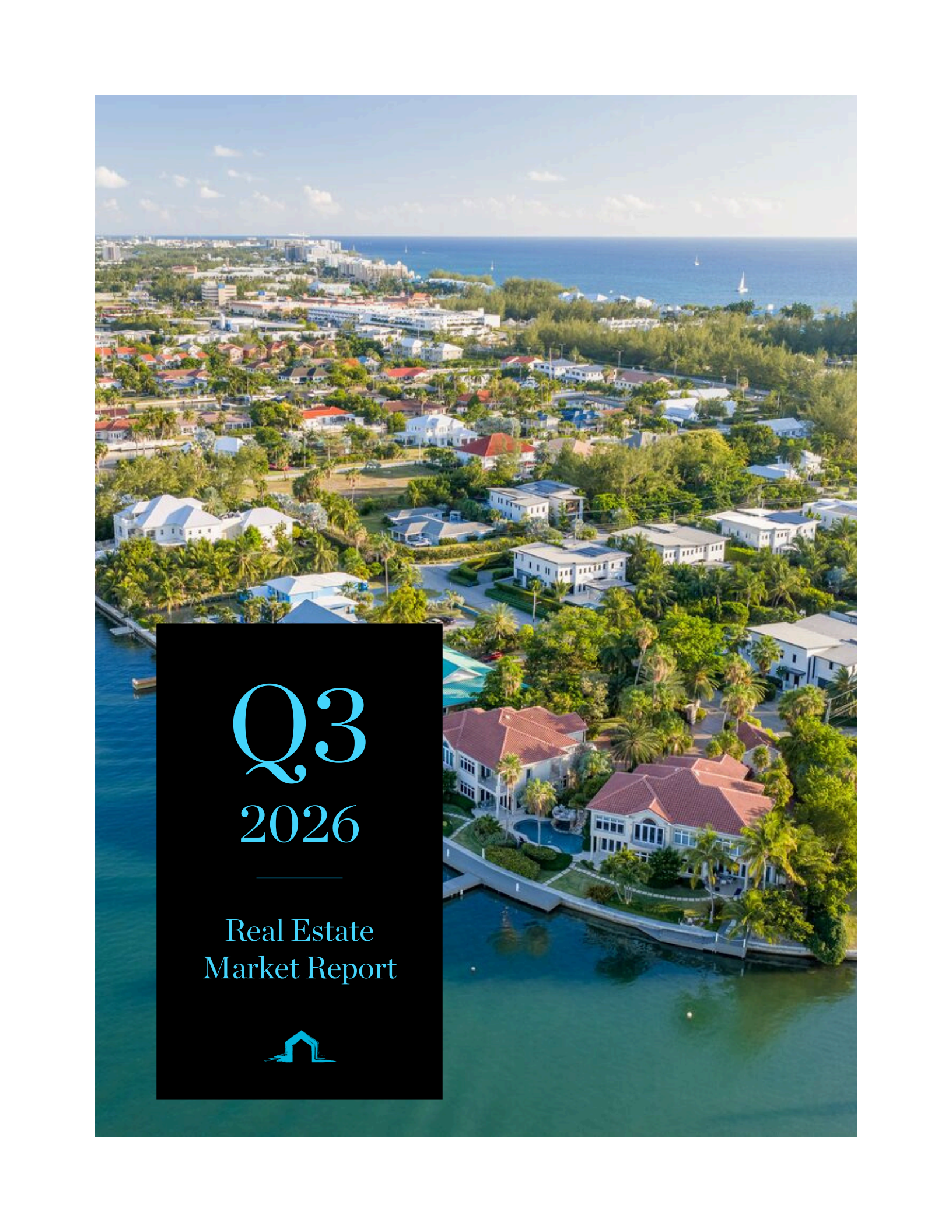




Q3  
2026

Real Estate  
Market Report





## SOURCE OF INFORMATION

Our sales team's exclusive access to Dart's in-house market research allows us to measure and interpret the latest market trends. This enables Provenance Properties to stay ahead of industry trends and equip you with the knowledge to buy or sell with confidence.

For more information on the latest trends, please contact our team.

The data, conclusions, trends, or opinions shared in this report are indicative only and not intended for investing purposes. All figures presented are in U.S. dollars (USD).

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## Q3 2026 MARKET STATS

The key performance indicators from the Cayman Islands real estate market in the third quarter of 2026.

**+5%**

Condo Prices vs. 2025

**+3%**

Rent Rates vs. Q3 2025

**5.4%**

Median Condo Yield <sup>1</sup>

**180**

Days on Market <sup>2</sup>

*(-6 days vs. Q3 2025)*

**5.0%**

Sale to List Discount <sup>3</sup>

*(+0.1% vs. Q3 2025)*

**0.78**

Sales to Listing Ratio <sup>4</sup>

*(-0.02 vs. Q3 2025)*

**\$239m**

Total Value of Sales <sup>5</sup>

*(+\$35m vs. Q3 2025)*

**184**

Total Sales Count

*(no change vs. Q3 2025)*

**\$227m**

Pending/conditional <sup>6</sup>

*(-\$118m vs. Q3 2025)*

<sup>1</sup> Rental yields are estimated by subtracting strata fees and insurance costs from gross annual rents and dividing by closed sales value.

<sup>2</sup> The median days on market for condos from listing date to sale date.

<sup>3</sup> The median observed discount between the initial condo listing price and the final sales price.

<sup>4</sup> The ratio of completed condo sales to new condo listings in the quarter.

<sup>5</sup> Recorded by the Cayman Islands Real Estate Brokerage Association (CIREBA), which excludes non-MLS.

<sup>6</sup> Total value of all listings which have had their status changed to pending/conditional or pending in Q3 2026.

## Q3 2026 MARKET REVIEW

The Cayman real estate market continues to reflect the trends observed in Q2 2026. Residential property prices and rental rates have maintained their upward trajectory, while overall growth remains consistent with the more moderate pace established over the past several years.

Q3 2026 recorded the highest third-quarter sales volume in Cireba history, extending the momentum seen in Q2, which set the record for the highest quarterly sales volume observed. As noted previously, much of this volume was driven by the closing of Watermark and OneGT that had been under contract for several years. Even excluding these transactions, Q3 sales volume totaled US\$217m, making it the second-highest third quarter on record.

The ratio of sold condos to new condo listings remains elevated at 0.78 during the quarter and downward price adjustments on existing Cireba listings were the lowest observed since Q2 2022. The average discount between asking price and sale price was slightly elevated at 5.0%. Market conditions remain favourable for sellers, although buyers continue to demonstrate price sensitivity while still achieving modest discounts.

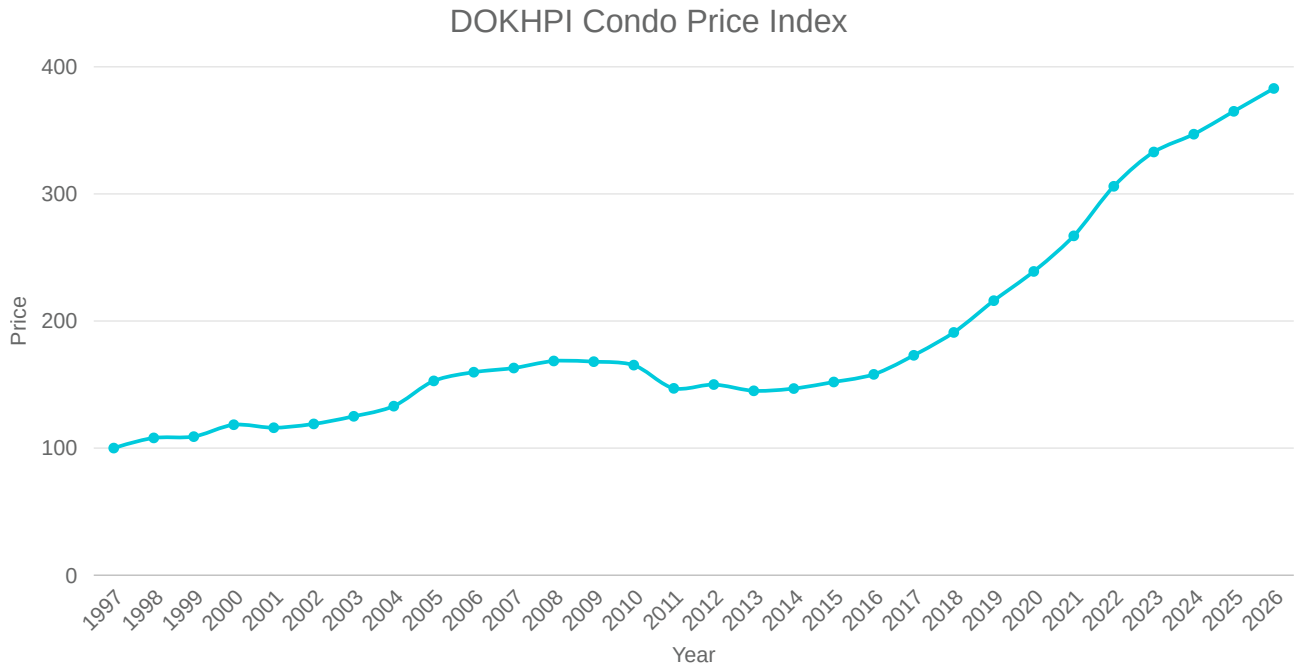
Despite the high sales volume and other positive market indicators, the value of listings placed under contract during the quarter was lower than in Q3 2025. Inventory with a combined asking price of US\$227m was marked as pending on Cireba compared with US\$345m during the same period in 2025. However, the year-over-year decline is partly attributable to several exceptionally high-value listings that were marked pending in Q3 last year but ultimately did not close, including a single-family residence with an asking price of nearly US\$50m. As a result, the gap is less significant than the headline figures suggest. It is worth noting that the third quarter is typically a slower period for both closing activity and new pending sales.

Overall, the supply of available condo inventory remains relatively constrained. Over the past 12 months, demand has resulted in 481 condominium sales through the Cireba MLS. Currently, there are only 445 condo units available to purchase. More than 100 of these available units are off-plan, under construction, or yet to be completed. The inventory of complete and immediately occupiable units remains limited and continues to support pricing and market activity.

At the end of Q3, total sales through the Cireba system stood at US\$978m, just US\$37m short of the record-breaking US\$1.015b achieved in 2025. While a significant portion of the 2026 year-to-date total is attributable to the closing of large condominium developments, the performance remains remarkable and underscores the continued strength of the Cayman real estate market.

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# CAYMAN CONDO MARKET



1

Our proprietary DOKHPI condo price index shows that prices in Cayman have increased 5% in 2026 compared with the prior year. The increase is in line with the 5% growth also observed in 2025.

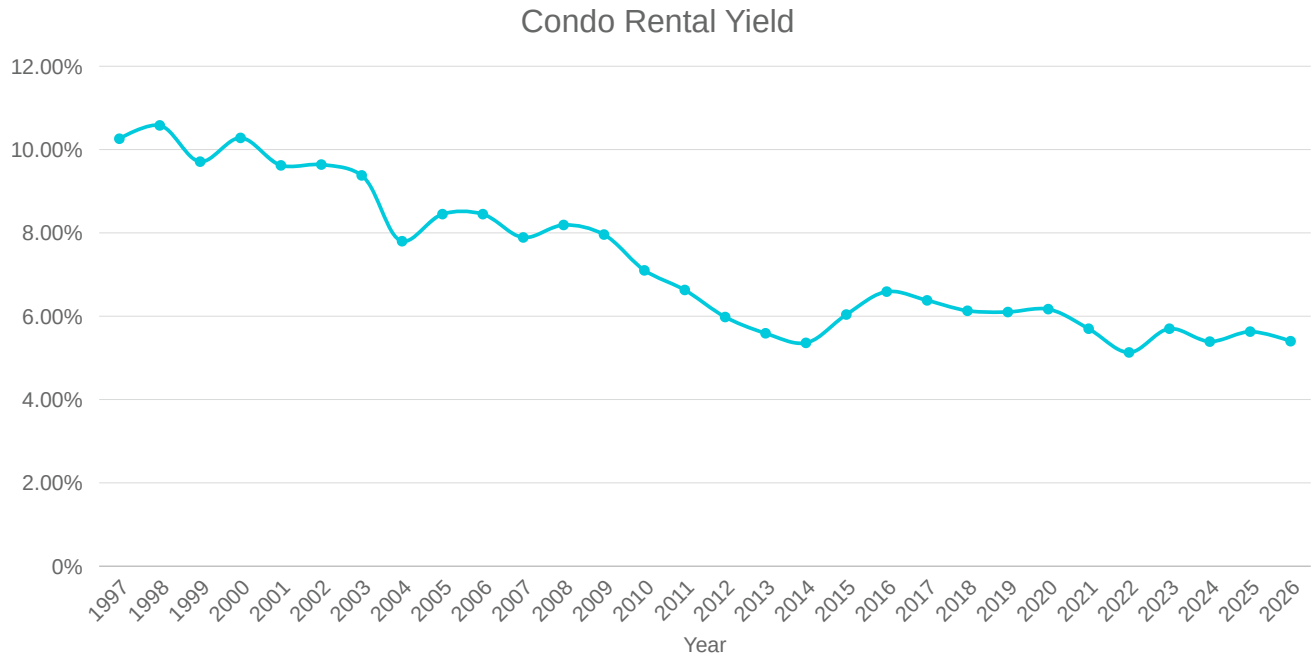
2

The highest condo sales price in Q3 2026 was \$11.8m for a fifth-floor unit at The Watermark on Seven Mile Beach. The 4,050sf (\$2,914 psf) three-bedroom plus den unit had been on the market since February 2025.

3

Our DOKHPI condo price index shows that price increases in 2026 have been higher on Seven Mile Beach than in any other neighbourhood. This is the first time SMB has shown a faster growth rate than the wider market since 2019.

# CAYMAN RENTAL MARKET



1

We estimate rental yield by subtracting strata fees and insurance costs from stated gross annual rents and dividing by the closed sales value (other costs are not considered in the calculation). In keeping with the past five years, the median yield observed in 2026 remains below 6.0% and currently stands at 5.4%. Premium locations typically generate lower rental yields than the market median.

2

Our proprietary rental price index DOKCRI shows that residential rental rates are currently 3.0% higher than in Q3 2025. Overall, 2026 rental rates appear to be 4% higher than those observed in 2025, and the rate of increase remains elevated compared to the annual increases of 2024 and 2025.



# NOTABLE DEVELOPMENT

*Villa San Siro | North West Point Road*

Where Mediterranean elegance meets Caribbean soul, Villa San Siro emerges along Grand Cayman's flourishing Northwest Point as a boutique collection unlike anything the island has seen.

Inspired by the timeless architecture of the Mediterranean coast, this exclusive development of just six villas seamlessly blends Old-World sophistication with the effortless luxury of modern island living. Each residence is thoughtfully designed with open-concept interiors that unfold in airy, light-filled elegance. Soaring 10-foot ceilings enhance the sense of space, while custom flooring anchors a seamless layout defined by intentional sightlines and refined finishes throughout.

At the heart of every villa is a chef's kitchen that is both functional and striking, appointed with top-of-the-line appliances and designed for those who appreciate that exceptional cooking and exceptional living go hand in hand. Two beautifully appointed bedrooms serve as private sanctuaries, each featuring a luxuriously finished en-suite bathroom, complemented by a sophisticated powder room for guests.

The community is anchored by a stunning resort-style pool deck, where sun-soaked afternoons unfold around a breathtaking infinity-edge pool overlooking the Caribbean Sea. Here, residents can take in some of Grand Cayman's most spectacular sunset views in a setting defined by tranquility and understated luxury.



**Villa San Siro**

North West Point | Ocean Front

MLS 420859, 421082, 420860

# CURRENT OPPORTUNITIES



## **SOLARA 104**

Crystal Harbour  
3,070 sq ft | 3 Bed + 3.5 Bath  
US\$2,275,000

MLS: 421298



## **RESIDENCE AT SEAFIRE S204**

Seven Mile Beach  
1,369 sq ft | 1 Bed + 1 Bath  
US\$2,850,000

MLS: 420763



## **CORAL BAY VILLAGE 5**

Spotts Beach  
1,335 sq ft | 2 Bed + 2 Bath  
US\$1,075,000

MLS: 421152



# OUR TEAM

As the exclusive Christie's International Real Estate affiliate in the Cayman Islands, we offer unparalleled access to the finest homes and experiences. In partnership with the Dart network, our sales team ensures a seamless transition to island life, providing expert guidance and personalized service.



ANTONETTE BAPTIST

antonette.baptist@provenanceproperties.com  
+1 (345) 325 7204



EWELINA CIMRING

ewelina.cimring@provenanceproperties.com  
+1 (345) 325 0137



NATASHA VALERIO

natasha.valerio@provenanceproperties.com  
+1 (345) 325 6382

