



Q2
2026

Real Estate
Market Report





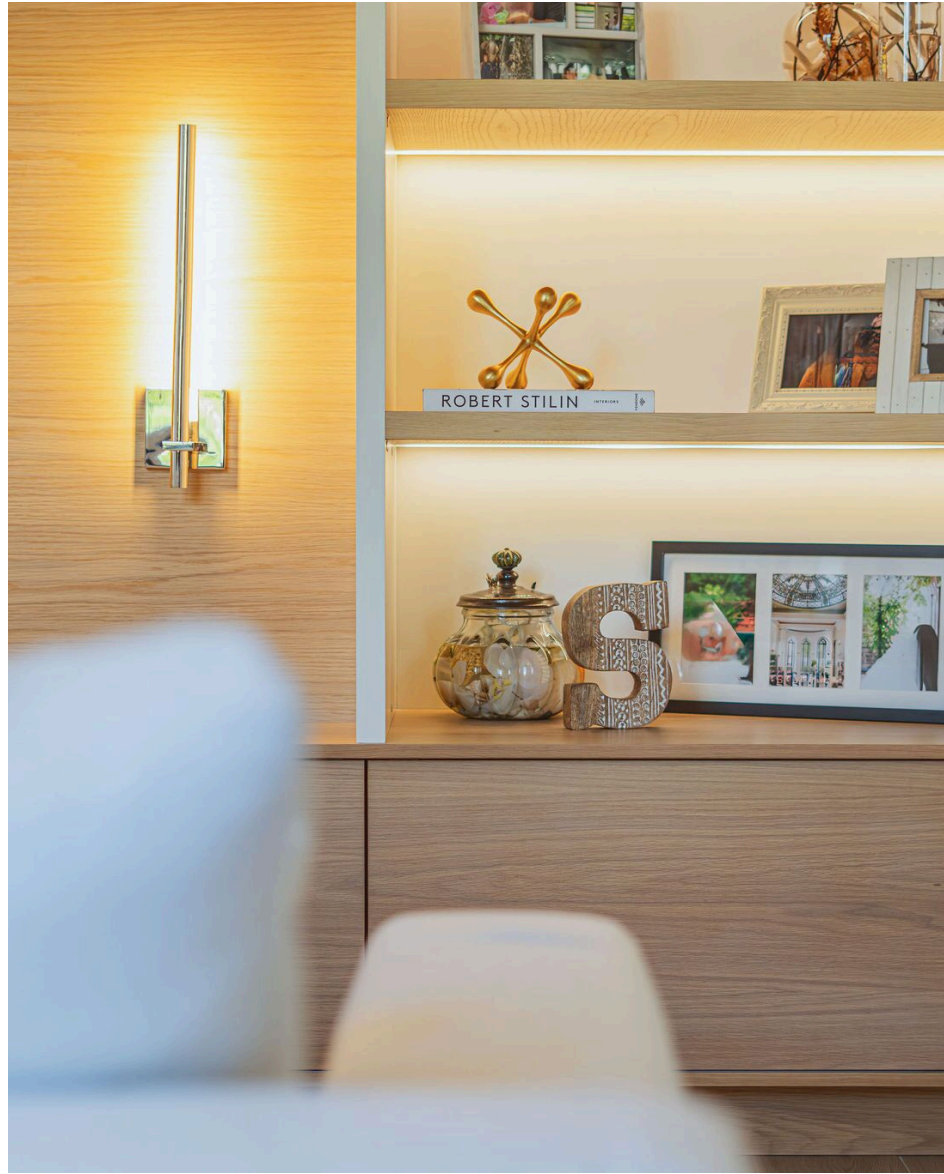
SOURCE OF INFORMATION

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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Q2 2026 MARKET STATS

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

+6%

Condo Prices vs. 2025

+9%

Rent Rates vs. Q2 2025

5.5%

Median Condo Yield ¹

138

Days on Market ²

(-14 days vs. Q2 2025)

4.4%

Sale to List Discount ³

(-1.8% vs. Q2 2025)

0.97

Sales to Listing Ratio ⁴

(+0.21 vs. Q2 2025)

\$412m

Total Value of Sales ⁵

(+\$137m vs. Q2 2025)

256

Total Sales Count

(+30 vs. Q2 2025)

\$319m

Pending/conditional ⁶

(+\$44m vs. Q2 2025)

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

² The median days on market for condos from listing date to sale date.

³ The median observed discount between the initial condo listing price and the final sales price.

⁴ The ratio of completed condo sales to new condo listings in the quarter.

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

⁶ Total value of all listings which have had their status changed to pending/conditional or pending in Q2 2026.

Q2 2026 MARKET REVIEW

The Cayman real estate market strengthened further in Q2 2026, with every major indicator tracked showing improvement during the quarter.

- Properties sold faster and closer to their asking prices.
- Sales prices were higher compared to a year ago.
- The ratio of sales transactions to new listings reached its highest level in years.
- Rental rates exceeded levels recorded a year ago.

The quarter recorded the highest sales volume ever achieved through the CIREBA Multiple Listing System (MLS), reaching US\$412 million across 256 transactions. This record performance was largely driven by the closing of sales at two major developments: The Watermark on Seven Mile Beach, where 11 transactions totaled US\$124 million, and OneGT in George Town, where 52 transactions totaled US\$48 million. These transactions reflect contracts that had been in place for months, and in some cases years, before reaching completion. As a result, year-to-date sales volume has now surpassed US\$700 million. A US\$15.5 million sale at The Watermark also set a new Cayman Islands record for price per square foot, achieving US\$3,875 per square foot for a 4,000-square-foot residence and surpassing the previous record by several hundred dollars per square foot.

Underlying demand remained exceptionally strong. Even after excluding transactions from The Watermark and OneGT, the ratio of condo sales to new listings reached its highest level in nearly a decade. For every 100 condominium listings added to the MLS, 97 units were sold, compared with the long-term average of 64 sales per 100 new listings.

Condo price growth has moderated as more sales data has become available. Our DOKHPI Condo Index now indicates prices are up 6% compared with 2025, lower than our Q1 estimate of 10%, but still ahead of the 5% growth recorded in 2025.

The rental market remained resilient in Q2. Although rental inventory increased, as is typical for the season, rents continued to rise, increasing from Q1 2026 and standing 9% higher than in Q2 2025. Combined with flat year-on-year growth in Q1, rents are now 4.5% higher year-to-date than in 2025.

Condo yields (defined as rental income net of strata and insurance divided by the sales price) remain steady at 5.5%.

Overall, the quarter's data supports cautious optimism. Condominiums are selling faster and closer to asking prices. The average condo sold in four and a half months and achieved 95.6% of its original asking price, reflecting continued strength in buyer demand.

CAYMAN CONDO MARKET



1

Our proprietary DOKHPI condo price index shows that condo prices in Cayman have increased 6% in 2026 compared with the prior year. The increase is slightly higher than the 5% growth observed in 2025.

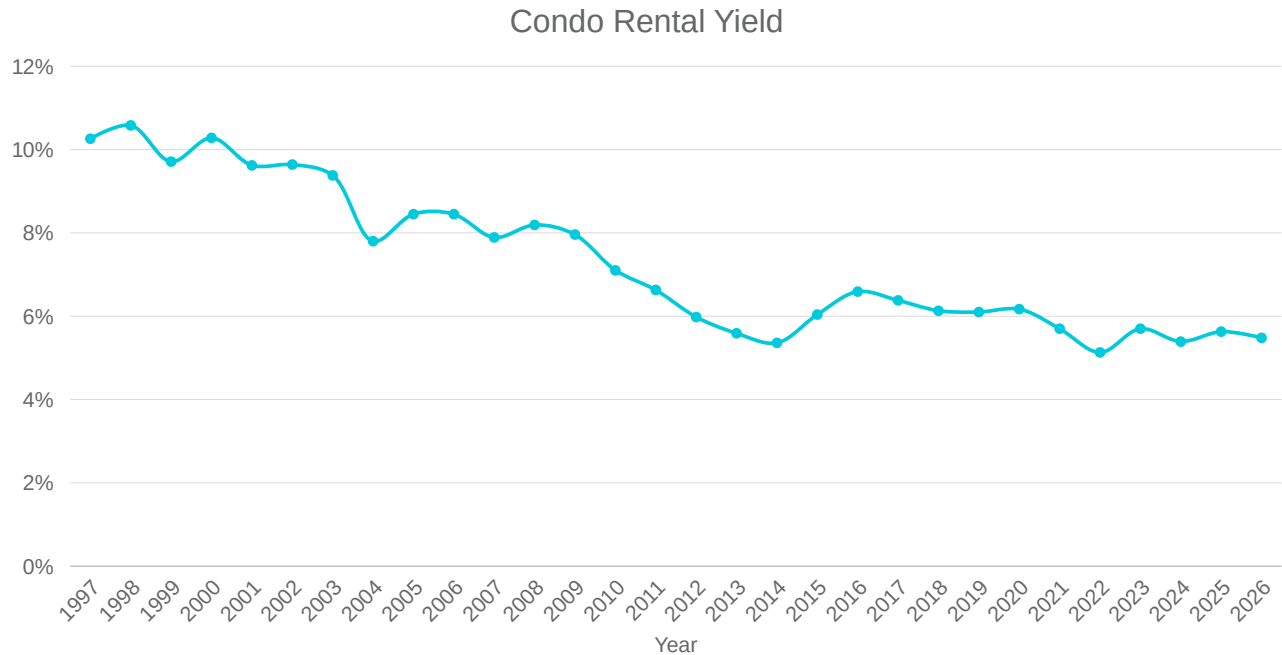
2

The highest condo sales price in Q2 2026 was \$16m for a second-floor unit at The Watermark on Seven Mile Beach. The 5,000sf (\$3,200 psf) four-bedroom plus den unit had been on the market since March 2024.

3

Condo sales price growth remains on a positive trajectory, as it has for the past 13 straight years. The DOKHPI index shows that prices across the broader Cayman condominium market have grown at a compound annual rate of nearly 8% over that period

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 is below 6.0% and currently stands at 5.48%. Premium locations typically generate lower rental yields than the market median.

2

Our proprietary rental price index shows that residential rental rates are currently 9.0% higher than in Q2 2025. While Q1 2026 rates were fairly flat compared with the same period a year before, rents have remained elevated into the second quarter of 2026 and appear to have increased over Q1 where some softening would ordinarily be expected. Over the medium term, our index shows rents have risen at an annual rate of 5% per year in the past five years.



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 2 (MLS 420859)
CI \$1,995,000
2 Bed + 2 Bath | 1,579 sq ft



Villa 6 (MLS 420860)
CI \$1,890,000
2 Bed + 2 Bath | 1,598 sq ft

CURRENT OPPORTUNITIES



OLEA 412

Camana Bay
1,779 sq ft | 2 Bed + 2 Bath
CI\$1,139,000

MLS: 420932



RESIDENCE AT SEAFIRE S204

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

MLS: 420763



BLACK URCHIN

Bodden Town
26,484 sq ft | 29 Bed + 30.5 Bath
US\$29,900,000

MLS: 420056



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.



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