



20  
25

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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# 2025 FULL YEAR MARKET STATS

Key performance indicators from the Cayman Islands real estate market in 2025.

**+5%**

Condo Prices vs. 2024

**+2%**

Rent Rates vs. 2024

**+1%**

Land Prices vs. 2024

**147**

Days on Market <sup>1</sup>

(+ 14 days vs. 2024)

**5.0%**

Sale to List Discount <sup>2</sup>

(+0.8% vs. 2024)

**0.58**

Sales to Listing Ratio <sup>3</sup>

(+0.01 vs. 2024)

**\$977m**

Total Value of Sales <sup>4</sup>

(+\$19m vs. 2024)

**795**

Total Sales Count

(- 30 vs. 2024)

**\$1,368m**

Pending/conditional <sup>5</sup>

(+13% vs. 2024)

<sup>1</sup> The median days on market for condos from listing date to sale date.

<sup>2</sup> The median observed discount between the initial condo listing price and the final sales price.

<sup>3</sup> The ratio of completed condo sales to new condo listings in the year.

<sup>4</sup> Recorded by the Cayman Islands Real Estate Brokerage Association (CIREBA), which excludes non-MLS.

<sup>5</sup> Total value of all listings which have had their status changed to pending/conditional or pending in 2025.



# 2025 FULL YEAR MARKET REVIEW

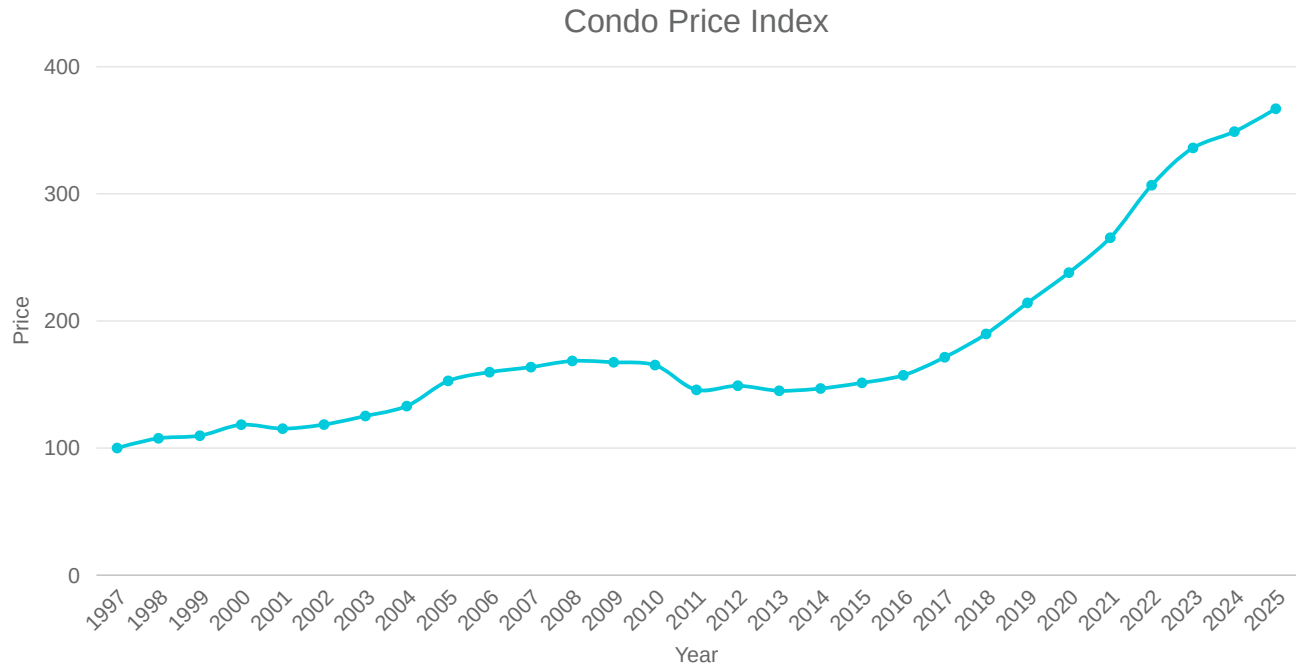
In 2025, the Cayman Islands residential market moved closer to maturity. Most of the indicators we track normalized over the course of the year. Condo prices increased by 5% year over year, broadly in line with the 4% gain seen in 2024 and well below the double-digit growth seen between 2018 and 2023. Rents increased by approximately 2%, consistent with consumer price index trends, while land prices edged up by 1%.

Total residential transaction value reached \$977m in 2025, just shy of the \$1bn threshold. This is the highest annual total on record, surpassing the 2021 record sales volume by \$10m. Properties priced above \$2.4m accounted for approximately 12% of transactions but nearly 50% of total sales value. For the third consecutive year, Provenance Properties agent Ewelina Cimring ranked as the leading buyer's agent by total sales value.

Price growth on Seven Mile Beach underperformed the broader market, a pattern typically observed as a market moves further into maturity. Market liquidity softened modestly, with average days on market rising from 133 to 147 and sales-to-list discounts widening from 4.2% to 5.0%. New inventory across all property types remains in line with 2022 to 2024 levels, although new condo supply declined for a third consecutive year. The ratio of units sold to units listed held steady at 0.58, almost identical to the prior year, pointing to a further normalization in the balance between supply and demand. Rental yields (net of strata and insurance) remained below 6% for the fifth consecutive year.

Looking ahead, the outlook is nuanced. Falling interest rates provide support, with forecasts pointing to a single 25 basis-point rate cut next year. Cayman's long-standing appeal—underpinned by climate, infrastructure and its business-friendly environment remains intact. Offsetting this, higher stamp duty, slower employment growth and rising regulatory pressures present headwinds. The key uncertainty is how these forces compare with conditions in the US, Europe and other competing markets. Over the long term, our view of the Cayman real estate market remains positive.

# CAYMAN CONDO MARKET



1

Our proprietary DOKHPI condo price index shows that prices in Cayman have increased 5% compared with 2024. The increase is slightly higher than the 4% observed in 2024

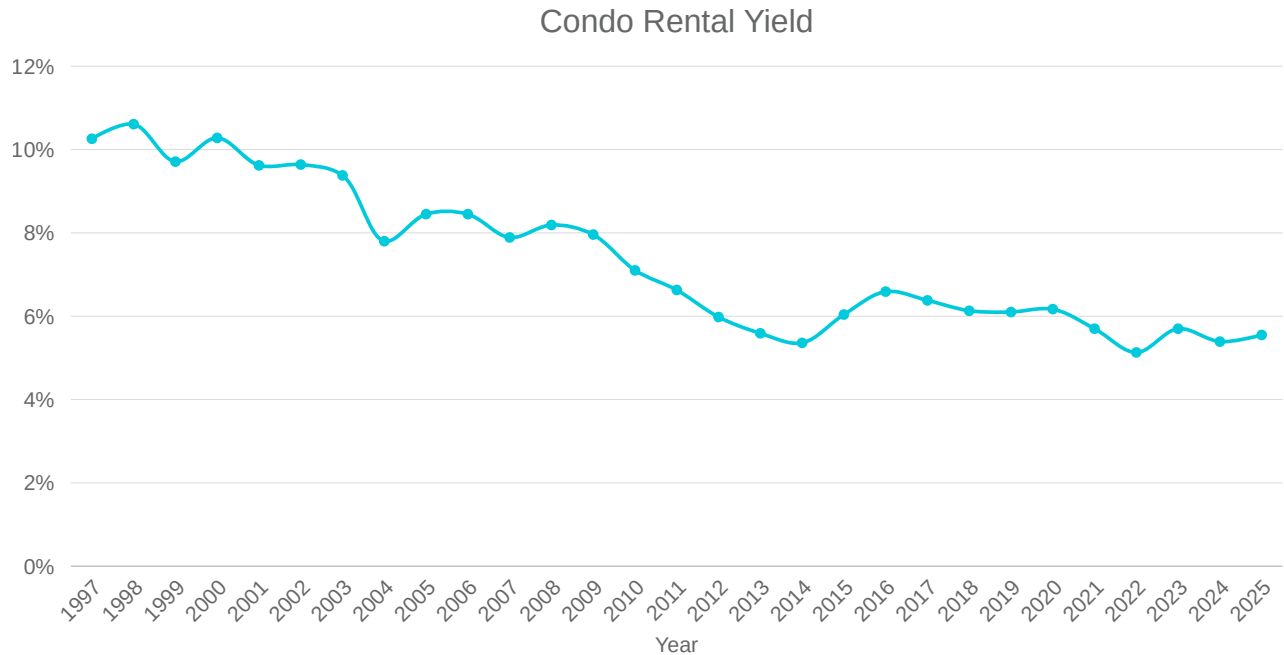
2

The highest condo sales price in 2025 was \$9,100,000 for a top floor unit at The Residences at Seafire on Seven Mile Beach. The four bed unit of 3,148 sf (\$2,891 psf) took six months to sell and the buyer was represented by Provenance Properties.

3

The price growth trend remains positive and the DOKHPI index shows that Cayman condo prices have doubled in value in just over seven years. This is equivalent to a 10% compounded annual growth rate.

# CAYMAN RENTAL MARKET



1

We estimate rental yield by subtracting strata fees and insurance costs from gross annual rents and dividing by closed sales value. For the fifth year in a row this yield has been below 6% and currently stands at a median rate of 5.6% across the whole condo market. Yields in premium locations tend to be lower than the median.

2

Our proprietary rental price index shows that residential rates are 2% higher than in 2024. Q2 and Q3 showed expected seasonal softening but Q4 rental demand has sent prices upwards. The index is now at the highest rate we've observed and shows rates are up more than 5% in the final quarter of 2025 compared to Q4 2024.



# NOTABLE DEVELOPMENT

## ONE | GT RESIDENCES

*63 Goring Avenue, George Town*

Spring 2026 marks the debut of George Town's first ten-story building—ushering in a new era of luxury in the island's capital.

Featuring 82 residences and 95 hotel suites, the property offers a range of luxury amenities, including an oasis pool, a rooftop terrace with 360° views, valet and on-site parking, versatile meeting and event spaces, a members' club, an infinity pool, a state-of-the-art fitness and wellness center, multiple dining options, and in-room dining services.



### ONE GT Residence 1006C

US \$1,047,560

1 Bed + 1 Bath | 717 sq ft

MLS 418706 | Member of CIREBA

# CURRENT OPPORTUNITIES



## 234 CRIGHTON DRIVE

Seven Mile Corridor  
6,122 sq ft | 5 Bed + 5 Bath  
US\$7,400,000

MLS: 420084



## BLACK URCHIN

Bodden Town  
226,484 sq ft | 29 Bed + 30.5 Bath  
US\$29,900,000

MLS: 420056



## BEACHFRONT LAND

Gun Bay, East End  
0.29 Acre | 100 ft of beachfront  
US\$425,000

MLS: 419236



# 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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