Turks and Caicos

Real Estate Market Report

YEAR TO DATE / NOVEMBER 1, 2026



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TURKS AND CAICOS ISLANDS

The market at a glance

2026 year to date compared with the same period in 2025

$323.1M

Reported sold volume

Down 26.7% from $440.8M

$1.19M

Average sell price

Down 26.2% from $1.61M

741

New listings

Down 6.2% from 790

235

Days on market

64 fewer days, down from 299

UNDER CONTRACT AND SOLD

271 Sold / pending / conditional, versus 273 in 2025

LIST-TO-SELL RATIO

92% Up 3 percentage points from 89%

A market in three parts

Year-over-year shifts in reported sold volume

Houses -31.6%

Houses remained the largest of the three segments by sold volume, at $164.4M. The average sell price fell from $3.38M to $3.04M.

Condos -45.9%

Condos recorded the sharpest decline in sold volume of the three segments, to $70.3M. The average sell price fell from $1.67M to $1.03M.

Land +41.5%

Land sold volume rose to $74.7M, while average sell price increased from $502,938 to $566,183. Days on market fell from 388 to 257.

By property type

Year-to-date results as of November 1. Dollar figures are in USD.

	Houses	Condos	Land
New listings	223 **219**	211 **176**	285 **288**
Sold / pending / cond.	71 **54**	78 **68**	105 **132**
Sold volume	$240,326,889 **$164,419,849**	$129,934,000 **$70,327,990**	$52,808,449 **$74,736,099**
Avg. sell price	$3,384,886 **$3,044,812**	$1,665,821 **$1,034,235**	$502,938 **$566,183**
List-to-sell	96% **92%**	96% **93%**	58% **89%**
Days on market	241 **247**	191 **194**	388 **257**

2025 figures appear above 2026 figures in each cell.

Market-wide totals on page 2 follow the MLS report and differ from the sum of the three property types shown here.

Eight years in view

Full-year sold volume, 2018 to 2025 / USD millions



Sold volume peaked at $793.0M in 2023, then fell to $704.2M in 2024 and $514.4M in 2025.

The annual record

Full calendar years / Dollar figures in USD

Year	New listings	Sold	Sold volume	Avg. sell price	List to sell	Days on market
2025	1,099	318	$514,384,000	$1,618,000	90%	292
2024	1,040	451	$704,240,000	$1,562,000	92%	242
2023	956	420	$793,010,000	$1,888,000	104%	266
2022	797	562	$587,143,000	$1,045,000	95%	351
2021	951	606	$768,940,000	$1,269,000	91%	334
2020	844	328	$290,904,000	$887,000	86%	302
2019	959	358	$337,972,000	$944,000	89%	356
2018	895	362	$264,167,000	$730,000	81%	390

SOURCE

Turks and Caicos Real Estate Association Multiple Listing System, as reported in the November 1, 2026 market report.

What’s on the market

Listing status snapshot as of November 1, 2026

880	82	170
Active	Conditional	Pending

YEAR-TO-DATE PIPELINE COMPARISON

	2025	2026
Conditional count	162	**155**
Conditional reported volume	$275,508,408	**$245,758,528**
Conditional reported average	$1,614,540	**$1,192,318**
Pending count	295	**260**
Pending reported volume	$504,246,855	**$361,025,917**
Pending reported average	$1,709,311	**$1,388,561**

The snapshot shows listing status on November 1. The table shows the separate year-to-date comparison from the source report.



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Let’s talk real estate

For a closer look at a property or a conversation about buying or selling in Turks and Caicos, contact Grace Bay Realty.

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