

The Agency Forecasts Cautious Optimism In Q2 Turks & Caicos Real Estate Report

On going commercial investment in the Turks & Caicos signals confidence in the long term growth of the Islands.

PROVIDENCIALES, TURKS AND CAICOS ISLANDS, July 3, 2025 /EINPresswire.com/ -- [The Agency Turks & Caicos](#) has released its [Q2 2025 Market Report](#), revealing significant insights into the performance and evolving dynamics of the luxury real estate market in the Turks & Caicos Islands. The report reflects both current challenges and long-term optimism for the sector.

The report notes a slight decrease in new residential listings, which declined by 1.75% year-over-year, from 228 to 224. More significantly, sold listings fell by 36.92%, with a total of 82 sales recorded for the quarter. These trends highlight a short-term cooling in market activity, largely driven by global economic uncertainty.

Despite the reduction in volume, the market demonstrated resilience in mid-range property values, as the median sell price rose sharply to \$950,000—a 52% increase from Q2 2024. This growth underscores the enduring demand for properties like Seascape Townhomes and the South Bank Boathouses, contributing to a stable foundation in the mid-tier sector.

Total sales volume for Q2 2025 amounted to \$127.4 million, marking a 40.27% year-over-year decline. However, ongoing investment in major developments continues to bolster market confidence. This quarter saw the groundbreaking of three significant projects—The Retreat in Grace Bay, Lunar Beach in Blue Hills, and Navah in North West Point—all of which signify enduring confidence in the long-term success of the Turks & Caicos Islands.

Sean O'Neill, Managing Partner of The Agency Turks & Caicos, shared his insights on the state of the market. "Even as market activity moderates due to broader global factors, the future of Turks



The Agency Market Report

LUXURY REAL ESTATE IN TURKS & CAICOS

The Agency Q2 2025 Market Report

& Caicos real estate remains exceedingly bright. The groundbreaking of these transformative developments illustrates the unwavering belief in the potential of our Islands. While today may feel cloudy, the sun is clearly shining ahead.”

Looking forward, the report reflects cautious optimism for the remainder of 2025. Increased activity observed in June and steady progress in the luxury segment signal a return to greater stability and growth, supported by a consistent influx of tourism and investment interest.

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*Sean O'Neill, Managing
Partner, The Agency Turks &
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Wymara Villas Turks & Caicos



Navah Turks & Caicos



The Retreat Turks & Caicos



The Sanctuary Turks & Caicos

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