

# THE BARBADOS CONDO PRICE INDEX WEST COAST

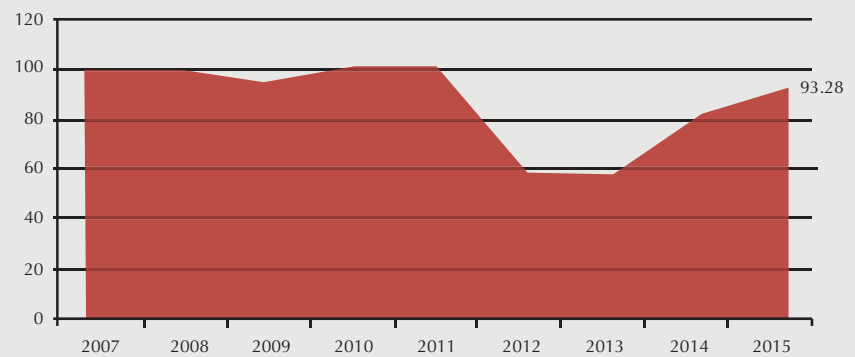


This update to the end of Q4 2015 (December) shows an index of 93.28 for West Coast condos. This is a jump from the 2014 closing index of 84.3 and is a clear indicator that the market is in a healthy growth pattern and on track to return to pre-2012 levels.

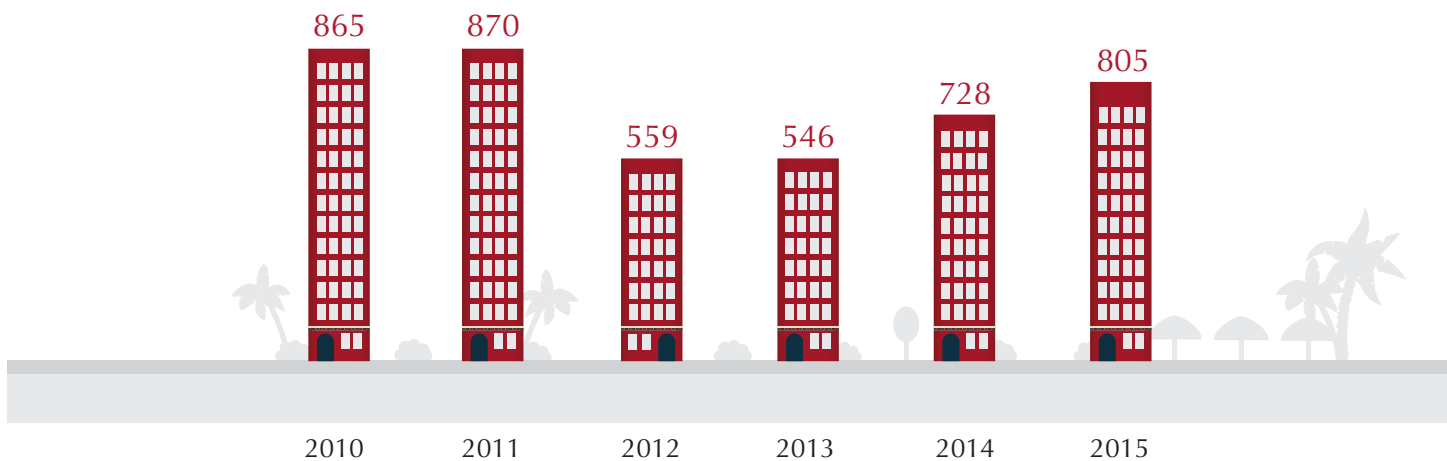
2015 finished strong as median achieved price psf continues to trend upward with a 10% increase over the 2014 prices.

On the supply side, there are pockets of oversupply on the west. Generally demand has been improving with some developments experiencing price growth as new purchasers enter the market.

Terra Caribbean Barbados Beachfront Condo Index - West Coast



West Coast: Beachfront Condo Median Price per sq. ft. - Ending Q4 2015



The chart below shows present availability broken out by the number of bedrooms

West Coast  
Beachfront Condo  
Supply

Total Units	Available Units	1 Bed	2 Bed	3 Bed	4 Bed	Size Low sq. ft.	Size High sq. ft.
526	157	13	33	161	19	854	13,000

\* includes resales

The recently released Central Bank of Barbados Economic Review indicates a 13.7% increase in long stay visitors to Barbados for the January to December 2015 period over the same time in 2014. This is underscored by the marked increase in USA (28%), Canadian (19%) and UK (13%) long stay visitors and with this level of arrivals expected through the winter season. This along with the BCPI and median price indicators point to the fact that now is a good time to invest in the beach front condo market.