

TURKISH REAL ESTATE SALES STATISTICS

FEBRUARY-MARCH

+20% sales increase
and stable prices bolster
turkish property market

2025

Monthly market trend: continued price growth

The upward trend in the Turkish real estate market that began in January continued through February. The market is demonstrating impressive sales and price momentum.

According to data published by the Turkish Statistical Institute (TÜİK), housing sales in Türkiye rose by 20,1% in February compared to February of last year, reaching **112,818 transactions**. **This is the highest February figure since February 2020.**

Foreign buyers accounted for 1,3% of total sales in February 2025. Foreign nationals purchased 1,457 properties.

The average property price across the country is ₺4,037,410 (approximately \$110,150). The average price per square metre is ₺31,057 (approximately \$847). The average property size sold is 130 square metres.

The market showed steady growth at the start of 2025, continuing the trends of recent months without any sharp spikes.

Experts consider this stability a positive sign and do not anticipate any sharp rises or falls in the coming year.

29,1%

increase in sales
compared to
February 2024

Key factors influencing the market in February

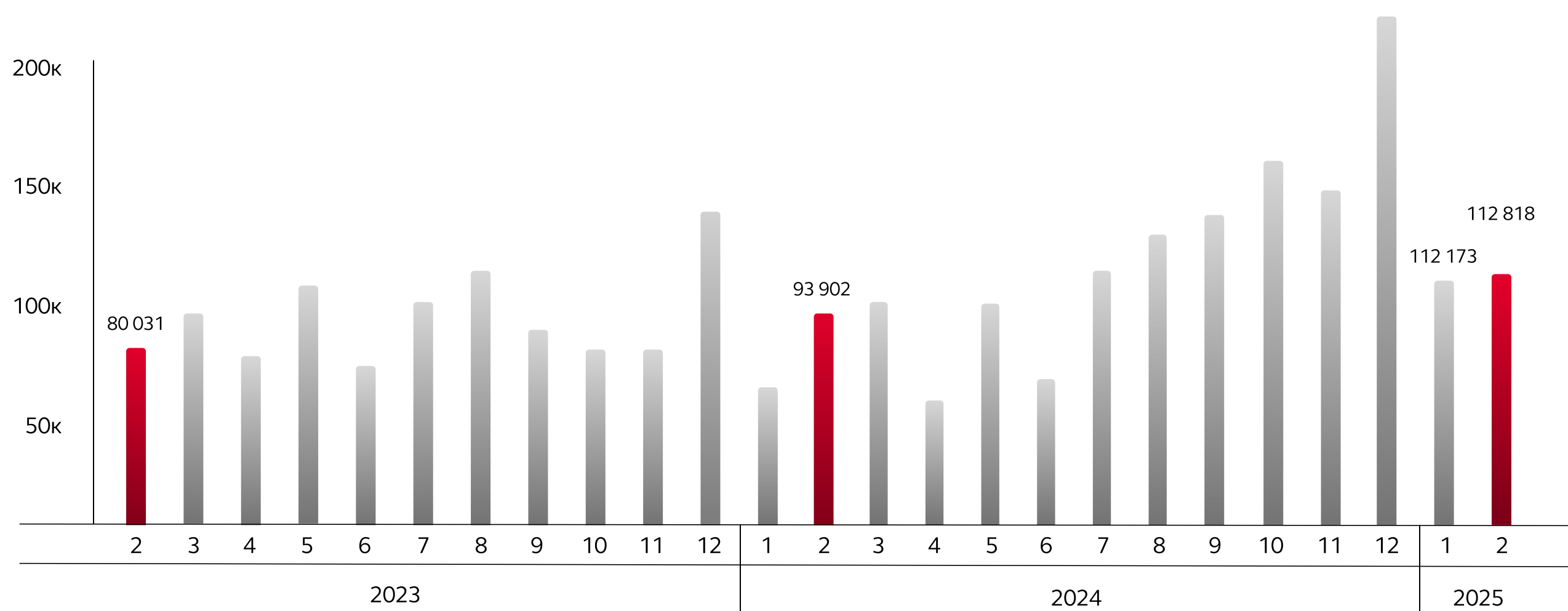
1 Slower construction rates towards the end of 2024

The Turkish Statistical Institute reported a 16,7% decrease in the number of building permits issued in the fourth quarter of 2024. This reduction in supply in the medium term could lead to price increases, especially if demand remains stable or increases.

2 International rating agencies confirm stable turkish economic outlook

Fitch Ratings, the international rating agency, has maintained Turkiye's long-term foreign currency credit rating at BB- with a stable outlook. The agency's experts forecast a significant reduction in average annual inflation in 2025, creating a more predictable environment for property investment.

Turkiye’s real estate sales statistics (monthly overview, last two years)



Key factors influencing the market in February

In February, sales of new-build properties totalled **33,784 units**, representing 29,9% of total sales. The resale market grew by 21% compared to the previous year, with 79,034 properties sold in February.

Housing sales financed by **mortgages rose by 90%** compared to the previous year, totalling 16,778 properties. The share of mortgage sales in the total housing sales volume remained unchanged in February at 14,9%.

Number of real estate sales, February 2025

	February		
	2025	2024	Change (%)
General sales overview by type of sale	112 818	93 902	20,1
Sales with mortgage	16 778	8 827	90,1
Other sales	96 040	85 075	12,9
General sales overview by condition of property	112 818	93 902	20,1
Primary sales	33 784	28 594	18,2
Secondary sales	79 034	65 308	21,0



Volume of Foreign Investment in the Turkish Real Estate Market in February

Foreign participation in all sales in February was 1,3%.
In total, foreign nationals purchased 1,457 properties in Türkiye.

Ranking of TOP 3 provinces for sales to foreign nationals:

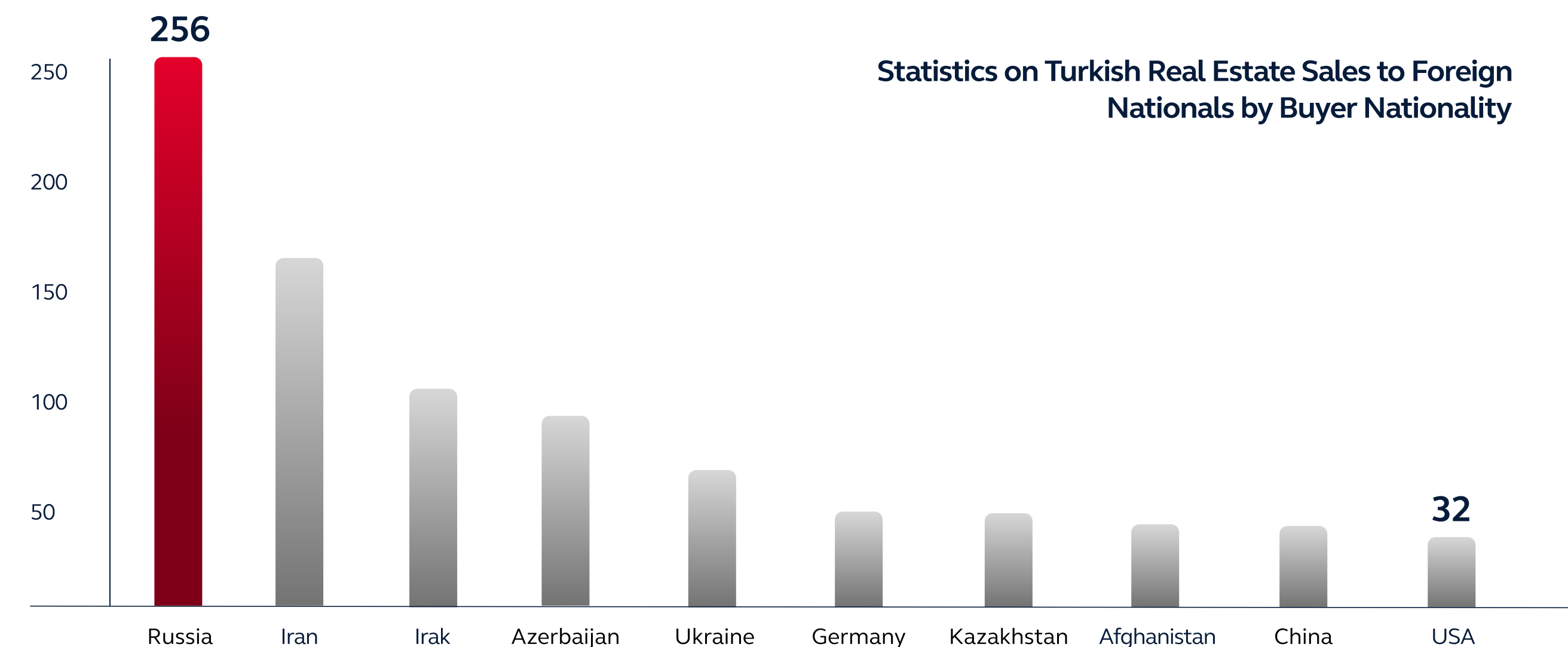
- Istanbul — 539 sales
- Antalya — 503 sales
- Mersin — 89 sales



The change in sales ratios in February indicates increased interest in resort properties among foreign nationals. Sales to foreign investors increased **in Antalya compared to January, while they decreased in Istanbul.**

Positive news in March regarding changes to residence permit (İkamet) regulations for adult children and parents of investors is expected to strengthen this trend. This should provide a new impetus for development in the resort property market.

Russian citizens remain in first place for the number of transactions, with a growing transaction volume. In contrast, the share of purchases by other leading foreign nationals in the ranking is falling. Citizens of Azerbaijan, Ukraine, Germany, Kazakhstan, Afghanistan, China, and the USA are also in the top ten.



Istanbul Real Estate Market

The average monthly rent for a 100 square metres apartment in Istanbul reached **\$737**, a 45% increase year-on-year. In prestigious districts such as Beşiktaş, Çekmeköy, Kadıköy, and Sarıyer, the average monthly rent exceeds **\$1,700**.

Price per square metre

₺47,291 (\$1,290)

Average property price

₺5,39 million (\$147,000)

Return on Investment (ROI)

with an annual ROI of 6,86%



Average investment
payback period:
approximately 15 years

TOP 3 provinces by sales volume:

- Istanbul: 19,347 sales
- Ankara: 10,791 sales
- Izmir: 6,899 sales

The Istanbul districts with the highest year-on-year property price growth in February were:

- Kadıköy: 50% price increase
- Maltepe: 40% house price growth
- Pendik: 40% price growth

The districts with the fastest property payback periods in February were:

- Adalar (Princes' Islands)
- Esenyurt
- Fatih
- Gaziosmanpaşa
- Küçükçekmece

The Turkish Rental Market

General trends

In February 2025:

- the average cost of a 110 square metres apartment was ₺21,139 (approximately \$575)
- the average annual rental income for property was 7,43%
- an average payback period of 13 years
- the highest rental rates remain in Muğla province (Bodrum and Marmaris are the most expensive) and Istanbul

Istanbul

The average apartment rental cost in Istanbul in February was ₺27,019. The highest rents are in Sarıyer, Beşiktaş, Kadıköy, Bakırköy, and Beykoz districts.

According to statistics, rental rates increased most strongly in Zeytinburnu, Beşiktaş, Bakırköy, and Küçükçekmece districts in February.

Muğla

is the province
with the highest
rental rates

\$575

the average rent
for an apartment
in February



BEST VIEW COMPLEXES IN ISTANBUL

BEŞİKTAŞ



FROM \$282,000

SPACIOUS DUPLEXES OVERLOOKING THE STRAIT

Luxurious sea-view apartments a short walk from cafes, restaurants, and popular arts centres Zorlu PSM and BKM. The convenient location of these luxury duplexes is combined with prestige: famous Turkish artists Nebahat Çehre, Kadir İnanır and Beren Saat have already purchased apartments in the complex.

Why we recommend this project

- Layouts: 2+1, duplexes from 3+1 to 5+1
- Size: 58-199 sq m
- Walking paths, fitness centre
- Private parking, security



This project qualifies for the citizenship by investment programme.
If you are interested in this property, contact our [expert](#) with project code TR771.

BEŞİKTAŞ



FROM \$600,000

**LUXURY LIVING WITH
RESPECTABLE NEIGHBOURS**

On a plot of over 17,000 square metres, 10 six-storey blocks are being built, half of which have been bought to house civil servant families. The complex is surrounded by many parks and historic streets. The Bosphorus, medical facilities, universities, private schools and shopping centres are all within a 10-20 minute walk.

Why we recommend this project

- A wide selection of layouts to suit any family: from 1+1 to 5,5+2
- Spacious apartments: 65 – 565 square metres
- Comprehensive on-site amenities
- Prestigious surroundings: neighbours include Turkish ministers



This project qualifies for the citizenship by investment programme.
If you are interested in this property, contact our [expert](#) with project code 360.



BEŞİKTAŞ

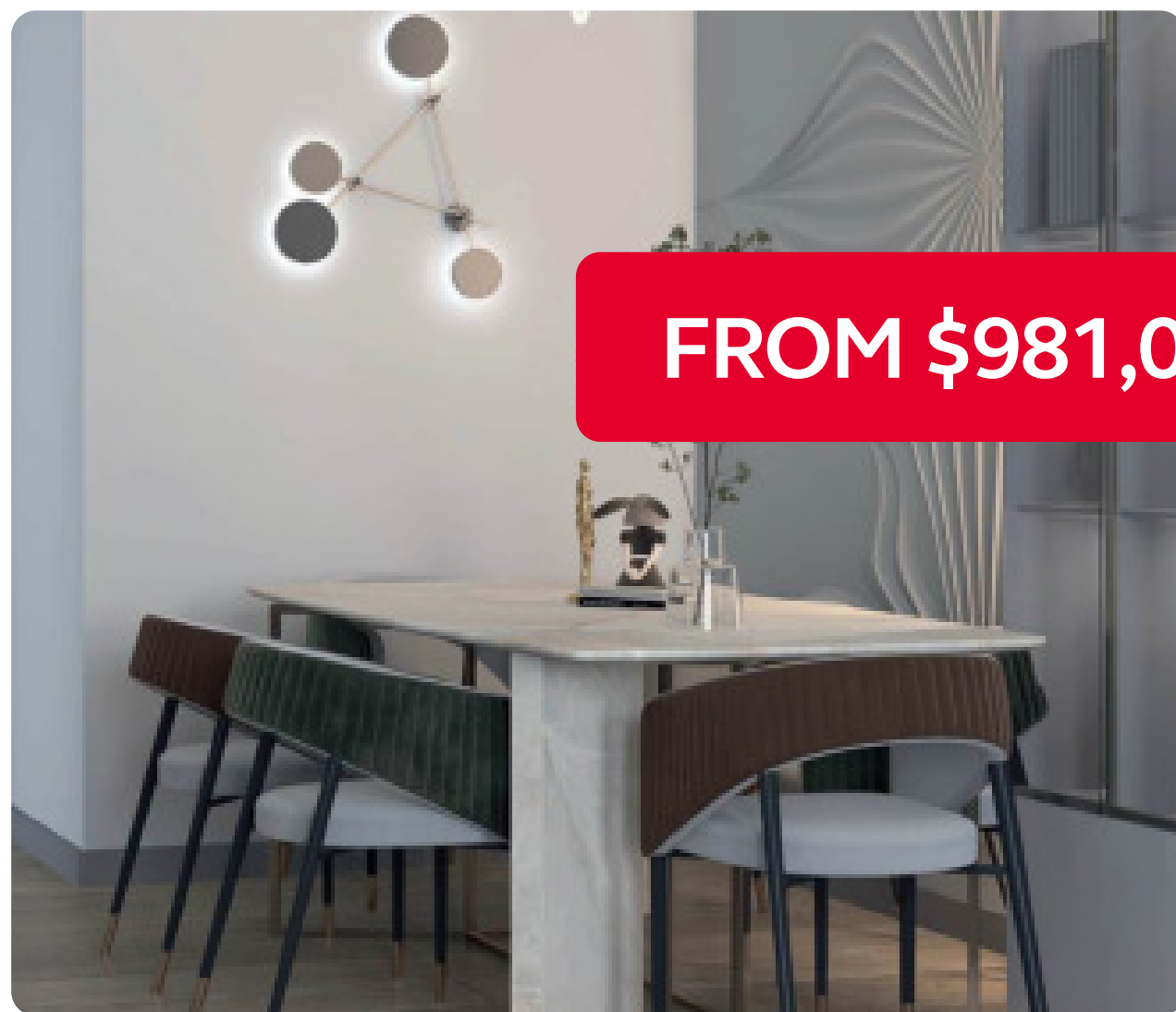
FROM \$981,000

COMPLEX WITH NON-STANDARD LAYOUTS AND PANORAMIC GLAZING

The developer offers bright, spacious apartments with panoramic windows and beautiful views of the Bosphorus and the city. A privileged lifestyle is emphasised by a swimming pool, a rooftop terrace with views and many rooms — 3 bedrooms and 2 living rooms.

Why we recommend this project

- Unconventional layouts: 3+2
- Spacious apartments: 160 square metres
- Extensive infrastructure, uncommon for the area: swimming pool, roof terrace, playground
- Covered parking



This project qualifies for the citizenship by investment programme.
If you are interested in this property, contact our **expert** with project code TR425.

Additional Factors Influencing the Turkish Market

These factors together form a complex but generally positive picture of the development of the Turkish real estate market in 2025, with a particular emphasis on increasing the availability of housing for the local population and maintaining its attractiveness to foreign investors.

- **GEOPOLITICAL SITUATION IN THE REGION**

Tensions in the Middle East are leading to an increased flow of capital from neighbouring countries into Turkish property as a relatively safe asset. We are already seeing this trend in the advancement of Middle Eastern citizens in the ranking of foreigners buying Turkish property.

Astons reminds you **that under the new law, only properties with a special permit are suitable for short-term rentals.**

As a rule, new complexes are built immediately in compliance with all conditions and with the necessary documents. Complexes built and commissioned before the law was passed usually do not have such permits.

- **DEVELOPMENT OF «GREEN» CONSTRUCTION**

The trend towards energy-efficient projects is intensifying, which in the long term could create a premium segment of environmentally friendly property with a higher price category. Such projects are already appearing in Istanbul and are very popular thanks to the combination of modern technology, environmental friendliness and comfort.

- **START OF THE NEW RESORT SEASON**

Developers are preparing for the season: completing ready-built properties and updating special offers. Their portfolios include properties with a high degree of readiness, which can start generating income this season from rentals.

- **POSSIBLE CHANGES TO THE CITIZENSHIP BY INVESTMENT PROGRAMME**

Any adjustments to the programme could significantly affect demand from foreign buyers.

- **DIGITALISATION OF PROCESSES**

Turkiye is actively developing electronic registration and property management systems, which simplifies the buying and investing processes, especially for foreign buyers.

RESORT SELECTION OF VILLAS AND APARTMENTS





ALANYA

FROM \$199,500

**UNIQUE COMPLEX WITH ITS OWN
ECOSYSTEM NEAR A PINE FOREST**

The project provides everything necessary for relaxation and rejuvenation: a bath and spa complex, a beauty and health centre, a fitness centre with panoramic sea views and modern equipment. Residents can also enjoy a café, open-air bar, children's centre and swimming pool, cinema, and co-working space. Covered parking is available. The complex is a 7-minute drive from the sea and a 30-minute drive from the centre of Alanya.

Why we recommend this project

- Area: 81–386 square metres
- Layouts: 1+1, 3+1 apartments, and villas
- Concierge service, beach shuttle, valet parking



This project qualifies for the citizenship by investment programme. If you are interested in this property, contact our [expert](#) with project code TR644.

ALANYA



FROM \$212,000

STYLISH APARTMENTS BY THE SEA IN THE KESTEL AREA

The five-storey complex comprises 27 apartments of various layouts: one- and two-bedroom apartments; duplexes with private gardens. All residences feature panoramic windows and large balconies, which can be used as additional recreational space.

Why we recommend this project

- Area: 60–166 square metres
- Layouts: 1+1, 2+1, duplexes: 2+1, 3+1
- Completed project
- Front line to the sea



This project qualifies for the citizenship by investment programme.
If you are interested in this property, contact our **expert** with project code TR630.

A modern two-story villa at night, illuminated by warm interior and exterior lighting. The villa features large glass windows and doors, revealing a spacious interior with contemporary decor. A swimming pool is visible in the foreground, with lounge chairs and a fire pit nearby. The villa is set in a landscaped area with plants and trees.

FETHIYE

FROM \$750,000

VILLAS WITH SWIMMING POOLS IN A GATED RESIDENTIAL COMPLEX

The three-storey villas are located in Fethiye, within walking distance of the world-famous Çalış Beach. Each villa has its own plot with a private swimming pool and parking. The living room features a fireplace, and the fitted kitchens include marble worktops. Each bedroom has an en-suite bathroom.

Why we recommend this project

- Area: 240 square metres
- Layouts: 4+1 (five bathrooms)
- Completed project
- 800 metres from the beach



This project qualifies for the citizenship by investment programme. If you are interested in this property, contact our [expert](#) with project code TR732.

Important Changes to the Citizenship by Investment Programme

Important news with great potential to influence the interest of foreigners in Turkish property came in mid-March.

As of March 2025, parents and adult children of foreigners who have obtained a Turkish passport in exchange for investment are entitled to receive a short-term residence permit (İkamet). These changes increase the attractiveness of the Turkish investment programme for those who want to bring their parents and adult children to Türkiye without having to buy a separate investment property.

- ✓ Now children, if necessary, will be able to obtain a residence permit (İkamet) together with their parents for **up to 25 years**.
- ✓ Children of investors who have obtained Turkish citizenship through investment, but have not received a passport themselves due to age, **are now entitled to apply for a residence permit (İkamet) up to the age of 25**.
- ✓ Parents of foreign investors who have obtained Turkish citizenship will also be able to apply for a residence permit (İkamet) **for 2 years with the possibility of extension**.

Investor's residence permit in Türkiye — a bonus with real estate purchase

Benefits of Turkish Residency

Türkiye stands as one of the world's most inviting countries for expats. **With a real estate investment starting from \$200,000, you can acquire a resident card, known as an «ikamet».**

Turkish residency offers more than just living rights; it extends to opening international bank accounts, providing access to the global financial system.

Residents can establish businesses in Türkiye, a significant advantage considering limitations for certain nationalities in global markets.

Education and healthcare access are also included.



No donation needed

Simply invest in real estate; no additional government contributions required.



FAMILY COVERAGE

Includes your spouse and children up to 18 years old.



Security and stability

Acts as a «safety net» in times of economic and political uncertainties.



Right to citizenship

After 5 years, the ikamet holder can apply for Turkish citizenship.



Potential return on investment

Rental income from acquired property/interest income from government shares.



Visa-free travel

118 countries worldwide

Obtaining residency with real estate purchase

The process for obtaining Turkish residency based on property ownership is straightforward.

The residency status applies to the primary applicant — the property owner — while a family residency status covers the spouse and underage children.

Property owners can obtain residency for up to 2 years, extendable upon expiration.

After five years of continuous residency, an application for citizenship can be submitted, contingent on passing the Turkish language exam.

What documents are required for application?

- Residency application form: Obtain a tax identification number (TIN) beforehand, which is necessary for the application process. These forms are filled out through the government's online system.
- 4 biometric photos against a white background
- Original and copy of the passport
- Valid medical insurance
- Marriage and birth certificates for children
- Proof of sufficient and consistent financial resources for the stay duration in the country
- Copy of Title Deed (property ownership document)
- Certificate from the Cadastres Office confirming the validity of the Title Deed

Since October 16, 2023,
primary Turkish residency
is granted upon buying real
estate valued at

AT \$200,000

(at the current exchange
rate when converted
to lira) in designated
residency areas



Step by step, we guide you through the entire process of obtaining Turkish residency - from initial preparation and filing the application to selecting and purchasing real estate, ensuring a smooth residency process in Türkiye.

Obtaining Turkish citizenship through investments

Obtaining Turkish citizenship through investments is official and swift.

The Turkish passport brings numerous benefits:

- | Visa-free travel to 118 countries, including South Korea, Singapore, and Japan
- | Eligibility for a 5-year Schengen C-2 visa
- | Access to global financial systems and the opening of bank accounts
- | Tax incentives for business and the right to operate internationally
- | Option for simplified relocation to the US via the E-2 business visa after three years of residency

Participation requires the purchase of residential or commercial property valued

AT \$400,000

The application process for citizenship by investment typically ranges from two months to a year

- This is a returnable investment.
- Properties can be leased for income or lucratively sold after three years without affecting citizenship.
- Furthermore, property prices in Türkiye consistently rise in all cities.

Benefits of the program include:

- + A swift and clear application process
- + Opportunity for family citizenship
- + No need to declare assets or income from other countries
- + No requirement to reside in Türkiye



Why choose Astons?

With 30+ years of expertise, Astons is a leader in the global investment migration and relocation space — offering personalized service and tailored citizenship and residency solutions in Europe, the EU, the Caribbean, Middle East, South Pacific, and the USA.



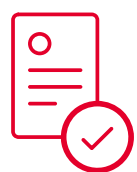
Over 30 years of experience and expertise

Founded in London in 1989, Astons is at the forefront of the investment immigration sector, and has grown into an international group of companies headquartered in Dubai.



Trusted Partner

Astons has successfully helped more than 9,000 global HNW clients — representing more than 100 nationalities - who have entrusted us with more than \$2,600,000,000 in investments in citizenship & residence programs and luxury real estate.



Officially Licensed

Astons operates under official state licenses and in strict compliance with the laws and regulations of each jurisdiction in which we do business — partnering with local regulators and government officials. Our lawyers are seasoned experts in all immigration laws and protect the interests from beginning of our clients — beginning to end.



Client-Focused. Results-Driven

100% of clients who pass the Astons' due diligence review have their applications approved. The Astons due diligence team of seasoned UK lawyers and industry experts advance our clients' interests by maintaining direct and constant contact with government officials - leveraging our experience, expertise, and methodology of the British law school to conclude the immigration process in our client's benefit.



Global Industry Leader

Astons ranks in the TOP 6 of the MIGRATOP rating, The TOP 25 international immigration companies from Uglobal Immigration Magazine. Winners of the Best European Citizenship Advisor 2018, and Best Full-Service Investment Immigration Firm 2019 awards



Your Personal Expert

Your dedicated Astons team is available to you when you need them, Via email, SMS, WhatsApp, or by phone. Or feel free to visit any of our global offices: Istanbul (Türkiye), London (UK), Limassol (Cyprus), Dubai (UAE), Athens (Greece), Fort Lauderdale (USA) and St. Julian's (Malta).



Only The Best Solutions

There are dozens of programs out there, but they're not all equal. Astons only provides the best citizenship and residence by investment solutions and premium real estate. Our experts will find the most suitable options to satisfy every client's wants, needs, and demands.




Internationally Recognized Experts

Astons' expertise is regularly relied upon for insights and comments on investment migration and trends in the global real estate sector by leading media: Forbes, Business Insider, CNBC, The Telegraph, The Times, The Sun, The Daily Express — and others.

Turkish citizenship could be the first step towards your freedom to choose where to live, work, or relax.

Our team of experts will guide you through every stage — from initial document verification, selecting eligible properties for the program, ensuring the transaction's legality, handling the complete documentation, up to passport issuance.



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