PropertyLens: Data Sources and Accuracy Report

Date: 10 September 2026 · **Scope:** propertylens.lk, all ten pages · **Method:** live inspection of the production site, its embedded datasets, the daily refresh pipeline records, and the external sources named on the site

Executive summary

PropertyLens computes every figure from named public sources. Nothing is editorialised: the site shows the sample size behind every number, displays the working next to each estimate, and links out to the real listings. That design choice is the strongest accuracy feature the product has, because any visitor can audit any figure.

Verification on 10 September 2026 confirms that the core engines are genuinely fresh: the price-check dataset, the car valuations, and the trend series were all rebuilt from same-day scrapes. The external sources the site cites (the Central Bank of Sri Lanka and LankaPropertyWeb) are real and current, and the site's description of them is accurate.

One material defect was found. The town dossiers, the map, the league tables and the apartment-building pages still serve numbers from the launch-day scrape of 25 August 2026, while the site stamps them as scraped 10 September 2026. For example, the site currently shows Colombo 7 land at Rs 21.5 million per perch (55 listings); the site's own daily tape for 10 September records Rs 18.5 million (7 listings). This is a pipeline wiring issue, not a methodology problem, and it is fixable in one change. Details and the recommended fix are in section 5.

1. Where the data comes from

Four sources, all named on the site itself. Each was checked on 10 September 2026.

1.1 ikman.lk property listings (primary source)

Every town-level figure comes from public sale and rental ads on ikman.lk, Sri Lanka's largest general classifieds marketplace (verified live at ikman.lk). The launch scrape on 25 August read 19,636 ads and used 19,475 after cleaning, across 229 towns. The pipeline re-reads the market every morning; the 10 September tape holds 19,177 ads across 206 towns with usable data. Counts move day to day as ads expire and new ones post.

1.2 ikman.lk vehicle listings (cars section)

The Cars page runs on a separate scrape of ikman.lk vehicle ads: 10,470 listings on 10 September. A full re-scrape (which reads each ad's detail page for brand, model, year, mileage, fuel and transmission) runs every Sunday; on other days a lighter pass refreshes prices and counts, carrying known attributes forward. On 10 September, attributes were carried for 9,571 of 10,470 listings, with the newest ads getting full attributes at the next Sunday scrape. The last full scrape (7 September) covered 65 brands and 546 models, with a whole-market median asking

price of Rs 9.65 million.

1.3 Central Bank of Sri Lanka (official price history)

The trend charts use the Real Estate Asking Price Indices for Colombo district (2019 average = 100), compiled by the Central Bank of Sri Lanka from property-website ads and published in its quarterly Real Estate Market Analysis reports. These reports exist and are current: cbsl.gov.lk carries them from at least Q3 2024 through Q1 2026 (for example, cbsl.gov.lk/sites/default/files/cbslweb_documents/statistics/real_estate_market_analysis_2026_q1.pdf). The site's series runs January 2020 to March 2026 (73 monthly observations). Where CBSL publishes index levels directly (October 2024 to March 2026) the site uses them verbatim; earlier months are reconstructed backwards from CBSL's published year-on-year changes. The site discloses this reconstruction in its own tooltip, which is the right practice.

1.4 LankaPropertyWeb asking-price record

The long-run price cards use LankaPropertyWeb's published quarterly average asking prices (houses are standardised to 4-bed, apartments to 3-bed), drawn from a sample of roughly 15,000 ads. The source page (lankapropertyweb.com/house_prices.php) was verified live on 10 September. The site's copy was retrieved on 25 August 2026 and covers December 2019 to March 2026; it is a static snapshot of that source and is labelled as such.

1.5 PropertyLens's own daily tape

Since 25 August 2026 the pipeline has logged a daily snapshot of every town's medians (16 days so far). The site is explicit that no town-level history exists before that date, rather than implying a longer record. This tape will become more valuable as it lengthens; today it is 16 observations deep.

2. How the numbers are made

The Method page discloses the full computation. Independent inspection of the underlying dataset confirms the description is accurate.

- **Cleaning.** Ads with missing prices are dropped. Hard bounds remove obvious junk (a Rs 180 "house"). Every town-and-metric group is then trimmed to its 5th-95th percentile band before the median is taken, so one mispriced ad cannot move a town's number. Ads whose title names a different town than their tagged location are excluded outright: 1,572 of them at launch, because sellers mislabel locations to catch searches.
- **Arithmetic.** Per-perch rates come from per-perch-priced ads or total price divided by stated perches. Per-square-foot rates are asking price divided by stated floor area. Yields are median annual rent divided by median asking price in the same town. Nothing is modelled, fitted or forecast.
- **Sample sizes always shown.** Every figure carries its n. League tables require at least 8 listings. Where a town is too thin, the calculator falls back to the district and says so.
- **Stability guardrail.** Where a town's daily sample is thin or moves more than 50% in a day, the pipeline carries the last good value forward and keeps the raw print for audit. This is routine: 82 of 206 towns were carried on 10 September. It prevents jitter, but it also

means carried towns can lag the market by a day or more by design.

3. Accuracy, section by section

Verified against the live production site on 10 September 2026.

Section	Data behind it	Freshness on 10 Sep	Assessment
Price check	12,856 live ads	Scraped 10 Sep	Current. Working and real ads shown per estimate.
True price calculator	Same engine as price check	Scraped 10 Sep	Current.
Cars	10,470 live listings	Scraped 10 Sep	Current. Newest ads carry estimated attributes until Sunday's full scrape.
Trends (CBSL, LPW, own tape)	CBSL to Mar 2026; LPW to Mar 2026; tape to 10 Sep	Current	Current. History honestly labelled.
Map and town dossiers	Launch snapshot of 25 Aug	**Stale: 16 days old, stamped as 10 Sep**	See section 5.
Rankings / league tables	Launch snapshot of 25 Aug	**Stale**	See section 5.
Apartments (94 complexes)	3,266 ads, generated 25 Aug	**Stale**	See section 5.
Homepage counters (19,475 listings, 229 towns)	Launch snapshot	Static	Reflects 25 Aug, not today.

4. Structural limitations (true even when the data is fresh)

- **Asking prices, not selling prices.** Every figure is what sellers ask. Sri Lankan deals typically settle below ask, so treat each median as the top of the negotiation. The site says this plainly; no public source of closed-sale prices exists in Sri Lanka.
- **A snapshot, not a live feed.** Listings expire and sell. In a spot check of two sample ads linked from the launch scrape, one was already dead (HTTP 410) 16 days later. Sample links from any dated scrape will decay the same way.
- **Seller-declared attributes.** Mileage, year, floor area and perches are as advertised and not independently verified. Car trims are pooled unless filtered (a Vitz and a Vitz F Safety Sense price together).
- **Coverage skew.** ikman.lk is the largest marketplace but not the whole market; coverage skews towards Colombo and urban centres. Rural towns have thin samples, wider ranges, and more guardrail-carry days.
- **CBSL index caveats.** The official index is itself built from asking prices and covers Colombo district only. Pre-October-2024 months on the site are reconstructions from published year-on-year changes, not direct prints.
- **LPW standardisation.** The long-run averages describe a standardised 4-bed house and

3-bed apartment, not every property.

5. The one defect to fix

Finding. The dataset behind the map, town dossiers, league tables and apartment pages (and the homepage counters) is still the 25 August launch snapshot, while the page stamps it "scraped 2026-09-10". Proof: the live dossier shows Colombo 7 land at Rs 21.5mn per perch on 55 listings, identical to the 25 August tape entry; the pipeline's own 10 September tape records Rs 18.5mn on 7 listings. The price check, cars and trends sections regenerate correctly every morning, so the fix is confined to this one dataset and the apartment dataset.
Impact. Visitors browsing the map or a town dossier see prices up to 16 days old presented as today's. Towns whose medians have moved since 25 August (Colombo 7 land among them) are misstated, and the sample ads linked from dossiers increasingly point to expired listings.
Recommended fix. Have the daily refresh regenerate the dossier and apartment datasets from the same morning scrape that already feeds the price check and tape, so every section reads from one day's data. Also stamp each section with its own "listings as of" date instead of one global stamp, so a future wiring break is visible rather than silent.

6. What can be claimed, defensibly

- Every figure is computed from named public sources, with the sample size, the working and the real listings shown.
- Price checks, car valuations and trends are rebuilt from same-day market reads every morning.
- Cleaning rules, trimming, sample thresholds and fallbacks are disclosed on the Method page and match what the data actually does.
- Town dossiers, map, league tables and apartment pages are accurate as of 25 August 2026 and will be current daily once the fix in section 5 ships.
- All figures are asking prices and investigation signals, not valuations or advice. That framing is correct and should stay.

Prepared for Vinuda Weerasinghe. Sources: propertylens.lk production site and embedded datasets (inspected 10 Sep 2026); PropertyLens daily refresh records (25 Aug - 10 Sep 2026); cbsl.gov.lk Real Estate Market Analysis Q3 2024 - Q1 2026; lankapropertyweb.com/house_prices.php; ikman.lk.