

# Condo or villa: the entry economics

Two ownership formats in Phuket — in catalogue numbers

Data as of 2026-09-02. Calculated from the layanre.com price index

| Metric             | Condos    | Villas    |
|--------------------|-----------|-----------|
| Projects in sample | 101       | 210       |
| Median entry price | \$148,816 | \$882,979 |
| Median \$/sqm      | \$3,978   | \$2,579   |
| Of which off-plan  | 63        | 132       |
| Of which completed | 38        | 78        |

Median \$/sqm is based on 370 unit rows carrying both price and area. A dash means a small sample, not a cheap district.

A condo is the only format a foreigner can own outright with no legal structures (the 49% freehold quota). A villa is bought via a land leasehold or a Thai company — a different level of both entry price and legal upkeep.

## The per-sqm gap

A condo square metre costs 54% more than a villa one — yet villas cost several times more to enter: the format is bought by floor area, not by the metre.

## Yield quoted across the catalogue

281 catalogue projects quote a yield forecast. The median is 6% a year, the range 3–15%.

These are developer FORECASTS, not verified returns and not guaranteed payments. The actual result depends on occupancy, the management programme and the specific unit.

## One-off transaction costs

| Cost                         | Rate (2026)                   | Paid by             |
|------------------------------|-------------------------------|---------------------|
| Sinking fund                 | THB 850/sqm, one-off          | Buyer               |
| Leasehold registration duty  | 1.1% of value, every 30 years | Buyer               |
| Transfer fee (freehold)      | ~2% of appraised value        | Split / by contract |
| Water and electricity meters | THB 15,000, fixed             | Buyer               |

Rates and the full cost breakdown: [layanre.com/blog/cost-of-buying-property-phuket](https://layanre.com/blog/cost-of-buying-property-phuket)

## How this was calculated

- Medians come from the Phuket project catalogue on [layanre.com](https://layanre.com) — the same calculation that powers the public price index page. The figures in this PDF and on the site cannot diverge: they share one source.
- Median, not mean: a single \$8m villa moves a district average, the median holds.
- Entry price is the lowest published price for a project. The price of a specific unit depends on floor, layout and view, and is confirmed on request.

## Next step

We will send a unit shortlist for your budget with a calculation on a specific lot: payment schedule, fees, yield. Message us on Telegram or WhatsApp — contacts on [layanre.com](https://layanre.com).