Condo or villa: the entry economics

Two ownership formats in Phuket — in catalogue numbers

Data as of 2026-11-15. Calculated from the layanre.com price index

Metric	Condos	Villas
Projects in sample	110	215
Median entry price	$148,900	$837,117
Median $/sqm	$3,978	$2,507
Of which off-plan	69	136
Of which completed	41	79

Median $/sqm is based on 450 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 59% 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

293 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

How this was calculated

— Medians come from the Phuket project catalogue on 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.