LAYAN REAL ESTATE

Phuket Price & Yield Index

October 2026

Median asking prices per square metre, entry tickets, the off-plan premium and declared rental yields across 357 residential projects and 1,166 available lots in 19 districts of Phuket.

THB 125,211
median price per m²
$3,709 · n=1,166 lots

THB 7.86m
median condominium lot
$232,723 · n=451 lots

+18%
off-plan premium per m²
vs completed projects

6%
median declared yield
291 projects quote a figure

Data as of 2026-10-25 (price lists fetched 2026-10-20 – 2026-10-25). FX: THB 33.7569 per USD, rate of 2026-10-25. Report generated 2026-10-27.

About Layan Real Estate

Layan Real Estate is a Phuket real-estate agency founded by Artem Bukhkalov and operated by The Dream View Co., Ltd. (Thai company registration 0835564009099). The agency maintains a public catalogue of 360 Phuket residential projects with current price lists and publishes this index monthly. For a custom cut of the data (district, type, bedroom class, time series) request it at https://layanre.com/en/catalog/price-index#request.

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Key findings

- The median asking price across 1,166 available lots is THB 125,211 per m² ($3,709). Half of all lots sit between THB 86,111 and THB 166,667 per m² (interquartile range).
- Surin is the most expensive district at THB 189,231 per m² ($5,606, n=17); Thalang is the least expensive at THB 74,695 ($2,213, n=70) — a 2.5× spread between districts with at least 5 lots.
- Per square metre, condominiums (THB 148,000) cost 75% more than villas (THB 84,388); apart-hotel units are the priciest format at THB 198,551 per m². Villas are bought by floor area, so their median lot price (THB 34,300,000) is 4.4× the median condominium lot (THB 7,856,000).
- Off-plan lots are asking 18% more per m² than lots in completed projects (THB 132,909 vs THB 113,000; n=797 and 369). The island's new supply is overwhelmingly off-plan: 221 of 357 projects with available lots are still under construction.
- The typical entry ticket — the median of each project's cheapest available lot — is THB 5,180,000 ($153,450) for a condominium project and THB 27,964,000 ($828,394) for a villa project; across all 357 projects it is THB 18,670,200. The cheapest lot on the market is THB 960,000 ($28,439).
- 291 of 360 catalogued projects quote a rental yield; the median figure is 6% a year (range 3%–15%). Only 25 projects (7%) offer a contracted yield fixed in the sales agreement for a defined term; the rest are developer forecasts.
- 316 of 360 projects (88%) offer both freehold and leasehold title; 28 are freehold-only and 11 leasehold-only. 97 projects publish an instalment schedule tied to construction.

Methodology

What a lot is. A lot is one available unit listed in a project's current price list with a price in Thai baht and a floor area above 10 m² and a plausible price per m² (THB 10,000–600,000). Units marked as sold out are excluded; resale units offered through the same price lists are included (28% of lots). Every lot inherits the district, property type and completion status of its project from the Layan Real Estate catalogue, which covers 360 residential projects in Phuket (2 pre-launch projects without a price list carry no lots).

Where prices come from. 1093 of 1,166 lots (94%) come from the villacarte.com price list, refreshed 2026-10-20 – 2026-10-25; the remainder are manually recorded from developer and listing-portal price lists (see Sources). All prices are asking prices, not transaction prices.

What a median is. Every figure is a median, never an average: a single $8m villa moves a district average but leaves the median untouched. The median per m² is published only where a slice has at least 5 lots; a dash means a thin sample, not a cheap market. Each table shows n, the number of lots behind the figure. Entry ticket = the median of each project's cheapest available lot. Interquartile range = the 25th to 75th percentile.

Currency. Prices are recorded in THB and converted at a single rate, THB 33.7569 per USD (2026-10-25), so USD figures move with the exchange rate, not with the market.

What we do not measure. Transaction prices, land plots, resale listings outside developer price lists, rental rates and actual realised returns are out of scope. "Declared yield" is the figure a developer or its sales partner quotes for a project; it is a forecast or, where fixed in the sales agreement for a defined term, a contracted yield. It is not a verified or audited return. Note that the live index at https://layanre.com/en/catalog/price-index is computed from catalogue "from" prices per unit type, while this report uses exact lot prices from price lists; the two therefore differ slightly by construction.

Island-wide figures

357 projects · 1,166 lots · 19 districts · data as of 2026-10-25

THB 125,211
median per m² · $3,709
IQR THB 86,111–166,667

THB 18.0m
median lot price · $534,528
all types, n=1,166

THB 18.7m
median entry ticket · $553,078
cheapest lot per project, n=357

221 / 136
projects off-plan / completed
(with available lots)

By property type

Type	Projects	Lots	Median per m²	IQR per m² (THB)	Median lot price	Median entry ticket
Condominiums	107	451	THB 148,000 $4,384	122,594 – 172,361	THB 7,856,000 $232,723	THB 5,180,000 $153,450
Apart-hotels	19	124	THB 198,551 $5,882	167,342 – 230,891	THB 10,215,000 $302,605	THB 5,078,000 $150,429
Villas	213	515	THB 84,388 $2,500	71,441 – 112,780	THB 34,300,000 $1,016,089	THB 27,964,000 $828,394
Mixed-use	18	76	THB 153,693 $4,553	122,222 – 170,413	THB 13,030,000 $385,995	THB 9,300,000 $275,499

Mixed-use = projects that sell both villas and condominium units; they are counted in island-wide figures but not shown as a separate column in the district table below. Apart-hotels = condominium-licensed units sold with a mandatory or default hotel rental programme. Median entry ticket = median of each project's cheapest available lot.

Median lot price by bedrooms and type

Bedrooms	Condominiums	Apart-hotels	Villas
Studio	THB 4,730,000 $140,120 · n=56	THB 6,305,000 $186,777 · n=38	—
1 bedroom	THB 6,250,000 $185,147 · n=184	THB 10,706,000 $317,150 · n=42	— n=4 (<5)
2 bedrooms	THB 10,500,000 $311,048 · n=162	THB 18,150,000 $537,668 · n=33	THB 19,000,000 $562,848 · n=40
3 bedrooms	THB 22,820,000 $676,010 · n=44	THB 38,828,000 $1,150,224 · n=8	THB 26,960,000 $798,652 · n=203
4+ bedrooms	THB 53,300,000 $1,578,936 · n=5	— n=3 (<5)	THB 47,173,000 $1,397,433 · n=268

Lot price, not price per m². n = lots in the cell; cells with fewer than 5 lots are not published. Studios are units recorded with zero bedrooms in the price list.

Price per square metre by district and type

Median asking price per m² of available lots. Districts ordered along the coast from the north-west; only districts with at least 5 lots are listed. Each cell: THB per m², USD per m² and n (lots).

District	Condominiums	Apart-hotels	Villas	All types
Layan 25 projects	THB 179,784 $5,326 · n=32	THB 211,100 $6,254 · n=65	THB 90,976 $2,695 · n=34	THB 185,333 $5,490 · n=149
Bang Tao 137 projects	THB 157,543 $4,667 · n=188	THB 172,590 $5,113 · n=25	THB 90,217 $2,673 · n=201	THB 133,260 $3,948 · n=451
Surin 5 projects	THB 197,742 $5,858 · n=10	—	— n=2 (<5)	THB 189,231 $5,606 · n=17
Kamala 18 projects	THB 151,838 $4,498 · n=29	THB 242,623 $7,187 · n=8	THB 102,828 $3,046 · n=13	THB 154,956 $4,590 · n=51
Patong 4 projects	THB 136,386 $4,040 · n=7	—	THB 139,904 $4,144 · n=6	THB 136,386 $4,040 · n=13
Karon 10 projects	THB 142,857 $4,232 · n=21	—	— n=1 (<5)	THB 142,857 $4,232 · n=22
Kata 8 projects	THB 148,000 $4,384 · n=12	—	THB 104,845 $3,106 · n=8	THB 141,724 $4,198 · n=20
Nai Harn 18 projects	THB 120,000 $3,555 · n=27	THB 186,567 $5,527 · n=7	THB 84,884 $2,515 · n=26	THB 117,893 $3,492 · n=61
Rawai 31 projects	THB 132,813 $3,934 · n=62	— n=1 (<5)	THB 74,419 $2,205 · n=29	THB 114,923 $3,404 · n=92
Chalong 17 projects	THB 105,001 $3,110 · n=15	THB 99,000 $2,933 · n=5	THB 74,000 $2,192 · n=37	THB 89,157 $2,641 · n=57
Cape Panwa 6 projects	—	—	THB 168,299 $4,986 · n=17	THB 168,299 $4,986 · n=17
Ko Kaew 10 projects	—	—	THB 86,090 $2,550 · n=24	THB 91,710 $2,717 · n=28
Thalang 28 projects	— n=3 (<5)	—	THB 74,576 $2,209 · n=67	THB 74,695 $2,213 · n=70
Pa Klok 4 projects	—	—	THB 105,647 $3,130 · n=5	THB 104,886 $3,107 · n=7
Mai Khao 9 projects	THB 198,334 $5,875 · n=7	— n=4 (<5)	THB 69,485 $2,058 · n=6	THB 110,632 $3,277 · n=22
Nai Thon 9 projects	THB 105,015 $3,111 · n=5	THB 130,317 $3,860 · n=9	THB 82,659 $2,449 · n=20	THB 109,003 $3,229 · n=37
Nai Yang 16 projects	THB 136,525 $4,044 · n=33	—	THB 73,438 $2,175 · n=17	THB 117,112 $3,469 · n=50

Not listed (fewer than 5 lots): Kathu (n=1), Phuket Town (n=1). "All types" includes mixed-use projects.

Entry ticket by district

What it takes to buy into a district. Cheapest lot = the lowest-priced available lot in the district. Entry ticket = the median of each project's cheapest available lot (published at 5+ projects). Median lot = the median price of all available lots.

District	Projects	Lots	Cheapest lot	Median entry ticket	Median lot price
Layan	25	149	THB 3,905,000 ($115,680)	THB 22,900,000 ($678,380)	THB 17,500,000 ($518,413)
Bang Tao	137	451	THB 3,145,000 ($93,166)	THB 19,900,000 ($589,509)	THB 18,540,000 ($549,221)
Surin	5	17	THB 4,426,000 ($131,114)	THB 10,575,000 ($313,269)	THB 16,711,000 ($495,040)
Kamala	18	51	THB 4,180,000 ($123,827)	THB 13,900,000 ($411,768)	THB 15,343,400 ($454,526)
Patong	4	13	THB 4,124,000 ($122,168)	—	THB 34,000,000 ($1,007,201)
Karon	10	22	THB 3,031,000 ($89,789)	THB 5,000,000 ($148,118)	THB 5,746,000 ($170,217)
Kata	8	20	THB 2,990,000 ($88,574)	THB 11,045,000 ($327,192)	THB 10,771,000 ($319,076)
Nai Harn	18	61	THB 2,900,000 ($85,908)	THB 10,130,000 ($300,087)	THB 11,249,787 ($333,259)
Rawai	31	92	THB 3,570,000 ($105,756)	THB 7,558,583 ($223,912)	THB 10,395,000 ($307,937)
Chalong	17	57	THB 2,700,000 ($79,984)	THB 19,000,000 ($562,848)	THB 23,483,000 ($695,650)
Cape Panwa	6	17	THB 39,800,000 ($1,179,018)	THB 110,000,000 ($3,258,593)	THB 80,000,000 ($2,369,886)
Ko Kaew	10	28	THB 12,500,000 ($370,295)	THB 30,276,000 ($896,883)	THB 34,400,000 ($1,019,051)
Thalang	28	70	THB 3,385,000 ($100,276)	THB 24,900,000 ($737,627)	THB 28,900,000 ($856,121)
Pa Klok	4	7	THB 12,900,000 ($382,144)	—	THB 75,000,000 ($2,221,768)
Mai Khao	9	22	THB 960,000 ($28,439)	THB 14,900,000 ($441,391)	THB 18,000,000 ($533,224)
Nai Thon	9	37	THB 3,744,000 ($110,911)	THB 23,000,000 ($681,342)	THB 23,545,000 ($697,487)
Nai Yang	16	50	THB 2,200,000 ($65,172)	THB 14,800,000 ($438,429)	THB 8,055,000 ($238,618)
Phuket, all districts	357	1166	THB 960,000 ($28,439)	THB 18,670,200 ($553,078)	THB 18,044,000 ($534,528)

Off-plan vs completed

Status is the project's completion status in the catalogue: off-plan = under construction or pre-sale, completed = ready for transfer. The premium is the gap in median THB per m².

Segment	Off-plan: median per m²	n	Completed: median per m²	n	Off-plan premium
All types	THB 132,909 · $3,937	797	THB 113,000 · $3,347	369	+18%
Condominiums	THB 150,000 · $4,444	310	THB 139,394 · $4,129	141	+8%
Apart-hotels	THB 199,009 · $5,895	89	THB 187,825 · $5,564	35	+6%
Villas	THB 87,176 · $2,582	342	THB 82,000 · $2,429	173	+6%

A positive premium means buyers are asked to pay more per m² for a unit that does not exist yet than for a completed one in the same format. Part of the gap is composition (newer, better-located launches); part is the pricing of instalment plans, which 97 projects publish. The comparison is between different projects, not a like-for-like pair.

Declared rental yields

A declared yield is the annual return a developer or its sales partner quotes for a project. 291 of 360 projects (81%) quote one; 332 projects (92%) run a rental programme. These are forecasts, not realised returns — except where a rate is fixed in the sales agreement for a defined term (a contracted yield).

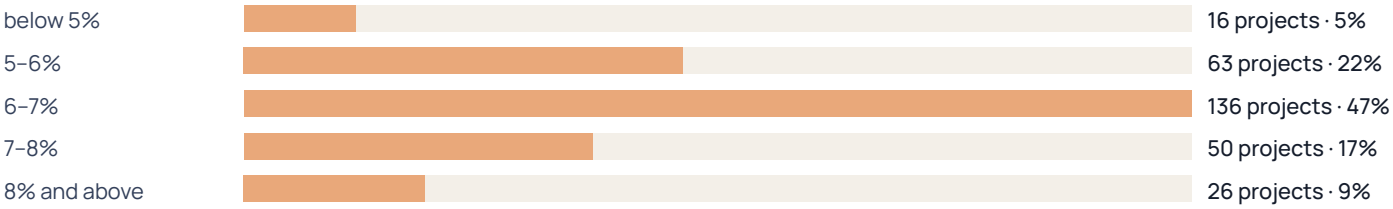
6%
median declared yield
n=291 projects

5%–7%
interquartile range
full range 3%–15%

25
projects with a contracted yield
7% of catalogue · median 7%, 5%–8%

332
projects with a rental programme
92% of catalogue

Distribution of declared yields



By type: condominiums 6% (n=78), apart-hotels 6% (n=13), villas 6% (n=187). Yield figures are read from each project's catalogue entry (first percentage in the developer's statement; values outside 1–30% are discarded). A contracted yield is flagged where the entry records the rate as fixed in the sales agreement for a stated number of years. Layan Real Estate does not verify, underwrite or endorse any of these figures.

Ownership and payment terms

Title offered to foreign buyers	Projects	Share of catalogue
Both freehold (within the 49% quota) and leasehold	316	88%
Freehold only	28	8%
Leasehold only	11	3%
Not yet disclosed by the developer	5	1%
Projects publishing a construction-linked instalment schedule	97	27%

Sources

Price list source	Projects	Lots	Share of lots
villacarte.com price list	316	1093	93.7%
Thailand-Property	14	28	2.4%
Keller Henson	10	17	1.5%
FazWaz	3	5	0.4%
FazWaz network (homes-thailand.com)	3	4	0.3%
Papaya Property / PropertyScout	1	3	0.3%
Kaibaanthai	1	3	0.3%
Other listing portals and developers (8): More Group, PropertyScout, Rumavi / PropertyScout, Keller Henson / FazWaz, Home in Phuket, Hipflat, Lazudi, Papaya Property	9	13	1.1%

Price lists fetched 2026-10-20 – 2026-10-25; catalogue entries maintained continuously by Layan Real Estate. Excluded rows: 0 without a price or floor area, 0 with a floor area of 10 m² or less, 0 with an implausible price per m² (outside THB 10,000–600,000, i.e. evident data-entry errors in the source list). The full machine-readable index (JSON, CC BY 4.0): https://layanre.com/en/catalog/price-index.json.

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