BUTLER ESTATES



BUYER'S GUIDE

Phuket Property Prices by Area

Asking Prices, November 2026

Median asking prices for villas and condos by area across the properties for sale on Butler Estates in November 2026, with ranges and price per square metre.

Updated November 2026. Figures drawn from the Butler Estates listings on 8 November 2026.

Across the 193 properties for sale on Butler Estates in November 2026, the median villa asking price was ฿48.0 million (about US$1.4 million) and the median condo asking price ฿25.8 million (about US$770,000). By area, villa medians ranged from about ฿34 million in Pa Sak and Pru Jampa to ฿90 million in Laguna. This page sets out the figures by area, so you can see where your budget sits on the island.

These are asking prices on Butler Estates' own listings. Sale prices can differ, and the rest of the Phuket market is not included. The listings include owners' resales, developers' off-plan stock and properties shared by other agencies. I will update the page each quarter. Monthly villa rents for the same areas are on the Phuket villa rental prices page.

How much do villas cost in Phuket, by area?

The table covers every area with at least five villas listed. The price per square metre uses each villa's living area, excluding the land.

Area	Villas listed	Median asking price	Range	Median per m² of living area
Laguna	17	฿90.0m (about US$2.7m)	฿20.8m to ฿350.0m	฿135,200
Layan	26	฿52.3m (about US$1.6m)	฿21.9m to ฿273.0m	฿110,000
Nai Thon	5	฿39.9m (about US$1.2m)	฿16.5m to ฿77.7m	฿99,800
Cherng Talay	14	฿36.2m (about US$1.1m)	฿16.9m to ฿68.0m	฿90,400
Pa Sak (Cherng Talay)	27	฿33.9m (about US$1.0m)	฿18.5m to ฿65.0m	฿88,700
Pru Jampa	6	฿34.5m (about US$1.0m)	฿17.5m to ฿144.7m	฿77,500
Kamala	11	฿369.6m (about US$11.0m)	฿80.0m to ฿742.9m	฿218,200

Kamala stands apart because the villas listed there are mostly large headland homes, with a median of six bedrooms. Across the other areas the median villa had four bedrooms.

Laguna's range is wide for a similar reason. It runs from about ฿21 million to estate homes above ฿300 million, and eight of its 17 listings are off-plan.

How much do condos cost in Phuket, by area?

Most condos listed with Butler Estates are off-plan, in new projects around Laguna and Bang Tao. The table shows the three areas with five or more condos listed.

Area	Condos listed	Of which off-plan	Median asking price	Range	Median per m²
Laguna	36	33	฿30.5m (about US$910,000)	฿5.4m to ฿339.0m	฿214,400
Bang Tao	10	9	฿19.9m (about US$595,000)	฿7.8m to ฿68.0m	฿208,300
Layan	5	4	฿29.9m (about US$895,000)	฿8.4m to ฿130.0m	฿197,700

Across all 66 condos, the median price per square metre was about ฿197,600. Off-plan prices are the developer's list price and often come with staged payment plans, so ask what the price includes.

What else should you read into these numbers?

Asking is not selling. A resale villa can sell below its asking price, and some owners list high to test the market. Developers' off-plan prices are usually firmer.

The mix shapes the median. 83 of the 193 listings are off-plan. Off-plan condos pull the condo median towards new-build pricing.

Small samples move. An area with five or six listings can shift a lot with one new villa. Areas with fewer than five listings in a category are left out of the tables.

Running costs sit on top. Transfer costs, annual fees and tax are covered in the guides to buying costs and annual running costs.

How do you use this when buying?

Start with the area that suits how you will live, then compare the median with what you have seen. The area-by-area guide covers what each part of the island is like. If a property is well above its area's median, ask what justifies it: the plot, the view, the build or the tenure.

For a foreign buyer, a villa is held on a registered lease and a condo can be owned freehold within the foreign quota. The foreign ownership guide explains both.

Phuket property prices: questions buyers ask

What is the average price of a villa in Phuket?

Across the 126 villas for sale on Butler Estates in November 2026, the median asking price was ฿48.0 million, about US$1.4 million. That is the asking price on Butler Estates' own listings, not a market-wide sale price.

What does a condo cost in Phuket?

The median asking price across the 66 condos for sale on Butler Estates in November 2026 was ฿25.8 million, about US$770,000, or about ฿197,600 per square metre. Most of those condos are off-plan units in Laguna and Bang Tao.

Which area of Phuket has the most expensive villas?

On Butler Estates' listings in November 2026, Kamala had the highest villa median at ฿369.6 million, because the listed stock there is mostly large headland villas. Among the other areas, Laguna was highest at ฿90.0 million.

Where are the most affordable villas in Phuket?

Among the areas with five or more villas listed, Pa Sak and Pru Jampa had the lowest medians, at about ฿34 million, with entry prices around ฿17 to ฿19 million.

Are these Phuket property prices sale prices?

No. They are asking prices on the properties listed on Butler Estates in November 2026. Sale prices can differ, and properties not listed on Butler Estates are not included.

What is the average house price in Phuket?

Across the villas for sale on Butler Estates in November 2026, the median asking price was ฿48.0 million, about US$1.4 million. In most areas the median villa sat between ฿34 million and ฿52 million, typically for four bedrooms. These are asking prices on Butler Estates' own listings, not sale prices or a market index.

The read

On the Butler Estates listings in November 2026, most areas have a median villa price between ฿34 million and ฿52 million, typically for four bedrooms. Condo medians near Laguna and Bang Tao sit between ฿20 million and ฿31 million. Kamala's headland and Laguna's estate homes sit well above that. Treat these as a guide to where your budget sits, and check any single property on its own merits.

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Source: asking prices and living areas of all 193 properties for sale on butlerestates.com on 8 November 2026 (126 villas, 66 condos including penthouses, one land plot excluded from the tables). Medians calculated by Butler Estates. US dollar figures at about ฿33.5 to the dollar, rounded. , a boutique real estate agency in Phuket. Updated November 2026. Rex Butler, Managing Director, Butler Estates. This is general market information, not a valuation or investment advice.