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BUYER'S GUIDE

Phuket Villa Rental Prices

Asking Rents by Area, November 2026

Median monthly asking rents for villas by area and size across the villas for long-term rent on Butler Estates in November 2026.

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

Across the 33 villas for long-term rent on Butler Estates in November 2026, the median asking rent was ฿230,000 a month (about US$6,900). A three-bedroom villa had a median of ฿160,000 and a four-bedroom villa ฿280,000. By area, medians ran from ฿180,000 in Cherng Talay and Pa Sak to ฿300,000 in Layan. This page sets out the figures, so you can see what a budget rents.

These are asking rents on Butler Estates' own listings. Agreed rents can differ, and the rest of the Phuket rental market is not included. Most are three- and four-bedroom pool villas let on twelve-month leases. Condos are not included yet, because too few are listed for a fair figure. The page is updated each quarter.

How much does it cost to rent a villa in Phuket, by area?

The table covers every area with at least five villas listed. Laguna, Surin, Thalang and Pru Jampa had too few to show.

Area	Villas listed	Median asking rent a month	Range	Typical bedrooms
Cherng Talay	10	฿180,000 (about US$5,400)	฿120,000 to ฿450,000	3 to 4
Layan	7	฿300,000 (about US$9,000)	฿150,000 to ฿450,000	4
Bang Tao	6	฿290,000 (about US$8,700)	฿160,000 to ฿450,000	4
Pa Sak (Cherng Talay)	5	฿180,000 (about US$5,400)	฿100,000 to ฿230,000	3

Layan and Bang Tao sit higher mainly because more of the villas listed there have four bedrooms. More of the Cherng Talay and Pa Sak listings have three.

How much is a three- or four-bedroom villa to rent?

Bedrooms move the rent more than anything else. The table shows the two sizes with enough listings to compare.

Size	Villas listed	Median asking rent a month	Range
3 bedrooms	13	฿160,000 (about US$4,800)	฿120,000 to ฿400,000
4 bedrooms	15	฿280,000 (about US$8,400)	฿160,000 to ฿850,000

The ranges are wide because a sea view, a larger plot or a newer build adds a lot. The top of the four-bedroom range is a hillside villa with sea views in Surin.

What else should you read into these numbers?

Asking is not agreed. A listed rent is where the conversation starts, and the agreed figure can differ.

What is included varies. Ask what each rent covers, such as pool and garden care, internet and utilities, before comparing two villas.

Small samples move. An area with five or six listings can shift with one new villa, so treat the area medians as a guide.

Timing matters. The widest choice of long-term rentals usually comes around September and October, ahead of the high season.

Should you rent before you buy?

Renting first is a sensible way to learn an area before buying, and the guide to renting long-term in Phuket covers leases, deposits and what to check. If you are weighing the two, the Phuket property prices by area page shows asking prices for the same areas, and the area-by-area guide covers what each part of the island is like.

If you own a villa and are thinking of letting it, the guide to renting out property in Phuket covers the rules, and the listing guide explains how listing works.

Phuket villa rents: questions tenants ask

How much does it cost to rent a villa in Phuket?

Across the 33 villas for long-term rent on Butler Estates in November 2026, the median asking rent was ฿230,000 a month, about US$6,900. Asking rents ran from ฿100,000 to ฿850,000 a month. These are Butler Estates' own listings, mostly three- and four-bedroom pool villas.

How much is a three-bedroom villa to rent in Phuket?

On Butler Estates' listings in November 2026, the median asking rent for a three-bedroom villa was ฿160,000 a month, with a range of ฿120,000 to ฿400,000.

Which area of Phuket has the highest villa rents?

Among the areas with five or more villas listed on Butler Estates in November 2026, Layan had the highest median at ฿300,000 a month, followed by Bang Tao at ฿290,000. Cherng Talay and Pa Sak were lowest at ฿180,000.

How long are long-term rental leases in Phuket?

Most long-term rentals in Phuket are let on twelve-month leases. The widest choice usually comes around September and October, ahead of the high season.

Are these Phuket rents what tenants actually pay?

No. They are asking rents on the villas listed on Butler Estates in November 2026. Agreed rents can differ, and other agencies' stock is not included.

The read

On the Butler Estates listings in November 2026, most three-bedroom villas in Cherng Talay and Pa Sak were asking ฿140,000 to ฿190,000 a month, and four-bedroom villas in Bang Tao and Layan had a median of ฿325,000. Treat these as a guide to where your budget sits, and compare what each rent includes.

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Source: asking rents of all 33 villas for long-term rent on butlerestates.com on 8 November 2026 (two condos excluded). Medians calculated by Butler Estates. US dollar figures at about ฿33.5 to the dollar, rounded. This is general market information, not a valuation or advice.