INVESTMENT RESEARCH · Q1 2025

Lima Market Snapshot

Six premium districts compared — 115,604 sales listings · 80,000+ rental records · Q1 2022 – Q3 2025

4.7 – 5.4%	$145K – $216K	181 /mo	-3.9% to +2.9%
Gross yield range	Median price range	Peak rental volume	Total return spread

District Comparison

All six premium residential districts, ranked by total estimated annual return

District	Median Price	Gross Yield	Net Yield	Rentals/mo	Price CAGR	Total Return
Miraflores	$215K	5.0%	4.3%	181	-1.7%	+2.6%
Barranco	$168K	5.4%	4.6%	46	-2.1%	+2.4%
San Borja	$200K	4.8%	4.1%	40	-1.2%	+2.9%
Surco	$177K	4.9%	4.2%	104	-2.4%	+1.8%
La Molina	$145K	4.9%	4.2%	23	-2.1%	+2.1%
San Isidro	$216K	4.7%	4.0%	76	-7.9%	-3.9%

Key Findings

- **Best yield:** Barranco at 5.4% gross — older stock, lower entry price, strong rent-to-price ratio
- **Best total return:** San Borja at +2.9% — mildest price decline (-1.2%) plus solid rent growth (+1.6%)
- **Most liquid:** Miraflores with 181 rental listings/month — easiest to lease, most predictable cash flow
- **Caution:** San Isidro shows -7.9% price CAGR and negative total returns despite premium positioning
- **Unit size:** Apartments under 60 m² generate the highest rental income per square meter in every district
- **New vs. resale:** Older buildings (16–30 yrs) outperform for yields — the new-build premium doesn't pay back in rent