

# Lima Market Snapshot

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

**4.7 – 5.4%**

Gross yield range

**\$145K – \$216K**

Median price range

**181 /mo**

Peak rental volume

**-3.9% to +2.9%**

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
<b>Miraflores</b>	\$215K	5.0%	4.3%	181	-1.7%	+2.6%
<b>Barranco</b>	\$168K	5.4%	4.6%	46	-2.1%	+2.4%
<b>San Borja</b>	\$200K	4.8%	4.1%	40	-1.2%	+2.9%
<b>Surco</b>	\$177K	4.9%	4.2%	104	-2.4%	+1.8%
<b>La Molina</b>	\$145K	4.9%	4.2%	23	-2.1%	+2.1%
<b>San Isidro</b>	\$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 m<sup>2</sup> 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

### Disclaimer

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