

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
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

Want the full analysis?

The Investor Package includes the Excel pricing calculator, rental yield deep-dives, raw dataset (17,559 listings), and introductions to vetted Lima property specialists.

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