

Aldea Zamá in Tulum is feeling unusually quiet right now—your observation of empty apartments is spot-on, and it's not just you noticing this. Here's what's going on:

1. Massive Post-Pandemic Construction Boom

During COVID, demand for Tulum real estate surged. Developers rushed to capitalize, leading to a wave of construction—particularly in Aldea Zamá. But tourism growth after the pandemic failed to keep pace, resulting in *too many condos and not enough renters or buyers* (thelatininvestor.com).

2. Oversupply Has Crushed the Market

- **Vacancy rates skyrocketing** for standard one- and two-bedroom units, which often now only break even (thelatininvestor.com).
 - Agents and developers are offering deep discounts, flexible payments, and incentives just to move inventory (thelatininvestor.com).
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3. Infrastructure Lag, Dirt Roads & Unfinished Projects

Rapid development outpaced infrastructure improvements—roads remain unfinished, services (water, sewage, power) are inconsistent, and trash buildup is common (reddit.com). Some entire projects have stalled or been abandoned.

4. Changing Tourist & Investor Dynamics

While luxury villas and eco-lodges continue finding high-end renters (8%+ yields), the mass-market condos aren't attracting enough demand (thelatininvestor.com). Airbnb and vacation rentals show a glut of listings with low rental rates.

5. What This Means for You

- **Walking through a neighborhood full of empty units isn't a fluke—it's a market signal.**
 - This aligns with rising "For Rent" / "For Sale" signs and slower absorption times (months instead of weeks) (thelatininvestor.com).
 - Aldea Zamá, once a darling of investors, is now seeing the ripple effects of overdevelopment.
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The Outlook Ahead

- **Short-term:** Expect more vacancy, slower sales, and downward price pressure in the condo segment.
 - **Mid- to long-term:** Infrastructure improvements—the new Tulum Airport and Maya Train—can revive appeal (thewanderinginvestor.com, thelatininvestor.com). But absorption will likely take time.
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So, Why Is It Empty?

- **Too many apartments built too fast.**
- **Demand didn't match expectations**, especially for standard units.
- **Infrastructure hasn't caught up.**
- **Investors got cold feet on price wars and low yields.**

If you're exploring a move, investment, or just curious, it's wise to:

- Track infrastructure progress (airport, roads, utilities).
- Distinguish between luxury vs standard properties.
- Consider alternatives like condos in the Centro or beachfront villas, which show stronger demand and lower risk.

Happy to dive deeper—whether you're considering renting, buying, or just want community insights in Aldea Zamá.