

BLOCK BEACHES · 2026 EDITION

Where to buy in Panama, and what your budget actually buys

11 areas compared side by side: typical prices, rental yields, who each place suits, and what to watch out for. Written around the questions buyers actually ask.

What your budget buys

BUDGET	WHAT IT TYPICALLY BUYS	AREAS WITH HOMES IN THIS RANGE
Under \$200K	Panama City studios/1-beds in the mid-market (El Cangrejo, Bella Vista); El Palmar condos; Gorgona and El Valle homes; village homes near Pedasí; Bocas condos.	Panama City, Coronado, Gorgona, Boquete, El Valle de Antón, Pedasí, Bocas del Toro
\$200K–\$350K	The broadest choice: Coronado condos and houses, El Palmar/San Carlos houses, central Boquete 3-beds, titled ocean-view homes in Pedasí, Panama City 2-beds in San Francisco.	Panama City, Coronado, El Palmar & San Carlos, Gorgona, Buenaventura (Río Hato), Punta Chame, Boquete, El Valle de Antón, Pedasí, Bocas del Toro
\$350K–\$600K	Coronado beachfront condos, Alto Boquete gated homes, Punta Chame beachfront, Bocas island homes, family condos in Costa del Este.	Panama City, Coronado, El Palmar & San Carlos, Gorgona, Buenaventura (Río Hato), Punta Chame, Boquete, El Valle de Antón, Pedasí, Playa Venao, Bocas del Toro
\$600K–\$1M	Beachfront Coronado houses, Buenaventura gated homes, Playa Venao completed homes, larger condos in Panama City's premium districts (Punta Pacífica, Santa María).	Panama City, Coronado, Buenaventura (Río Hato), Punta Chame, El Valle de Antón, Playa Venao
\$1M and up	Above the typical ranges in our sources for every area: individual beachfront estates, large Panama City penthouses and El Valle's top properties. Price these on comparable sales, not area averages.	El Valle de Antón

Price ranges are published market ranges as of 2026-08-13, compiled from cited public sources. They are not appraisals, offers or listings. Always check comparable sales for the specific property.

Area by area

Panama City

City

\$150K–

\$600K

typical home

5%–8%

gross rental
yield

4%–8%

yearly
appreciation

Best for: Families with school-age children, yield investors, anyone who wants top healthcare nearby.

Why people buy here

- The only true urban market: deepest rental pool and the most liquidity.
- International schools (ISP, Metropolitan, King's College, Balboa Academy) and JCI-accredited hospitals.
- Studios and 1-beds in El Cangrejo / San Francisco are the highest-yield slice (7–9% gross).

Watch out for

- Short-term rentals under 45 days are prohibited in the District of Panama without an ATP tourism permit.
- Construction quality varies building to building — check the HOA's reserves.

Coronado

Pacific beach

\$180K–

\$800K

typical home

5.5%–7%

gross rental
yield

7%–9%

yearly
appreciation

Best for: Retirees and lifestyle buyers who want the beach with established services.

Why people buy here

- Closest mature beach town to Panama City, with a grocery, clinics and a large expat community.
- Long record of appreciation (7–9%/yr since 2015 in published sources).
- Road upgrades, Río Hato airport routes and a future rail station support access.

Watch out for

- Beachfront commands a premium; compare condos vs. houses carefully.
- Serious medical care still means a drive to Panama City.

El Palmar & San Carlos

Pacific beach

**\$200K–
\$400K**

typical home

6%–9%

gross rental
yield

6%–8%

yearly
appreciation

Best for: Value buyers and short-term-rental investors who will do the diligence.

Why people buy here

- Lower entry than Coronado: condos from roughly \$185K, houses \$200K–\$400K.
- Strongest short-term-rental case on the corridor (surf, walkable beach, low HOA).

Watch out for

- Flood and elevation checks are critical on river-adjacent lots.
- Water infrastructure varies — confirm supply before you buy land.

Gorgona

Pacific beach

**\$150K–
\$450K**

typical home

5%–7%

gross rental
yield

5%–7%

yearly
appreciation

Best for: Budget-conscious beach buyers who want to be close to Panama City.

Why people buy here

- Houses from about \$150K; a quieter mid-corridor option with less expat density.

Watch out for

- Fewer services than Coronado; check the specific community's water and road access.

Buenaventura (Río Hato)

Pacific beach

**\$300K–
\$900K**

typical home

5%–7%

gross rental
yield

5%–7%

yearly
appreciation

Best for: Buyers who want a gated, resort-style community.

Why people buy here

- Luxury gated homes (\$300K–\$900K) with private amenities, next to the Río Hato airport.

Watch out for

- Premium pricing leaves less upside than El Palmar.

Punta Chame

Pacific beach

**\$200K–
\$600K**

typical home

5%–7%

gross rental
yield

6%–8%

yearly
appreciation

Best for: Kitesurfers and early movers comfortable with an emerging area.

Why people buy here

- Beachfront from \$200K–\$600K on a peninsula close to the city.

Watch out for

- Infrastructure-dependent: roads, water and services are still developing.

Boquete

Mountains

**\$180K–
\$480K**

typical home

5%–7%

gross rental
yield

6%–8%

yearly
appreciation

Best for: Retirees who want cool weather, community and a lower cost of living.

Why people buy here

- Cool climate at 1,200–1,600 m — electricity bills around \$25–\$50/month with no A/C.
- Panama's expat-retiree capital (about 8,200 permanent expats), steady 6–8%/yr appreciation.
- Typical 3-bed homes from about \$180K in central Boquete.

Watch out for

- Some rural land is rights-of-possession, not titled — get title work done.
- Hospital Chiriquí in David covers most needs; specialists mean Panama City.

El Valle de Antón

Mountains

**\$150K–
\$1,000K**

typical home

4%–6%

gross rental
yield

4%–6%

yearly
appreciation

Best for: A weekend or retirement retreat two hours from Panama City.

Why people buy here

- Volcanic-crater town at about 600 m; homes from roughly \$150K; steadier than the beach corridor.

Watch out for

- A lifestyle market, not an investment thesis — demand is mostly domestic.

Pedasi

Azuero coast

**\$180K–
\$580K**

typical home

5%–8%

gross rental
yield

6%–9%

yearly
appreciation

Best for: Buyers who want a quiet ocean town with clean title.

Why people buy here

- Arguably the cleanest land-title environment outside Panama City.
- You can still buy a titled ocean-view home under \$300K.

Watch out for

- 4–5 hours from Panama City; limited healthcare and schools.
- Thin rental pool — buy for lifestyle and appreciation, not income.

Playa Venao

Azuero coast

**\$400K–
\$900K**

typical home

7%–10%

gross rental
yield

7%–10%

yearly
appreciation

Best for: Surf-lifestyle buyers and small hospitality operators.

Why people buy here

- Tourism-led: 7–10% gross yields reported on well-managed rentals.
- Completed homes typically \$400K–\$900K; beachfront land is priced per m² at a premium.

Watch out for

- Seasonal rental demand; management quality drives returns.

Bocas del Toro

Caribbean islands

**\$135K–
\$425K**

typical home

6%–9%

gross rental
yield

5%–8%

yearly
appreciation

Best for: Caribbean lovers and operators willing to do serious due diligence.

Why people buy here

- Distinctive island rental market (B&B, overwater, boutique) with high potential yields.
- Condos from about \$95K (studio); homes \$335K–\$550K.

Watch out for

- Much of the inventory is rights-of-possession (ROP), not titled land: no bank financing, no title insurance, harder to resell. Never buy here without your own Panama-licensed attorney.
- Island build costs run \$1,150–\$1,500/m².

How buying works, step by step

1. Shortlist two or three areas from this guide
2. Scouting trip (see the checklist)
3. Hire your own Panama-licensed attorney
4. Offer and promise-to-purchase contract, deposit terms in writing
5. Title and lien checks; tax and HOA clearance certificates
6. Closing at a notary; deed registered at the Registro Público
7. Utilities, HOA and any permits

Scouting-trip checklist

- ☐ Visit in both the dry season (Dec–Apr) and the rainy season if you can.
- ☐ Spend a weekday and a weekend in each town you shortlist; they feel different.
- ☐ Drive the route to the nearest hospital and supermarket from each property.

☐ Talk to two or three people who already live there, not only to agents.

☐ Rent for a month or two before buying if you're torn between areas.

For the full due-diligence checklist (27 checks), see blockbeaches.com/relocate-panama/due-diligence/

Answers to common questions

Which town should I choose?

Start from how you'll live, not from the listing. City for schools, healthcare and yield; the Pacific beach corridor (Coronado, El Palmar/San Carlos) for beach life with services; Boquete for cool climate and community; Pedasí for a quiet ocean town with clean title; Bocas only with serious due diligence.

Can buying property get me residency?

Yes, through the Qualified Investor visa. Since 16 September 2026 (Executive Decree No. 17) the minimum is \$300,000 for property bought new from the developer and \$500,000 for resale, measured after any mortgage and held for five years. Friendly Nations and Pensionado are separate routes with their own rules. Confirm the current requirements with a Panama-licensed immigration attorney before you buy.

What does my budget actually buy?

See the budget table: for most areas the broadest choice sits between about \$200K and \$350K. Prices are published ranges as of 2026-08-13, not appraisals — the same budget buys very different things in Panama City and on the Azuero coast.

How does buying work — lawyers, title, safety?

Foreigners can own property with the same rights as citizens (outside border zones and indigenous comarcas). The single most important check is TITLED land (registered with a finca number at the Registro Público) vs. rights of possession. Hire your own Panama-licensed attorney — never the seller's — and get a current Public Registry certificate before paying anything.

What's healthcare like?

Panama City is the regional benchmark (a Johns Hopkins affiliate and several JCI-accredited hospitals), with private care well below US prices. Outside the city, quality drops; most beach and island residents plan serious care in Panama City.

What does it cost to live there each month?

It depends heavily on A/C: Boquete electricity runs about \$25–\$50/month, the beach and the city \$150–\$300. Boquete residents often report \$1,500–\$2,500/month all-in.

How easy is it to get there and around?

Tocumen (Panama City) is a major hub. On the Pacific corridor, Río Hato airport is adding international connections, road upgrades are under way, and a future rail line is planned. Pedasí is 4–5 hours by road.

What taxes will I pay?

Panama taxes territorially: foreign-source income is generally not taxed. Property tax depends on whether it's your primary residence and on the cadastral value; there's a 2% transfer tax (usually paid by the seller) and a capital-gains regime on sale. If you rent a property out, what it earns is taxable in Panama. Confirm your situation with a tax adviser.

Prices, yields and area facts come from our 2026 Panama market dossier (89 cited public sources), benchmark data as of 2026-08-13. Residency rules change; confirm with a Panama-licensed attorney.

