



Rayong Property Market Report

October 2026

Thailand + Rayong: what home buyers need to know this month

THAILAND AT A GLANCE

A buyer's market for houses

-11.4%

Low-rise home sales

Greater Bangkok, Q2 2026 vs last year

+19.5%

Condo sales

Greater Bangkok, Q2 2026 vs last year

67

Months to sell all unsold low-rise homes

At today's sales speed

What it means: there are lots of houses for sale, so buyers have more choice and more room to negotiate.

WHY PRICES ARE SOFTENING

Sellers are ready to deal

- Developers are cutting new-home prices by 10–30% on average

Thai Real Estate Sales & Marketing Association president, Jul 2026

- Second-hand homes made up 67% of home transfers in Q1 2026

REIC data

- About 4 in 10 home-loan applications are being turned down

Housing Business Association survey, 2025 – H1 2026

What it means: it's a good time to buy — if your paperwork is ready first. That's exactly where we help.

RAYONG FOCUS

U-Tapao airport is coming to Ban Chang

What's being built

- Construction started 3 Apr 2026 (THB 290 billion, 50-year deal)
- A second 3,500 m runway is due in 2028
- Phase 1 terminal: at least 12 million passengers a year; full plan: 60 million
- An 'Aviation City' with hotels, malls and homes, starting from late 2026

What it means for you

- More jobs coming to Ban Chang and nearby
- More people looking for homes and rentals in the area
- Check flight paths and noise before buying very close to the airport
- Ask us about homes in Ban Chang

NEW THIS MONTH

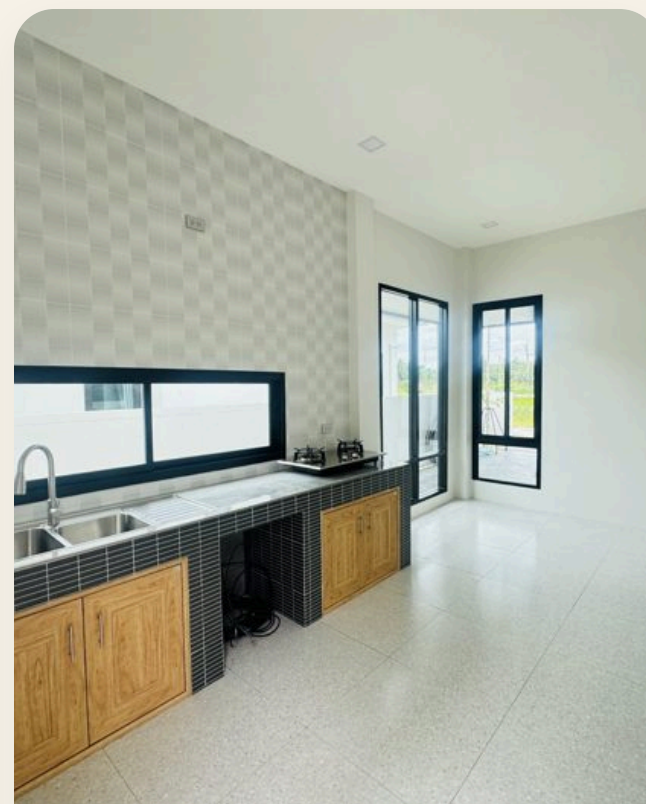
5 new homes on RayongRealty.com



House • Baan Kanyarat 3

Chak Bok, Ban Khai • 3 bed • 2 bath • 50.5 sq.wa

฿2,590,000



House • Chak Ko Phai

Mueang Rayong • 3 bed • 2 bath • 52 sq.wa

฿2,890,000



Beachfront condo • Rayong Condochain

Phe, Mae Ramphueng Beach • 1 bed • 28 sq.m

฿980,000



House • Nikhom Phatthana Soi 5

Nikhom Phatthana • 2 bed • 2 bath • 36 sq.wa

฿1,990,000



House • Soi 9, Sai 15

Nikhom Phatthana • 3 bed • 2 bath • 66 sq.wa

฿2,590,000

KOYLY'S TIP

Get loan-ready before you view homes

- Gather recent pay slips and bank statements

Banks look at steady income first

- Check your own credit record

Get your credit bureau report and fix any problems early

- Set money aside for transfer day

There are fees and costs on the day you take ownership

With years of bank loan experience on our team, we help you get ready **before** you fall in love with a home.

FOR FOREIGN BUYERS

Buying a condo in Rayong

- Foreigners can buy condo units in their own name
- Our partner lawyers check every contract before you sign
- This month: beachfront condo at Mae Ramphueng Beach, ฿980,000

Questions about ownership or contracts? We connect you with our partner lawyers.



AROUND RAYONG

Things to do this season

NOV
15

Noen Phra – AGC Vinythai Mini Marathon #16

Rayong urban mangrove forest, Noen Phra, Mueang Rayong • mini marathon + fun run

NOV
22

Rayong Marathon 2026

Rayong Aquarium, Phe, Mueang Rayong • half, mini and fun run

TALK TO US

Find the right home — and get loan-ready

LINE @753vxary

WhatsApp / call +66 92 426 7077

RayongRealty.com • Facebook: Rayong Realty

Every side of the deal, one team: 20 years in property investing and construction • banking know-how • direct developer deals • partner lawyers