Distinguishing features of affordable condominiums within Phnom Penh are primarily location, unit size, facilities and amenities. Current average asking prices within the affordable sector stand at circa US$1,473 per sqm, approximately 73% higher than that found in Ho Chi Minh City, Vietnam. New launches within Phnom Penh are increasingly being developed in suburban locations such as Sen Sok, Toul Kork, and Chroy Changva districts, a likely result of the capital’s rapidly increasing land values. Whilst the affordable condominium sector is comparatively expensive when compared to some of Cambodia’s neighbours, the recent influx in launches within the sector is a refreshing step in the right direction to meet local demand.

**Average Quoted Condominium Price Ranges**

<table>
<thead>
<tr>
<th>Price Range</th>
<th>MM</th>
<th>MR</th>
<th>HE</th>
</tr>
</thead>
<tbody>
<tr>
<td>MIN.</td>
<td>$862</td>
<td></td>
<td></td>
</tr>
<tr>
<td>AVG.</td>
<td>$1,473</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MAX.</td>
<td>$1,502</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Regional Comparison of Affordable Condominium Sector**

- Phnom Penh Average Asking Price Circa 73% higher than HCMC
- Estimated Average Yield of 6 to 7%

**Recent Affordable Launches**

- **120 Units** Thmor Madom
- **2,000 Units** Arakawa Residences
- **300 Units** Seven Residences - Borey Keyla
- **300 Units** Phnom Penh Star
- **450 Units** Phnom Penh Star

**Three Trends in Phnom Penh’s Affordable Condominium Sector:**

1. Average Price: US$1,473/sqm
2. Average Rent: US$8.3/sqm/month
3. Predominantly Local Developers