



Siam Legal International Warns Foreign Buyers on Bangkok Resale Property Risks

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Siam Legal International, a full-service law firm with more than 22 years of experience assisting foreign nationals in Thailand, is advising foreign buyers and expatriates considering property purchases in Bangkok to approach the current resale market with careful due diligence, following data showing that hundreds of thousands of resale units are currently listed across Greater Bangkok with average selling times exceeding two years.

Recent market data indicates that Greater Bangkok's resale property segment carries a significant volume of available units, with properties taking more than two years to sell on average. A key observation from market analysts is a persistent gap between listing prices and actual transaction prices, with many sellers setting asking prices based on expectations rather than recent comparable sales. This pricing disconnect is one of the primary drivers of extended time on market, as properties remain listed at levels that do not reflect current buyer behavior or recent transaction benchmarks. For foreign buyers browsing listings online, this dynamic can be misleading, as a large number of available units does not necessarily indicate better value or faster purchasing opportunities.

Several factors are particularly relevant for foreign nationals considering Bangkok resale properties. Properties that have remained listed for extended periods are not automatically discounted or negotiable without proper market comparison against recent sales in the same area and building. Online listings frequently do not reflect the most current or realistic pricing, and relying on listed prices without independent verification can result in overpaying or misjudging market conditions. Foreign ownership rules apply to all condominium purchases, with the 49% foreign quota applying per building, meaning not all units in a given development may be eligible for foreign freehold purchase at any given time. Legal checks including title deed verification and building compliance review are essential before entering into any agreement, regardless of how straightforward a listing appears.

"Bangkok's resale market offers genuine opportunities, but it rewards buyers who take the time to understand both the pricing environment and the legal framework before committing," said Rex Baay, Operations Manager at Siam Legal International. "The gap between seller expectations and actual transaction values is wider than many first-time buyers anticipate, and without proper market comparison and legal verification, it is easy to make decisions based on incomplete information." A practical guide to navigating Bangkok's resale property market as a foreign buyer is available in Siam Legal's Bangkok resale property update.

The broader pattern reflects a common dynamic in property markets where pricing benchmarks are unclear or where seller expectations lag behind actual buyer behavior, causing properties to remain available longer even in active cities. For foreign buyers, understanding how the local market operates, including both pricing dynamics and the legal requirements specific to foreign ownership, can significantly reduce uncertainty and support more informed decisions. Taking time to review market data alongside legal requirements before moving forward with any purchase remains the most effective way to avoid avoidable complications in Bangkok's current resale environment. Foreign nationals who are unfamiliar with Thailand's property laws are particularly encouraged to seek independent legal advice before signing any agreement or paying any deposit.

Siam Legal International is a full-service law firm with more than 22 years of experience assisting foreign nationals in Thailand, with offices in Bangkok, Chiang Mai, Phuket, and Pattaya. The firm provides comprehensive legal support across property transactions, foreign investment, immigration, business law, and litigation.

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Siam Legal International

American-managed Thailand law firm with 22+ years? experience. Experts in corporate setup, BOI, FBL, family & divorce, property, litigation, immigration, notary, wills, contracts & due diligence across Bangkok, Phuket, Pattaya & more.

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