NEIGHBORHOOD INTELLIGENCE · PUNTA PACÍFICA · 2026

Punta Pacífica, decoded.

Punta Pacífica is Panama City's glass peninsula — a point largely reclaimed from the bay, off the San Francisco district, built almost entirely between 2004 and 2021, where the Corredor Sur meets the water. Twenty-one residential towers, one hotel-condo giant, a private hospital and a mall at the gate: the city's most vertical address.

From the Cinta Costera, Punta Pacífica looks like the expensive part of the postcard. The registry tells a more useful story.

We read all **21 completed residential towers** on the point — about **2,500 apartments**, plus the 1,008-key hotel-condo we price separately — straight from Panama's public registry: every closing, every mortgage, every embargo.

What the point actually does: it closes **about 100 owner-to-owner sales a year, like clockwork**. It asks **$2,244 per square meter** and closes at **$1,838**. It holds roughly **three and a half years of standing inventory**. And above $1M, **85% of buyers are companies or foundations**, not names.

The same skyline hides a price ladder from **$1,400 to $2,529 per meter** — which tower you pick matters more than the fact that you're on the point.

If you're buying here — to live, to rent out, or to negotiate well — this is the ground truth to start from.

21	~2,500	102	$1,838/m²
RESIDENTIAL TOWERS, ONE PENINSULA	REGISTERED APARTMENTS	OWNER-TO-OWNER SALES IN 2025	TYPICAL OWNER-TO-OWNER CLOSE

THE PENINSULA

Who actually *lives here.*

Punta Pacífica is the city's vertical district: towers on land won from the bay, lobbies with staff, and daily life measured in elevator minutes. Its residents are a mix of Panamanian professionals and executives, long-stay expatriates, and owners who visit their apartment a few weeks a year — which is why so many lights are off on a Tuesday night, and why the registry shows so much of the point held through companies and foundations.

The practical draw is density done conveniently: one of the country's leading private hospitals inside the neighborhood, the Multiplaza mall at the entrance, the Corredor Sur ramp taking you to the airport in twenty minutes. The trade-offs are the ones every glass point has — construction-era streets that prioritize cars, salt on the windows, and building fees that come with towers full of amenities.

HEALTH

Pacífica Salud (Hospital Punta Pacífica), affiliated with Johns Hopkins Medicine International, sits inside the neighborhood — a genuine factor in why executives and retirees anchor here.

SHOPPING

Multiplaza Pacific — the city's flagship mall, luxury wing included — borders the neighborhood; daily errands and dining sit within a few minutes' walk or drive.

GETTING AROUND

The Corredor Sur on-ramp at the point's entrance puts Tocumen airport ~20 minutes away; the banking district is 10. Inside the point, distances are short but the streets were drawn for cars.

ONE HONEST NOTE

Panama's census reads at corregimiento level, not tower level — so this report makes no demographic claims it can't source. Everything here comes from the property registry, which reads the point building by building.

THE 60-SECOND READ

Five signals, one line each. Tap to jump to the full read.

PRICE

The peninsula asks **$2,244/m²** and closes at **$1,838/m²** — 22% of daylight. The tower ladder runs $1,400 to $2,529 per meter for the same skyline.

MOVEMENT

A finished market: **~100 owner-to-owner sales a year, four years running**. The developer tail is almost gone — what trades now is what owners let go.

INVENTORY

Roughly **315 distinct apartments are for sale against 89 sales a year** — three and a half years of shelf. Sellers compete here; buyers choose.

YIELD

Gross rental yield clusters around **8%** —

DOWNSIDE

97 titles have carried an embargo since 2020, and 47%

and the trophy towers earn the least of it.

reached auction. The small towers carry the heaviest dockets — check the title, not the lobby.

THE POINT, AT A GLANCE

Twenty-one towers, one finished market.

Before the signals, the lay of the peninsula: what class of tower stands here, which ones dominate the listings pages, and the steady pulse of what actually sells.

Where the listings pile up

TOP 6 TOWERS BY ACTIVE SALE LISTINGS

TOWER	ACTIVE LISTINGS	MEDIAN ASK	ASK PER M²
Grand Tower	144	$477K	$2,956
Dupont Tower	103	$379K	$2,222
Q Tower	70	$655K	$2,083
Oceanaire	68	$370K	$2,222

What actually sells

OWNER-TO-OWNER CLOSINGS PER YEAR

YEAR	OWNER-TO-OWNER	FIRST-HAND	TOTAL
2022	96	2	98
2023	101	41	142
2024	101	35	136
2025	102	24	126
2026 (H1)	55	5	60

TOWER	ACTIVE LISTINGS	MEDIAN ASK	ASK PER M²
Oasis on the Bay	61	$380K	$2,222
Aqualina	45	$850K	$2,255

Grand Tower alone shows 144 active listings for 286 apartments. Broker portals multiply the same unit across agencies – so we de-duplicate before drawing conclusions. The honest count is in Signal 3.

The steadiest number in this report: about 100 owner-to-owner closings a year, four years running. The first-hand column is the last developer stock clearing out – the point is finished.

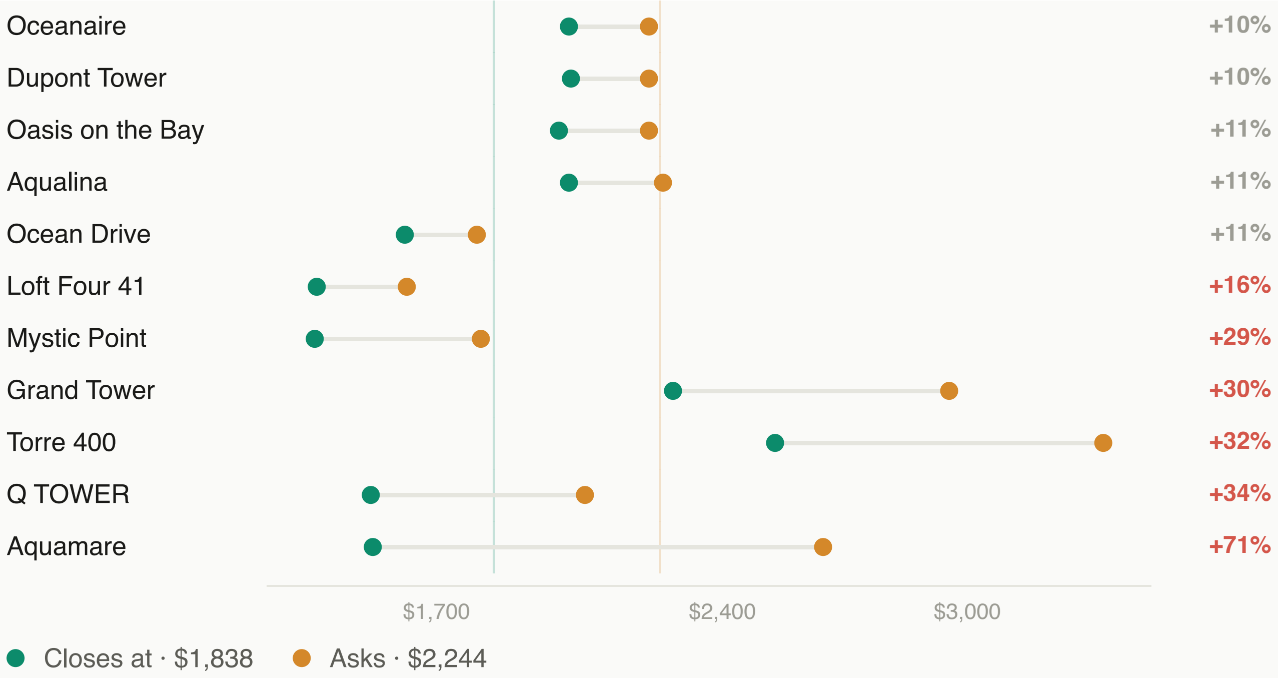
SIGNAL 1 · PICK THE TOWER

Trophy skyline, honest ladder

Asking $2,244/m², closing $1,838/m² – and a $1,400–$2,529 ladder underneath

IN SHORT

Owners on the point ask **$2,244 per square meter**; the meter actually closes at **$1,838**. And that 22% is not spread evenly — the everyday towers ask 10% over reality, the trophy lobbies 30–71%.



+10–11%
ask over close — the workhorse towers

+30–71%
ask over close — the trophy end

1.8×
the per-meter ladder, floor to ceiling

SEE THE FULL BREAKDOWN

SIGNAL 2 · MOVEMENT

The finished island

~100 owner-to-owner sales a year, four years running

IN SHORT

The peninsula sells **about 100 owner-to-owner apartments a year — 96, 101, 101, 102 since 2022** — while first-hand developer sales fade from 41 to a handful. This market is done being built; now it just trades.

96 · 101 · 101 · 102
owner-to-owner closings, 2022–2025

41 → 5
first-hand sales, 2023 → 2026 H1

2021
the point's last tower delivery

SEE THE FULL BREAKDOWN

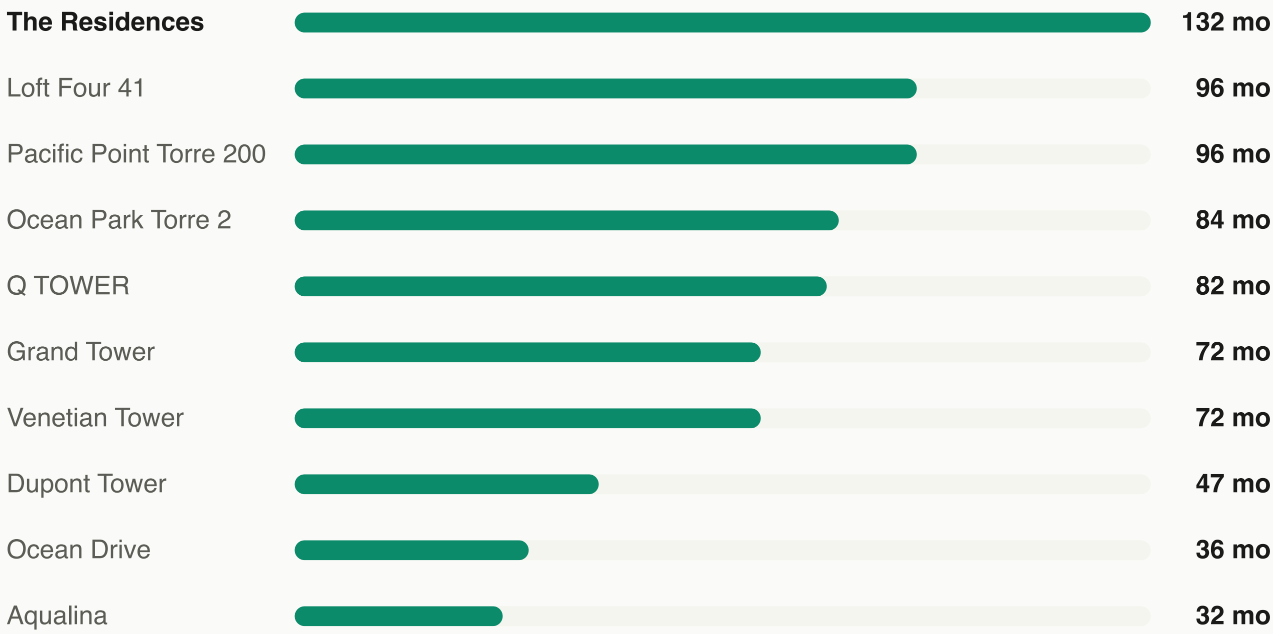
SIGNAL 3 · THE SHELF

Three and a half years of inventory

~315 distinct apartments for sale · 89 sold in the last 12 months

IN SHORT

After removing duplicate broker listings, **~315 distinct apartments** are on the market against **89 owner-to-owner sales in the last 12 months** — a 3.5-year shelf. In several towers the shelf runs 6 to 11 years.



655 → ~315
raw listings → distinct apartments

42 months
of inventory at the current sales pace

20 vs 132
months of shelf — most liquid vs least

SEE THE FULL BREAKDOWN

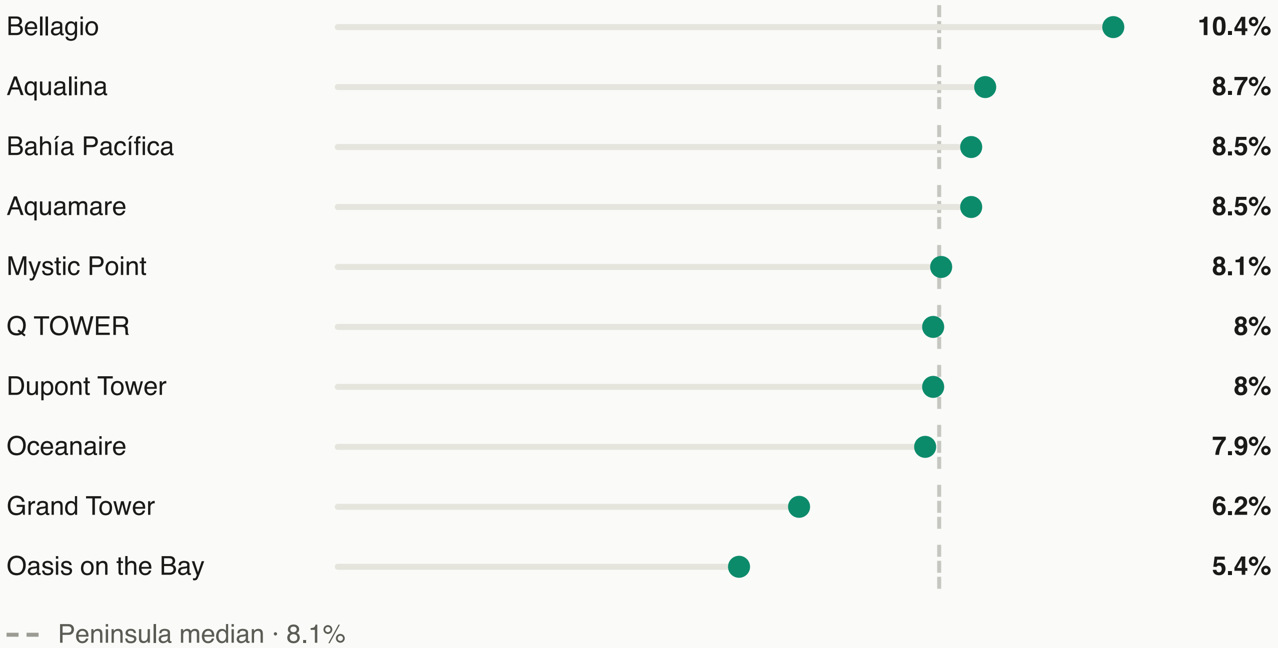
SIGNAL 4 · WHAT IT EARNS

The 8% peninsula

Like-for-like gross yields run 5.4%–10.4% – and the icons earn the least

IN SHORT

Like-for-like, gross long-term yield runs **5.4% to 10.4%** and clusters near 8%. The dearest meters — Grand Tower, Oasis — earn the least; the older workhorses earn the most.



~8%
where peninsula gross yield clusters

10.4%
the top of the like-for-like table (Bellagio)

5.4%
the bottom — Oasis on the Bay

SEE THE FULL BREAKDOWN

SIGNAL 5 · THE DOWNSIDE LEDGER

What the lobby doesn't tell you

97 embargoed titles since 2020 · 47% reached auction

IN SHORT

Since 2020, **97 peninsula titles have carried an embargo** across 16 of the 21 towers; **46 reached auction**. Per 100 units, the heaviest dockets are in the smaller towers, not the icons.

97
titles embargoed since 2020

47%
of embargos reached auction

24
titles under embargo today

SEE THE FULL BREAKDOWN

The intel layer

Four reads under the signals – who's buying through structures, who lends on the point, when it trades, and the hotel that out-prices every tower.

Structures, not names

85%

of $1M+ resales since 2022 closed into a company or foundation

Under $250K	38%
$250K–$500K	41%
$500K–$1M	60%
Over $1M	85%

SEE THE FULL BREAKDOWN

Who lends on the point

22%

the top lender's share — no single bank owns Punta Pacífica's mortgages

Banco General	22.2%
Mercantil	10.3%
Banesco	9.9%
Scotiabank	9.5%
Caja de Ahorros	9.1%
Banistmo	7.4%

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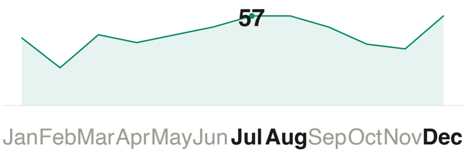
When the point trades

Jul · Aug · Dec

the closing peaks — February is the floor



Registered closings per month · 2022–2025

SEE THE FULL BREAKDOWN

The hotel exception

$3,119/m²

the JW Marriott's closing meter — above every tower on the point

SEE THE FULL BREAKDOWN

How we built this

The source

The roster

The numbers

What stays private

What this can't tell you

Thin towers get no medians

The registry starts around 2013

Listing counts are floors and ceilings

Three towers sit outside the frame

Rents are asking rents

Go deeper

Three companion reads from the same registry work.

The downside ledger

How to read embargos, auctions and open dockets before you buy — the method behind Signal 5, tower by tower.

READ →

The finished island

What three and a half years of standing inventory does to a negotiation — and how to use the shelf when you're the buyer.

READ →

Structures on the point

Companies, foundations and the 85% — who really holds Punta Pacífica, and what it means when you're buying from a structure.

READ →

See every tower

Browse the buildings of Punta Pacífica, with the prices and ownership reads behind each one.

Get the next report, free

We're decoding Panama City one market at a time. Leave your email and we'll send the next report the day it's ready.

Looking at a specific apartment on the point?

This report reads the peninsula. For one unit — its real price history, its title, its building's full docket — we run a complete due-diligence report.