



SEKALA

BALI RESIDENTIAL MARKET REPORT 2025
Macro & Regional Cycle Positioning
STRUCTURAL MARKET ANALYSIS & SUBMARKET COMPARISON



REID 2025 | AirDNA Feb 2026 | Karangasem Land Office
Data | Bali Comparative Villa Reports

EXECUTIVE SUMMARY

Welcome to the **SEKALA DEVELOPMENTS** Bali Residential Market Report 2026.

The Bali residential villa market has transitioned from post-pandemic demand recovery and accelerated development activity into a consolidation and capital-discipline phase (2024–2026).

Key indicators reflect this shift:

- 2024–2026 shows increasing price sensitivity and ADR compression in competitive zones.
- Pricing momentum has moderated across core Southern submarkets.
- Market performance is increasingly micro-location and product-fit driven.
- Freehold tenure continues to demonstrate structural resilience.

Bali does not operate as a single unified cycle.

Market positioning varies materially by region.

Emerging submarkets with constrained supply and earlier cycle positioning present structurally differentiated risk-return characteristics compared to mature Southern corridors.

This report provides a macro and regional analysis of current residential market conditions across Bali, with emphasis on structural positioning rather than speculative growth assumptions.

– **SEKALA DEVELOPMENTS** Team

Metric	Data
Total Active Listings	~12,300
Off-Plan Inventory	~3,230 (-9% YoY)
Rental ADR Change	-14% YoY
Rental Revenue Change	-16% YoY

Source: REID (2025 / Q3 2025); AirDNA (Feb 2026). Definitions per source methodology.

RESIDENTIAL MARKET OVERVIEW (2025)

Following rapid expansion between 2021–2023:

- Revenue growth has normalised
- Pricing power has moderated in core zones
- Market entering capital-discipline phase

WHY THE PROPERTY CYCLE MATTERS

Real estate markets move through structured capital cycles rather than linear growth patterns.

The property cycle is a framework used to interpret market behaviour over time (pricing, supply, credit, and buyer sentiment).

Each cycle typically progresses through:

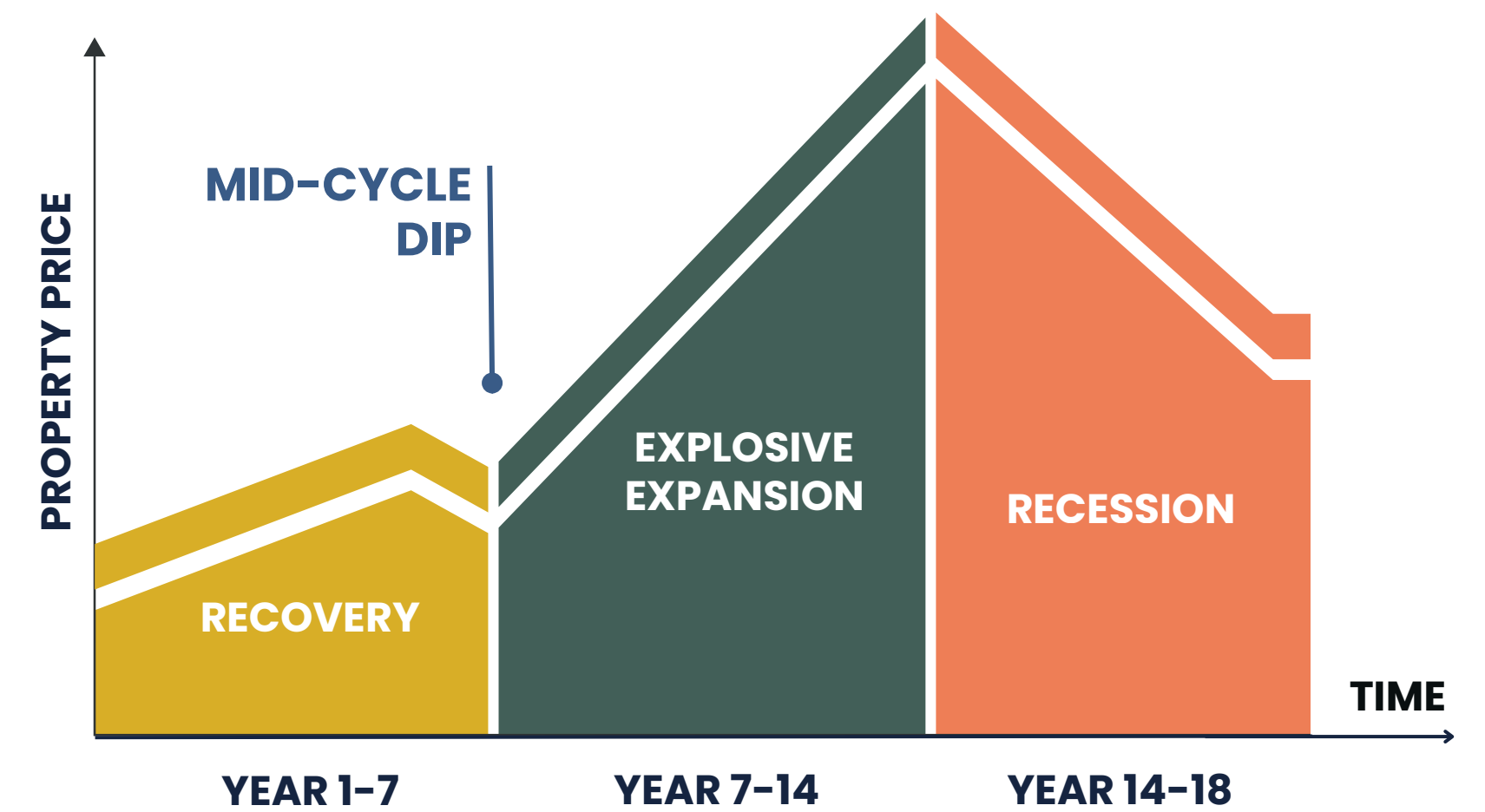
- Recovery
- Mid-Cycle Correction
- Explosive Expansion
- Recession / Reset

Sources: Cycle framework (industry model), used as contextual lens.

THE 18-YEAR PROPERTY CYCLE FRAMEWORK

It is not a guarantee of timing – it is a tool for risk awareness and positioning.

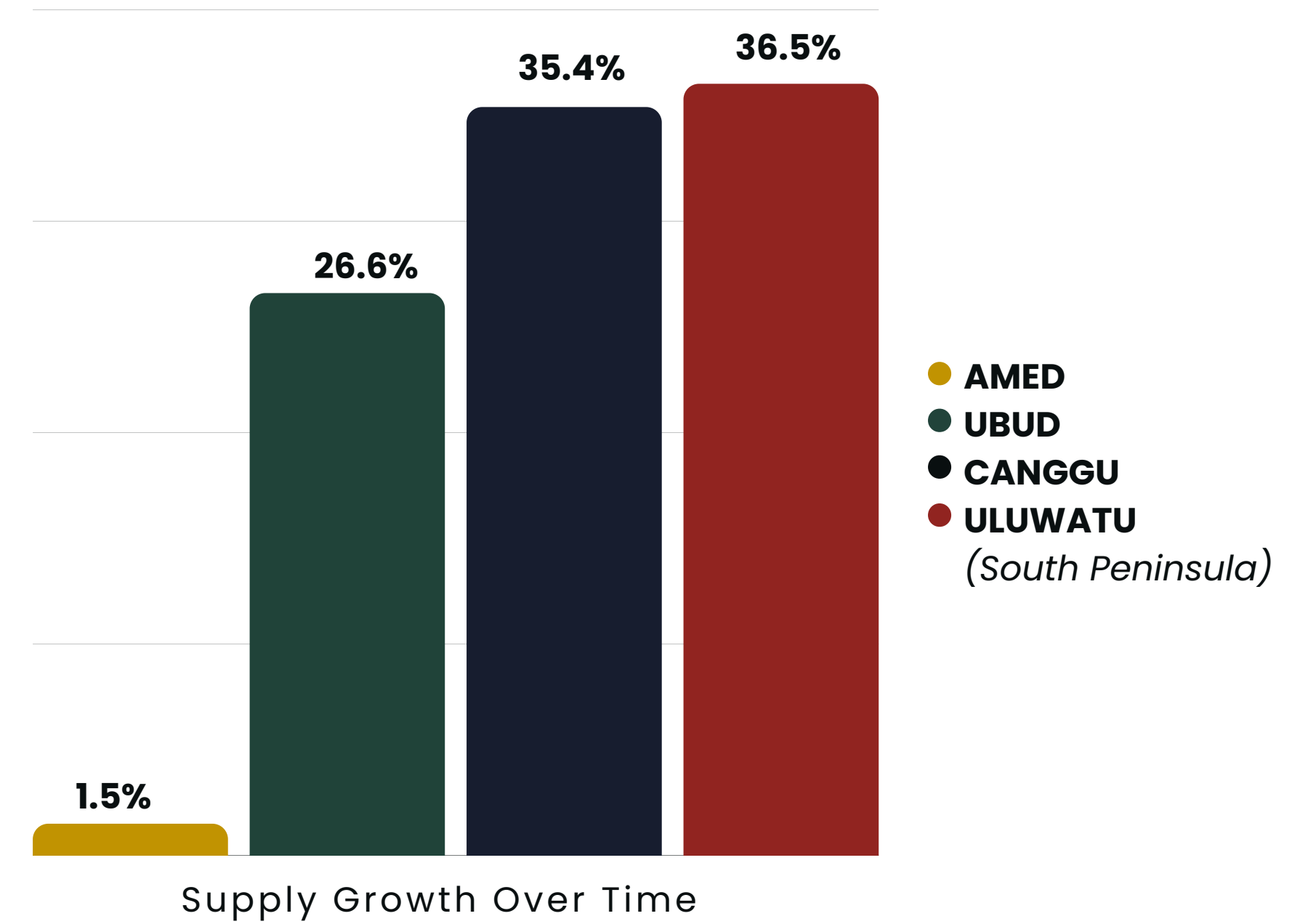
What matters most is where a submarket is relative to supply growth, pricing power, and execution risk.



Sources: Historical Global Property Cycle Models | REID 2025

SUPPLY GROWTH IS DIVERGING ACROSS SUBMARKETS

- Post-2021 supply surge concentrated in Southern corridors
- ADR compression evident in high-density zones
- Capital intensity uneven across island

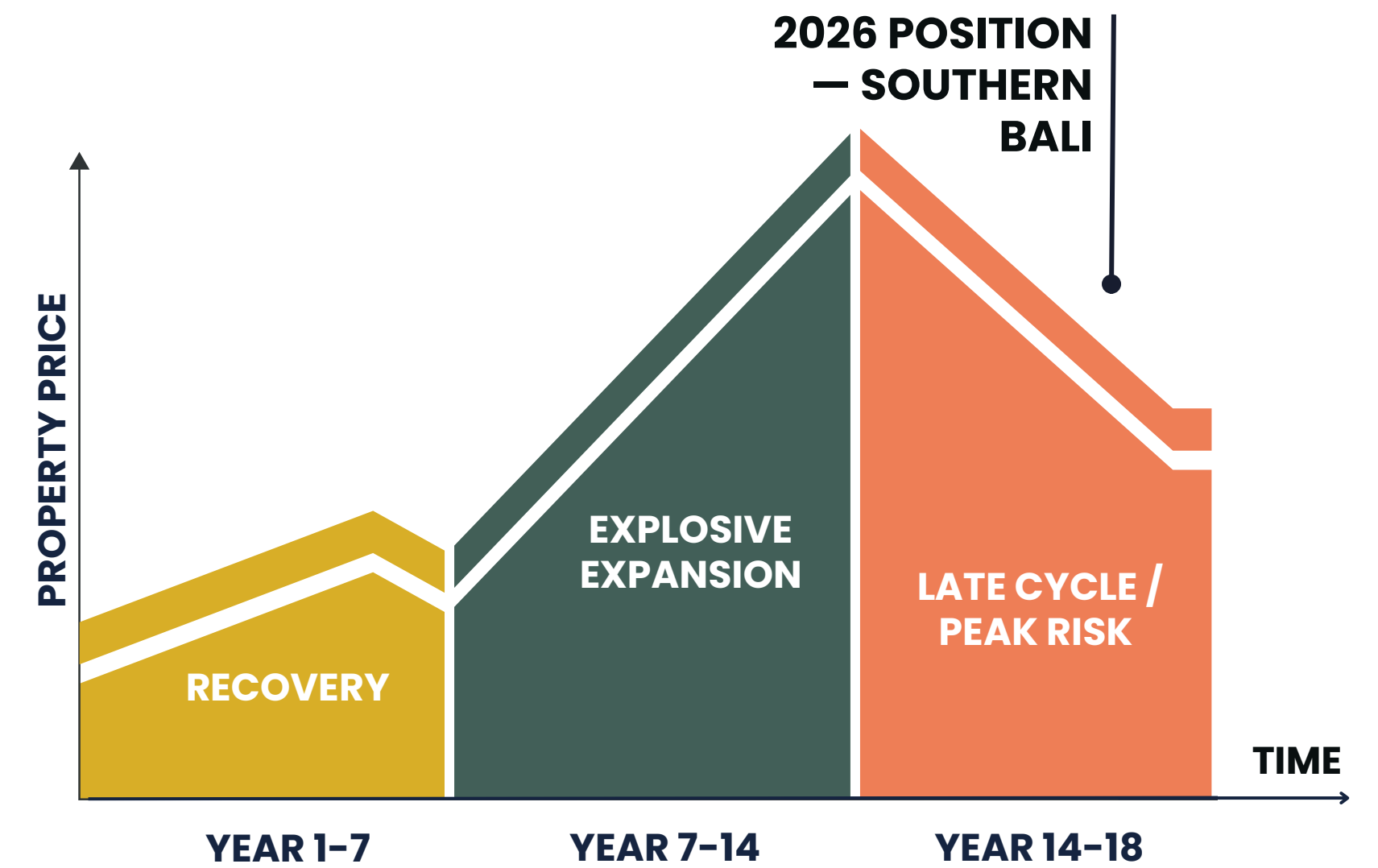


Amed supply remains structurally limited compared to core Bali markets; Showing 242 total active listings (+13.1% YoY)

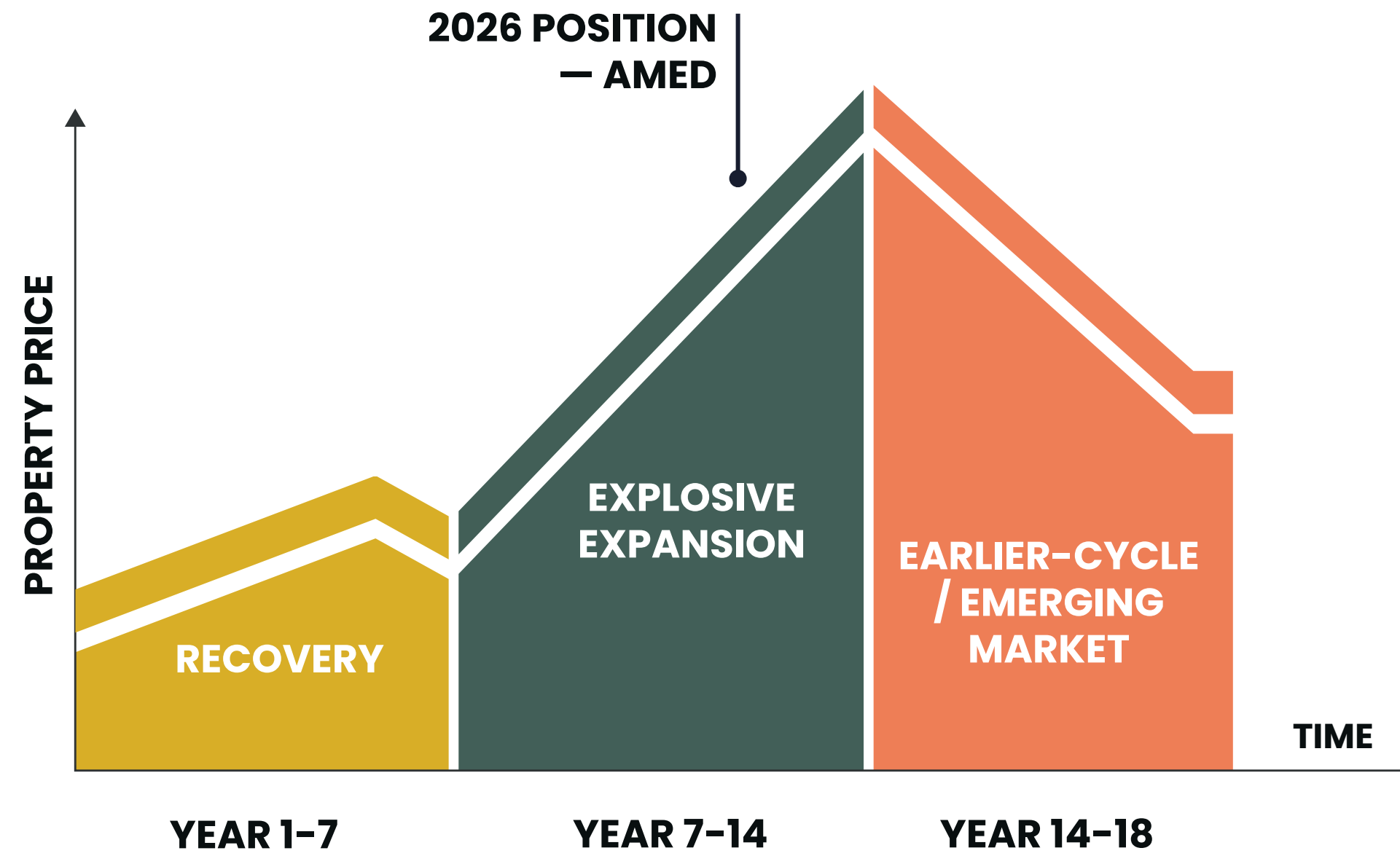
SOUTHERN BALI (2026 POSITIONING)

- Late-cycle maturity
- High listing density
- ADR compression evident
- Elevated competitive intensity
- Revenue -16% YoY (AirDNA)
- Yield compression risk
- Increasing execution dependency

Southern corridors represent approximately 70%+ of active island supply. The market remains liquid, but forward returns are increasingly execution-dependent.



Sources: Historical Global Property Cycle Models | REID 2025



Supply represents <2% of total island active villa listings.
 Amed has not experienced the scale of capital expansion observed in Southern Bali.

Sources: REID 2025, AirDNA Feb 2026
 Bali Villa Comparative Reports

AMED

Metric	Data
Active Listings	~42
ADR	~Rp2.9M
Occupancy	58-66%
ADR Compression	Not material

- Early-cycle development phase
- Structurally limited listing density
- ADR stability
- Limited institutional participation
- Premium, specification-led product remains underrepresented relative to international buyer expectations.

CYCLE POSITION COMPARISON — 2025

The Bali residential market is geographically segmented.

Southern Bali reflects late-cycle maturity.

Amed reflects early-cycle development dynamics.

This divergence creates differentiated risk-return profiles across the island.

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Southern Bali (2026 Positioning)	Amed (2026 Positioning)
Late Explosive Phase	Early Recovery Phase
High Listing Density	Low Listing Density
ADR Compression	Stable ADR
High Competition	Limited Institutional Supply
Yield Compression	Yield Resilience
Correction Risk 2026 Window	Early Cycle Expansion Potential

Sources: Bali Tourism Board Data, Indonesia Economic Reports 2025, REID 2025

MACRO & STRUCTURAL DRIVERS

- Bali international arrivals normalized post-pandemic
- Remote work and digital nomad migration persists
- Infrastructure expansion across island
- Capital allocation increasingly selective and risk-sensitive.
- Freehold tenure structurally outperforming lease in yield durability

2026 POSITIONING SUMMARY

- The Bali residential market has transitioned from expansion to capital discipline.
- Southern Bali reflects late-cycle maturity and elevated execution sensitivity.
- Emerging submarkets demonstrate earlier-cycle positioning and structurally constrained supply.
- Divergence between regions now materially influences risk, yield durability, and forward capital allocation.



Keep in touch

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2026