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ASSET VALUATION SOLUTIONS

WHITE PAPER | CAPITAL VALUE TRENDS

Infrastructure and Residential Capital Appreciation in Southern Luzon

A thought leadership publication by Cuervo Appraisers, Inc., a 46-year-old asset valuation company in the Philippines.

Prepared May 2026. Values are expressed in Philippine pesos per square meter. BIR zonal values are official tax-reference schedules; market values are asking-price indicators and clearly marked estimates where historical public data are incomplete.

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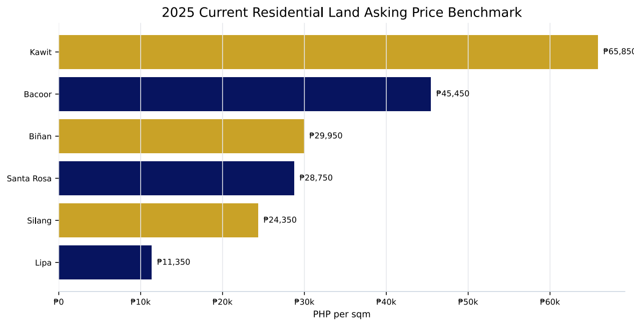
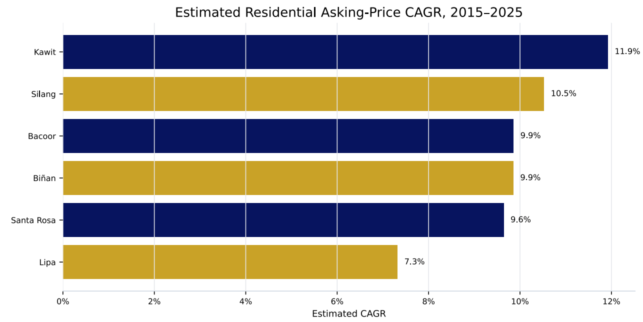
Executive Summary

Southern Luzon has evolved from a set of suburban spillover markets into a structured collection of growth corridors shaped by expressways, industrial estates, mixed-use townships and, increasingly, planned mass-transit extensions. The evidence reviewed in this white paper indicates that **infrastructure does not merely reduce travel time; it changes the investible geography of residential land**. The effect is strongest where transport access coincides with master-planned estates, employment nodes and commercial land conversion.

The six municipalities examined here—Lipa, Santa Rosa, Biñan, Bacoor, Kawit and Silang—show different appreciation patterns. Laguna markets are anchored by SLEX, CALAX and mature estate platforms such as Nuvali, Greenfield City and Southwoods. Cavite markets show stronger gateway effects from MCX, CAVITEX, CALAX and the planned LRT-1 Cavite Extension. Lipa's pattern is steadier, reflecting STAR Tollway, LIMA Estate, industrial employment and Batangas logistics demand. Across the sample, current public listing medians range from approximately **₱11,355/sqm in Lipa** to **₱65,870/sqm in Kawit**, while BIR residential medians rose materially in the latest RDO schedules.



Current residential asking-price benchmark from parsed public listing pages.



Constructed ten-year asking-price CAGR, anchored to current listing medians.

Summary metrics

Municipality	Province	2025 residential asking	Est. market CAGR	Est. market appreciation	BIR RR appreciation	Primary corridor
Lipa	Batangas	₱11,350	7.3%	103%	100%	STAR Tollway / LIMA Estate / SLEX-STAR logistics corridor
Santa Rosa	Laguna	₱28,750	9.6%	151%	161%	SLEX / CALAX / Nuvali–Greenfield growth corridor
Biñan	Laguna	₱29,950	9.9%	156%	341%	SLEX / CALAX Mamplasan / Southwoods–Brentville corridor
Bacoor	Cavite	₱45,450	9.9%	156%	355%	MCX / CAVITEX / LRT-1 Cavite Extension gateway
Kawit	Cavite	₱65,850	11.9%	208%	349%	CAVITEX / CALAX / Evo City and coastal Cavite gateway
Silang	Cavite	₱24,350	10.5%	172%	433%	CALAX Silang / Tagaytay ridge approach / Aguinaldo Highway

Interpretation: BIR values tend to move in discrete schedule revisions, whereas market asking prices move continuously and can react earlier to project announcements, right-of-way progress, estate launches and commuting-time expectations. The strongest value jumps occur where both systems reprice in the same period.

Methodology and Data Limitations

This study separates **BIR zonal values** from **market or asking prices**. BIR values are official tax-reference schedules that change by Department Order rather than by annual market transaction. For this reason, the year-by-year BIR series is presented as a step function, using the schedule in force or the nearest publicly available historical schedule for each year. The representative BIR numbers are computed as median residential regular (RR) and commercial regular (CR) values from the relevant municipality blocks in official BIR Excel workbooks and historical RDO schedules.

Market values are not official assessed values. They are **asking-price indicators** anchored to current DotProperty Philippines median land listing prices per square meter as parsed in May 2026. Earlier annual values are constructed by backcasting from the current anchor using corridor-specific growth factors informed by infrastructure milestones, estate development, official schedule repricing and Colliers' 2025 Southern Luzon market commentary. Commercial market prices are shown as a **proxy** where municipality-level commercial listing data were not consistently available; the proxy applies the local BIR CR/RR premium to residential asking prices and is therefore directional rather than transactional.

> For valuation interpretation, BIR zonal values should be read as official tax-reference benchmarks, not as market value. Asking prices should be read as market sentiment and seller expectation, not confirmed transaction evidence.

The most important methodological constraint is the absence of a complete public, municipality-level, annual land-transaction database for the Philippines. Consequently, this white paper uses the best available public evidence: official BIR schedules, publicly accessible market reports, current listing medians, and infrastructure source documents. All constructed values are labelled as estimates, and the analysis emphasizes trend direction, relative timing and capital-appreciation mechanisms rather than point-estimate precision.

Infrastructure Context

Southern Luzon’s residential capital appreciation is best explained through a layered infrastructure model. First, expressways such as SLEX, STAR, MCX, CAVITEX and CALAX create access. Second, estate developers and industrial park operators convert access into employment, retail and residential depth. Third, public-transport expectations, particularly the LRT-1 Cavite Extension, add optionality that can be capitalized into land prices before full operations begin.

Project / platform	Relevant timing	Capital-appreciation mechanism	Sources
MCX / Daang Hari-SLEX Link	Opened 24 July 2015	Directly improves Cavite-to-SLEX access; strongest relevance to Bacoor and Daang Hari-linked subdivisions.	[8] [9]
CALAX	45.3-km Cavite-Laguna expressway; construction and partial operations progressed from the late 2010s through the 2020s	Connects CAVITEX in Kawit to SLEX at Mamplasan, Biñan; direct relevance to Kawit, Silang, Santa Rosa and Biñan.	[4]
LRT-1 Cavite Extension	Package 1 operational target by end-2024; full operations targeted in the 2030s	Adds a mass-transit option toward Bacoor/Niog and reinforces long-dated gateway values in Bacoor and coastal Cavite.	[5] [6]
SLEX / STAR / TR4 ecosystem	Continuing improvement of southbound toll-road access and Batangas connectivity	Supports logistics, industrial, and employment-led housing demand in Lipa and Batangas growth nodes.	[3] [7]
Estate-led development	2015-2025 continuing build-out	Nuvali, Greenfield City, Southwoods, Evo City, LIMA Estate, South Forbes and similar projects convert raw access into investible residential and commercial locations.	[2] [3]

CALAX is especially important because it physically ties together the Cavite and Laguna portions of the growth corridor. Public project descriptions identify it as a 45.3-kilometer expressway linking CAVITEX in Kawit to SLEX at Mamplasan in Biñan, with intermediate relevance to Silang and Santa Rosa [4]. MCX, by contrast, is shorter but strategically powerful: Ayala announced the four-kilometer tollway’s opening on 24 July 2015, and the Global Infrastructure Hub case study describes the Daang Hari-SLEX Link as operational from the same date [8] [9]. The LRT-1 Cavite Extension adds a different mechanism: it is not a land-intensive expressway, but a mass-transit project that can support higher residential density and gateway commercial values in Bacoor and nearby Cavite nodes [5] [6].

Cross-Municipality Findings

The dataset suggests three broad market behaviors. **Estate-led Laguna** markets such as Santa Rosa and Biñan show strong official and market repricing when high-value nodes like Nuvali, Lakeside Evozone, Southwoods and Brentville are recognized in newer schedules. **Gateway Cavite** markets such as Bacoor and Kawit are more sensitive to transport optionality, because their land values reflect access to Metro Manila, CAVITEX, CALAX and LRT expectations. **Industrial Batangas**, represented by Lipa, shows steadier appreciation linked to employment, logistics and the STAR/SLEX ecosystem rather than speculative gateway scarcity.

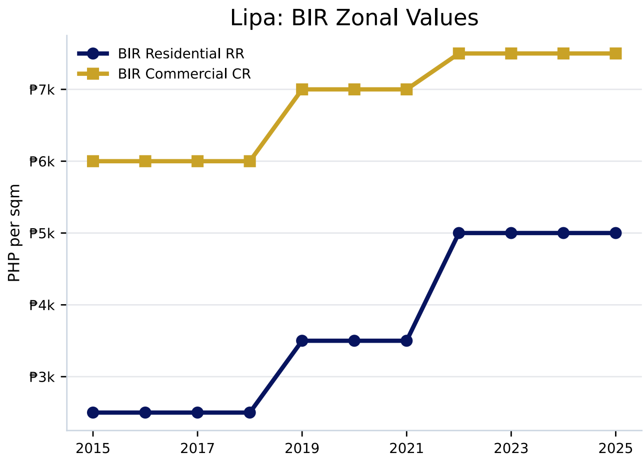
Residential and commercial value comparison is particularly revealing. Commercial BIR medians exceed residential medians in all six municipalities in 2025, but the premium is not uniform. The ratio is highest in Santa Rosa and Biñan, consistent with mixed-use and employment-center formation, while the premium is more moderate in Silang and Lipa, where residential or lifestyle demand plays a larger role. The implication for investors is that infrastructure creates the largest residential upside where it also supports commercial conversion, office/BPO demand, or township-scale retail.

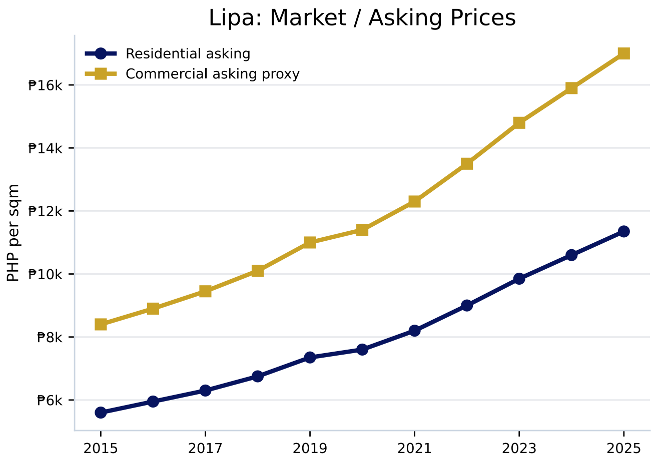
Lipa, Batangas

Corridor: STAR Tollway / LIMA Estate / SLEX-STAR logistics corridor. Lipa’s appreciation has been steadier than Cavite gateway markets because the core driver is employment-linked, logistics-oriented growth rather than a single new expressway opening.

2025 RESIDENTIAL ASKING	ESTIMATED 2015–2025 MARKET CAGR	BIR RR APPRECIATION	2025 BIR CR/RR PREMIUM
₱11,350/sqm	**7.3%**	**100.0%**	**1.50×**

The principal infrastructure and urban-development influences are **STAR Tollway, SLEX-TR4 interface, LIMA Estate expansion, Batangas logistics and industrial ecosystem**. Developer and demand context includes Aboitiz LIMA Estate, local subdivisions, industrial-linked residential demand, Batangas city-regional growth. The clearest value-jump signals are visible around 2015-2018: STAR/LIMA industrial catchment deepens; 2019-2022: official BIR adjustment captures urbanization; 2023-2025: renewed SLEX-TR4 and Batangas logistics attention supports further market repricing. The highest annual market step in the constructed series is approximately **9.8%**, while the largest BIR residential schedule step is approximately **42.9%**.





Lipa value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱2,500	₱6,000	₱5,600	₱8,400	BIR RDO 59, DO 60-14	Backcast estimate anchored to current DotProperty median
2016	₱2,500	₱6,000	₱5,950	₱8,900	BIR RDO 59, DO 60-14	Backcast estimate anchored to current DotProperty median
2017	₱2,500	₱6,000	₱6,300	₱9,450	BIR RDO 59, DO 60-14	Backcast estimate anchored to current DotProperty median
2018	₱2,500	₱6,000	₱6,750	₱10,100	BIR RDO 59, DO 60-14	Backcast estimate anchored to current DotProperty median
2019	₱3,500	₱7,000	₱7,350	₱11,000	BIR RDO 59, DO 58-18	Backcast estimate anchored to current DotProperty median
2020	₱3,500	₱7,000	₱7,600	₱11,400	BIR RDO 59, DO 58-18	Backcast estimate anchored to current DotProperty median
2021	₱3,500	₱7,000	₱8,200	₱12,300	BIR RDO 59, DO 58-18	Backcast estimate anchored to current DotProperty median
2022	₱5,000	₱7,500	₱9,000	₱13,500	BIR RDO 59, DO 34-22	Backcast estimate anchored to current DotProperty median
2023	₱5,000	₱7,500	₱9,850	₱14,800	BIR RDO 59, DO 34-22	Backcast estimate anchored to current DotProperty median
2024	₱5,000	₱7,500	₱10,600	₱15,900	BIR RDO 59, DO 34-22	Backcast estimate anchored to current DotProperty median
2025	₱5,000	₱7,500	₱11,350	₱17,000	BIR RDO 59, DO 34-22	Current DotProperty median asking price

Santa Rosa, Laguna

Corridor: SLEX / CALAX / Nuvali–Greenfield growth corridor. Santa Rosa displays one of the clearest infrastructure-and-masterplan premia in Southern Luzon, with official commercial values rising sharply once Nuvali and Lakeside Evozone were fully recognized in newer schedules.

2025 RESIDENTIAL ASKING

BIR RR APPRECIATION

2025 BIR CR/RR PREMIUM

₱28,750/sqm

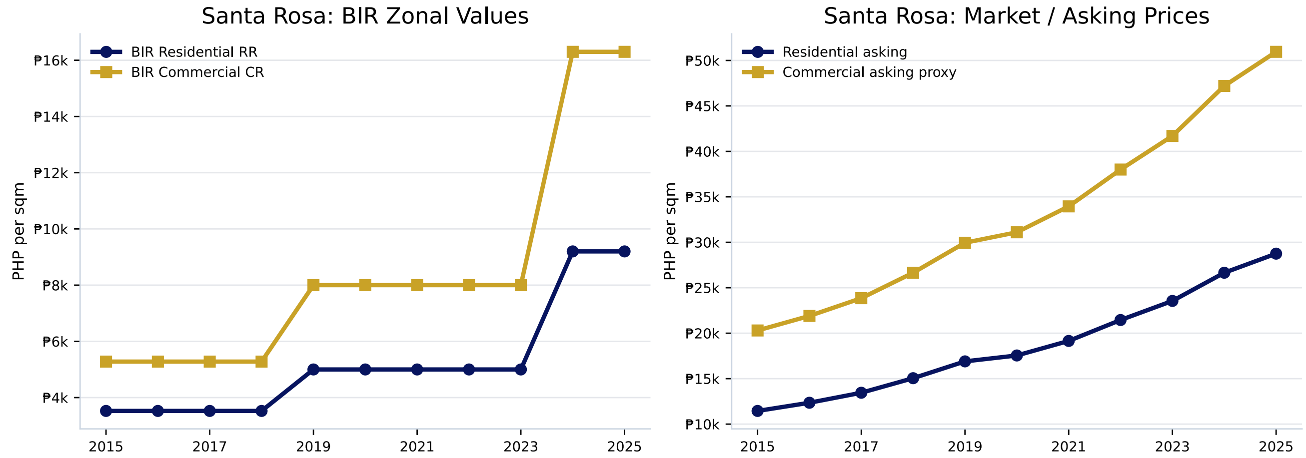
ESTIMATED 2015–2025 MARKET CAGR

9.6%

161.0%

1.77×

The principal infrastructure and urban-development influences are **CALAX Santa Rosa-Silang section, SLEX access, Nuvali and Greenfield City estate road networks, BPO-campus expansion.**. Developer and demand context includes Ayala Land Nuvali, Greenfield City, Eton City, SM and BPO-related commercial nodes. The clearest value-jump signals are visible around 2015-2018: Nuvali/Eton absorption; 2019: CALAX Laguna sections and revised schedules; 2024: DO 55-24 captures strong commercial and mixed-use nodes. The highest annual market step in the constructed series is approximately **13.2%**, while the largest BIR residential schedule step is approximately **84.0%**.



Santa Rosa value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

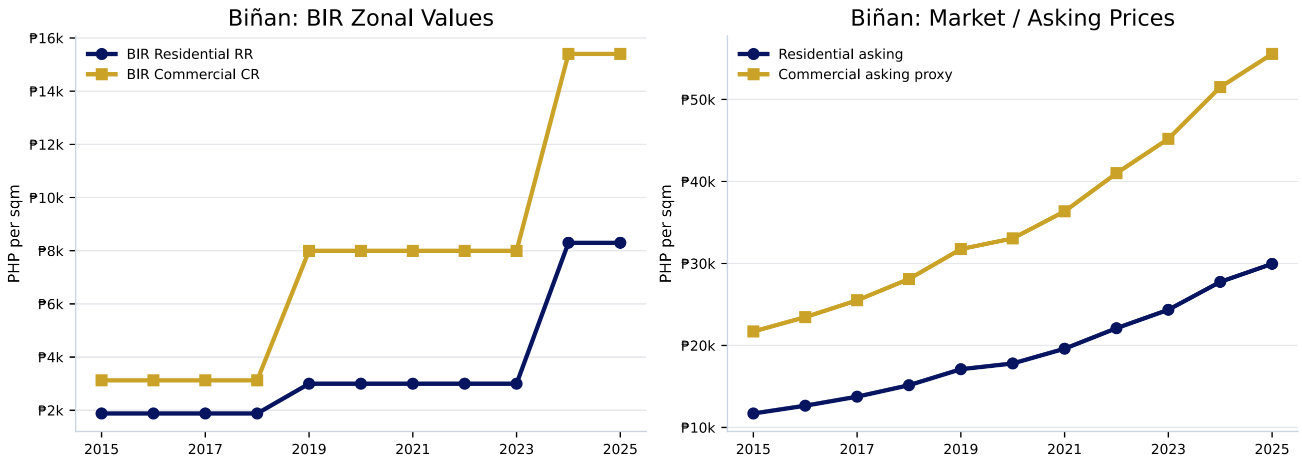
Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱3,525	₱5,280	₱11,450	₱20,300	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2016	₱3,525	₱5,280	₱12,350	₱21,900	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2017	₱3,525	₱5,280	₱13,450	₱23,850	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2018	₱3,525	₱5,280	₱15,050	₱26,650	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2019	₱5,000	₱8,000	₱16,900	₱29,950	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2020	₱5,000	₱8,000	₱17,550	₱31,100	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2021	₱5,000	₱8,000	₱19,150	₱33,950	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2022	₱5,000	₱8,000	₱21,450	₱38,000	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2023	₱5,000	₱8,000	₱23,550	₱41,700	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2024	₱9,200	₱16,300	₱26,650	₱47,200	BIR RDO 57, DO 55-24	Backcast estimate anchored to current DotProperty median
2025	₱9,200	₱16,300	₱28,750	₱50,950	BIR RDO 57, DO 55-24	Current DotProperty median asking price

Biñan, Laguna

Corridor: SLEX / CALAX Mamplasan / Southwoods–Brentville corridor. Biñan has shifted from an industrial-access location into a mixed-use gateway, and its 2024 BIR revision shows substantial catch-up in both residential and commercial medians.

2025 RESIDENTIAL ASKING	ESTIMATED 2015–2025 MARKET CAGR	BIR RR APPRECIATION	2025 BIR CR/RR PREMIUM
₱29,950/sqm	**9.9%**	**341.5%**	**1.86×**

The principal infrastructure and urban-development influences are **CALAX terminus at Mamplasan, SLEX access, industrial parks, Southwoods and Brentville mixed-use nodes.**. Developer and demand context includes Megaworld Southwoods, Brentville, Laguna Technopark, residential condominium and subdivision clusters. The clearest value-jump signals are visible around 2015-2018: industrial and subdivision demand; 2019: CALAX/SLEX gateway schedule uplift; 2024: DO 55-24 reset reflects Southwoods and high-value estate benchmarks. The highest annual market step in the constructed series is approximately **14.0%**, while the largest BIR residential schedule step is approximately **176.7%**.



Biñan value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱1,880	₱3,125	₱11,700	₱21,700	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2016	₱1,880	₱3,125	₱12,650	₱23,450	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2017	₱1,880	₱3,125	₱13,750	₱25,500	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2018	₱1,880	₱3,125	₱15,150	₱28,100	BIR RDO 57, DO 11-15	Backcast estimate anchored to current DotProperty median
2019	₱3,000	₱8,000	₱17,100	₱31,750	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2020	₱3,000	₱8,000	₱17,800	₱33,050	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2021	₱3,000	₱8,000	₱19,600	₱36,350	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2022	₱3,000	₱8,000	₱22,100	₱41,000	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2023	₱3,000	₱8,000	₱24,350	₱45,200	BIR RDO 57, DO 32-19	Backcast estimate anchored to current DotProperty median
2024	₱8,300	₱15,400	₱27,750	₱51,500	BIR RDO 57, DO 55-24	Backcast estimate anchored to current DotProperty median
2025	₱8,300	₱15,400	₱29,950	₱55,550	BIR RDO 57, DO 55-24	Current DotProperty median asking price

Bacoor, Cavite

Corridor: MCX / CAVITEX / LRT-1 Cavite Extension gateway. Bacoor's land market has increasingly priced in transport optionality: road access already exists, while the LRT extension adds a long-dated mass-transit premium.

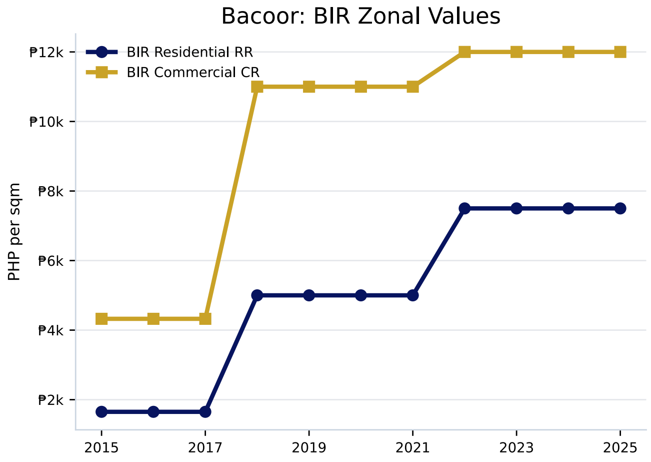
2025 RESIDENTIAL ASKING

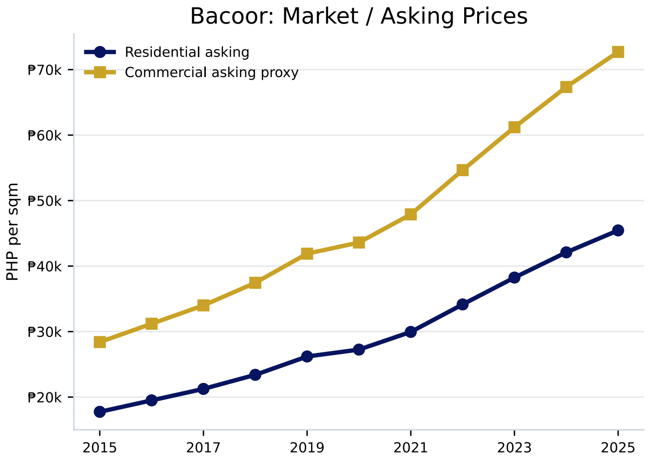
BIR RR APPRECIATION

2025 BIR CR/RR PREMIUM

₱45,450/sqm	ESTIMATED 2015–2025 MARKET CAGR 9.9%	354.5%	1.60×

The principal infrastructure and urban-development influences are **MCX opened in 2015, CAVITEX and future CAVITEX-CALAX linkage, LRT-1 Cavite Extension toward Niog, Aguinaldo Highway and Molino Boulevard.**. Developer and demand context includes Vista Land, DMCI/Alea, Ayala Southvale catchment, transit-oriented residential demand from Metro Manila spillover. The clearest value-jump signals are visible around 2015: MCX opens; 2018: BIR values step up; 2022: new RDO 54B schedule; 2024-2031: LRT-1 Cavite Extension phases shape expectations. The highest annual market step in the constructed series is approximately **14.0%**, while the largest BIR residential schedule step is approximately **203.0%**.





Bacoor value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

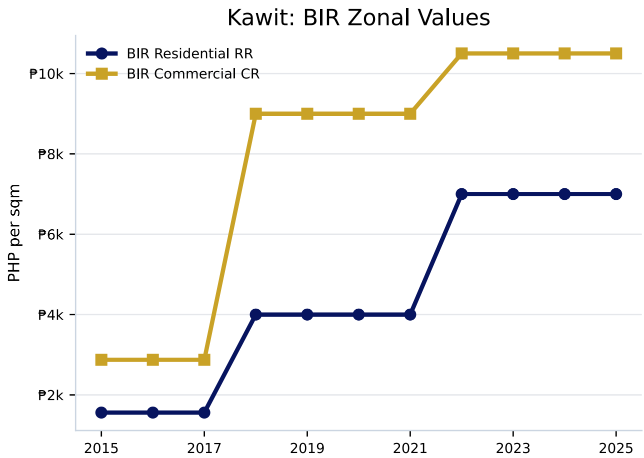
Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱1,650	₱4,325	₱17,750	₱28,400	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2016	₱1,650	₱4,325	₱19,500	₱31,200	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2017	₱1,650	₱4,325	₱21,250	₱34,000	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2018	₱5,000	₱11,000	₱23,400	₱37,450	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2019	₱5,000	₱11,000	₱26,200	₱41,900	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2020	₱5,000	₱11,000	₱27,250	₱43,600	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2021	₱5,000	₱11,000	₱29,950	₱47,900	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2022	₱7,500	₱12,000	₱34,150	₱54,650	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2023	₱7,500	₱12,000	₱38,250	₱61,200	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2024	₱7,500	₱12,000	₱42,100	₱67,350	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2025	₱7,500	₱12,000	₱45,450	₱72,700	BIR RDO 54B, DO 33-22	Current DotProperty median asking price

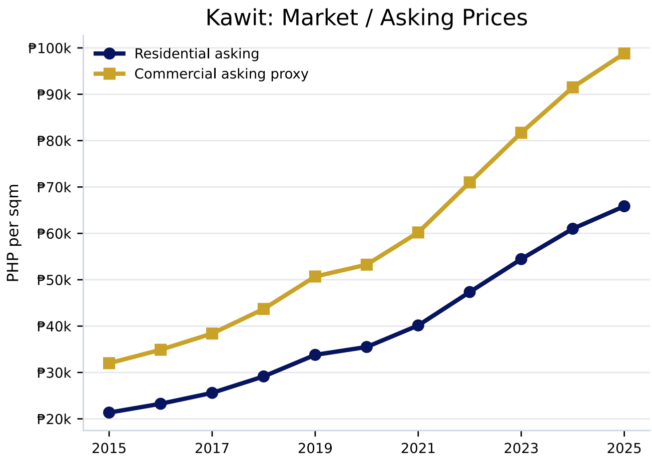
Kawit, Cavite

Corridor: CAVITEX / CALAX / Evo City and coastal Cavite gateway. Kawit shows the strongest apparent asking-price acceleration because listings are concentrated around scarce CAVITEX/CALAX-gateway parcels and master-planned commercial conversion potential.

2025 RESIDENTIAL ASKING	ESTIMATED 2015–2025 MARKET CAGR	BIR RR APPRECIATION	2025 BIR CR/RR PREMIUM
₱65,850/sqm	**11.9%**	**348.7%**	**1.50×**

The principal infrastructure and urban-development influences are **CALAX begins at CAVITEX in Kawit, CAVITEX-CALAX Link, Centennial Road, coastal Cavite road network.**. Developer and demand context includes Ayala Land Evo City, CAVITEX-facing commercial and residential conversion, coastal Cavite gateway projects. The clearest value-jump signals are visible around 2018: CALAX partial-opening period raises corridor visibility; 2022: DO 33-22 recognizes Evo City at high commercial values; 2024-2025: CAVITEX-CALAX linkage expectations sustain premia. The highest annual market step in the constructed series is approximately **17.9%**, while the largest BIR residential schedule step is approximately **156.4%**.





Kawit value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱1,560	₱2,875	₱21,350	₱32,000	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2016	₱1,560	₱2,875	₱23,250	₱34,900	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2017	₱1,560	₱2,875	₱25,600	₱38,400	BIR RDO 54B, DO 39-07	Backcast estimate anchored to current DotProperty median
2018	₱4,000	₱9,000	₱29,150	₱43,700	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2019	₱4,000	₱9,000	₱33,800	₱50,700	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2020	₱4,000	₱9,000	₱35,500	₱53,250	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2021	₱4,000	₱9,000	₱40,150	₱60,200	BIR RDO 54B, DO 72-18	Backcast estimate anchored to current DotProperty median
2022	₱7,000	₱10,500	₱47,350	₱71,000	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2023	₱7,000	₱10,500	₱54,450	₱81,700	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2024	₱7,000	₱10,500	₱61,000	₱91,500	BIR RDO 54B, DO 33-22	Backcast estimate anchored to current DotProperty median
2025	₱7,000	₱10,500	₱65,850	₱98,800	BIR RDO 54B, DO 33-22	Current DotProperty median asking price

Silang, Cavite

Corridor: CALAX Silang / Tagaytay ridge approach / Aguinaldo Highway. Silang's appreciation is a hybrid of CALAX accessibility and Tagaytay-adjacent lifestyle demand; official values jumped earlier as premium subdivisions became embedded in the tax schedule.

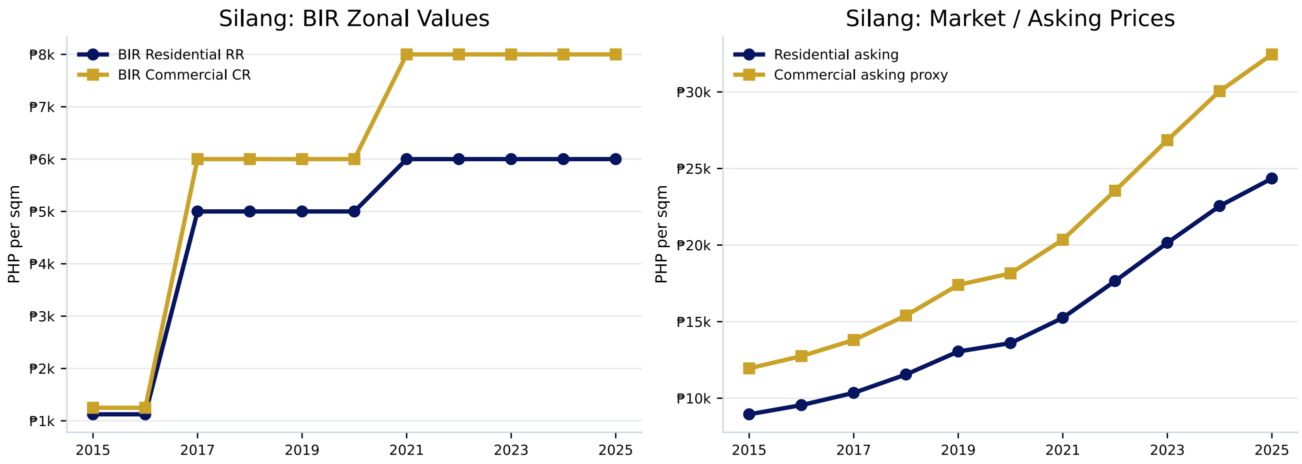
2025 RESIDENTIAL ASKING

BIR RR APPRECIATION

2025 BIR CR/RR PREMIUM

	ESTIMATED 2015–2025 MARKET CAGR		
₱24,350/sqm	10.5%	433.3%	1.33×

The principal infrastructure and urban-development influences are **CALAX Santa Rosa-Silang and Silang-Aguinaldo segments, Tagaytay access, Aguinaldo Highway, estate and leisure-residential clusters.**. Developer and demand context includes South Forbes, Riviera, Tagaytay-facing condominium and subdivision clusters, leisure and retirement demand. The clearest value-jump signals are visible around 2017: revised East Cavite schedule captures premium subdivisions; 2021: DO 20-21 adds condominium and Tagaytay-facing benchmarks; 2024-2025: CALAX completion expectations support asking prices. The highest annual market step in the constructed series is approximately **15.7%**, while the largest BIR residential schedule step is approximately **344.4%.**



Silang value trend, 2015–2025. BIR values are official schedule medians; market values are asking-price indicators and proxies.

Historical land-value table

Year	BIR RR	BIR CR	Market residential	Market commercial proxy	BIR schedule	Market status
2015	₱1,125	₱1,250	₱8,950	₱11,950	BIR RDO 54A, DO 39-07 / 38-07 historical schedules	Backcast estimate anchored to current DotProperty median
2016	₱1,125	₱1,250	₱9,550	₱12,750	BIR RDO 54A, DO 39-07 / 38-07 historical schedules	Backcast estimate anchored to current DotProperty median
2017	₱5,000	₱6,000	₱10,350	₱13,800	BIR RDO 54A, DO 40-17	Backcast estimate anchored to current DotProperty median
2018	₱5,000	₱6,000	₱11,550	₱15,400	BIR RDO 54A, DO 40-17	Backcast estimate anchored to current DotProperty median
2019	₱5,000	₱6,000	₱13,050	₱17,400	BIR RDO 54A, DO 40-17	Backcast estimate anchored to current DotProperty median
2020	₱5,000	₱6,000	₱13,600	₱18,150	BIR RDO 54A, DO 40-17	Backcast estimate anchored to current DotProperty median
2021	₱6,000	₱8,000	₱15,250	₱20,350	BIR RDO 54A, DO 20-21	Backcast estimate anchored to current DotProperty median
2022	₱6,000	₱8,000	₱17,650	₱23,550	BIR RDO 54A, DO 20-21	Backcast estimate anchored to current DotProperty median
2023	₱6,000	₱8,000	₱20,150	₱26,850	BIR RDO 54A, DO 20-21	Backcast estimate anchored to current DotProperty median
2024	₱6,000	₱8,000	₱22,550	₱30,050	BIR RDO 54A, DO 20-21	Backcast estimate anchored to current DotProperty median
2025	₱6,000	₱8,000	₱24,350	₱32,450	BIR RDO 54A, DO 20-21	Current DotProperty median asking price

References

[1] Bureau of Internal Revenue, “Zonal Values.”

[2] Cuervo Appraisers analysis of official BIR RDO Excel workbooks for RDO No. 59 Lipa City East Batangas, RDO No. 57 Biñan City West Laguna, RDO No. 54B Bacoor City West Cavite and RDO No. 54A Trece Martirez City East Cavite, downloaded from the BIR Zonal Values page.

[3] Colliers, *Southern Luzon Property Market Updates H1 2025*, including market commentary on Southern Luzon infrastructure, office/BPO expansion, and lot-only market take-up.

[4] PPP Center / BusinessWorld, “CAVITEx enhancement, CALAX construction resume.”

[5] Light Rail Manila Corporation, “LRT-1 Cavite Extension Project.”

[6] Department of Finance, “LRT-1 Cavite Extension to boost economic activity outside Metro Manila.”

[7] Toll Regulatory Board, “Southern Tagalog Arterial Road — STAR Tollway.”

[8] Ayala Corporation, “Muntinlupa-Cavite Expressway Opens July 24.”

[9] Global Infrastructure Hub, “Daang Hari-SLEX Link Road.”

[10] DotProperty Philippines municipality land-for-sale pages for Lipa, Santa Rosa, Biñan, Bacoor, Kawit and Silang, parsed May 2026.

Closing Note

Infrastructure-led land appreciation is not automatic. It depends on accessibility, timing certainty, right-of-way progress, estate execution, employment creation and absorption capacity. The Southern Luzon markets reviewed in this study demonstrate that transport infrastructure is most powerful when it is paired with coherent urban development and credible private-sector capital deployment.

Cuervo Appraisers independently publishes historical capital value trend studies based on infrastructure and urban development patterns across Philippine growth corridors.