

WHAT EVERYONE SHOULD KNOW ABOUT BUYING IN PUERTO VALLARTA

10 things you need to know

1. The February 22, 2026 incident

- On Sunday, February 22, 2026, PV civil protection reported about 230 vehicles, 140 businesses, 2 gas stations and an ATM damaged, mostly by fire, during the blockades
- GAP, the airport operator, cancelled all international flights and most domestic flights after the violence began
- The unrest lasted about one day (February 22–23, 2026)

2. Who it targeted

- Reports indicated the violence was mostly aimed at authorities and infrastructure, not tourists, though the disruption created broad risk
- Local coverage reported the city returned to normal operations quickly

3. Current travel advisories

- Mexico overall: Level 2, "exercise increased caution"
- Jalisco: Level 3, "reconsider travel." Nayarit: Level 2
- The Jalisco rating is described as reflecting inland areas more than the coast

4. Market conditions

- Buyers are taking more time to compare properties and evaluate long-term value, operating costs and rental potential
- May 2026: 85 sales across PV and Riviera Nayarit, about \$43 million in volume

5. Buyer leverage

- June 2026: houses shifted to a buyer's market as inventory rose about 23%; condos appreciated on shrinking supply
- Average days on market: about 250

6. Condos lead sales

- 66 condos sold in May 2026, median price about \$413,000

7. Foreign ownership

- PV is in Mexico's coastal restricted zone
- Foreign buyers hold title through a bank trust (fideicomiso) or a Mexican corporation

8. Closing process

- A notario público handles the closing
- Use escrow and a licensed agent

9. Proximity to the US

- About 2–4 hours by air from most West Coast and Texas hubs
- Airport traffic is concentrated on flights to the US and Canada
- New terminal: first six gates projected near end of 2026, more areas in 2027; no firm date announced

10. Mexico City connection

- Aeroméxico, Volaris and Viva fly PV to both Mexico City airports (Benito Juárez and Felipe Ángeles)
- Connects PV to international routes beyond North America

Sources:

- [Wikipedia – 2026 Mexico cartel unrest](#)
- [Puerto Vallarta Travel Show](#)
- [Santa Monica Observer](#)
- [Travel Pirates](#)
- [LatAm Travellers](#)
- [Out and About PV](#)
- [Coldwell Banker La Costa](#)
- [Haute Residence](#)
- [The LatinvestoR](#)
- [MexicoLife](#)
- [Wikipedia – PVR airport](#)
- [PVEverything](#)

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BIOGRAPHY

Davide Stennett is a creative director, entrepreneur, and brand architect whose work spans design, real estate, marketing, fashion, and education. He has led initiatives generating over \$500 million in brand value, partnering with emerging ventures and global companies alike.

Art and design are his first language. Travel is his classroom. Storytelling is how he connects the two. As an author, photographer, and designer, he treats every project as a narrative, turning culture, place, and experience into work that feels personal and alive.

As founder of DOMINUS, a luxury lifestyle platform integrating travel, real estate, design, and curated experiences, Davide is redefining modern, mobile living for those seeking intentional, elevated lives.

More than a decade with Southwest Airlines keeps him connected to global culture in real time, sharpening his eye for trends and his ability to position brands within a broader lifestyle story.

Formerly licensed in Georgia (USA) and now licensed in Jalisco (Mexico), he specializes in cross-border, lifestyle-driven investment. His work follows one principle: create environments, physical and conceptual, where people live richly and intentionally.