

# Spain's real estate market in 2023

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As we approach the midway point of 2023, the real estate market in Spain is seeing a continued surge in sales to foreign buyers. Despite the ongoing pandemic, Spain has remained a top choice for individuals seeking a second home or retirement destination, and the numbers reflect this trend.

According to the Spanish Land Registry, foreign buyers accounted for 16% of all residential property purchases in Spain in the first quarter of 2023. This marks an increase from the same period in the previous year, when foreign buyers made up 14.5% of purchases. This uptick in foreign buyers can be attributed to several factors, including the country's sunny climate, relaxed lifestyle, and affordable real estate prices compared to other European countries.

One of the most significant contributors to the increased interest from foreign buyers has been the introduction of the "Golden Visa" program in Spain. This program offers residency to non-European Union nationals who invest a minimum of €500,000 in Spanish real estate. Since its inception in 2013, the program has proven popular among investors from countries like China, Russia, and the Middle East, who view the investment as a gateway to European residency.

Despite the popularity of the Golden Visa program, British buyers have continued to be the largest group of foreign buyers in Spain, accounting for 14% of all foreign purchases. This is likely due to the strong historical ties between the two countries and the ease of travel between them. However, it remains to be seen how Brexit will affect the number of British buyers in the long term. Other popular nationalities among foreign buyers in Spain include French, German,

Belgian, Swedish, and Italian. Many of these buyers are attracted to Spain's beautiful coastlines and warm weather, with the Costa del Sol and Costa Blanca being particularly popular areas.

One interesting development in the Spanish real estate market is the increasing interest in inland areas. While traditionally, foreign buyers have focused on coastal areas, many are now turning to more rural and less developed regions, where property prices are lower, and there is an opportunity for a more relaxed lifestyle. This trend has been accelerated by the pandemic, which has led many to reevaluate their living situation and prioritize space and outdoor areas.

The Spanish real estate market has proven to be resilient in the face of the pandemic and economic uncertainty. While there have been challenges, such as restrictions on travel and a slowdown in construction, the market has remained attractive to foreign buyers, with affordable prices and a high quality of life. As we move forward into the second half of 2023, it is expected that the demand from foreign buyers will continue to grow, particularly as travel restrictions are lifted and the economy recovers.

However, it is important to note that the real estate market in Spain is not without its challenges. One of the main concerns is the potential for overdevelopment, particularly in popular coastal areas, which could lead to environmental damage and strain on resources. Additionally, there is a risk that the market could become too reliant on foreign buyers, which could leave it vulnerable to external factors like changes in exchange rates or geopolitical events.

To address these concerns, the Spanish government has introduced measures to regulate the market and promote sustainable development. For example, they have implemented laws to protect the coastline and limit new construction in certain areas. They have also introduced tax incentives for developers to build affordable housing, which could help to address the issue of housing affordability in some areas.

Overall, the Spanish real estate market remains an attractive option for foreign buyers, with affordable prices, a high quality of life, and a range of property types and locations to choose from. While there are certainly challenges to be addressed, it is clear that the market has a bright future ahead.