

Spain Residential Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

Market Report | 2025-06-01 | 150 pages | Mordor Intelligence

AVAILABLE LICENSES:

- Single User License \$4750.00
- Team License (1-7 Users) \$5250.00
- Site License \$6500.00
- Corporate License \$8750.00

Report description:

Spain Residential Real Estate Market Analysis

The Spain residential real estate market reached USD 169.22 billion in 2025 and is forecast to climb to USD 174.62 billion by 2030, advancing at a 5.23% CAGR. Intensifying supply shortages, stronger foreign-buyer activity, and a wave of institutional Build-to-Rent capital continue to underpin pricing despite volatile financing costs. Madrid alone accounts for almost half of the Spain residential real estate market, yet Andalusia-Malaga & Costa del Sol posts the fastest growth as remote-working Europeans move south. Buyer demand is shifting toward energy-efficient "Clase A" dwellings after the 2021 Codigo Tecnico update, while digital mortgage platforms lower onboarding frictions for non-resident purchasers. Tight labor markets and rising land prices impose cost pressure, but large developers consolidate land banks and pivot toward industrialized construction to accelerate delivery.

Spain Residential Real Estate Market Trends and Insights

Accelerated Second-Home Demand on Costa del Sol Driven by Tele-Working Europeans

Remote work adoption has redefined residential choice patterns. The Spain residential real estate market benefits as Dutch, Belgian, and Nordic buyers relocate to sun-belt destinations, pushing Costa del Sol sales volumes to record highs. Marbella's luxury segment remains especially resilient, with beachfront asking prices topping EUR 30,000/m². Transaction momentum persists even after the Golden Visa sunset because high-net-worth purchasers now rely on non-lucrative residency visas. Local developers

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

respond by launching branded resort communities that bundle coworking, concierge, and wellness amenities. While elevated prices narrow yields, capital-gain expectations and quality-of-life considerations sustain demand throughout the medium term.

Build-to-Rent Institutional Inflows as Pension Funds Hunt Yield

Defensive cashflows and chronic rental shortages attract global pension and insurance money into dedicated rental platforms. The Spain residential real estate market recorded 9,361 BTR deliveries in 2023, almost triple the 2022 volume. Blackstone leads with more than 13,000 units across Madrid suburbs, and 2024 BTR rents averaged EUR 1,205 per month, a 5.5% premium to legacy stock. Joint-venture structures, such as the EUR 150 million Savills-Greystar deal in Mendez Alvaro, highlight scale ambitions. Portfolio trades also accelerate, with c.3,300 units worth EUR 900 million changing hands in early 2025. As long-duration liabilities chase inflation-protected income, fresh allocations should continue despite interest-rate volatility.

2023-24 Regional Rent-Cap Legislation Depressing Investor Appetite in Catalonia

Barcelona's rent-control law caps new leases at prior contract levels plus CPI, trimming landlord surplus but shrinking supply. Leading funds such as Blackstone and Cerberus have begun parceling out hundreds of units, citing yield compression. Rental listings fell 84% over five years, and tenants now queue for scarce inventory. The Spain residential real estate market therefore records diverging regional capital flows, with disenfranchised capital redirecting toward Madrid, Valencia, and Andalusia. Although the policy aims to protect affordability, empirical evidence suggests liquidity losses outweigh nominal rent relief, hampering future new-build pipelines

Other drivers and restraints analyzed in the detailed report include:

Surging Appetite for Energy-Efficient "Clase A" Dwellings Post-2021 CTE Update / Persistent Supply Gap in Madrid & Barcelona / Construction-Labour Shortage Delaying Project Deliveries /

For complete list of drivers and restraints, kindly check the Table Of Contents.

Segment Analysis

Apartments dominated 2024 turnover, holding 68% of the Spain residential real estate market share, underpinned by urban density and investor appetite for professionally managed blocks. High-rise projects in Madrid Rio and Barcelona's 22@ district illustrate how developers blend compact layouts with shared amenities to meet affordability thresholds. Rent yields around 4.8% keep institutional buyers active despite capital-value uplift. Meanwhile, villas enjoy a 5.55% CAGR to 2030, lifting their slice of the Spain residential real estate market size in absolute terms despite a smaller base. Detached product benefits from post-pandemic preferences for outdoor space, with Costa del Sol and Balearic Islands attracting Northern European cash buyers willing to pay green-premium surcharges for net-zero construction.

Demand momentum for villas reflects structural capacity to integrate solar roofs, aerothermal HVAC, and passive-house envelopes that facilitate "Clase A" certification. Developers accelerate land acquisitions in Estepona, Mijas, and Calvia, marketing turnkey smart-home packages. Dutch buyers alone tripled new-build villa purchases between 2022 and 2024. Apartment supply growth remains constrained by scarcity of shovel-ready plots inside consolidated urban fabric, yet refurbishments and loft conversions partially offset the gap. Overall, product segmentation suggests continued bifurcation: compact units satisfy core affordability, while low-density homes leverage lifestyle migration and energy-efficiency premiums.

Mid-priced homes captured 45% of the Spain residential real estate market share in 2024. Mortgage competition among major banks combined with targeted government subsidies maintains domestic buying power in this bracket. Yet average spreads

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

widened 80 basis points year-on-year in 2024, prompting price concessions and longer marketing periods. Luxury assets above EUR 1 million clock a sturdier 6.04% CAGR, buoyed by scarcity and sustained foreign liquidity. Marbella headlines the trend with average selling prices near EUR 4,900/m² and penthouses commanding double-digit premiums.

The Spain residential real estate market size for luxury looks set to expand further as branded residences by Fendi and Dolce & Gabbana deepen experiential differentiation. Conversely, the affordable-housing subsector lags: only 8,646 subsidized units completed in 2023, far below need. Institutional interest is picking up through public-private models, illustrated by a doubling of affordable-rental investment share to 34% in 2023. Nevertheless, policy complexity and margin compression temper near-term scalability.

The Spain Residential Real Estate Market is Segmented by Property Type (Apartments & Condominiums and Villas & Landed Houses), Price Band (Affordable, Mid-Market and Luxury), Business Model (Sales and Rental), Mode of Sale (Primary and Secondary) and Key Cities (Madrid, Barcelona, Catalonia, Valencia Community, Andalusia - Malaga & Costa Del Sol and Rest of Spain). The Market Forecasts are Provided in Terms of Value (USD).

List of Companies Covered in this Report:

Neinor Homes S.A. / Metrovacesa S.A. / AEDAS Homes S.A. / Via Celere Desarrollos Inmobiliarios / Kronos Homes / Realia Business, S.A. / Habitat Inmobiliaria / Grupo Lar / Grupo Insur / Culmia / Stoneweg Living / Quabit Inmobiliaria / Acciona Inmobiliaria / Sareb / Solvia Servicios Inmobiliarios / Haya Real Estate / HI Real Estate / Testa Home Rental / Colonial Residencial / BuildingCenter (CaixaBank) /

Additional Benefits:

The market estimate (ME) sheet in Excel format /
3 months of analyst support /

Table of Contents:

1 Introduction

1.1 Study Assumptions & Market Definition

1.2 Scope of the Study

2 Research Methodology

3 Executive Summary

4 Market Landscape

4.1 Overview of the Economy and Market

4.2 Real Estate Buying Trends - Socioeconomic and Demographic Insights

4.3 Government Initiatives and Regulatory Aspects for the Residential Real Estate Sector

4.4 Focus on Technology Innovation, Startups, and PropTech in Real Estate

4.5 Insights into Rental Yields in Real Estate Segment

4.6 Real Estate Lending Dynamics

4.7 Insights Into Affordable Housing Support Provided by Government and Public-private Partnerships

4.8 Market Drivers

4.8.1 Accelerated second-home demand on Costa del Sol driven by tele-working Europeans

4.8.2 Build-to-Rent (BTR) institutional inflows as pension funds hunt yield

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

- 4.8.3 Surging appetite for energy-efficient "Clase A" dwellings post-2021 CTE update
- 4.8.4 Persistent supply gap in Madrid & Barcelona (housing stock per capita at 60-yr low)
- 4.8.5 Digital mortgage-origination platforms easing foreign-buyer onboarding
- 4.8.6 Foreign capital inflows despite Golden-Visa sunset, buoyed by non-lucrative visa demand
- 4.9 Market Restraints
 - 4.9.1 Escalating urban land-acquisition costs in Madrid metro
 - 4.9.2 2023-24 regional rent-cap legislation depressing investor appetite in Catalonia
 - 4.9.3 Construction-labour shortage (-18 % since 2015) delaying project deliveries
 - 4.9.4 Rising mortgage-rate spreads (+80 bps YoY 2024) squeezing first-time affordability
- 4.10 Porter's Five Forces Analysis
 - 4.10.1 Threat of New Entrants
 - 4.10.2 Bargaining Power of Buyers
 - 4.10.3 Bargaining Power of Suppliers
 - 4.10.4 Threat of Substitutes
 - 4.10.5 Intensity of Competitive Rivalry

5 Market Size & Growth Forecasts (Value)

- 5.1 By Property Type
 - 5.1.1 Apartments & Condominiums
 - 5.1.2 Villas & Landed Houses
- 5.2 By Price Band
 - 5.2.1 Affordable
 - 5.2.2 Mid-Market
 - 5.2.3 Luxury
- 5.3 By Business Model
 - 5.3.1 Sales
 - 5.3.2 Rental
- 5.4 By Mode of Sale
 - 5.4.1 Primary (New-Build)
 - 5.4.2 Secondary (Existing-Home Resale)
- 5.5 By Key Cities
 - 5.5.1 Madrid
 - 5.5.2 Barcelona
 - 5.5.3 Catalonia (ex-Barcelona)
 - 5.5.4 Valencia Community
 - 5.5.5 Andalusia - Malaga & Costa del Sol
 - 5.5.6 Rest of Spain

6 Competitive Landscape

- 6.1 Market Concentration
- 6.2 Strategic Moves
- 6.3 Market Share Analysis
- 6.4 Company Profiles (includes Global level Overview, Market level overview, Core Segments, Financials as available, Strategic Information, Market Rank/Share for key companies, Products & Services, and Recent Developments)
 - 6.4.1 Neinor Homes S.A.
 - 6.4.2 Metrovacesa S.A.
 - 6.4.3 AEDAS Homes S.A.

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

- 6.4.4 Via Celere Desarrollos Inmobiliarios
- 6.4.5 Kronos Homes
- 6.4.6 Realia Business, S.A.
- 6.4.7 Habitat Inmobiliaria
- 6.4.8 Grupo Lar
- 6.4.9 Grupo Insur
- 6.4.10 Culmia
- 6.4.11 Stoneweg Living
- 6.4.12 Quabit Inmobiliaria
- 6.4.13 Acciona Inmobiliaria
- 6.4.14 Sareb
- 6.4.15 Solvia Servicios Inmobiliarios
- 6.4.16 Haya Real Estate
- 6.4.17 HI Real Estate
- 6.4.18 Testa Home Rental
- 6.4.19 Colonial Residencial
- 6.4.20 BuildingCenter (CaixaBank)

7 Market Opportunities & Future Outlook

7.1 White-Space & Unmet-Need Assessment

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

**Spain Residential Real Estate - Market Share Analysis, Industry Trends & Statistics,
Growth Forecasts (2025 - 2030)**

Market Report | 2025-06-01 | 150 pages | Mordor Intelligence

To place an Order with Scotts International:

- Print this form
- Complete the relevant blank fields and sign
- Send as a scanned email to support@scotts-international.com

ORDER FORM:

Select license	License	Price
	Single User License	\$4750.00
	Team License (1-7 Users)	\$5250.00
	Site License	\$6500.00
	Corporate License	\$8750.00
		VAT
		Total

*Please circle the relevant license option. For any questions please contact support@scotts-international.com or 0048 603 394 346.

** VAT will be added at 23% for Polish based companies, individuals and EU based companies who are unable to provide a valid EU Vat Numbers.

Email*	<input type="text"/>	Phone*	<input type="text"/>
First Name*	<input type="text"/>	Last Name*	<input type="text"/>
Job title*	<input type="text"/>		
Company Name*	<input type="text"/>	EU Vat / Tax ID / NIP number*	<input type="text"/>
Address*	<input type="text"/>	City*	<input type="text"/>
Zip Code*	<input type="text"/>	Country*	<input type="text"/>
		Date	<input type="text" value="2026-03-03"/>
		Signature	

Scotts International. EU Vat number: PL 6772247784

tel. 0048 603 394 346 e-mail: support@scotts-international.com

www.scotts-international.com

