Spanish Property Market Analysis (2025- 2026)

Executive Summary

The Spanish real estate market has shown significant resilience and growth through 2025 and into mid- 2026. The national average price per square meter reached approximately €2,039 by June 2026, marking a steady upward trend from the €1,935 recorded in 2025.

Key Findings:

- High- End Markets: The Andorra region remains the most expensive area with prices reaching €6,110/ m2. Coastal hotspots like Málaga (Costa del Sol) continue to command premium prices (€2,697/ m2) driven by strong international demand.

- Coastal vs. Interior: There is a clear price gradient where coastal and island provinces (Málaga, Girona, Tenerife) significantly outperform the national average compared to interior regions.

- Growth Drivers: Provinces like Valencia and Málaga have seen double- digit year- on- year growth, fueled by both domestic stability and foreign investment.

- Affordability: The most affordable region identified in mid- 2026 was Castilla- La Mancha, with prices around €1,117/ m2.

Property Price Comparison (per m2)

The following chart illustrates the price disparity across various key Spanish regions and provinces.

`![Property Prices](spanish_ property_ prices. png)`

*Data Source: Compiled from market analysis reports including Dream Properties International, Indomio, and Bravos Estate. *