

Spanish Property Prices per m²

Market Summary 2025/2026

National Average: €2,430 per m²

TOP 5 MOST EXPENSIVE REGIONS

1. Balearic Islands	€5,073 / m ²
2. Madrid	€3,902 / m ²
3. Barcelona	€3,083 / m ²
4. Andalucía	€3,010 / m ²
5. Cataluña	€2,837 / m ²

MOST AFFORDABLE REGIONS

1. Castilla-La Mancha	€1,117 / m ²
2. Aragón	€1,138 / m ²
3. Extremadura	€1,152 / m ²
4. Castilla y León	€1,409 / m ²
5. Galicia	€1,499 / m ²

KEY MARKET INSIGHTS

- The Balearic Islands lead with €5,073/m² — nearly 4.5× the cheapest region.
- Madrid and Barcelona remain the most expensive mainland provinces at €3,902 and €3,083/m².
- Interior regions (Castilla-La Mancha, Aragón, Extremadura) offer the lowest prices, all under €1,200/m².
- Coastal and island regions command a significant premium over inland areas.
- Year-over-year growth ranges from ~0.6% to 16.8%, with Madrid and Valencia showing the strongest gains.
- The national average sits around €2,430/m², but this masks extreme regional disparities.

Sources: INE (Q4 2025), Engel Völkers (Q2 2026), Indomio (June 2026), GlobalPropertyGuide