

Municipality

Marbella

Property type

All

Construction type

All

Values from January 2025 to December 2025



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Construction type
All

Report date
04/03/26

Values from January 2025 to December 2025

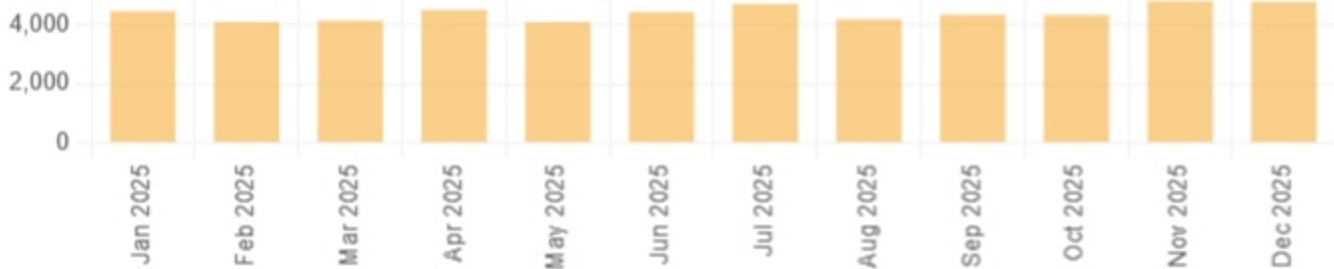
Average price m ² 4.424 €/m²	Sales 4.379	Average amount 736.866 €	Average surface area 167 m²
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Evolution of main indicators

12 months

Price €/m² built area

4.424 €/m²



Real value

Period	Price (€/m ²)
Jan 2025	4.460
Feb 2025	4.093
Mar 2025	4.140
Apr 2025	4.500
May 2025	4.091
Jun 2025	4.431
Jul 2025	4.715
Aug 2025	4.189
Sep 2025	4.344
Oct 2025	4.333
Nov 2025	4.813
Dec 2025	4.785

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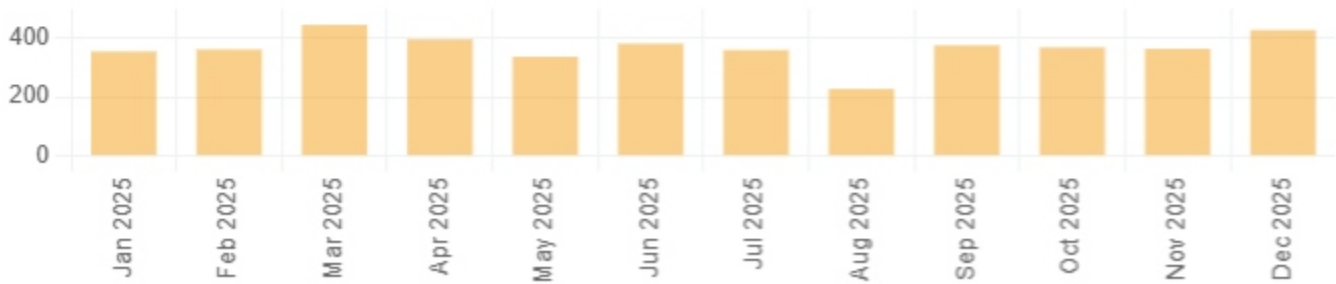
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Evolution of main indicators

12 months

Number of sales

4.379



Real value

Period	Sales
Jan 2025	353
Feb 2025	360
Mar 2025	444
Apr 2025	395
May 2025	335
Jun 2025	380
Jul 2025	358
Aug 2025	225
Sep 2025	374
Oct 2025	367
Nov 2025	362
Dec 2025	426

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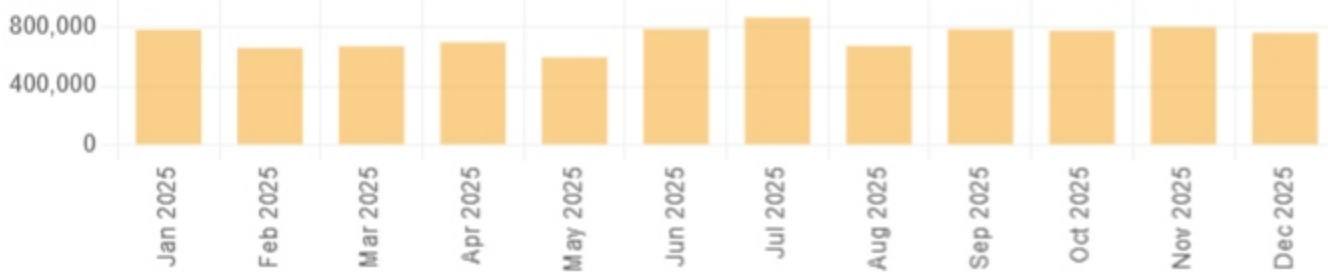
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Evolution of main indicators

12 months

Average price

736.866 €



Real value

Period	Amount (€)
Jan 2025	779.532
Feb 2025	655.138
Mar 2025	666.044
Apr 2025	693.205
May 2025	591.005
Jun 2025	784.803
Jul 2025	863.921
Aug 2025	668.426
Sep 2025	783.339
Oct 2025	772.819
Nov 2025	798.393
Dec 2025	759.327

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Average price m²
4.424 €/m²

Sales
4.379

Average amount
736.866 €

Average surface area
167 m²

Additional indicators

Price change rate

+7,68% ↑



2015	5,39%
2016	3,55%
2017	2,86%
2018	11,85%
2019	4,46%
2020	-0,11%

2021	12,05%
2022	5,91%
2023	11,76%
2024	12,59%
2025	7,68%

New / Second-hand housing



New housing	8,79%
Second-hand housing	91,21%

Houses / Apartments



Houses	17,47%
Apartments	82,53%

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Sociodemographic indicators

Buyer age distribution



Under 31 years old	4,23%
31 to 40 years old	17,66%
41 to 50 years old	25,99%
51 to 60 years old	27,28%
61 to 70 years old	17,02%
Over 70 years old	7,82%

Median age of buyers

51



2013	51 years
2014	51 years
2015	51 years
2016	49 years
2017	49 years
2018	48 years

2019	52 years
2020	48 years
2021	51 years
2022	52 years
2023	53 years
2024	52 years

Individual / Corporate buyers



Individual buyers	76,5%
Corporate buyers	23,5%

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Sociodemographic indicators

Years of net income needed
for purchase

18,65



Years of net income needed for
purchase

18,65 years

Variation in years of
income needed

+0,43 ↑



2015	15,4 years
2016	14,21 years
2017	14,32 years
2018	15,17 years
2019	15,62 years
2020	17,52 years

2021	19,32 years
2022	17,37 years
2023	18,21 years
2024	18,65 years

National / Foreign buyers



National buyers

37,96%

Foreign buyers

62,04%

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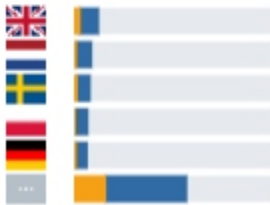
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Sociodemographic indicators

Foreign buyers by
nationality



United Kingdom	2,97%	9,42%	12,39%
Netherlands	1,16%	7,75%	8,91%
Sweden	1,51%	6,63%	8,13%
Poland	0,6%	6,37%	6,97%
Germany	0,99%	5,68%	6,67%
Others	15,92%	41,01%	56,93%



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