

APRIL 2017

# PRICE RECOVERY CONTINUES



Asking prices at Kyero.com are broadly in line with official figures, and confirm the Spanish property market's continued recovery. In April prices showed steady (but not alarming!) growth of 5.5% per year. This would indicate that property which appeals to international buyers is returning to price points not seen since 2009.

As ever, there are wide regional variations: Ibiza continues its remarkable rise, driven by the high end market. Meanwhile the Canaries are also having a particularly strong year. Kyero has noted a lack of supply in these areas and strong growth from European buyers has put upward pressure on prices.

## ASKING PRICE TREND AT KYERO.COM

12-MTH MOVING AVERAGE



## KEY DATA / APRIL 2017

# €239,000

MEDIAN ASKING PRICE

# ▲ 5.5%

ANNUAL TREND

## REGIONAL

# SPAIN'S INVESTOR HOTSPOTS

Kyero.com is a portal for international buyers and advertises property across Spain's sunshine coast and islands. These prices are based on 198,310 properties listed for sale in April 2017.



PROVINCE / ISLAND	ANNUAL TREND	MEDIAN PRICE	NO. OF BEDROOMS				
			1	2	3	4	5
Ibiza	+30.2%	€1.25m	€630k	€560k	€1.0m	€1.57m	€2.2m
Gran Canaria	+13.8%	€235k	€123k	€226k	€270k	€383k	€635k
Tenerife	+10.7%	€275k	€140k	€210k	€345k	€630k	€675k
Cadiz	+7.0%	€240k	€100k	€145k	€235k	€360k	€596k
Malaga	+6.1%	€315k	€141k	€220k	€330k	€572k	€960k
Murcia	+5.3%	€145k	€73k	€106k	€178k	€239k	€279k
Mallorca	+4.8%	€520k	€189k	€295k	€476k	€850k	€1.39m
Alicante	+2.3%	€225k	€90k	€139k	€242k	€399k	€520k
Fuerteventura	+1.3%	€175k	€115k	€140k	€225k	€325k	-
Barcelona	+1.2%	€650k	€375k	€425k	€529k	€700k	€1.0m
Gerona	+1.1%	€390k	€123k	€180k	€310k	€585k	€850k
Valencia	+0.2%	€170k	€108k	€137k	€150k	€208k	€285k
Almeria	+0.2%	€130k	€70k	€100k	€150k	€165k	€190k
Granada	-10.8%	€150k	€80k	€135k	€155k	€189k	€220k
Tarragona	-15.1%	€140k	€45k	€112k	€169k	€240k	€350k

## DIVE DEEPER...

For a more detailed local picture, all the price data used in this report is available for public download at:

[https://data-assets.kyero.com/reports/2017-q2/kyero\\_prices\\_apr\\_2017.csv](https://data-assets.kyero.com/reports/2017-q2/kyero_prices_apr_2017.csv)



## LOCAL PRICES

## TOP 20 RISES

#	LOCATION	AREA	MEDIAN PRICE	ANNUAL TREND
1	Adeje	Tenerife	€451,500	+29.6%
2	Sant Josep de sa Talaia	Ibiza	€1,300,000	+28.7%
3	Benahavis	Malaga	€660,000	+24.8%
4	Platja D'aro	Gerona	€630,000	+22.2%
5	Maspalomas	Gran Canaria	€320,000	+22.0%
6	Benitachell	Alicante	€320,000	+20.3%
7	Finestrat	Alicante	€330,000	+20.2%
8	Port De Pollenca	Mallorca	€385,000	+18.8%
9	Mijas Costa	Malaga	€286,000	+18.8%
10	Playa De Las Americas	Tenerife	€330,000	+18.5%
11	Nerja	Malaga	€280,000	+14.2%
12	Albir	Alicante	€289,000	+13.9%
13	Benissa	Alicante	€475,000	+12.9%
14	Calvia	Mallorca	€850,000	+12.0%
15	Mijas	Malaga	€270,000	+11.8%
16	La Cala De Mijas	Malaga	€314,000	+11.4%
17	Ibiza	Ibiza	€960,000	+10.9%
18	Moraira	Alicante	€530,000	+8.4%
19	Sitges	Barcelona	€590,000	+8.3%
20	Nueva Andalucia	Malaga	€460,000	+7.6%

## NOTABLE FALLS

#	LOCATION	AREA	MEDIAN PRICE	ANNUAL TREND
1	Andratx	Mallorca	€505,000	-18.60%
2	San Pedro Alcantara	Malaga	€550,000	-7.70%
3	Salobrena	Granada	€252,000	-5.60%
4	Begur	Gerona	€750,000	-5.50%
5	Frigiliana	Malaga	€299,500	-5.50%
6	Santa Ponsa	Mallorca	€565,000	-4.70%
7	Elviria	Malaga	€320,000	-4.30%
8	Sotogrande	Cadiz	€596,000	-4.00%
9	Marbella	Malaga	€501,225	-3.80%
10	Calonge	Gerona	€380,000	-3.80%