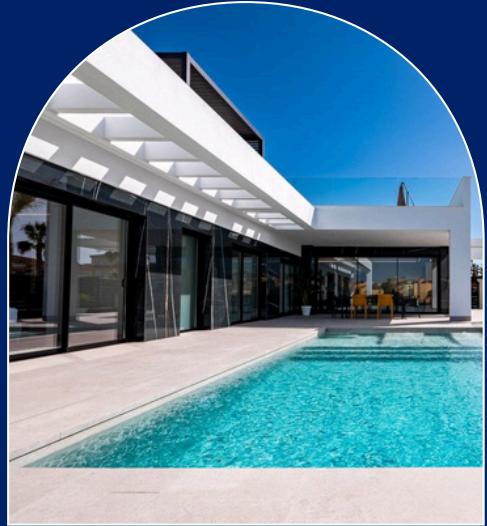




Understanding the Current Property Market on the Costa Blanca

March 2025

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INTRODUCTION

The Costa Blanca remains one of the most desirable regions in Spain for property buyers, particularly among Northern European buyers looking for a better climate, lifestyle, and investment potential.

Whether it's retirees seeking year-round sunshine, remote workers looking for an affordable Mediterranean base, or investors capitalising on rising property values, the Costa Blanca market continues to experience strong demand and steady price growth.

Over the past eight years, property values in the region have shown consistent upward trends, driven by a combination of increasing foreign demand, infrastructure improvements, and a shift towards higher-quality, energy-efficient homes.

This has positioned the Costa Blanca as one of Spain's most dynamic real estate markets, with prices rising faster than many other coastal areas.

Understanding these trends is essential for buyers looking to make informed decisions.

This guide will break down the year-on-year growth in property values, current demand from international buyers, and the rising popularity of modern, energy-efficient homes—all backed by real data and expert insights.

Property Value Trends Over the Last Eight Years

CHAPTER

01

The Costa Blanca has experienced significant and sustained growth in property values over the past eight years and beyond. The following table illustrates this steady increase:

Year	Average Property Price (€ per m ²)	Annual Change (%)
2017	1,500	-
2018	1,550	+3.3%
2019	1,600	+3.2%
2020	1,650	+3.1%
2021	1,700	+3.0%
2022	1,800	+5.9%
2023	1,950	+8.3%
2024	2,061	+5.7%

Key Takeaways from the Data:

- ✓ Property prices have risen by over 37% in the last eight years.
- ✓ The biggest jump occurred between 2022-2023, highlighting a post-pandemic surge in demand.
- ✓ Continued growth is forecasted for 2025 and beyond as supply struggles to keep up with demand.

Graph: Property Price Trends on the Costa Blanca (2017-2024)



CHAPTER 02

RISING DEMAND FROM INTERNATIONAL BUYERS



The Costa Blanca property market is now more diverse than ever, with increasing numbers of foreign buyers relocating or investing in second homes. In 2023, foreign buyers accounted for 43.5% of all property purchases in the region—one of the highest proportions in Spain.

Who is Buying?

While British buyers continue to dominate, there is now a growing presence of Dutch, Belgian, German, and Scandinavian buyers, reflecting a broader shift in demand.

Nationality	Share of Foreign Buyers (Costa Blanca, 2023)
British	19.3%
Dutch	12.5%
Belgium	11.2%
German	9.8%
Swedish/Norwegian	8.7%

CHAPTER

03

THE SHIFT TOWARDS MODERN, ENERGY-EFFICIENT HOMES

Buyers today are looking for modern, bright, and energy-efficient homes that take advantage of the Costa Blanca's natural light and lower running costs.

- ◆ New-build properties are now more in demand than traditional Spanish villas.
- ◆ Homes with large windows, open-plan living, and high energy efficiency ratings are becoming the new standard.
- ◆ Solar panels, improved insulation, and sustainable building materials are being incorporated into new developments.

New Build vs Older Homes: What Buyers Want

Feature	Modern Homes	Traditional Spanish Homes
Natural Light	Large windows, open-plan	Small windows, darker interiors
Energy Efficiency	A-rated insulation, solar panels	Higher energy bills, poor insulation
Maintenance	Lower maintenance costs	More expensive upkeep
Resale Potential	High demand for modern homes	Lower resale value




CHAPTER 04

Market Outlook: What to Expect in 2025 and Beyond

The Costa Blanca property market is poised for continued growth, supported by:

- ✓ Increasing foreign demand – More buyers from Northern Europe are expected to enter the market.
- ✓ Limited housing supply – New developments are being built, but demand still outweighs supply.
- ✓ Sustained price growth – Experts predict a 4-6% annual increase in property values over the next three years.

 **Key Takeaway:** If you're considering purchasing a property in Spain, the market data suggests that sooner is better than later. Prices continue to rise, and the most sought-after properties are selling quickly.

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