



Lucas Fox Spanish Real Estate Snapshot 2018

VALENCIA

“2018 was a positive year for the property market in Valencia, capitalising on the inertia of previous years with double digit growth year-on-year. The start of 2019 has been particularly encouraging and bodes well for the rest of the year. International buyers continue to show a great appreciation for all things Valencian, from its lifestyle to its award-winning gastronomy. This year we have seen many more US buyers. British, French, Italian and Dutch buyers also account for a significant proportion.”



JUAN LUIS HERRERO
Partner
Lucas Fox Valencia



PROPERTY SALES TRANSACTIONS VALENCIA PROVINCE

27 THOUSAND (2017) **30** THOUSAND (2018)

14% INCREASE Y-O-Y **11%** NEW PROPERTIES **89%** RE-SALE

Source: INE



HIGHLIGHTED PROJECTS



LOS MONASTERIOS RESIDENCES



ALMA DE HUERTAS



EIXAMPLE PATACONA
MOST SOUGHT-AFTER NEIGHBOURHOODS



EL MERCAT CIUTAT VELLA
UP-AND-COMING NEIGHBOURHOODS



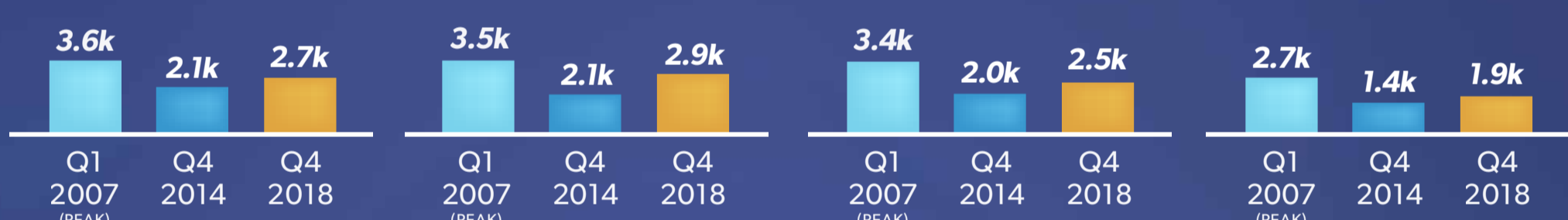
AVERAGE SALES PRICES (€/m²)

CIUTAT VELLA

EIXAMPLE

EL PLA DEL REAL

VALENCIA CITY AVERAGE

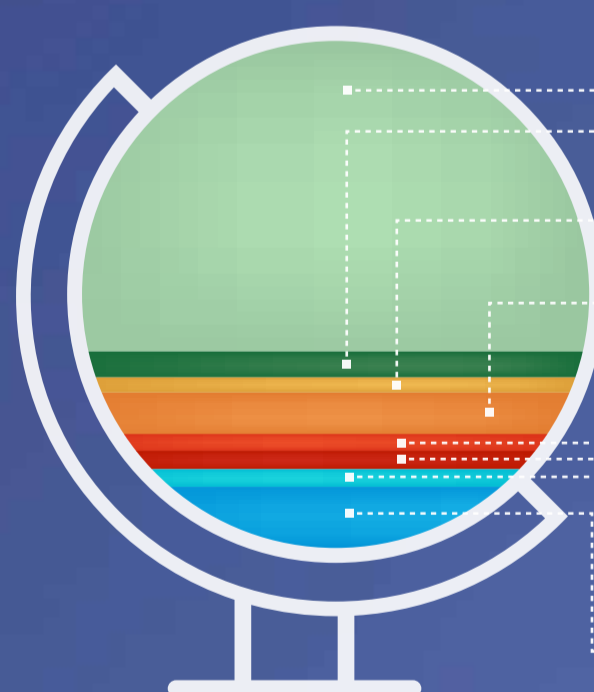


Source: Idealista

BUYER PROFILE



COUNTRY OF ORIGIN



- 62% SPAIN
- 5% UK / IRELAND
- 3% FRANCE
- 7% CANADA / USA
- 2% SCANDINAVIA
- 2% ASIA
- 2% LATIN AMERICA
- 17% OTHER EUROPE



MOTIVATION FOR PURCHASE



- 55% PRIMARY RESIDENCE
- 26% SECONDARY RESIDENCE
- 10% INVESTMENT
- 2% GOLDEN VISA
- 5% RELOCATION
- 2% UNKNOWN



MOST SOUGHT-AFTER PROPERTY



RENOVATED APARTMENT



OUTDOOR SPACE

Source: Lucas Fox

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