

HOW IS THE MARKET?

August 2022

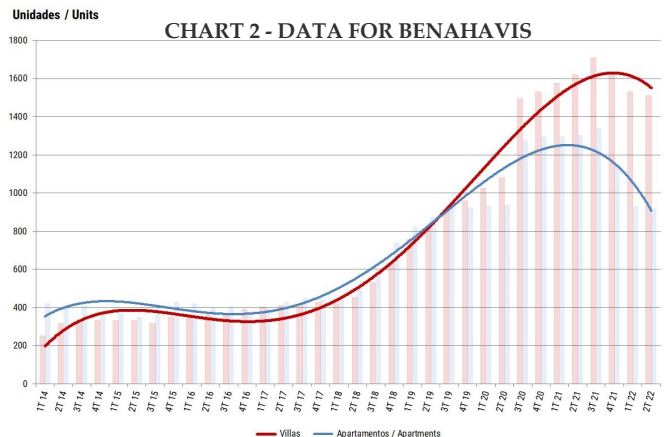
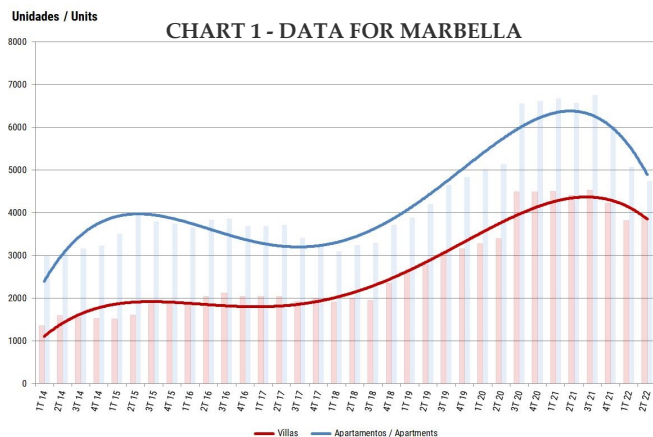
The number of homes for sale keeps on reducing at the Costa del Sol



By Alfonso Lacruz
Associate Agent

(+34) 609 408 400
alfonso.lacruz@kwspain.es
www.alfonsolacruz.com

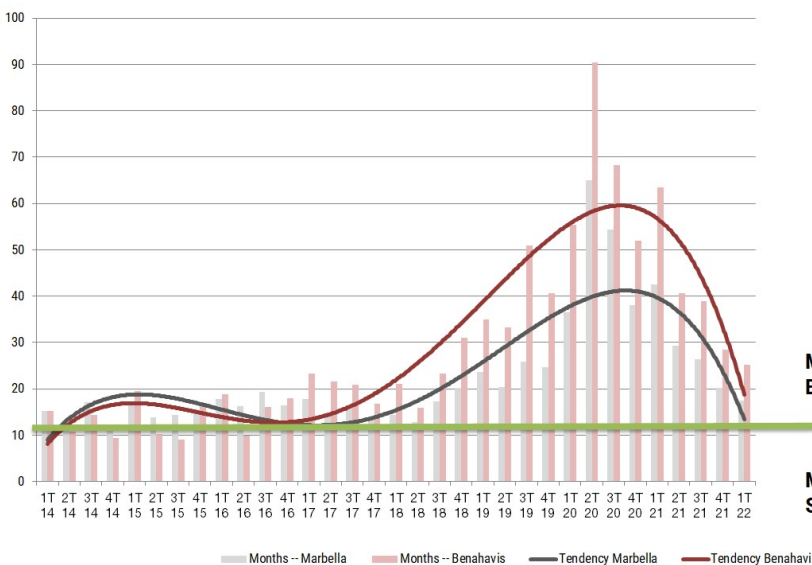
These days comments about the lack of inventory or properties available for sale have become quite common in the Marbella and Benahavis real estate ambiences but in practice there is no official information to really see how the number of properties for sale in the market is varying. Over the years we have made an estimated inventory tracking which, although not exact and taking into account that the same methodology is always applied, allows us to analyze variations or trends in the number of properties for sale. Taking this into account, the information in the graph for Marbella is generated where it can be seen that the inventory has decreased, in general, by 3% in the last quarter and by a not inconsiderable 21% in the last year. The biggest variation was in apartments with 28% and



even in apartments under 250,000 € where it fell by 38% in the last year.

Looking at Benahavis, the same trend is observed, although lower, 1.4% in the quarter and 17% in the last year, due to the fact that the number of villas for sale has decreased much less than the apartments, almost 30% less apartments for sale in the last year and 6.7% less villas for sale in the last year, so that the number of villas for sale in Benahavis is higher than the number of apartments, the difference having increased during the last year.

Meses para vender el inventario completo / Months to sell the whole inventory



** Cuando el número de meses necesarios para vender todo el inventario es inferior a 10 estamos en el **Mercado de Vendedores**. Si es mayor que 10, estamos en un **Mercado de Compradores**.

** When the number of months required to sell the whole inventory is less than 10, we are in a **Seller's Market**. If it is greater than 10, we are in a **Buyer's Market**.

Mercado de Compradores
Buyer's Market

Mercado de Vendedores
Seller's Market

Finally, on the graph of the absorption ratio or number of months it takes to sell the entire inventory, it is clear that in just a year and a half it has gone from a buyer's market to a seller's market, with less stock of homes for sale and more sales transactions.

Source: Registradores, Ministerio de Fomento

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+34 609 408 400
alfonso.lacruz@kwspain.es

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ALFONSO LACRUZ
Real Estate in Marbella & Benahavis

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KW Marbella (Oficina ppal.) Los Patios de Santa María Golf, local 13-14 29604 MARBELLA T: (+34) 609 408 400 E: alfonso.lacruz@kwspain.es

HOW IS THE MARKET?

August 2022**ALFONSO LACRUZ**
Real Estate in Marbella & Benahavis**kw** MARBELLA
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For Sale 3 bed 2 bath 134 sqmt built

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Price 699.000€

For Sale 3 bed 3 bath 138 sqmt built

€699,000

Samara Resort, Marbella

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Los Eucaliptos, Benahavis3 Bed, 2 Bath, 103 Sqm built with views
Price 299.000€

SOLD!

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Vendido

Owner's Review

"We've been working with Alfonso and many of his staff in Marbella, Andalucia, Spain since 2009. We purchased and sold 3 properties over time. They have proven themselves to be true professionals - honest, sincere and attentive. We highly recommend them to anyone interested in real estate in Spain"

**Thinking of selling or tired of waiting for a sale?
Don't look anywhere else. We can help!
Just call me.**