Created in 1956, FIABCI-España is a national chapter established in the respective geographical area under the FIABCI Europe Region.

Its headquarters are located in Spain at Paseo de Gracia 118 - Principal - Barcelona

**Joan Clos**  
Chapter President

<table>
<thead>
<tr>
<th>Year</th>
<th>All Members</th>
<th>Principal Members</th>
<th>Corporate &amp; Regular Members</th>
<th>Academic &amp; Public Members</th>
<th>Young Members/Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>1956</td>
<td>88</td>
<td>3</td>
<td>78</td>
<td>0</td>
<td>7</td>
</tr>
</tbody>
</table>

**fiabci-espana@fiabci.org**  
**http://www.fiabcispain.com**
47,351,567 Total Population of the country

Population of the capital
Madrid 3,334,730

Density 93.7 people per sq. km

Mortality rate 0.76%

Total Population of the country

Spanish Official language

Catalan, Basque, Galician Other spoken languages

BARCELONA 1,664,182 inhabitants
VALENCIA 800,125 inhabitants
SEVILLE 691,395 inhabitants
ZARAGOZA 681,877 inhabitants

Density 93.7 people per sq. km

14.4 Percentage age 0-14
65.62 Percentage age 15-64
19.98 Percentage age 65-older

49% Male
51% Female

2.50 people Median family size

0.20% Urban population growth

168,047 Birth rate

262,373 Mortality rate

98.93% Literacy rate

4 BIGGEST CITIES

DEMOGRAPHIC OVERVIEW

INTERNATIONAL REAL ESTATE FEDERATION ©
**MACROECONOMIC OVERVIEW**

- **Euro**: National currency
- **1 USD = 0.858 Eur**: Average annual exchange rate (USD)

- **1 341 326 USD**: GDP USD
- **10,8%**: GDP growth (annual %)

- **Floating Exchange rate system**

- **10 762 94 USD**: Industry (real estate including construction) Value Added (% of GDP)
- **7.3 + 7.74 (APR)**: Average interest rates (consumer loan %)

- **1 609 386 USD**: Public debt (USD)
- **4%**: (Reduced)
- **21%**: (Standard)

- **1 325.44 USD**: Minimum salary (USD/month)
- **13 965.54 USD**: Average annual income (USD)

- **16.2%**: Unemployment rate (%)
- **0.904**: Human Development Index
- **20.7%**: Poverty rate (people in risk of poverty %)

- **859 000 USD**: Foreign direct investment, net inflows (USD)
### INFRASTRUCTURES, ENVIRONMENT AND URBAN DEVELOPMENT

**Urban area (sq. km)**

<table>
<thead>
<tr>
<th>City</th>
<th>Area (sq. km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adolfo Suárez</td>
<td>77 268.66</td>
</tr>
</tbody>
</table>

**Main international airports**

<table>
<thead>
<tr>
<th>Airport</th>
<th>Passengers per year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adolfo Suárez, Madrid - Barajas</td>
<td>61 734 037</td>
</tr>
<tr>
<td>Barcelona - El Prat, Josep Tarradellas</td>
<td>52 686 314</td>
</tr>
<tr>
<td>Palma de Mallorca</td>
<td>29 721 123</td>
</tr>
</tbody>
</table>

**Main international ports**

<table>
<thead>
<tr>
<th>Port</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bahía de Algeciras</td>
<td>Commercial</td>
</tr>
<tr>
<td>Bahía de Algeciras</td>
<td>Seaport</td>
</tr>
<tr>
<td>Ibiza Marina</td>
<td>Marina</td>
</tr>
</tbody>
</table>

**International tourists per year**

<table>
<thead>
<tr>
<th>Destination</th>
<th>Visitors</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>83 509 151</td>
</tr>
</tbody>
</table>

**CO2 emissions (metric tons per capita)**

- **5.58 T**

**Train stations**

- 1 498*

**Cars sold per year**

- 1 000 862**

**Bicycles sold per year**

- 1 250 000***

*MITMA, 2021 / **MITMA, March 20 - March 2021 / ***AMBE 2019
REAL ESTATE OVERVIEW

**STRENGTHS**  
(3 main strong points)

1. Flexibility and adaptability of economic operators
2. A developed infrastructure network
3. A diversified economy that welcomes big international companies

**WEAKNESSES**  
(3 main weak points)

1. High unemployment rate
2. High indebtedness (public, private and exterior)
3. A growing trade balance deficit
### Key Sales Figures

<table>
<thead>
<tr>
<th></th>
<th>Transactions</th>
<th>Average Price (USD/sq.m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Madrid</td>
<td>40,572</td>
<td>4,434.48</td>
</tr>
<tr>
<td>General Barcelona</td>
<td>14,880</td>
<td>3,778.50</td>
</tr>
</tbody>
</table>

### Key Rental Figures

<table>
<thead>
<tr>
<th></th>
<th>Transactions</th>
<th>Average Price (USD/sq.m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Madrid</td>
<td>n/a</td>
<td>19.49</td>
</tr>
<tr>
<td>General Barcelona</td>
<td>51,294</td>
<td>16.86</td>
</tr>
</tbody>
</table>

### General Specifications

- Housing stock (million units): **25,793,323**
- Housing stock growth (annual %): **0.3%**
- Home ownership rate (%): **76.2%**
- Number of initiated dwellings per 1,000 citizens: **2.92**
- Number of completed dwellings per 1,000 citizens: **53.79**
### Number of housing construction permits

- Public: 11,90%
- Private: 88,10%

### Average cost of living (USD/month)

- Public: 1,766 USD/mth
- Private: 35%

### Office stock (million units/square meter or square feet)

- Madrid: 15M sq.m
- Barcelona: 6M sq.m

### Office stock growth (annual %)

- Madrid & Barcelona: ↑ 4,2%

### Electricity price (USD/kWh)

- 0,1470 USD/Kwh

### Gas Price (USD/kWh)

- 0,0598 USD/kwh

### Annual foreign investments in Real Estate

- 17,1 billion

### Top 3 investors/buyers

- United Kingdom
- France
- Germany

### Special Programs for investors/buyers

- PRIE, Golden Visa

### Real Estate capital gains taxation

- 19/24%

### Mortgage interest rate (15-20 years)

- 3655

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*INTERNATIONAL REAL ESTATE FEDERATION ©*
Downpayment

In most of the cases, that's the minimum downpayment

Presence of Airbnb and/or other similar platform(s)

20*

Number of people employed in Real Estate & Construction sectors including all major professions

1,615,496

(Real Estate Construction Architecture)

8.6%

A share of total employed population (%)

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