

Executive Overview

Market intelligence · 1 July 2026

MARBELLA

EXECUTIVE OVERVIEW

Marbella

Prime liquidity hub. High-net-worth demand remains decoupled from global rate hikes.

MEDIAN ASKING €1,695,000 MLS active listings	YOY TREND -37.5% MONITOR	MEDIAN DAYS ON MARKET 138d SLOW	€/M² €6,684 Build only
--	--	---	---

Market Reading - Marbella

Where this market sits - price-band spread and 12-month direction.

Price-band spread (12-month listings)

Lower quarter	<div style="width: 25%;"></div>	€750,000
Midpoint	<div style="width: 50%;"></div>	€1,695,000
Upper quarter	<div style="width: 75%;"></div>	€3,980,000
Top 10%	<div style="width: 90%;"></div>	€6,450,000

Volume tier: Highly liquid (sample: 912 listings).

LIQUIDITY & VELOCITY

Marbella's median days on market is 138. This indicates properties take approximately 4.5 months to transact from listing. The sample volume is highly liquid, suggesting a robust buyer pool. Despite this liquidity, the market is experiencing a -37.5% year-over-year price trend. Investors should factor this into their risk assessment for potential capital depreciation.

PRICE SPREAD

The 25th percentile price is €750,000, catering to entry-level buyers seeking a foothold in Marbella. The median price sits at €1,695,000, representing the bulk of demand. Trophy assets command prices up to the 90th percentile at €6,450,000, appealing to ultra-luxury investors. This wide spread offers diverse opportunities across different investment theses.

VERDICT

Ultra-Luxury Fortress. Investors should target the upper quartile for resilient assets, leveraging the market's established high-net-worth appeal despite recent price adjustments.

Trailing 12-month price-per-m²

Month	€/m ² (median)
July 2025	€8,145
August 2025	€5,394
September 2025	€7,871
October 2025	€5,912
November 2025	€7,155
December 2025	€6,156
January 2026	€7,359
February 2026	€7,495

Month	€/m ² (median)
March 2026	€6,330
April 2026	€5,915
May 2026	€6,809
June 2026	€6,296
July 2026	€6,667

Source badges show each section's strongest basis: Notarial-verified (Spanish notarial register), Network closed sales (PropertyList recorded deals), Comparable evidence (scored MLS comparables), Asking-price (listing data only).

This report is a market-intelligence summary for general guidance only. It is not a formal or regulated property valuation or appraisal (tasación), nor a RICS Red Book valuation, and must not be relied on as one. All figures are estimates derived from available market data and may change; their accuracy and completeness are not guaranteed. Yield and five-year projection figures are illustrative scenarios, not forecasts or a guarantee of future performance. Nothing here is investment, legal, tax or financial advice. Seek independent professional advice before making any decision.

PropertyList Intelligence · Data: PropertyList.es MLS network · 1 July 2026 · Asking-price signals unless marked [SOLD ✓] · Sale-price verification ongoing · Not investment, legal or financial advice · © 2026 PropertyList.es