

New Dev Pipeline

Market intelligence · 1 July 2026

MARBELLA

NEW DEV PIPELINE

Marbella

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

MEDIAN ASKING €1,695,000 <small>MLS active listings</small>	YOY TREND -37.5% <small>MONITOR</small>	MEDIAN DAYS ON MARKET 138d <small>SLOW</small>	€/M² €6,684 <small>Build only</small>
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 **Supply-Side Forensics - Marbella**

How much new supply is coming, at what price, and when.

ACTIVE DEVELOPMENTS 1 <small>+ 1 undated</small>	ENTRY PRICE (MEDIAN) €285,000 <small>P25-P75 corridor</small>	CEILING PRICE (MEDIAN) €750,000 <small>Top quartile of price-to</small>
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PIPELINE VOLUME

Marbella has 1 active new development tracked, with 1 project currently pre-launch. This indicates a supply-thin market. Developers should accelerate new project planning to meet future demand.

ENTRY & CEILING PRICING

Entry-level pricing ranges from €285,000 to €285,000, with a median of €285,000. The ceiling-end price is €750,000 at the median and €750,000 at the top quartile. This narrow entry-level band suggests an undersupply of diverse entry-point options, while the upper segment appears adequately represented. Developers should focus on diversifying entry-level offerings.

COMPLETION SHOCK

There are no dated completions on record for new developments in Marbella. This absence of scheduled handovers indicates no immediate completion shock risk. However, it also signifies a lack of future supply visibility for buyers. Buyer move.

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).

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