

Let's analyse the Second Home purchases by Romanians in Spain

How active are the Romanians? What properties do they like? What are the most loved Spanish regions by the Romanians? How much do they pay? Do they prefer new build properties or resale? Do they need a mortgage for financing?

Both foreigners and Spaniards are very active on the property market in Spain. In 2018, foreigners bought close to 100.000 properties in Spain. Spaniards and Foreigners are buying the highest number of properties in 2018 vs any year since the crisis of 2008, have a look at our chart: more than 570.000 properties were bought, 16% of the purchases by foreigners.

Read our most recent article about that: [Who are the foreigners buying real estate in Spain?](#)

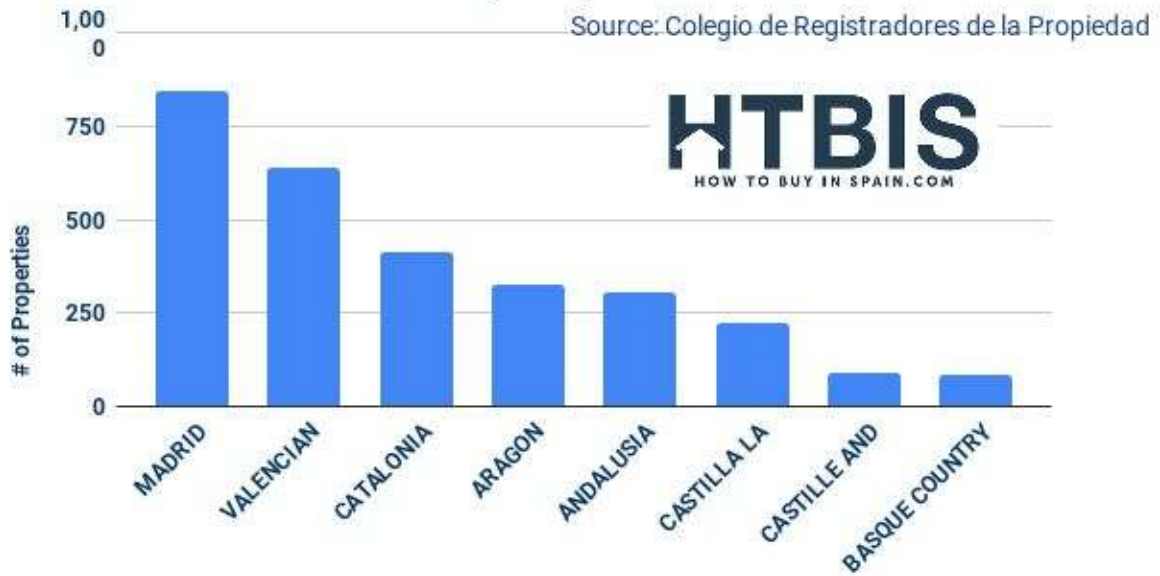
How active are the Romanians on the Spanish Real estate market? How much do they pay for their properties?

According to the “Consejo General del Notariado” in Spain, the Romanians are buying 20 properties per day, or about 7.239 for the last 12 months up to June 2018, in Spain. It is nearly 8 times more than in 2008. The price they pay on average is €926 per square meter. Check the evolution over the last 12 years.

Of course, depending on the region, price paid by foreigners per square meter is changing a lot. The Balearic Islands is the most expensive region if you want to buy a second home in Spain. Another factor factor to take into account for the price is if the

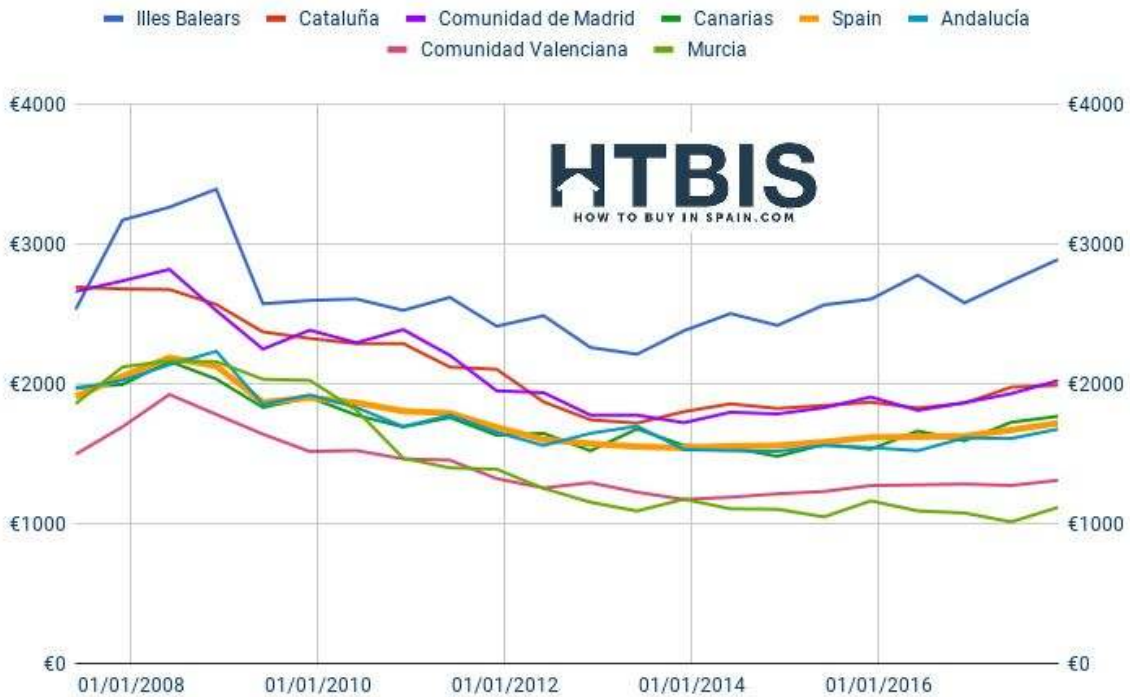
property is a new build property or a resale.

Where do the Romanians buy in Spain?



Here is the price evolution for a square meter in all the different Spanish Regions:

Real estate price evolution paid by foreigners for the different regions

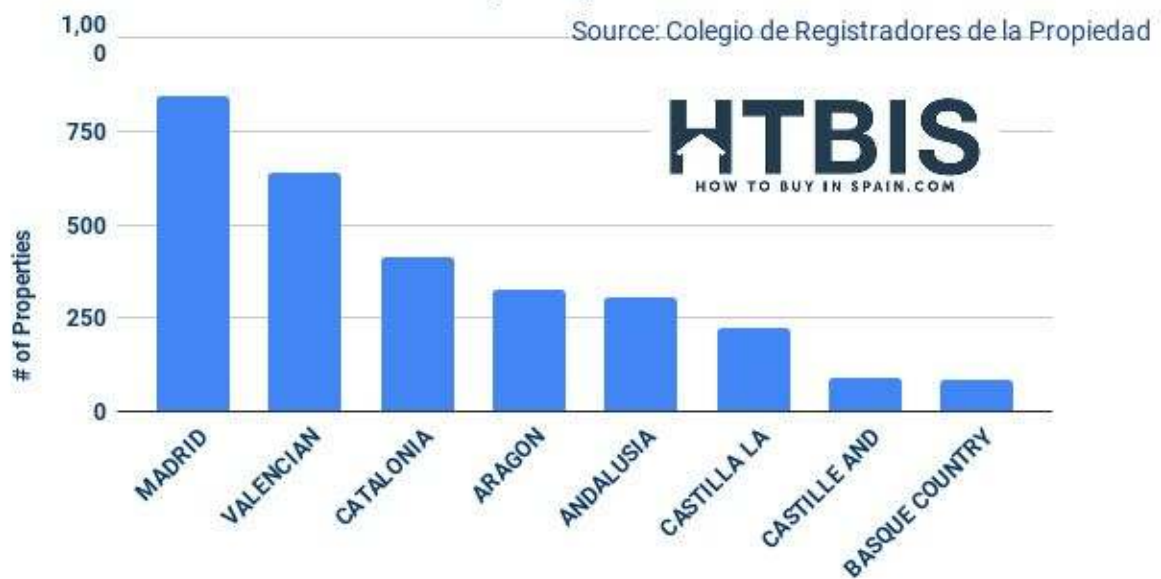


Source: Consejo General del Notariado

What are the most loved Spanish regions by the Romanians?

Romanians love to buy in the three biggest Spanish Cities: Madrid, Valencia and Barcelona and the neighboring areas. From that we can deduct that most of the Romanians buy to live in Spain rather than a Second home.

Where do the Romanians buy in Spain?



Where are foreigners buying in Spain? In which Regions, in Which Cities?

Foreigners are actively buying properties in many Spanish cities: for Alicante, Tenerife, Ibiza and Palma de Mallorca, Malaga and Girona, they represent more than one transaction out of 4.

Here are the most active regions

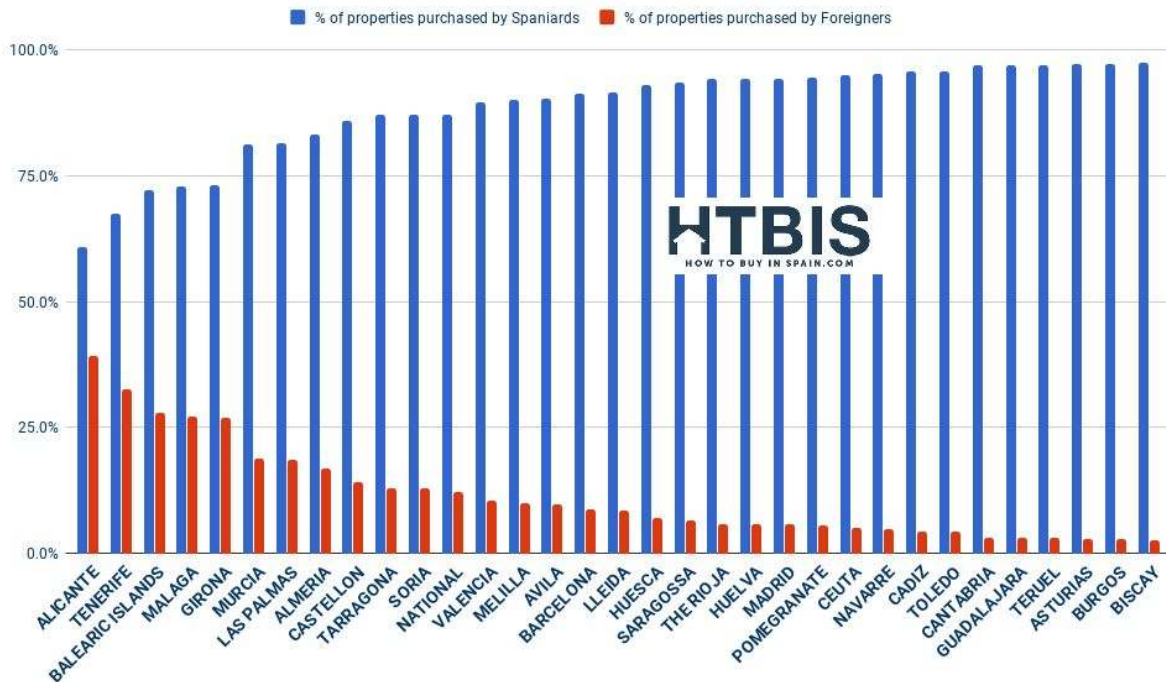
Spanish real estate market analysis: Split between Spaniards & Foreigners for each Spanish region in Q3 2018



Here are the most active cities

Property purchasing activity for each Spanish City: split between Foreigners & Spaniards in 2017

Source: Colegio de Registradores de la Propiedad



What properties do they like?

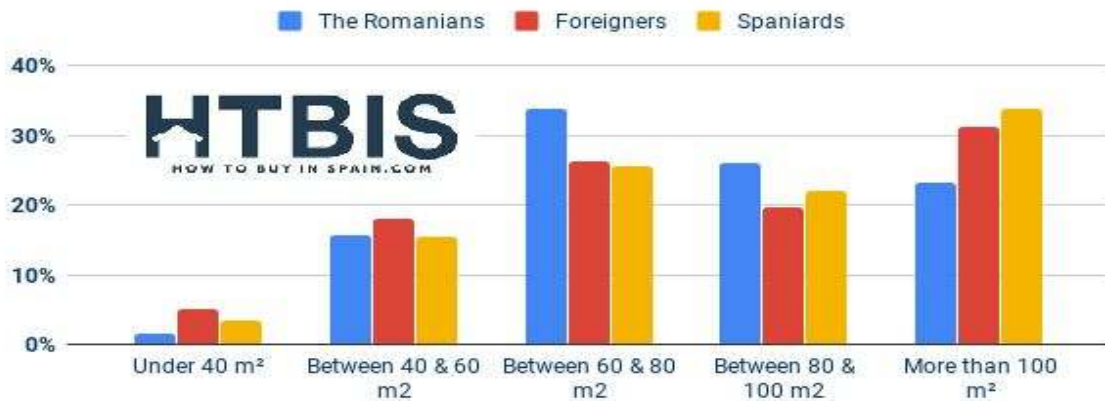
Most of the Romanians, 1 out of 3 are buying properties between 60 and 80 square meters. If you compare those numbers with other nationalities, Romanians do buy smaller homes in Spain than other foreigners.

Are the Romanians buying big properties in Spain?

Source: Colegio de Registradores de la Propiedad



Are the Romanians buying bigger or smaller Spanish properties than other nationalities?

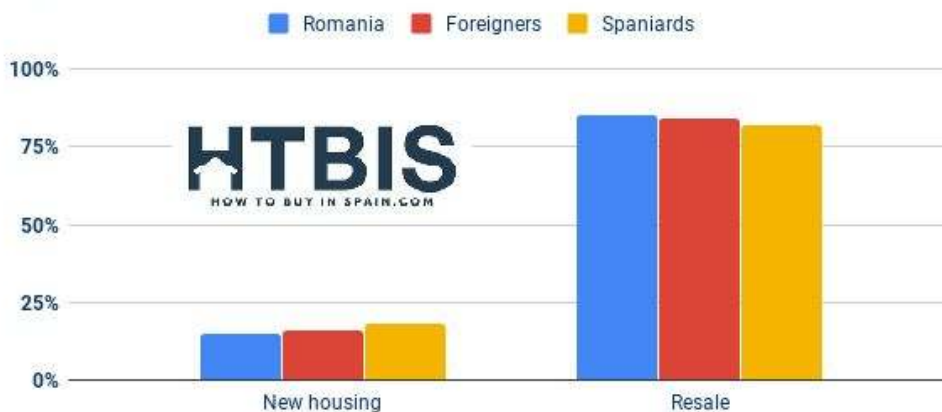


Source: Colegio de Registradores de la Propiedad

Do Romanians prefer Spanish new build properties or resale?

16% of the Romanians go for a new build property.

Do the Romanians prefer new build or resale properties in Spain?



Source: Colegio de Registradores de la Propiedad

Do Romanians take a mortgage for their Second Home?

36% of the property purchases done by Romanians in Spain are done with a mortgage. For the transactions with a mortgage, the mortgage size is 77.880 EUR.

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