ULI Knowledge Institute

ULI Spain

LIVING RENTAL MARKET

2025Q2 Spanish Market

Confidential

0. INTRO

2025Q2 Spanish Market

0.1 URBAN LAND INSTITUTE – ULI

Urban Land Institute - ULI is the most influential research and educational organization of the built environment. It was established in the United States in 1936 and currently has more than 45,000 Members worldwide. ULI's Mission is to "shape the future of the built environment for transformative impact in communities worldwide”.

ULI Spain is the national chapter of the Urban Land Institute in Spain, which has two forums: ULI Barcelona and ULI Madrid, where we work with our 535 individual members and our 48 Corporate Partners to achieve ULI's objectives and priorities in our national council.

0.2 ULI SPAIN LIVING RENTAL TEAM + ULI SPAIN LIVING EXPERTS’ PANEL

Within ULI´s ambition to be the most influential Institute of research and knowledge and to lead on providing solutions to major challenges of our communities in the built world through applied collective experience, ULI Spain has developed the ULI Spain Living Rental Group whose primary goal is to publish accurate, independent and valuable information about the rental housing sub-sector in Spain, to contribute to generate a deep debate, based on objective data and verified facts. ULI offers this report as a way of collaboration with public administrations, private sector and Universities (Academia), to seek solutions and address the current challenge of accessing housing in Spain.

ULI Spain here publishes its 5th edition of this **ULI Spain Living Rental Report**, analysing the Spanish rental housing sub-sector through 3 main axis analysis :

- **Supply**
- **Demand**
- **Payment Capacity**

This Report addresses these 3 axis from **2 different angles**:

I. **Quantitative Analysis:** a numerical analysis of some of the most populated cities in Spain (the 9 most populated provincial capital municipalities), based on "big data”. In addition, the Report will show certain indices that allow to monitor the dynamics of demand, supply and payment capacity of the residential rental market over time. The Methodology used for the quantitative Analysis has been developed by Big Data Methodologies. Big Data makes possible to interrelate diverse public data sources with a relevant level of spatial and temporal granularity, so the heterogeneous behaviours of our neighbourhoods and cities can be segmented. This process is necessary to run accurate basic diagnosis, as it is the best approach for a political and social debate in search for solutions, but also for citizens and real-estate decision-making stakeholders.

II. **Qualitative Analysis:** ULI Living Experts’ Panel review the Quantitative Analysis from their vast daily experience, to put it in context and perspective. In this fifth edition, the Panel was formed by representatives of some of the most relevant entities in Spain in the residential for rent sub-segment:

J. Alonso H. Beunza * M.J. Piccio-Marchetti * M.A. Peña D. Botín F. Pérez P. Pérez de Acha C. Olmos A. Benavides

From ULI Spain, we would like to thank our Experts for their time and wisdom, and for the thought leadership they have contributed, the fundamental basis of the Qualitative Analysis in this Report, and for making possible the publication of this fifth edition of this **ULI Spain Living Rental Report,** to be launched on 1st October.

1. DEMAND

2025Q2 Spanish Market

1.1 CITY DYNAMISM INDEX

This Report measures Demand based on several parameters not directly related to the residential sector. Fundamentally: dynamic and number of households ('HH'), Social Security affiliates, and net disposable income per household. The data shows that all three are growing solidly:

- The number of new HHs was 12-18 months ago 120-150k per year (all of Spain). It continues growing. In some cities, substantially;
- The number of people registered with the Social Security: is less than 2% bellow a historical all-time high in the nine capitals; and
- Net disposable income per HH has grown between 14.7% and 22.7% in the last five years.

The Dynamism City Index for the 9 capitals is high or very high and over percentile 75 of Spanish 150 top cities (Over 50k inhabitants).

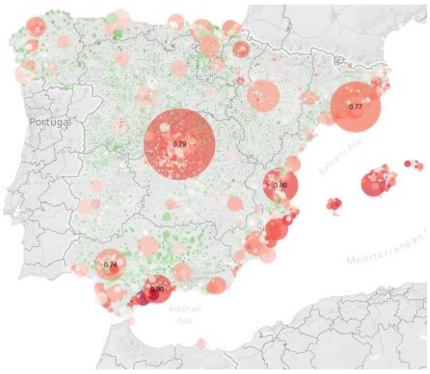

Fig: City Index Main Cities Map.

City comparison

Net disposable income growth has ranged from 14.7% in Zaragoza to 22.7% in Málaga, over the last 5 years, representing a CAGR of approximately +3% to +4.5%.

Affiliation in these 9 cities is also practically at its highest level (all 9 cities are less than 2% form all time maximum). Similarly, the number of jobs per household ranges between 1.16 and 1.81 in the 9 capital cities, most of them above 1.5%. This, together with net disposable income, shows the financial health of demand.

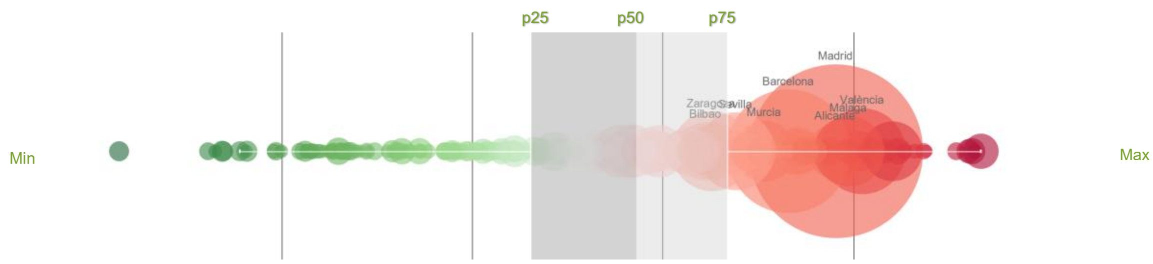

Fig: City Index Main Cities Chart.

1.2 LIVING EXPERTS' PANEL MEMBER ANALYSIS

ULI Experts' Living Panel

The Experts pointed out that the Demand for rental housing is very high, specially from the lower income segments and –obviously- in the most dynamic locations. The main elements that make up such Demand number of HH, affiliations to SS, and Net available income per HH), continue to grow.

Critically, the growing demand is only one key driver. As we will see later, the payment capacity of a large percentage of this unsatisfied demand is in the lower income segments and is made up of HH with different needs.

2. SUPPLY

2025Q2 Spanish Market

2.1 SUPPLY & DEMAND INDEX

The **Matching Supply and Demand Index** compares the existing supply of housing (for rent only) available on the market, in relation to the number of transactions of such housing supply per quarter. It measures the market's capacity to absorb current available supply.
Absorption of second-hand housing Supply (for rent) is almost at a structural maximum: 92,5%. This means that 92,5% of second-hand housing Supply (for rent) is rented within one quarter. Withdrawal of product from the market continues, reducing Supply.
The structural obstacles preventing the stock of new built housing (for rent) from growing significantly, persist: very high cost (land, construction, tax, etc.), long administrative processes, limited industrial capacity, etc. High cost means low returns.

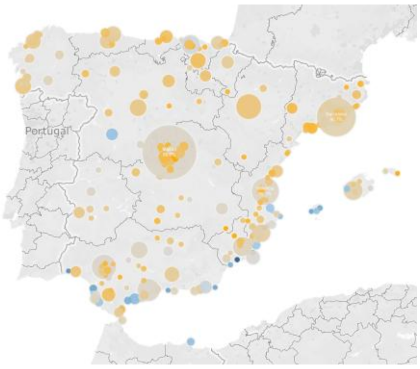

Fig: Absorption Rent LT Index Main Cities Map.

City comparison

The stock of rental housing is at a 5-year high in all the capitals studied, except Murcia. The stock of available housing remained stable in 8 of the 9 municipalities studied (no data for Bilbao).

Properties being rented during Q2 2025 are significantly smaller than the average surface area of existing housing stock. This difference ranges from 13,5-15.7% in Valencia, Alicante and Barcelona; 20.2-21.6% in Seville, Madrid and Malaga; and 30-32,5% in Murcia and Zaragoza.

The Experts agreed that what is needed -among other things- is more residential land as soon as possible, more investment (public and private, national and international), legal certainty, deeper public-private collaboration, increased efficiency in construction, increased profitability, etc. so that generating housing for rent is as attractive as –or more than- than developing housing for sale.

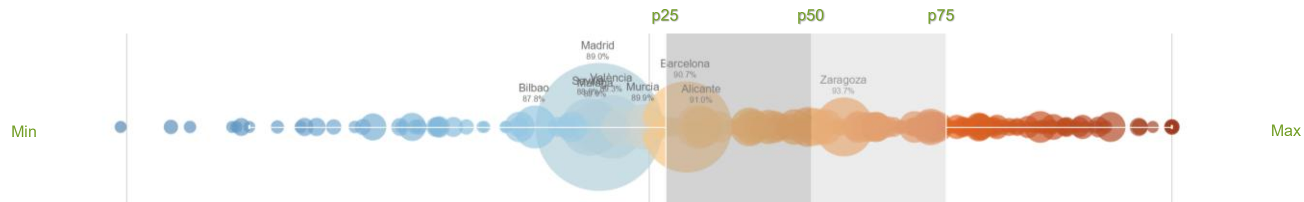

Fig: Absorption Rent LT Index Main Cities chart.

2.2 LIVING EXPERTS' PANEL MEMBER ANALYSIS

ULI Experts' Living Panel

The Experts referred to the lack of supply of housing for rent in certain cities. They agreed that hoped punitive measures are reducing Supply.
Also, they mentioned that the gap between the size of housing supply for rent and the demand (for smaller units) is even bigger compared to other countries. Different housing rental formats: short and medium term, tourism rentals, etc. are operating as a temporary alternative.
More housing for rent is needed, particularly for lower income HH, since the 9 cities analyzed are very dynamic and are likely to continue growing substantially in the medium term.
Solutions (and hopefully, public-private collaboration) must be based on good data, well analyzed through practical experience.

3. PAY CAPACITY

2025Q2 Spanish Market

3.1 AFFORDABLE SUPPLY INDEX

The **Rental Affordability Index** shows the percentage of available rental housing (Supply) at affordable prices: representing effort rates of no more than 35% of the Net available income per HH.
There has been a slight improvement in payment capacity (annual data, published in December 2024).
As prices go up, a growing percentage of the unsatisfied demand for housing is concentrated in socio-economic population segment with limited resources, focused on renting or other short-term solutions (unable to buy a house).

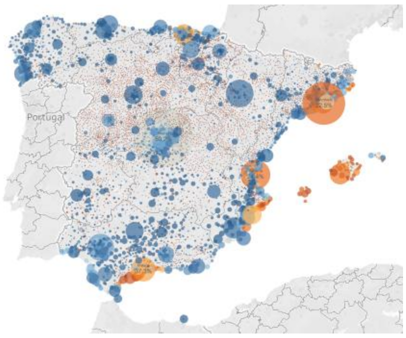

Fig: Supply Below 35% Affordability Index Map.

City comparison

The median of rent level for new housing contracts ranges from 1,700 to 1,350 euros/month in Barcelona, Madrid and Valencia; 1,200 to 1,100 euros/month in Bilbao and Malaga; and 1.000 to 750 euros/month in Alicante, Seville, Zaragoza and Murcia. Rental cost growth over the last 12 months (median) has been modest in Seville (3,4%), but substantially higher in the other capitals: from 7% in Barcelona to 11,6% in Madrid.

Extensions to existing leases take place at (sometimes substantially) lower rents than for new leases, due to the limitations by law on the annual rent review. Thus, the above rental cost growth shows that the rent for new leases is growing substantially more.

In spite Demand being substantially higher than Supply, the number of HH who cannot afford to buy keeps growing. Therefore, part of the housing stock for sale may cease to match the unsatisfied demand for housing.

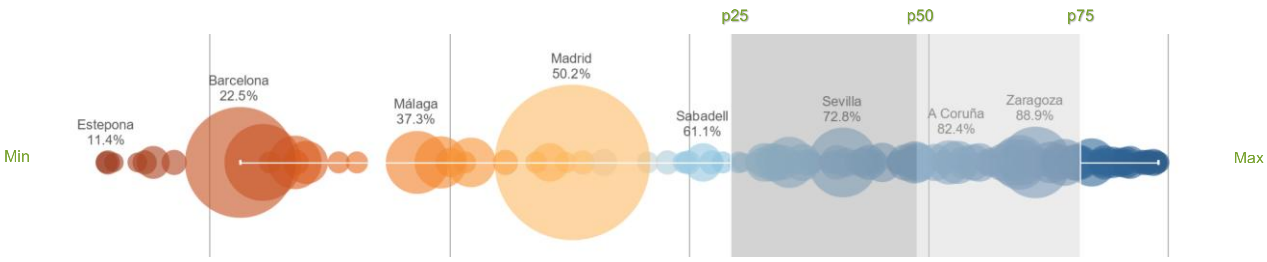

Fig: Supply Below 35% Affordability Index Main Cities chart.

3.2 LIVING EXPERTS' PANEL MEMBER ANALYSIS

ULI Experts' Living Panel

A conclusion made clear for the Experts: as prices continue to grow in more dynamic cities, more HH chose or are forced to rent. Therefore –as concluded in previous editions) much more housing must be produced (both new and refurbished), much of it for rent, and much of it at affordable prices (rent + necessary housing costs = no higher than 35% of the Net available income per HH). It is in these population segments where most of the unsatisfied demand is concentrated.
Also, there was consensus on the fact that the housing issue demands more solutions, more investment, and that the solutions that are being implemented are not progressing fast enough.

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LIVING RENTAL MARKET

2025Q2 Quantitative Executive Summary

Spanish 9 main cities

Confidential

EXECUTIVE SUMMARY

ULI Rental Living Report
Alicante
2025 Q2

ULI Spain

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

138k
Households (#, UA)

▲6,4%
5YoY

1.2 Workers

225k
Affiliates SS (#) municip.

▼-0,8%
R2Max

10,0%
Self-employed

88,4%
General Regime

1.3 Wealthness

€32.439
Net disposable income per Household

▲16,9%
5YoY

0,79
Demand Dynamic City Index
*Methodology Change
▼-1,2%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

187K
Stock Housing (#, CAT)

▲0,4%
YoY

▲2,4%
5YoY

2.2 Potential New Supply

16,0%
% Rented Housing (CS'21)

8,5%
% Empty Housing (CS'21)

12,7%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

42,0
Built Stock sqm per Inhabitant

-14,3%
Transaction vs. Stock sqm Gap (LTM)

91,0%
Absorption Rent LT (%) L4Q
▲0,1%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

11,9
Median Price (€/sqm)

▲9,4%
1YoY Median Price (€/sqm)

1.000
Median Price (€)

3.2 VPP & VPO

2,3x
Market to VPO Price Ratio

2,1%
Supply Under VPO Module

1,8x
Market to VPP Price Ratio

5,4%
Supply Under VPP Module

3.3 Supply Affordable

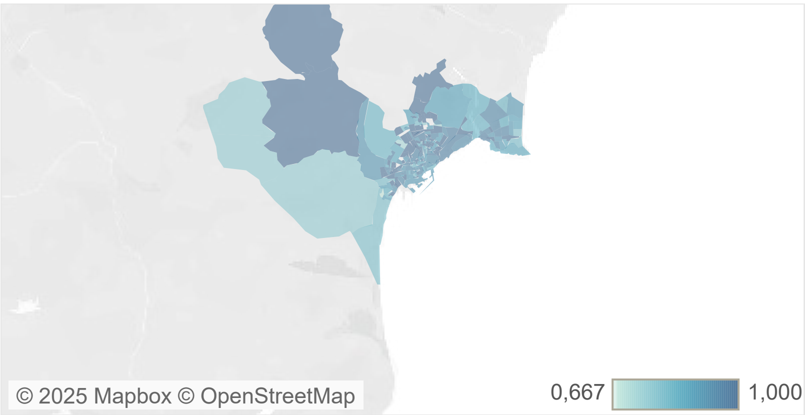
37,0%
Rent Affordability

1,7%
% HH Non access to housing

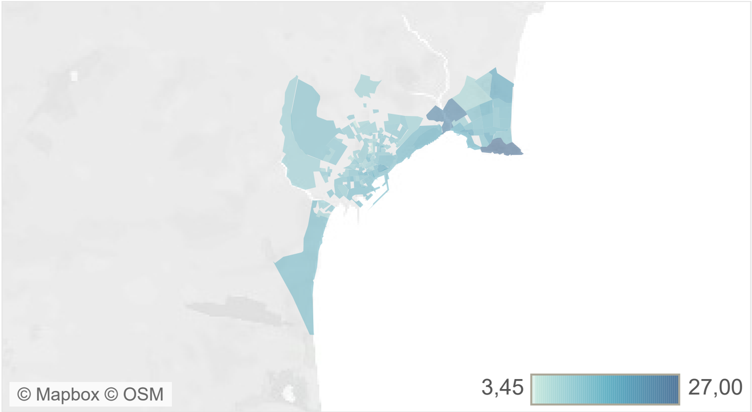
41,8%
Supply Below 35% Affordability Index
▼-11,3%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
Barcelona

2025 Q2

ULI Spain

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

678k
Households (#, UA)

▲1,1%
5YoY

1.2 Workers

1.247k
Affiliates SS (#) municip.

▼-0,9%
R2Max

10,4%
Self-employed

87,4%
General Regime

1.3 Wealthness

€43.991
Net disposable income per Household

▲16,1%
5YoY

0,77
Demand Dynamic City Index
*Methodology Change
▼0,0%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

703K
Stock Housing (#, CAT)

▲0,4%
YoY

▲2,8%
5YoY

2.2 Potential New Supply

31,1%
% Rented Housing (CS'21)

9,3%
% Empty Housing (CS'21)

0,9%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

34,6
Built Stock sqm per Inhabitant

-15,7%
Transaction vs. Stock sqm Gap (LTM)

90,7%
Absorption Rent LT (%) L4Q
▼-4,0%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

24,9
Median Price (€/sqm)

▲7,0%
1YoY Median Price (€/sqm)

1.700
Median Price (€)

3.2 VPP & VPO

2,4x
Market to VPO Price Ratio

2,0%
Supply Under VPO Module

2,3x
Market to VPP Price Ratio

2,2%
Supply Under VPP Module

3.3 Supply Affordable

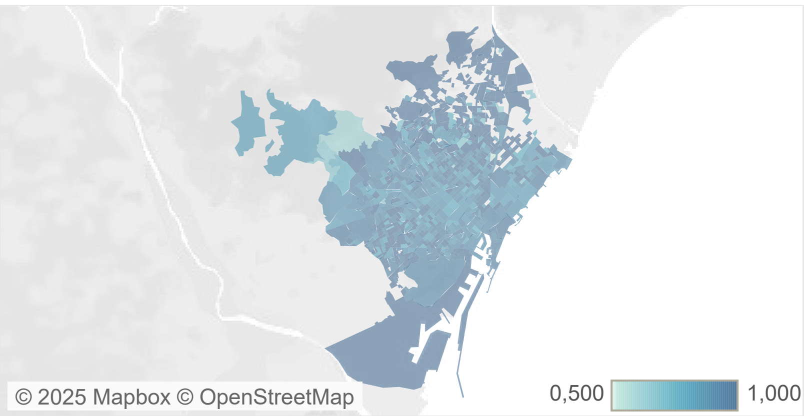
46,4%
Rent Affordability

3,8%
% HH Non access to housing

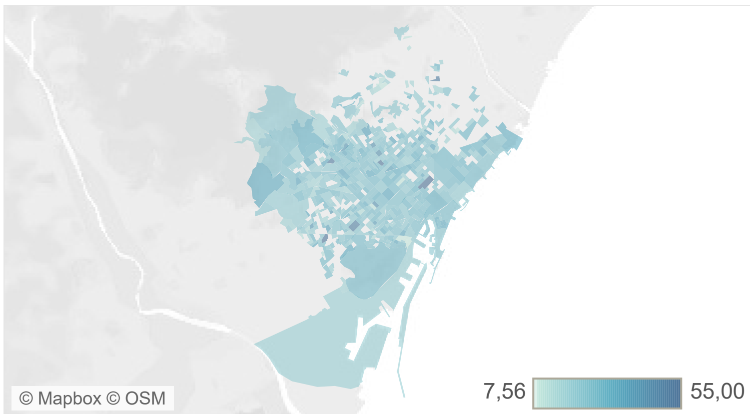
22,5%
Supply Below 35% Affordability Index
▼-16,9%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report

Bilbao

2025 Q2

ULI Spain

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1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

149k
Households (#, UA)

▲2,1%
5YoY

1.2 Workers

197k
Affiliates SS (#) municip.

▼-1,5%
R2Max

11,1%
Self-employed

85,4%
General Regime

1.3 Wealthness

€40.886
Net disposable income per Household

▲15,7%
5YoY

0,72
Demand Dynamic City Index
*Methodology Change
▲0,6%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

2.2 Potential New Supply

5,5%
% Empty Housing (CS'21)

14,4%
% Rented Housing (CS'21)

*Methodology Change

2.3 Demand Matching

87,8%
Absorption Rent LT (%) L4Q
▼-0,3%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

15,9
Median Price (€/sqm)

▲10,4%
1YoY Median Price (€/sqm)

1.200
Median Price (€)

3.2 VPP & VPO

2,4x
Market to VPO Price Ratio

1,1%
Supply Under VPO Module

1,6x
Market to VPP Price Ratio

4,3%
Supply Under VPP Module

3.3 Supply Affordable

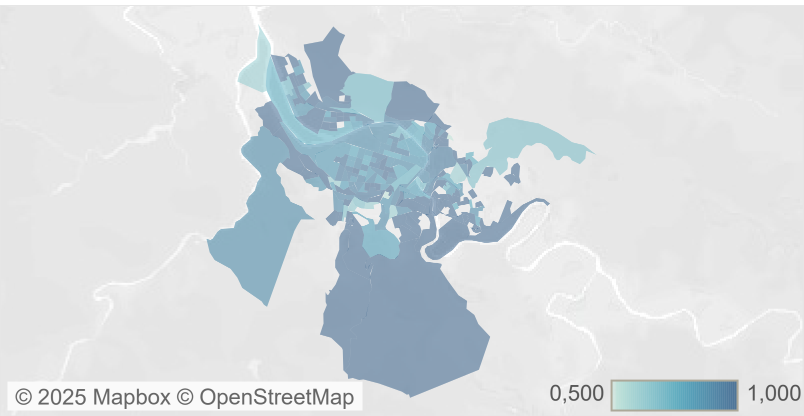
35,2%
Rent Affordability

1,3%
% HH Non access to housing

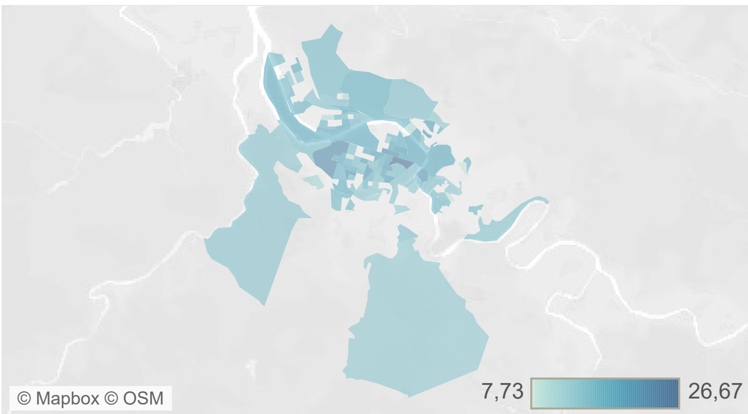
39,3%
Supply Below 35% Affordability Index
▼-20,2%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
Madrid

2025 Q2

ULI Spain

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1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

1.333k
Households (#, UA)

▲4,6%
5YoY

1.2 Workers

2.393k
Affiliates SS (#) municip.

▼-1,0%
R2Max

8,6%
Self-employed

88,7%
General Regime

1.3 Wealthness

€46.651
Net disposable income per Household

▲16,1%
5YoY

0,79
Demand Dynamic City Index
*Methodology Change
▲1,3%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

1.519K
Stock Housing (#, CAT)

▲0,5%
YoY

▲2,6%
5YoY

2.2 Potential New Supply

24,0%
% Rented Housing (CS'21)

6,3%
% Empty Housing (CS'21)

8,9%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

35,2
Built Stock sqm per Inhabitant

-20,5%
Transaction vs. Stock sqm Gap (LTM)

89,0%
Absorption Rent LT (%) L4Q
▼-3,8%
YoY

3. Pay Capacity

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3.1 Rental Price

21,2
Median Price (€/sqm)

▲11,6%
1YoY Median Price (€/sqm)

1.400
Median Price (€)

3.2 VPP & VPO

1,9x
Market to VPO Price Ratio

4,1%
Supply Under VPO Module

1,6x
Market to VPP Price Ratio

9,3%
Supply Under VPP Module

3.3 Supply Affordable

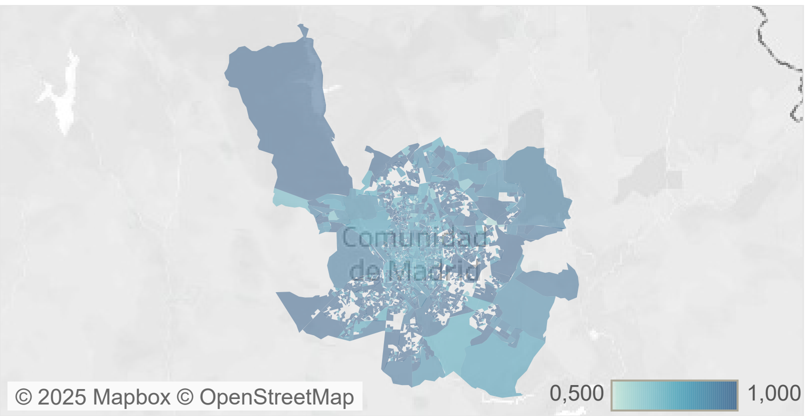
36,0%
Rent Affordability

0,9%
% HH Non access to housing

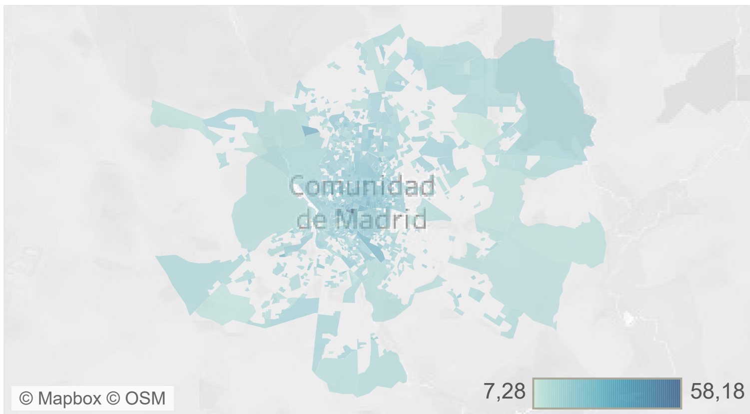
50,2%
Supply Below 35% Affordability Index
▲0,2%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
Málaga
2025 Q2

ULI Spain

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1. Demand Dynamics
Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households
222k
Households (#, UA)

▲5,2%
5YoY

1.2 Workers
341k
Affiliates SS (#) municip.

▼-1,2%
R2Max

11,1%
Self-employed

87,0%
General Regime

1.3 Wealthness
€33.786
Net disposable income per Household

▲22,7%
5YoY

0,80
Demand Dynamic City Index
*Methodology Change
▼-0,1%
YoY

2. Stock and Supply Capacity
A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock
256K
Stock Housing (#, CAT)

▲0,5%
YoY

▲3,4%
5YoY

2.2 Potential New Supply
13,5%
% Rented Housing (CS'21)

6,4%
% Empty Housing (CS'21)

4,4%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching
39,2
Built Stock sqm per Inhabitant

-21,6%
Transaction vs. Stock sqm Gap (LTM)

89,0%
Absorption Rent LT (%) L4Q
▼-4,5%
YoY

3. Pay Capacity
KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price
14,7
Median Price (€/sqm)

▲9,9%
1YoY Median Price (€/sqm)

1.100
Median Price (€)

3.2 VPP & VPO
1,7x
Market to VPO Price Ratio

7,2%
Supply Under VPO Module

1,5x
Market to VPP Price Ratio

10,1%
Supply Under VPP Module

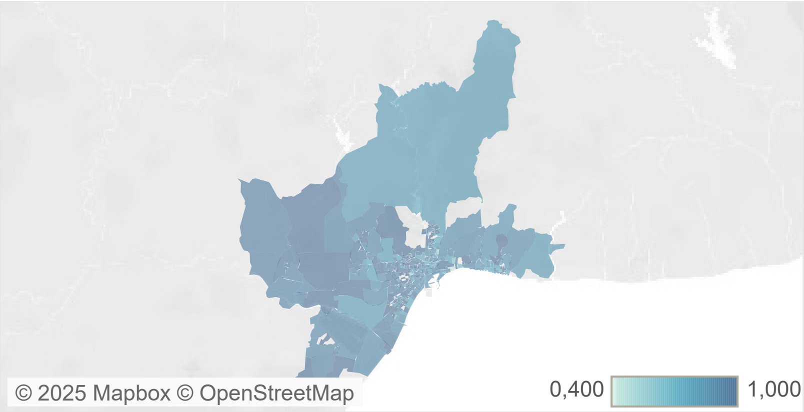
3.3 Supply Affordable
39,1%
Rent Affordability

7,9%
% HH Non access to housing

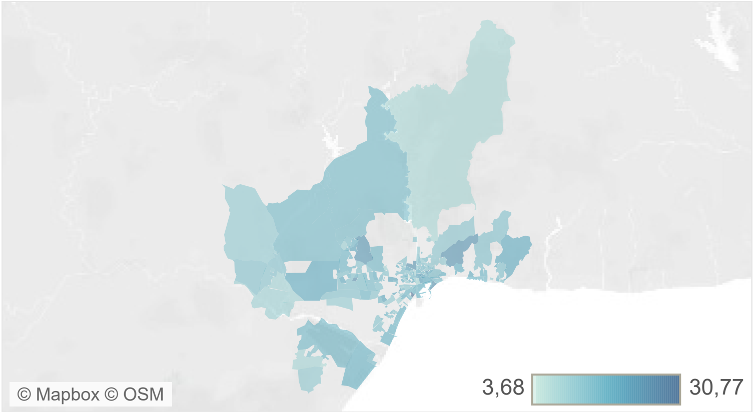
37,3%
Supply Below 35% Affordability Index
▼-5,0%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
Murcia
2025 Q2

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

167k
Households (#, UA)

▲6,8%
5YoY

1.2 Workers

252k
Affiliates SS (#) municip.

▼-1,3%
R2Max

12,5%
Self-employed

82,7%
General Regime

1.3 Wealthness

€36.450
Net disposable income per Household

▲19,2%
5YoY

0,75
Demand Dynamic City Index
*Methodology Change
▼-1,7%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

206K
Stock Housing (#, CAT)

▲0,4%
YoY

▼-4,6%
5YoY

2.2 Potential New Supply

16,0%
% Rented Housing (CS'21)

7,0%
% Empty Housing (CS'21)

2,7%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

43,9
Built Stock sqm per Inhabitant

-32,5%
Transaction vs. Stock sqm Gap (LTM)

89,9%
Absorption Rent LT (%) L4Q
▼-1,7%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

9,5
Median Price (€/sqm)

▲11,5%
1YoY Median Price (€/sqm)

745
Median Price (€)

3.2 VPP & VPO

0,9x
Market to VPO Price Ratio

70,4%
Supply Under VPO Module

0,6x
Market to VPP Price Ratio

96,5%
Supply Under VPP Module

3.3 Supply Affordable

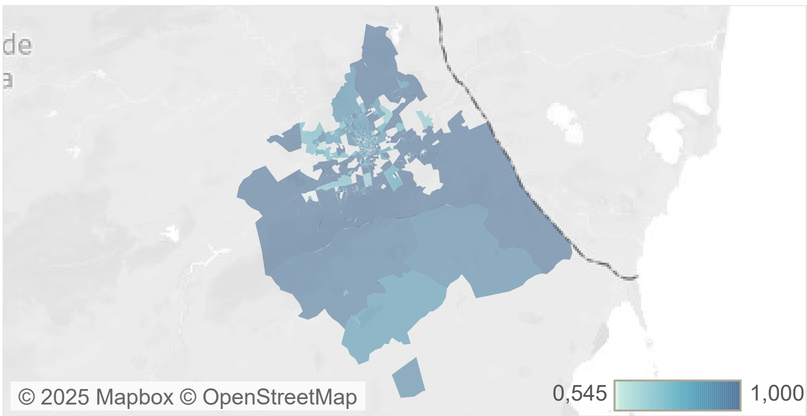
24,5%
Rent Affordability

0,0%
% HH Non access to housing

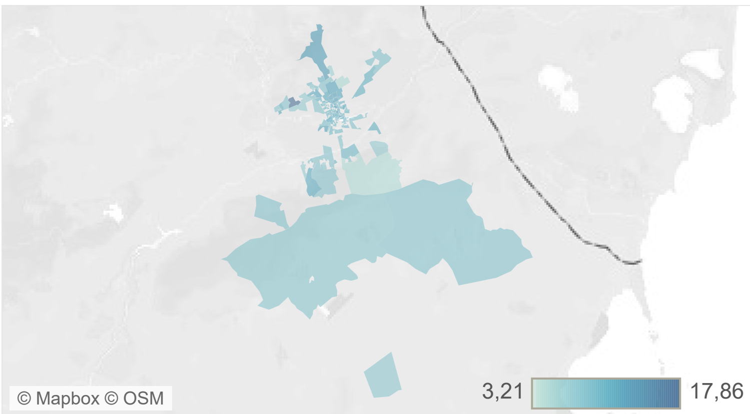
87,6%
Supply Below 35% Affordability Index
▼-4,6%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
Sevilla
2025 Q2

ULI Spain

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics
Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households
269k
Households (#, UA)

▲2,9%
5YoY

1.2 Workers
414k
Affiliates SS (#) municip.

▼-1,3%
R2Max

9,4%
Self-employed

88,2%
General Regime

1.3 Wealthness
€35.488
Net disposable income per Household

▲18,6%
5YoY

0,74
Demand Dynamic City Index
*Methodology Change
▲0,8%
YoY

2. Stock and Supply Capacity
A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock
322K
Stock Housing (#, CAT)

▲0,4%
YoY

▲1,6%
5YoY

2.2 Potential New Supply
13,9%
% Rented Housing (CS'21)

7,6%
% Empty Housing (CS'21)

15,1%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching
37,6
Built Stock sqm per Inhabitant

-20,2%
Transaction vs. Stock sqm Gap (LTM)

88,9%
Absorption Rent LT (%) L4Q
▼-1,9%
YoY

3. Pay Capacity
KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price
12,1
Median Price (€/sqm)

▲3,4%
1YoY Median Price (€/sqm)

900
Median Price (€)

3.2 VPP & VPO
1,4x
Market to VPO Price Ratio

11,1%
Supply Under VPO Module

1,2x
Market to VPP Price Ratio

22,9%
Supply Under VPP Module

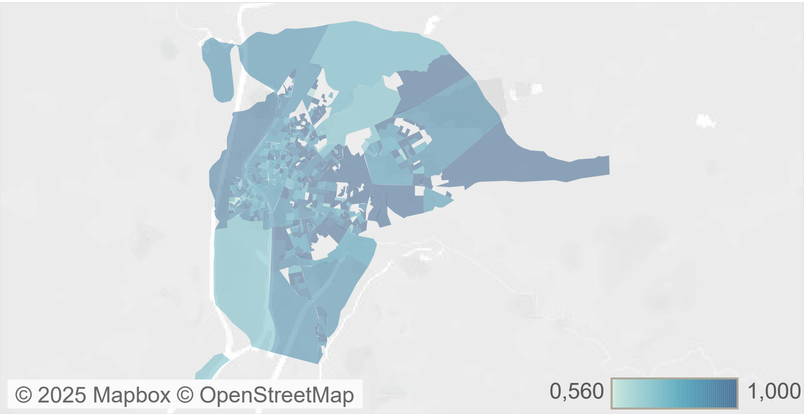
3.3 Supply Affordable
30,4%
Rent Affordability

2,2%
% HH Non access to housing

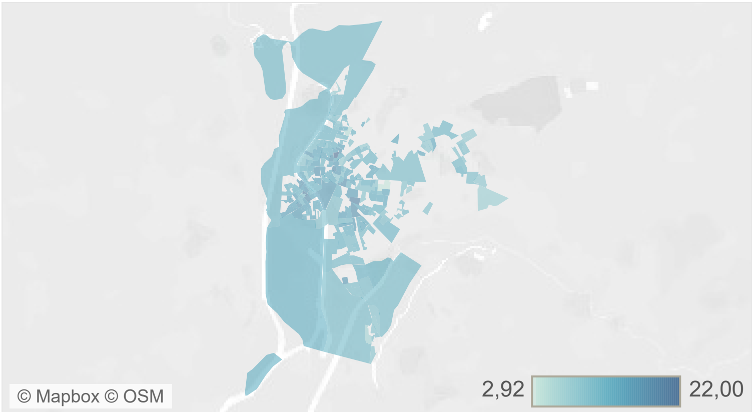
72,8%
Supply Below 35% Affordability Index
▲0,2%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report
València
2025 Q2

ULI Spain

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

325k
Households (#, UA)

▲3,6%
5YoY

1.2 Workers

470k
Affiliates SS (#) municip.

▼-0,6%
R2Max

13,3%
Self-employed

83,3%
General Regime

1.3 Wealthness

€37.596
Net disposable income per Household

▲19,5%
5YoY

0,80
Demand Dynamic City Index
*Methodology Change
▲1,9%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

418K
Stock Housing (#, CAT)

▲0,4%
YoY

▲1,3%
5YoY

2.2 Potential New Supply

17,3%
% Rented Housing (CS'21)

8,8%
% Empty Housing (CS'21)

13,4%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

41,6
Built Stock sqm per Inhabitant

-13,5%
Transaction vs. Stock sqm Gap (LTM)

89,3%
Absorption Rent LT (%) L4Q
▲1,9%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

15,4
Median Price (€/sqm)

▲12,0%
1YoY Median Price (€/sqm)

1.350
Median Price (€)

3.2 VPP & VPO

3,0x
Market to VPO Price Ratio

0,3%
Supply Under VPO Module

2,4x
Market to VPP Price Ratio

3,0%
Supply Under VPP Module

3.3 Supply Affordable

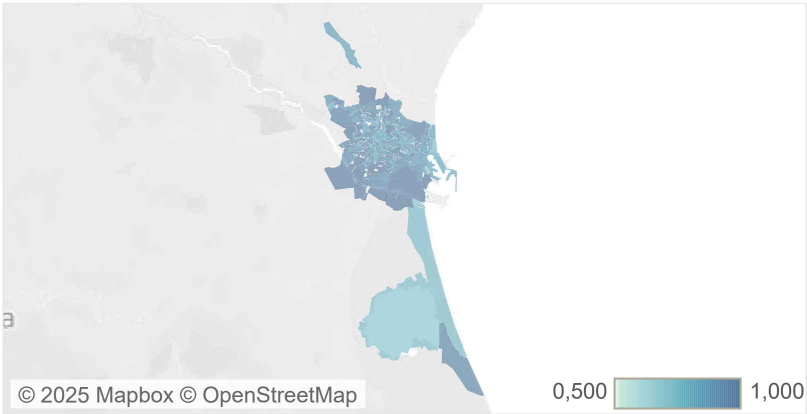
43,1%
Rent Affordability

0,1%
% HH Non access to housing

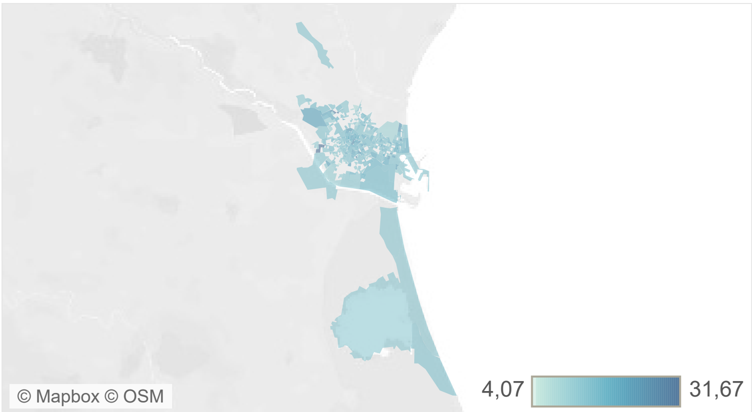
24,4%
Supply Below 35% Affordability Index
▼-29,6%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



EXECUTIVE SUMMARY

ULI Rental Living Report

Zaragoza

2025 Q2

ULI Spain

This quantitative report reviews the rental market in this city through a dynamic analysis of its demand, its supply and built stock, and its price and affordability. A representative index for each axis brings together the complexity of all the KPIs, allowing comparison between cities, as well as tracking over time.

1. Demand Dynamics

Three sub-axes are developed with the main KPIs of demand fundamentals: households, jobs and income, and economic activity. These are condensed in the Demand Dynamic City Index.

1.1 Households

281k
Households (#, UA)

▲3,8%
5YoY

1.2 Workers

322k
Affiliates SS (#) municip.

▼-1,6%
R2Max

12,0%
Self-employed

85,4%
General Regime

1.3 Wealthness

€37.213
Net disposable income per Household

▲14,7%
5YoY

0,73
Demand Dynamic City Index
*Methodology Change
▼-0,1%
YoY

2. Stock and Supply Capacity

A distinction is made between: "Stock" as built stock and "Supply" as long-term rental supply (new contracts). KPIs are developed on the volume and the built stock condition, L12M supply´s dynamics and relationship between this supply and new contract transactions KPIs. The quarterly absorption of supply in the rental market is used as the Index of this axe.

2.1 Stock

330K
Stock Housing (#, CAT)

▲0,4%
YoY

▲2,1%
5YoY

2.2 Potential New Supply

17,9%
% Rented Housing (CS'21)

4,6%
% Empty Housing (CS'21)

0,9%
% Poor quality Housing

*Methodology Change

2.3 Demand Matching

41,7
Built Stock sqm per Inhabitant

-30,0%
Transaction vs. Stock sqm Gap (LTM)

93,7%
Absorption Rent LT (%) L4Q
▲1,1%
YoY

3. Pay Capacity

KPIs are developed on the price and its dynamics of new rental contracts in the last quarter. The distance to the price of Regulated Housing, as well as the percentages of current supply under the prices of Regulated and Affordable Housing (<35% net disposable household income). This one is used as the Index for this axis.

3.1 Rental Price

10,9
Median Price (€/sqm)

▲8,0%
1YoY Median Price (€/sqm)

765
Median Price (€)

3.2 VPP & VPO

1,4x
Market to VPO Price Ratio

9,5%
Supply Under VPO Module

1,2x
Market to VPP Price Ratio

16,4%
Supply Under VPP Module

3.3 Supply Affordable

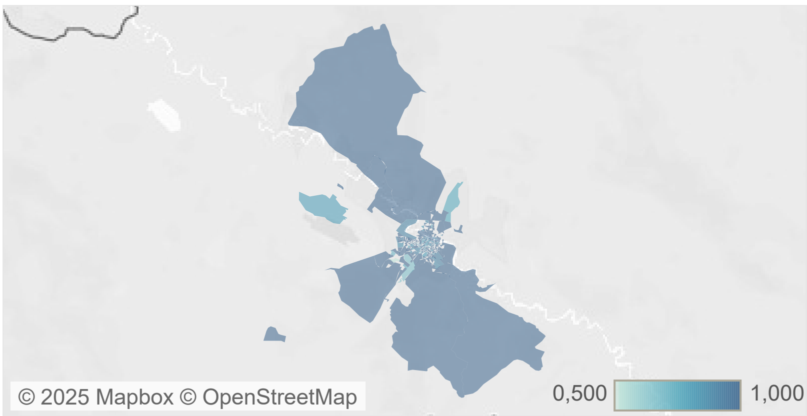
24,7%
Rent Affordability

0,0%
% HH Non access to housing

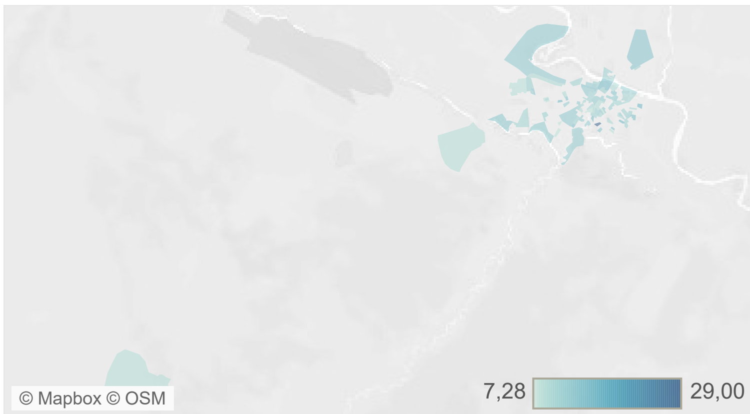
88,9%
Supply Below 35% Affordability Index
▼-3,9%
YoY

4. Map

Absorption LT by census track



€sqm/month by census track



4. Annex

Glossary KPIs

Urban

affiliates_n_ss: Number of affiliates in the Social Security system.
gross_income_per_household_ineadr: Average gross income per household derived from income tax returns for a calendar year and population data registered in the Population Census File (FPC) as of January 1 of the following year.
households_n_inecensus: Total number of households according to the Census.
housing_n_cat_ineua: Number of conventional dwellings according to the Cadastre. UA.
housing_rented_n_inecensus: Number of Dwellings rented according to the Census.
net_income_per_household_ineadr: Average net income per household. Net income is considered gross income without taxes and contributions (including property tax).

Financial

e_so: Average asking price in euros.
esqm_so: Average asking price per square meter in euros.
VML_e: Maximum Sale Price: Maximum price at which a dwelling subject to public protection can be sold.
VML_esqm: Maximum price per square meter per month at which housing subject to public protection can be sold.

Glossary Indexes

abs:
activity_rate_ix_ineua: Activity rate as the ratio between the total of active people and the population aged 16 and over.
affiliates_n_ss: Number of affiliates in the Social Security system.
affordability_rent_ix: Effort rate for renting a home under current market conditions, based on net household income.
birth_rate_ix_ineua: Total number of births of mothers belonging to a certain area in year t per 1,000 inhabitants.
death_rate_ix_ineua: Total number of deaths during the year of people belonging to a certain area per 1,000 inhabitants of that area.
demand_dynamic_ix:
e_o: Average transaction price in euros.
e_so: Average asking price in euros.
esqm_o: Average transaction price per square meter in euros.
esqm_so: Average asking price per square meter in euros.
gdp: Annual GDP. ...

cat_sqm_pperson_ix: Square meters per person per household according to cadastre data.
supply_ix: **supply_under_35aff_ix:**
transaction_stock_cat_gap_ix:

ULI Knowledge Institute

ULI Spain

METHODOLOGY CHANGE NOTICE

For the 5th edition, “Demand Dynamic City Index” include new KPIs as companies' activities and area GDP, this index is relative to all main cities around spain, “% Rented Housing”, now calculated vs Households rented instead of Housing Stock; and

For the 4th edition, “Absorption Rent LT L4Q Index” replace “Absorption Sale+Rent LT L4Q Index”, and “% HH Non Access to housing” as percentage of Households that today not have acces to any rental supply asset with affordable conditions is included; and

For the 3rd edition, the data on the % of rented and vacant have been extracted from new INE data (as of 2021-2023). The data of the 1st edition were those previously available, also from INE (as of 2011); and

New contracts Rental prices (€/month, and €/m2/month) in the 2nd and 3rd editions reflect the Median (50th percentile). In the 1st edition, they showed the Average of the same. Statistically the Median (50th percentile) is more appropriate and more stable. Due to this change in methodology, we have added another data: the evolution of the last year, to see dynamics.

DISCLAIMER.