

## 24<sup>th</sup> Market Report – January 2020 - PART 1 – WIDER TRENDS AND EVIDENCE

**The Overall Market** – The market is nervous with so many national and international matters potentially affecting both buyers and sellers.

- **Spanish Government:** Property market interference.
- **World Economy:** The world economy is struggling affecting buyers' decisions and finance options.
- **Brexit:** 'No Deal' is still a prospect and in any case, there will be more tax to pay.
- **Climate Crisis:** Governments denying or not taking action. Predictions of effects on Spanish property.
- **Good News:** The development licences have transformed the financial status of some Municipalities.
- **Increased Incentives:** Fewer inspection visits, leading to selling incentives or stopping future expansion.
- **'False' Increase in Buyer Numbers:** 'Off Plan' buyers purchased two or three years ago.
- **Completions:** Independent new build 'Snagging'/Building Survey inspections are essential.
- **Housing Regulations:** Local and National Governments affecting development reducing availability.
- **Mortgages:** Changes to regulations mean that Banks are reluctant to lend to non-euro earners.
- **Regularisation of Properties:** Andalucia: Not legalising, but effectively doing so.
- **FULL REPORT:** <https://surveyspain.com/2020/01/14/survey-spain-quarterly-spanish-property-market-report-january-2020-part-i/>

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