



Tourist-Housing Observatory: A New Milestone for Spain

Executive Summary

Spain has introduced the Tourist-Housing Observatory, a national initiative designed to enhance transparency, improve housing data, and strengthen long-term confidence in key real estate markets such as the Costa del Sol. This development supports sustainable tourism and provides buyers and investors with clearer, more predictable market insights.

Why This Matters

The Costa del Sol continues to attract international demand, and the launch of this Observatory marks an important step toward ensuring sustainable growth. The initiative supports balanced tourism, stable communities, and long-term property value.

- Greater transparency and verified housing data
- More predictable investment conditions
- Stronger long-term planning for municipalities
- Reinforcement of high-quality and compliant properties

What the Observatory Will Do

The Spanish government will analyse tourist-housing dynamics and produce an 'atlas of tourist intensity' across municipalities. This will help inform evidence-based regulation, improve urban planning, and ensure a balanced relationship between residents and tourism in high-demand areas.

Impact on Costa del Sol Buyers & Investors

The Observatory provides a stronger foundation for stable investment. Improved visibility into local housing trends allows buyers to make informed decisions, while property owners can better anticipate future regulatory environments.

- Reinforced long-term value protection
- A more transparent and professional market
- Increased confidence for lifestyle buyers and investors

Status Homes Outlook

At Status Homes Marbella, we consider this initiative a positive milestone for the market. Stronger data and sustainable planning contribute to a healthier real estate environment, benefiting both communities and international investors.