

el Periòdic News

HISTORICAL FIGURES

The price per square meter of the flats for sale is 5,419 euros

Sales fell by 14% in the second quarter due to the high price of housing

ANA/R.S.



The professorship director in real estate market at the University of Zaragoza and author of the report, Luis Alberto Fabra.

ALEX MONTERO
ANDORRA LA VELLA

This Thursday, the Associació de Gestors Immobiliaris d'Andorra (AGIA) presented, together with Luis Fabra, professorship director in Real Estate Market at the University of Zaragoza, the report on the Principality's real estate market for 2024. Fabra was in charge of carrying out the presentation, in which it was highlighted that the price per square meter of the flats for sale has reached historical highs, standing at 5,419 euros. This increase had a direct impact on the sales figures, which

fell by 14% compared to the same period last year.

According to Gerard Casellas, president of the AGIA, «the price adjustment process takes between four and five quarters, about two years, and now it seems that we are in a phase of price containment, with a slight downward trend of the activity». During this quarter, there was a 13.9% drop in the number of sales, partly due to the high price of housing.

In addition to concerns about the deviation between market prices and what is paid for rents, Casellas pointed to the lack of reliable data on rents. «The ren-



Luis Fabra

PROFESSORSHIP DIRECTOR IN REAL ESTATE MARKET AT THE UNIVERSITY OF ZARAGOZA

«The goal we should have as a society is to make housing in Andorra as affordable as possible»

tal market has been intervened for years, and the difference between what is paid for rent and what would be the liberalized market price is significant», he emphasized. This lack of information prevents a precise analysis of the market, since much data comes from real estate portals, which do not reflect the whole reality. «We cannot analyze the rental market with the precision with which we analyze the buying and selling market», added Casellas.

With regard to the purchase and sale of homes, the report indicates a downward trend compared to previous years. In the last quarter, 341 operations were registered, 13.9% less compared to the same period last year. In total, the transmitted surface was 111,399 square meters, a decrease of 30.8% compared to the previous year. Fabra explained that «2022 was an exceptional year, while 2023 already showed a slight drop, and 2024 brings us back to reality with a drop in sales activity».

Despite the drop in activity, the price of housing remains high, with a growth of 60.2% in the last five years. According to the report, the average price per square meter is 3,692 euros, with an annual growth of 11%. «The price is always late to the party», said Fabra, referring to the fact that, despite the drop in activity, prices remain high. ●

45TH. EDITION OF THE FAIR

The Andorra la Vella Fair is committed to dialogue with the Àgora 3.0 space

194 exhibitors and 12 dealers participate in an edition focused on sustainability

LAURA GÓMEZ RODRÍGUEZ
ANDORRA LA VELLA

Last Thursday, the Congress Center hosted the press conference relevant to the 45th edition of the Andorra la Vella Fair, with the presentation of the Àgora 3.0' space as one of the major novelties. This space, located at the Municipality of Andorra la Vella stand, has been conceived as a place for dialogue and citizen participation. As explained by the consul major of the parish, Sergi González, this space will allow attendees to interact with councilors and consuls, in addition to participating in more than 30 scheduled talks that will deal with different topics of interest to the parish. «It's a space designed to generate consensus and give citizens a voice», added González. The stand, designed by local artist Sara Valls, is characterized by the use of «organic materials and fabrics», thus highlighting the commitment to sustainability.



The Consul Major and Consul Minor of the capital, Sergi González and Olalla Losada, during the presentation.

As for the rest of the fair, this year it will have a total of 194 exhibitors, with only six remaining to reach the maximum capacity. Among the participants there is a prominent presence of Andorran companies, in addition to Spanish representatives who see the fair as an opportunity to publicize their products. Also, another novelty is that the commercial stands have been expanded with eight new spaces to respond to the growing demand. In the case of vehicle dealers, there will be 12 stands, keeping the same number as last year, despite

a slight reduction in the available space.

The overall budget for this edition is 519,000 euros, surpassing last year's investment, which was 419,000 euros. This increase is mainly due to the update of the marquee contract, but, despite this, the Municipality has opted for a reduction in the expenditure of its stand, which has gone from 40,000 to 30,000 euros. «This year we sought greater efficiency, although we maintain quality and sustainability as pillars», explained the senior consul.



Sergi González

CONSUL MAJOR OF ANDORRA LA VELLA

«It's a space designed to generate consensus and give citizens a voice [...] We want to put the citizen at the center of the issue»

The children's area, located in the Central Park, will also be one of the main attractions of the fair, with activities and workshops throughout the weekend. In addition, the craft market has been expanded on both sides of the river, which «will extend to the roundabout, creating a connection with the commercial axis of the city», pointed out the junior consul, Olalla Losada. This expansion seeks to generate synergies between «visitors and local commerce». ●

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