



OLIVE HOMES.COM
PORTUGAL PROPERTY

Why are prices continuing to rise?

Portugal has seen, like many countries, consistent growth in prices over the last few years. Despite the pandemic, despite the issues in Ukraine and it seems, despite the rise in inflation. Why is this? Let's look at some facts.



Demand

- Clients want to live in less dense areas.
- Clients can now live and work remotely.
- Clients wish a better quality of life, now more than ever.
- Portugal has advantageous tax benefits for new residents (Non Habitual Residency Scheme)
- Portugal has advantageous tax benefits for Crypto investors.
- Portugal offers an attractive Golden Visa investment scheme.
- Established markets (UK, Ireland and northern Europe) wish to invest here.
- New markets such as North America have seen a substantial increase.

Supply

- Portugal has one of the lowest supply of new properties in Europe.
- Very few complexes have a large volume of new accommodation.
- Most new complexes are built by owner-managed constructors who build within their means.

- Planning Permissions continue to take 18-24 months to be approved.
- Current owners are not putting their properties for sale: either due to the inability to replace what they have, their desire to benefit from increasing prices or having no necessity to sell.
- Off-plan developments, currently for sale, are being reserved exceedingly quickly.
- New construction prices and materials up 20/30% since 2020.

Finance / Mortgages

- There is not an easy source of money. Mortgages are granted on a repayment basis subject to a strict criteria from the Bank of Portugal. The cost of borrowing is still low (currently).

Summary

It's fair to say the price increases are purely due to demand exceeding supply. Simple economics. Portugal was always a safe option with many glorious lifestyle benefits. Now there are even more reasons to buy and even more clients.

There isn't over-speculation. You can't draw down on ten mortgages and imbalance the market. Purchasers have the means to invest and a cushion to ride out any storm. Banks are now charging for deposits and stock markets are in decline. Where else can you put your money?

There is a property bubble. Will it burst? We don't believe so, In fact, the worldwide issues are bringing even more people to Portugal. Safe investment, safety on the streets and it's safe to say it's an unbeatable location to settle and live, or spend your holidays.

Property Of The Week

Excellent townhouse for sale in Quinta do Lago



This lovely townhouse is located in a private luxury condominium with only 15 properties, which feature an outdoor pool and views across the Pinheiros Altos Golf Course. Also it is close to all the facilities of Quinta do Lago and the beach. Price €995,000

[Click Here To View Our Virtual Experience For This Property](#)

Testimonial Of The Week



From day 1 Jamie has been amazing. Helping so much and very informative on everything we asked. Will highly recommend. Very approachable.

Wendy and Ross

Our mailing address is:

OliveHomes.com

Urb. Al-Sakia, LHM10, Loja 12

Fonte Santa

Quarteira 8125-020

Portugal

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).