

Market Analysis - Cangas

#	Address	Floor	# Rooms	Surface Area (sqm)	Parking	Terrace	Price (€)	Parking (€)	Price w/o Parking (€)	€/sqm	Location
0	Av Ourense, 19	GF	2	73 sqm	N	N	193.583 €	-	193.583 €/sqm	2.652 €/sqm	
1	c/Méndez Núñez, 33	1	2	68 sqm	Y	N	229.500 €	12.000 €	217.500 €	3.199 €/sqm	
2	c/Méndez Núñez, 33	4	2	68 sqm	Y	N	231.000 €	12.000 €	219.000 €	3.221 €/sqm	
3	c/Xardins Andrea	1	2	70 sqm	N	N	225.500 €	-	225.500 €	3.221 €/sqm	
4	c/Xardins Andrea	1	2	75 sqm	N	N	237.500 €	-	237.500 €	3.167 €/sqm	
5	c/Méndez Núñez, 33	3	2	70 sqm	Y	N	231.000 €	12.000 €	219.000 €	3.129 €/sqm	
6	Av Ourense, 84	2	2	85 sqm	N	N	240.000 €	-	240.000 €	2.824 €/sqm	
Average				73 sqm			€ 232.417	€ 12.000	€ 226.417	3.116 €/sqm	

\*Study conducted in December 2025. Prices do not include VAT. Surface area adopted as the interior built area of the dwellings and 50% of the surface area of the terraces.

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Market Analysis - Ourense

#	Address	Floor	# Rooms	Surface Area (sqm)	Parking	Terrace	Price (€)	Parking (€)	Price w/o Parking (€)	€/sqm	Location
0	Av.Buenos Aires 23	1	1-2	70 sqm	N	N	€ 161.336	-	€ 161.336	2.305 €/sqm	
1	Rúa Santo Domingo	3	2	80 sqm	N	N	€ 165.000	-	€ 165.000	2.063 €/sqm	
2	c/ do Perigo, 2	3	1	60 sqm	N	N	€ 160.000	-	€ 160.000	2.667 €/sqm	
3	c/Carriarico	GF	2	78 sqm	N	N	€ 205.000	€ 20.000	€ 185.000	2.372 €/sqm	
4	Casco Viejo	1	3	90 sqm	Y	N	€ 232.600	€ 20.000	€ 212.600	2.362 €/sqm	
5	Casco Viejo	1	2	100 sqm	N	N	€ 232.300	-	€ 232.300	2.323 €/sqm	
6	Río Arenteiro	1	2	76 sqm	Y	N	€ 180.000	€ 20.000	€ 160.000	2.105 €/sqm	
Average				81 sqm			€ 195.817	€ 20.000	€ 185.817	2.304 €/sqm	

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