FACT SHEET · NOVEMBER 2026

# Verithic

Intelligence for deciding where to live

We compare the 123 towns around Barcelona (124 with the city) on public figures: what resale homes actually sold for, rent, property tax, door-to-door transport and schools. Every figure carries its source and date.

## FIVE FIGURES TO QUOTE

**147 m²**

is what a 70 m² Barcelona flat (≈ €350,000) buys in Montcada i Reixac, 24 minutes from Plaça Catalunya by public transport.

Generalitat de Catalunya, resale home sales, Jul 2025–Jun 2026, read on 03/11/2026; ATM, Renfe and FGC GTFS timetables; Verithic calculation, read on 11/10/2026.

**3**

towns already cost more per square metre than Barcelona: Sitges (€5,736/m²), Sant Cugat del Vallès (€5,512/m²), Castelldefels (€5,041/m²). Barcelona: €5,006/m².

Generalitat de Catalunya, resale home sales, Jul 2025–Jun 2026. Read on 03/11/2026.

**7**

towns where monthly rent tops Barcelona's (€900). Per square metre, none: the flats are bigger.

Spanish Ministry of Housing, SERPAVI 2024. Read on 07/10/2026.

**111 / 124**

towns are declared stressed housing markets, with rent capped.

Generalitat de Catalunya, BOE of 15/03/2024 and 09/10/2024. Read on 03/11/2026.

**90 / 124**

councils cut property tax (IBI) for solar panels, and 95 for large families.

Each council's 2026 IBI tax bylaw. Read on 30/09/2026.

## WHERE EVERY FIGURE COMES FROM

- Public sources only: Generalitat, the Ministry of Housing, Idescat, ATM and municipal bylaws.
- Price: what was actually paid for resale homes over the last 12 published months, not asking prices.
- Transport: the whole trip to Plaça Catalunya, waits and changes included, leaving between 7 and 9am.
- Sources are re-read every month. Anything without a figure shows as “n/a”.

## HOW TO CITE AND CONTACT

“Verithic, verithic.com”, with the figure's original source. Every figure keeps its source's licence.

Figures for any town, series since 2013 and custom cuts for a story:

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