

2025 Real Estate Market: Gaeta, Formia, and Itri amid stability, growth, and new opportunities in the 2025 Real Estate Market

Gaeta: coastal charm meets tourism demand

- **Sale prices:** between **€2,300 and €4,000/m²**, depending on the area (historic center, Serapo, via Marina di Serapo, or the medieval quarter).
- **Short-term rentals:** growing, with interesting yields thanks to the increasingly long seasonality.
- **Opportunities:** investments in small apartments to be renovated for tourism use or rental income.

Formia: mobility and services drive the residential sector

- **Average prices:** around **€1,900-€2,100/m²**, with variations depending on the area (S. Pietro, center, Castellone).
- **Rentals:** stable, with rents between **€500 and €800/month** for well-serviced three-room apartments.
- **Trend:** slight recovery in first-home purchases, driven by falling rates and greater accessibility of fixed-rate mortgages.

Itri: nature, tranquility, and affordability

- **Prices per m²:** between **€800 and €1,200/m²**, among the most affordable in the area.
- **Growing demand:** from those looking for a first home away from the city chaos, but also from Romans looking for a summer retreat.
- **Opportunities:** detached homes to be renovated or new Class A constructions.

General Trends in 2025

- **More accessible mortgages:** recent ECB rate cuts are making financing more advantageous, especially for fixed rates.
- **Decrease in supply:** the increase in tourist rentals has reduced availability on the residential market.
- **Selective demand:** there is a growth in informed buyers focused on quality, energy efficiency, and location.

Conclusions and Agent Advice

