

Real Estate Market 2024 in Gaeta: Everything You Need to Know

Do you have a property in Gaeta, or are you planning to buy one, and want to find out the trend of the **2024 real estate market** in the area? Then this article will be useful to you!

The **real estate market in Gaeta** presents an interesting picture, influenced by the city's strategic position on the Lazio coast, the quality of life and the growing tourist demand. Here are some key points you need to know about the **value of homes in Gaeta in 2024** .

Real Estate Market 2024 in Gaeta: Average Price per Square Meter

The average value of houses in Gaeta in 2024 is between 3,000 and 4,500 euros per square meter, depending on the area and the specific characteristics of the property. The more central areas, such as the medieval village and the areas near the Serapo beach, tend to maintain higher prices than the peripheral areas.

In fact, the most popular areas for [houses for sale in Gaeta](#) are those near the sea. In particular, those with a panoramic view or direct access to the beach register decidedly higher prices, with values that can even exceed 5,000 euros per square meter. The ancient village and the prestigious residential areas, as well as the Piana di Sant'Agostino, are highly sought after, especially for those looking for second

homes or luxury real estate investments.

The data reported by the [real estate market](#) regarding the sales prices

Homes in 1st tier buildings

- Minimum value: €2,441.00/m²
- Average value: €2,693.00/m²
- Maximum value: €2,945.00/m²

Housing in mid-range buildings

- Minimum value: €2,099.00/m²
- Average value: €2,312.00/m²
- Maximum value: €2,525.00/m²

Homes in 2nd tier buildings

- Minimum value: €1,188.00/m²
- Average value: €1,431.00/m²
- Maximum value: €1,673.00/m²

Villas and cottages

- Minimum value: €1,851.00/m²
- Average value: €2,411.00/m²
- Maximum value: €2,970.00/m²

Rental rates in Gaeta

Homes in 1st tier buildings

- Minimum value: €9.22/m²
- Average value: €10.16/m²
- Maximum value: €11.11/m²

Housing in mid-range buildings

- Minimum value: €7.92/m²
- Average value: €8.71/m²
- Maximum value: €9.50/m²

Homes in 2nd tier buildings

- Minimum value: €4.16/m²
- Average value: €5.30/m²
- Maximum value: €6.44/m²

Villas and cottages

- Minimum value: €7.62/m²
- Average value: €9.90/m²
- Maximum value: €12.18/m²

Do you need an accurate real estate valuation?

You can request a first free evaluation of your property by filling out the form [Valuta Casa](#) . If you would like a meeting to study your real estate situation more precisely, [contact us](#) and book an appointment at our agency.

Real Estate Investments in Gaeta and Future Trends

The demand for real estate in Gaeta is growing, thanks to its popularity as a tourist destination and the presence of numerous amenities. Holiday homes and apartments for the short-term rental market are particularly sought after,

helping to keep prices high, especially in the summer months.

Also for 2024, [investing in real estate in Gaeta](#) is considered an excellent opportunity to create a solid and profitable income. In fact, the purchase of second homes intended for short-term or seasonal rentals can guarantee excellent returns, especially in high season when the city attracts thousands of Italian and international visitors. This determines an ever-increasing growth in demand with consequent excellent sales possibilities.

Furthermore, the **real estate market in Gaeta** is expected to grow slightly in the coming years thanks to new urban development projects and a greater focus on sustainable tourism. However, global economic fluctuations and the evolution of the tourism market could affect prices in the medium term.

Do you want to invest in real estate in Gaeta?

Take advantage of the positive trend of the real estate market in Gaeta and invest in the purchase of a house that can guarantee you a long-term income. We look forward to seeing you at the agency to evaluate the best property for your needs!