

14 June 2012

Housing Price Index (HPI). Base 2007
First quarter of 2012

General index

	Quarterly variation	Year-to-date variation	Annual variation
First quarter 2012	-5.0	-5.0	-12.6

Main results

- The **annual variation** rate of the HPI is **–12.6%** in the first quarter of 2012, almost one-and-a-half points lower than that registered the previous quarter.
- The interannual variation of **new housing** decreases more than three points, up to **–11.8%**.
- **Second-hand** housing registers an increase of four tenths in the annual rate, which stands at **–13.3%**.
- The quarterly variation of the general index is **–5.0%**.

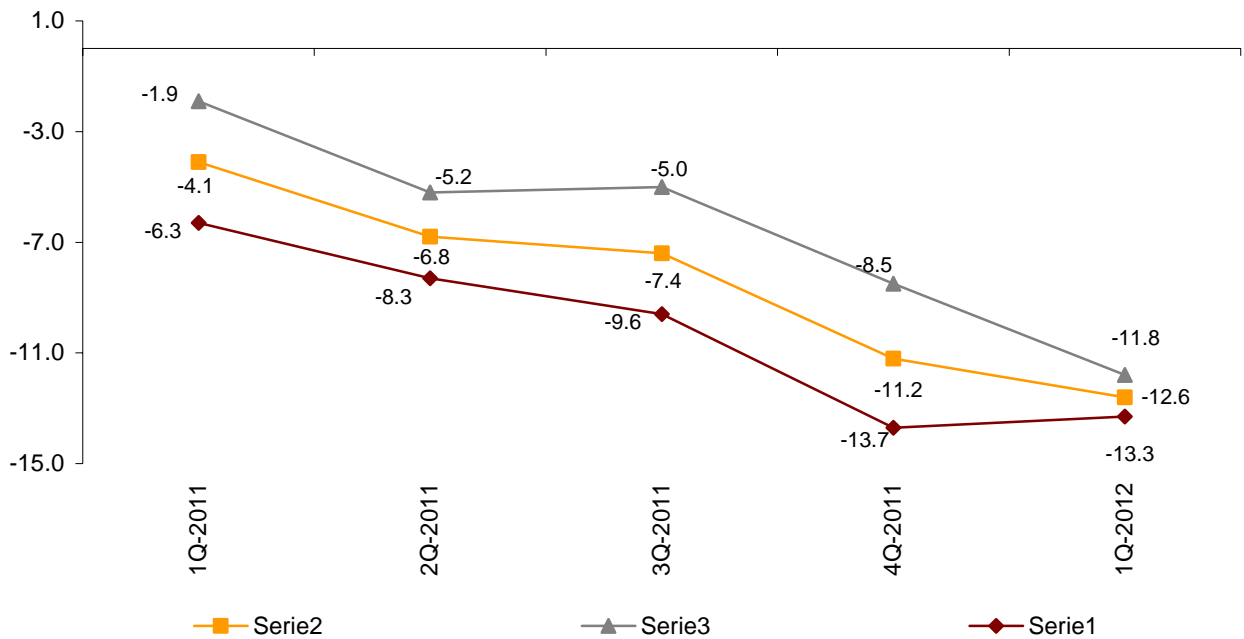
Annual evolution of housing prices

The interannual rate of the Housing Price Index (HPI) in the first quarter of 2012 decreased almost one-and-a-half points, standing at **–12.6%**, the lowest since the beginning of the series, in 2007.

By type of housing, the annual variation of new housing stood at **–11.8%**, more than three points lower than the previous quarter. This rate of new housing was the lowest registered since the beginning of the series.

In turn, the annual rate for second-hand housing went from **–13.7%** in the fourth quarter of 2011 to **–13.3%**, increased four tenths, in the first quarter of 2012.

Annual evolution of the HPI
General index, new housing and second-hand housing

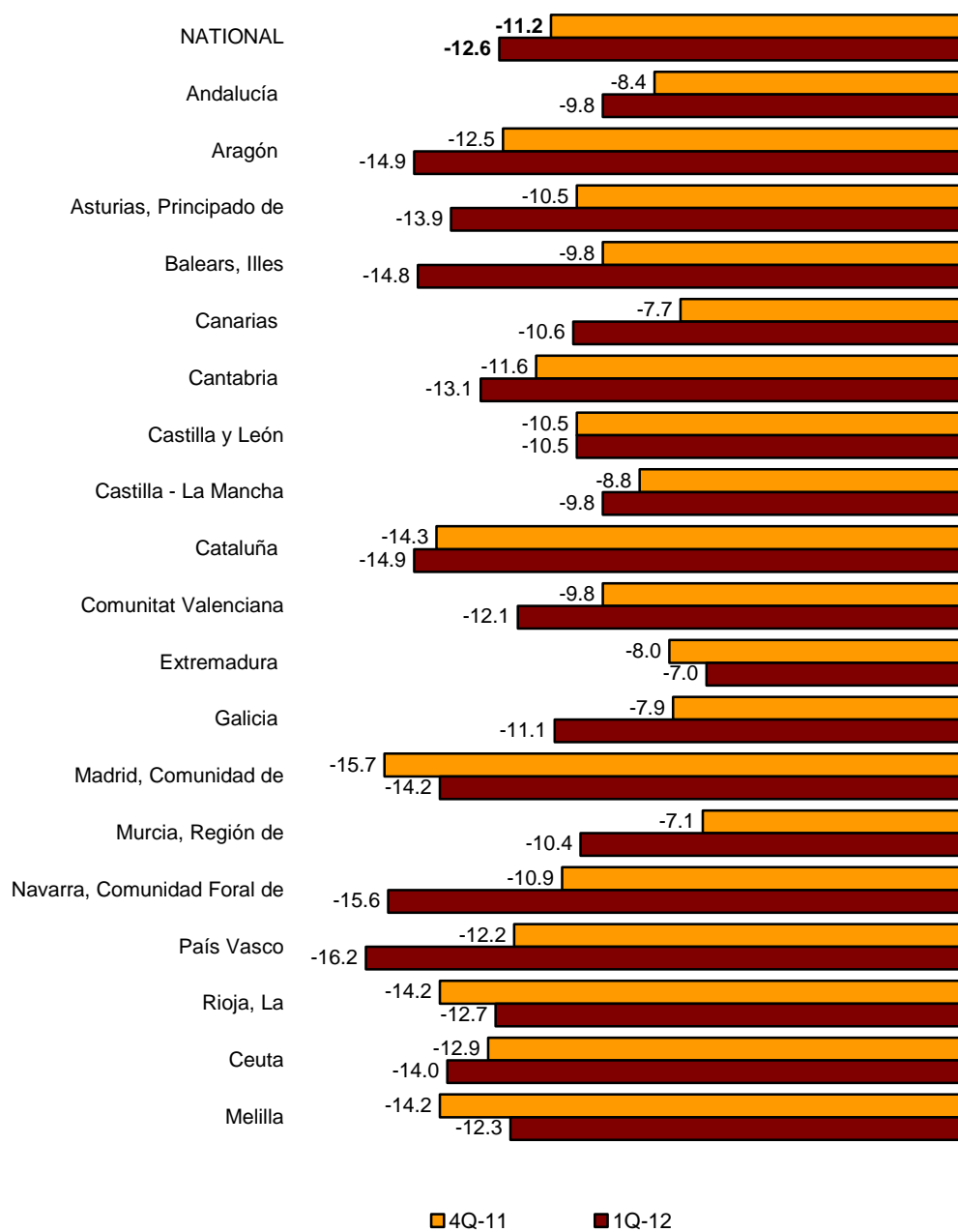


Results by Autonomous Community. Interannual variation rates

The annual variation of the HPI is negative in all Autonomous Communities in the fourth quarter, such as happened throughout the previous year.

The greatest decreases in this variation took place in Illes Balears (-5.0 points) and Comunidad Foral de Navarra (-4.7 points), standing the annual variation at -14.8% and -15.6%, respectively.

In turn, the highest increases of the annual variation took place in Comunidad de Madrid and La Rioja (-14.2% and -12.7%, respectively), increased one-and-a-half points as compared with the previous quarter.



Informative annex

Annual update, HPI base 2007

The National Statistics Institute (INE) has carried out the annual updating of the Housing Price Index (HPI), base 2007, consisting of the revision of the regression model and the group of types of dwellings whose prices are to be monitored throughout the year, as well as the weighting structure.

The HPI, base 2007, is characterised by its dynamism and ability to adapt to the changes that take place in the real estate market. Therefore, each year, a detailed study is performed of the changes occurring in said market, to update the whole of the typologies of dwellings considered, and their weighting structure; likewise, the regression model used for the calculation of the prices of each type of housing is revised.

The information used for the update refers to the merchantings of dwellings carried out in the last three years; thus, the weighting structure that will be in force in 2012 is based on the information provided by notaries on the merchantings carried out in the years 2009, 2010 and 2011. Said weightings have been revised on all levels, that is, for each type of housing.

As far as the revision of the regression model is concerned, the variables classifying the provinces, municipalities and postal codes have been updated with the latest available information from the sources used in their compilation.

The changes introduced do not affect the continuity of the HPI series, base 2007, as the computation formula consists of chain-linking the indices in such a way that no break occurs. Therefore, neither the updating of the weightings, nor the changes in the model and the housing types, influences the variation rates published.

The following table shows the weightings used during the year 2011, and those which will be used during the year 2012, to compute the general HPI and the HPI by type of housing:

Weightings. General and by type of housing

Type of housing	HPI, base 2007 Weightings, year 2011	HPI, base 2007 Weightings, year 2012
New housing	49.08	40.30
Second-hand housing	50.92	59.70
GENERAL	100	100

Housing price indices. Base 2007

First quarter of 2012

1. National index: general and by type of housing

Housing	Index	% Variation			Effect	
		Quarterly	Year-to-date	Annual	Quarterly	Year-to-date
GENERAL INDEX	75.4	-5.0	-5.0	-12.6		
New housing	83.9	-4.8	-4.8	-11.8	-1.940	-1.940
Second-hand housing	68.6	-5.1	-5.1	-13.3	-3.044	-3.044

2. Index by Autonomous Community: general and by type of housing (Next)

Housing	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	84.0	-4.6	-4.6	-9.8
New housing	94.0	-3.6	-3.6	-7.8
Second-hand housing	75.1	-5.3	-5.3	-11.6
Aragón	67.2	-7.5	-7.5	-14.9
New housing	75.4	-6.4	-6.4	-14.0
Second-hand housing	60.3	-8.3	-8.3	-15.5
Asturias, Principado de	82.8	-6.4	-6.4	-13.9
New housing	88.1	-6.6	-6.6	-13.6
Second-hand housing	76.3	-6.1	-6.1	-14.7
Balears, Illes	74.0	-7.4	-7.4	-14.8
New housing	84.1	-7.4	-7.4	-15.9
Second-hand housing	68.5	-7.4	-7.4	-14.1
Canarias	82.8	-5.0	-5.0	-10.6
New housing	90.7	-3.9	-3.9	-9.5
Second-hand housing	76.0	-5.5	-5.5	-11.3
Cantabria	73.1	-4.8	-4.8	-13.1
New housing	77.7	-3.6	-3.6	-12.2
Second-hand housing	68.6	-6.3	-6.3	-14.3
Castilla y León	82.9	-4.1	-4.1	-10.5
New housing	90.5	-3.2	-3.2	-8.7
Second-hand housing	72.5	-5.1	-5.1	-12.8
Castilla-La Mancha	84.4	-4.8	-4.8	-9.8
New housing	89.3	-4.8	-4.8	-8.8
Second-hand housing	74.9	-5.0	-5.0	-12.5
Cataluña	65.2	-4.9	-4.9	-14.9
New housing	70.4	-6.5	-6.5	-18.0
Second-hand housing	62.7	-4.3	-4.3	-13.6
Comunitat Valenciana	78.7	-5.5	-5.5	-12.1
New housing	86.1	-4.3	-4.3	-10.3
Second-hand housing	71.9	-6.3	-6.3	-13.5

2. Index by Autonomous Community: general and by type of housing

(End)

Quarterly	Index	% Variation		
		Quarterly	Year-to-date	Annual
Extremadura	92.3	-3.4	-3.4	-7.0
New housing	101.3	-3.4	-3.4	-6.4
Second-hand housing	82.6	-3.4	-3.4	-8.0
Galicia	86.3	-6.2	-6.2	-11.1
New housing	91.7	-6.6	-6.6	-10.5
Second-hand housing	77.6	-5.7	-5.7	-12.6
Madrid, Comunidad de	69.6	-3.0	-3.0	-14.2
New housing	76.5	-2.8	-2.8	-14.7
Second-hand housing	65.3	-3.1	-3.1	-14.0
Murcia, Región de	88.3	-4.9	-4.9	-10.4
New housing	94.6	-4.5	-4.5	-9.2
Second-hand housing	79.3	-5.5	-5.5	-13.1
Navarra, Comunidad Foral de	66.1	-8.7	-8.7	-15.6
New housing	70.4	-8.7	-8.7	-15.9
Second-hand housing	60.4	-8.8	-8.8	-15.2
País Vasco	69.0	-7.0	-7.0	-16.2
New housing	74.5	-7.9	-7.9	-19.3
Second-hand housing	66.0	-6.5	-6.5	-13.8
Rioja, La	73.9	-4.1	-4.1	-12.7
New housing	77.2	-3.5	-3.5	-11.9
Second-hand housing	70.0	-4.8	-4.8	-14.0
Ceuta	75.7	-6.5	-6.5	-14
Melilla	87.2	-3.3	-3.3	-12.3