

## Rental Housing Price Index (RHPI). Base 2015 Year 2024



### Main results

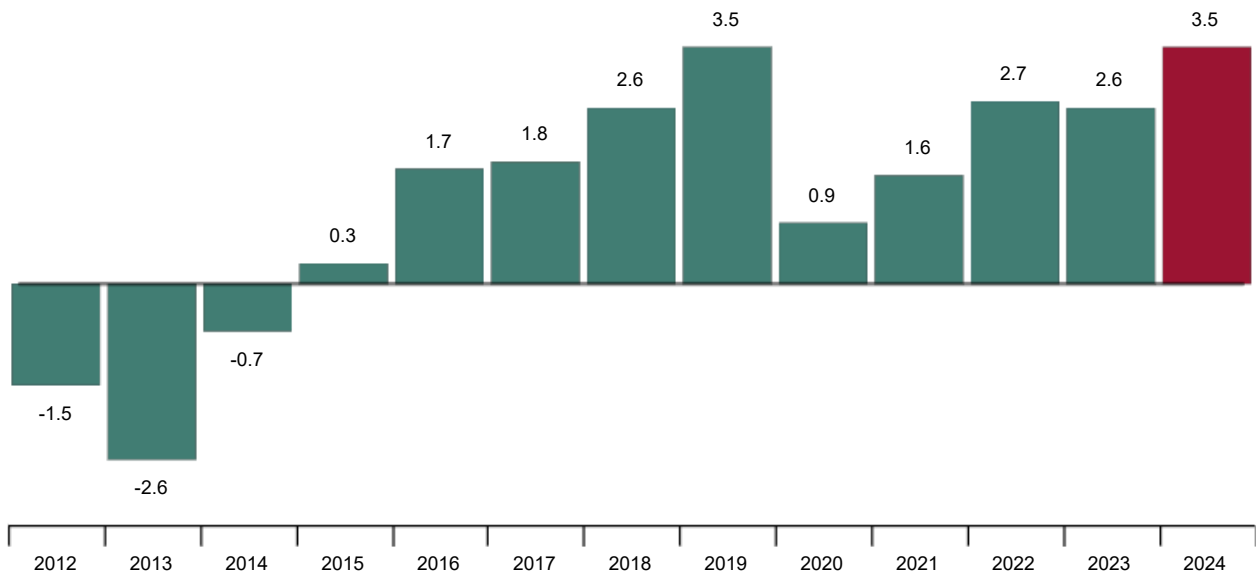
- Rental housing prices rose by 3.5% in 2024.
- Prices of new contracts rose by 8.8%, while prices of existing contracts rose by 2.8%.

### More information

- [Tables of results](#)
- [Technical project](#)

The annual variation in the Rental Housing Price Index (RHPI) in 2024 was 3.5%, nine tenths more than in 2023.

### Annual RHPI Rate Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/IPVA2024.htm>

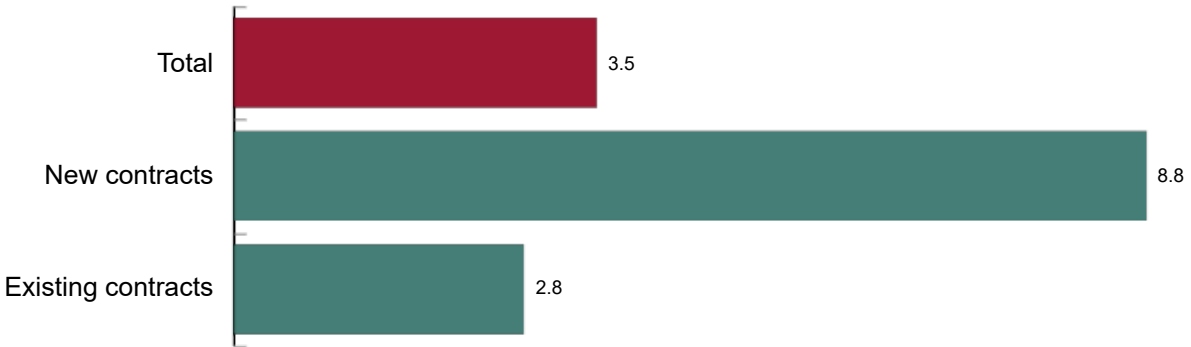
**Evolution of prices of new contracts compared with existing ones**

The variation in rental prices was different according to the year in which the contract was signed.

Thus, new contracts rose in price by 8.8%, while the prices of contracts already in place before 2024 increased by 2.8%.

**Annual rate of RHPI according to the length of the lease contract. Year 2024**

Percentage



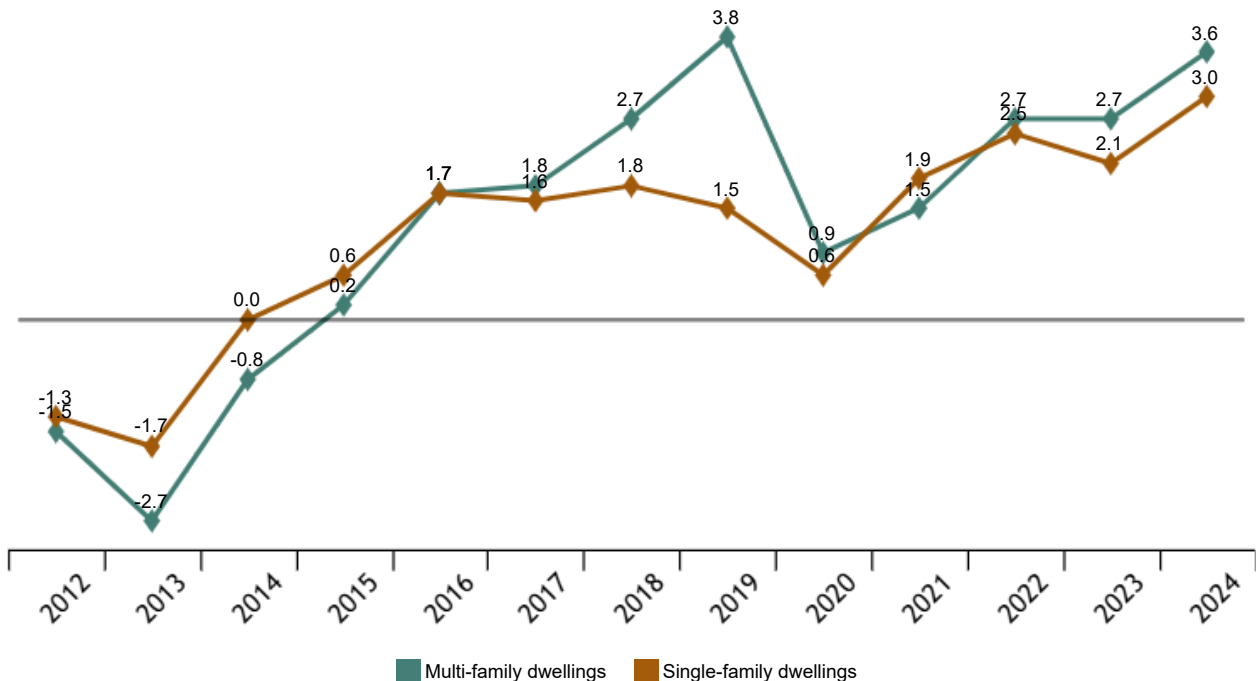
**Results according to dwelling characteristics**

By building type, collective dwellings (those situated in blocks) underwent a price increase of 3.6% in 2024, nine tenths more than in 2023.

On the other hand, the prices of single-family rented homes rose by 3.0%, nine tenths more than in 2023.

**Evolution of the annual RHPI rate by building type**

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/IPVA2024.htm>

**Results by Autonomous Communities. Annual variation rates**

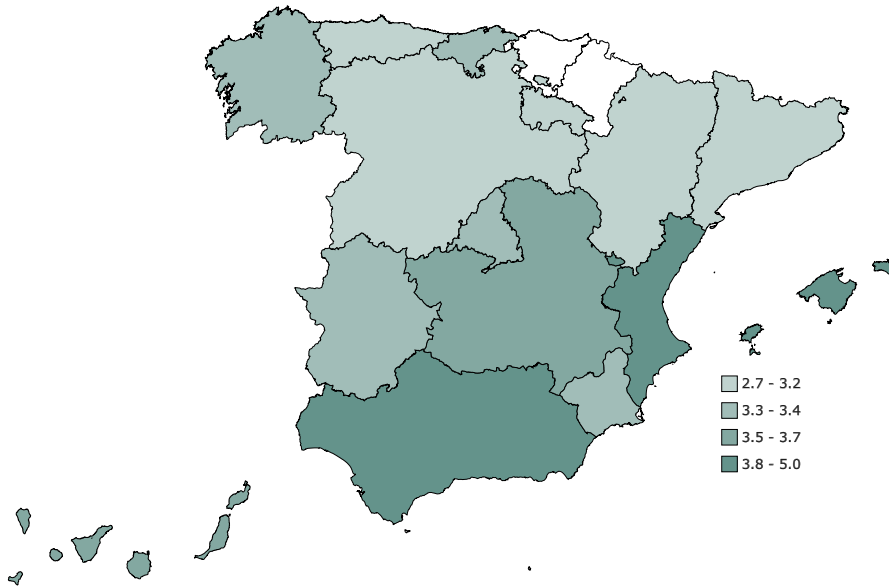
In 2024, rental housing prices increased compared to 2023 in all the autonomous communities.

The highest increases were recorded in the Comunitat Valenciana, Illes Balears and Andalucía, with increases of 5%, 4% and 3.8%, respectively.

On the other hand, Principado de Asturias (2.7%), Castilla y León (3.0%) and Cataluña and La Rioja (both 3.1%) recorded the lowest increases.

**Annual RHPI rates by Autonomous Community. Year 2024**

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/IPVA2024.htm>

### Results by municipalities of provincial capitals

The provincial capitals in which rental housing prices rose the most in 2024 were Valencia (5.9%), Malaga (5.2%) and Alicante (5.1%).

Since the baseline year, 2015, until 2024, the highest increases were in Valencia (36.4%), Malaga (32.7%) and Palma (31.3%).

The following table lists the 20 provincial capitals with the highest price increases between 2024 and 2023, and between 2024 and 2015. These account for one in every three dwellings that were rented in 2024.

#### Provincial capitals with the highest annual rent variation

	Annual variation 2022-23 (%)	Variation 2015-23 (%)
València	5.9	36.4
Málaga	5.2	32.7
Palma	4.2	31.3
Girona	3.7	28.1
Alacant/Alicante	5.1	27.5
Santa Cruz de Tenerife	4.4	26.3
Castelló de la Plana	4.3	26.3
Guadalajara	3.9	25.9
Toledo	3.8	25.6
Murcia	3.7	25.4
Ávila	4.3	24.8
Barcelona	3.3	24.6
Huesca	3.2	24.4
Cuenca	4.7	23.9
Granada	4.1	23.9
Madrid	3.6	22.6
Huelva	3.4	22.5
Teruel	3.9	22.3
Sevilla	3.5	22.1
Tarragona	3.4	22.1

Current press release at: <https://www.ine.es/dyngs/Prensa/en/IPVA2024.htm>

## Methodological note

The main aim of the Rental Housing Price Index is to measure the evolution of the price of rented housing as a habitual residence.

**Statistic type:** Experimental, annual.

**Base period:** 2015.

**Geographical scope:** Since this is an exploitation of tax data sources, the geographical scope consists of the common fiscal territory; that is, the entire national territory except the Comunidad Foral de Navarra and País Vasco .

**Functional classification:** Type of building (collective/single-family dwelling), size of the dwelling and time since the contract was signed.

**Geographic breakdown:** Autonomous community, province, municipality (those with fewer than 10,000 inhabitants grouped into a single category) and by district of all the provincial capitals.

**General calculation method:** Paasche chained-linked index.


**Weightings reference period:** The weightings in effect in any given year are calculated based on the data about rented housing in the said year with the prices of the previous year.

**Collection method:** Administrative Records (AEAT).

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. More information on [Quality at INE](#) and [Code of Best Practices](#).

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For further information see [INE base](#)

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