

Housing Price Index (HPI). Base 2015
Second quarter 2021

The annual variation rate of the Housing Price Index increased 2.4 points, standing at 3.3%

Housing prices increased almost two and a half percentage points as compared with the previous quarter

Annual evolution of housing prices

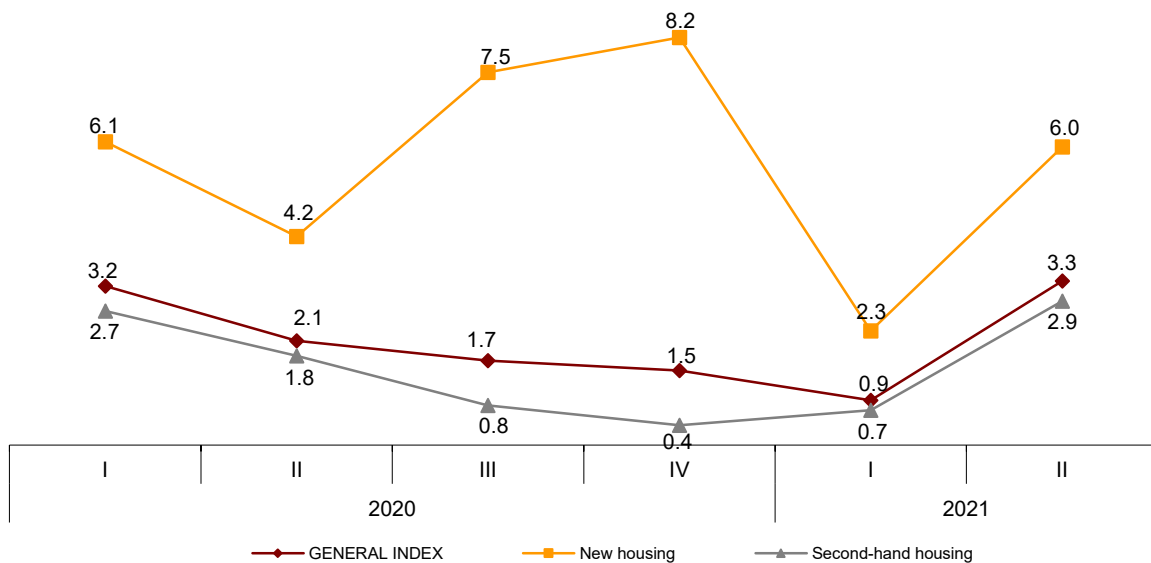
The annual rate of the Housing Price Index (HPI) in the second quarter of 2021 increased 2.4 points, standing at 3.3%. This was the highest level since the fourth quarter of 2019.

By type of home, the annual rate for new homes increased almost four points, to 6.0%.

For its part, variation in second-hand housing reached 2.9%, more than two points above that registered the previous quarter.

Annual rates of HPI

General index, new and second-hand housing. Percentage

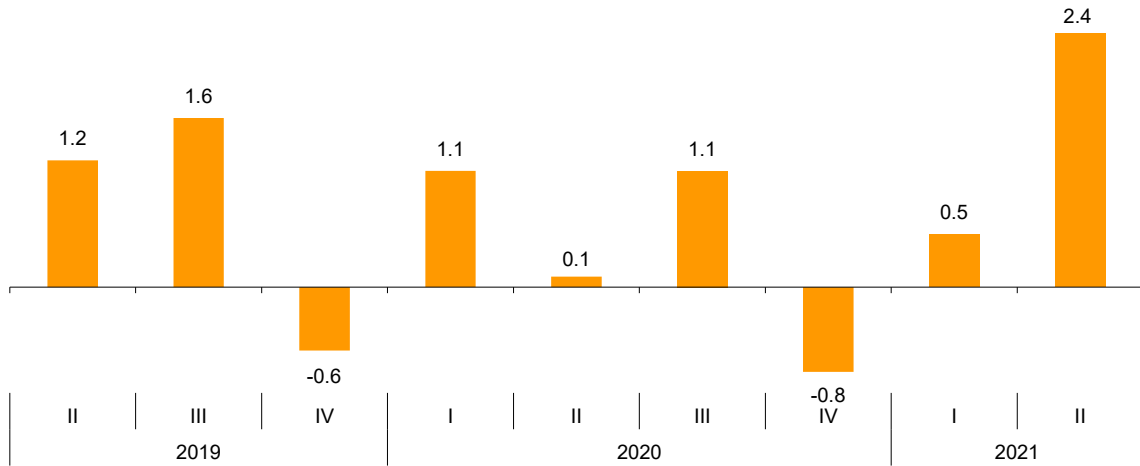


Quarterly evolution of housing prices

The quarterly variation of the general HPI in the second quarter of 2021 was 2.4%.

Quarterly rate of the HPI

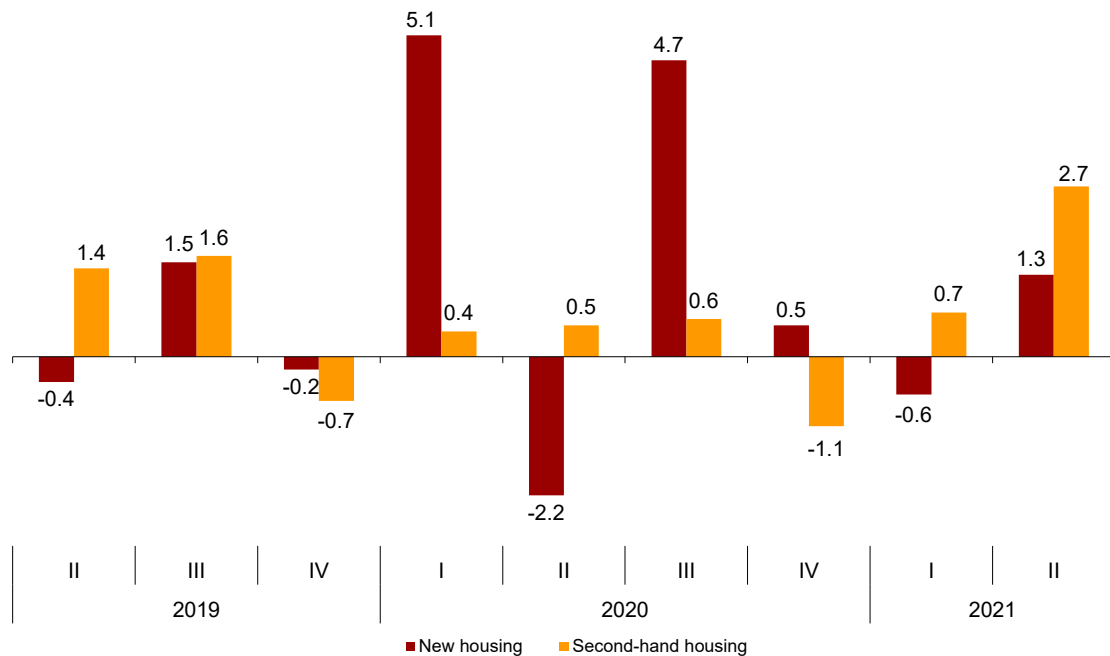
Overall index. Percentage



By type of housing, new housing prices increased by 1.3 points between the second and first quarter of 2021. Meanwhile, second-hand housing prices increased by 2.7 points.

Quarterly rate of HPI by type of housing

New and second-hand housing. Percentage



Results by Autonomous Communities. Annual variation rates

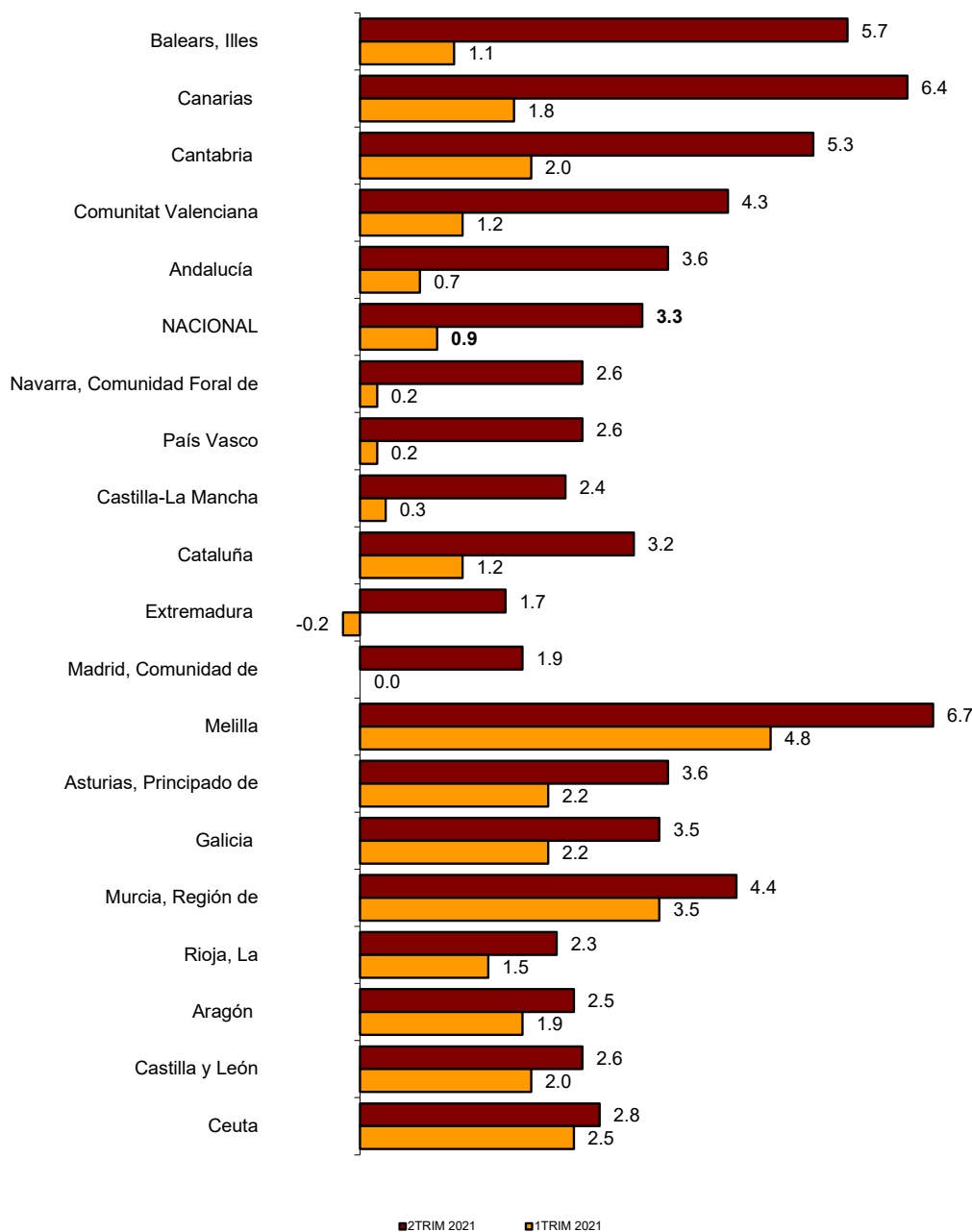
In all the autonomous communities, the annual rate of the HPI in the second quarter of 2021 increased compared to the first.

The largest increases occurred in the Illes Balears, Canarias and Cantabria, with a rise of 4.6 points in the first two and 3.3 points in the last.

For their part, the communities where the annual rate increased the least were Castilla y León, Aragón and La Rioja, with increases of six tenths in the first two and eight tenths in the third.

Annual rates of HPI

General index by Autonomous Communities and Cities. Percentage



Results by Autonomous Communities. Quarterly variation rates

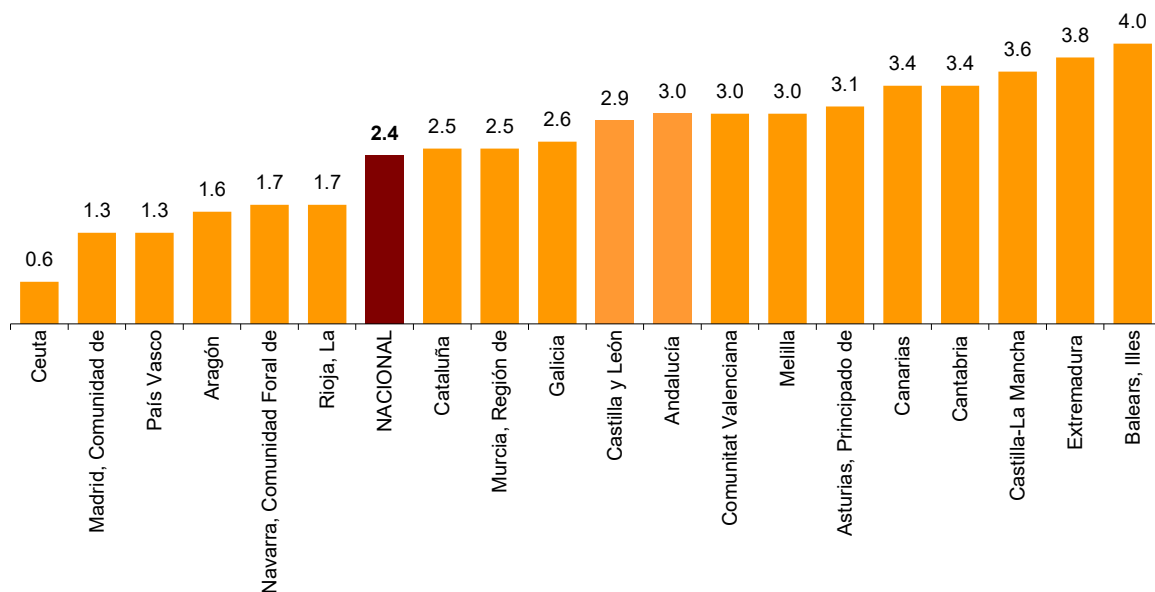
Housing prices showed positive quarterly rates in the second quarter of 2021 in all Autonomous Communities.

The largest increases occurred in the Illes Balears, Extremadura and Castilla-La Mancha, with increases of 4.0%, 3.8% and 3.6%, respectively.

In turn, Comunidad de Madrid (1.3%), País Vasco (1.3%) and Aragón (1.6%), registered the lowest quarterly increases.

Quarterly rate of the HPI

General index by Autonomous Communities and Cities. Percentage



Revision and updating of data

The data published today is final and is not subject to further revision. All results are available on INEBase.

Methodological note

The main objective of the Housing Price Index (HPI) is to measure the evolution of the sales price of free dwellings acquired by households in Spain, both new and second-hand dwellings, adjusting for changes in the composition and quality of the dwellings acquired in different periods by means of a method that combines stratification with a regression model.

Type of survey: Continuous quarterly survey.

Base period: 2015.

Reference period for the weightings: two years prior to the current year.

Geographical scope: the entire national territory.

Number of observations: around 95% of housing sales made in the quarter.

Functional classification: New and second-hand housing.

General calculation method: Laspeyres' Chain Index.

Collection method: administrative records.

For more information, the methodology can be found at:

<https://www.ine.es/daco/daco42/ipv/metodologia2015.pdf>

And the standardised methodological report at:

<https://www.ine.es/dynt3/metadatos/es/RespuestaDatos.html?oe=30457>

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Housing price indices. Base 2015

Second quarter 2021

1. National index: general and by type of housing

Housing	Index	% Variation			Effect	
		Quarterly	Year-to-date	Annual	Quarterly	Year-to-date
GENERAL INDEX	130,9	2,4	3,0	3,3	2,4	3,0
New housing	141,1	1,3	0,7	6,0	0,218	0,117
Second-hand housing	129,5	2,7	3,4	2,9	2,212	2,838

2. General Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	123,9	3,0	2,8	3,6
Aragón	122,7	1,6	2,8	2,5
Asturias, Principado de	118,9	3,1	4,0	3,6
Balears, Illes	141,7	4,0	3,9	5,7
Canarias	125,2	3,4	5,0	6,4
Cantabria	123,7	3,4	4,5	5,3
Castilla y León	118,5	2,9	2,9	2,6
Castilla-La Mancha	111,8	3,6	2,1	2,4
Cataluña	141,1	2,5	3,4	3,2
Comunitat Valenciana	121,0	3,0	3,0	4,3
Extremadura	109,1	3,8	2,4	1,7
Galicia	119,0	2,6	3,6	3,5
Madrid, Comunidad de	145,8	1,3	2,3	1,9
Murcia, Región de	119,1	2,5	2,8	4,4
Navarra, Comunidad Foral de	116,1	1,7	3,2	2,6
País Vasco	123,3	1,3	2,1	2,6
Rioja, La	120,5	1,7	2,6	2,3
Ceuta	139,0	0,6	0,5	2,8
Melilla	139,0	3,0	4,5	6,7

3. New housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	141,1	1,5	0,3	5,6
Aragón	123,0	0,4	0,5	2,0
Asturias, Principado de	128,6	1,7	2,2	4,1
Balears, Illes	147,8	0,4	-1,6	9,5
Canarias	135,7	3,8	4,9	6,5
Cantabria	127,1	2,6	2,9	4,3
Castilla y León	131,9	2,4	1,3	4,1
Castilla-La Mancha	129,5	3,2	2,0	1,7
Cataluña	152,4	1,9	0,4	6,5
Comunitat Valenciana	134,1	2,6	1,9	5,3
Extremadura	131,3	1,7	0,7	2,7
Galicia	134,5	1,6	2,6	3,5
Madrid, Comunidad de	149,3	0,3	0,3	7,3
Murcia, Región de	141,2	3,6	2,8	6,8
Navarra, Comunidad Foral de	123,1	0,4	0,5	2,1
País Vasco	139,0	-0,3	-1,0	7,2
Rioja, La	138,8	2,3	2,2	5,1

4. Second-hand housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	122,0	3,4	3,3	3,4
Aragón	122,7	1,9	3,5	2,7
Asturias, Principado de	117,5	3,4	4,3	3,6
Balears, Illes	141,6	4,4	4,5	5,6
Canarias	124,3	3,3	5,0	6,4
Cantabria	123,3	3,5	4,7	5,5
Castilla y León	116,8	3,0	3,2	2,4
Castilla-La Mancha	108,5	3,6	2,1	2,5
Cataluña	140,1	2,6	3,8	2,9
Comunitat Valenciana	119,2	3,1	3,3	4,2
Extremadura	107,3	4,0	2,5	1,6
Galicia	116,1	2,7	3,7	3,5
Madrid, Comunidad de	144,9	1,6	3,0	0,8
Murcia, Región de	116,1	2,3	2,8	4,0
Navarra, Comunidad Foral de	113,6	2,3	4,4	2,7
País Vasco	120,1	1,7	3,0	1,6
Rioja, La	118,3	1,6	2,7	2,0