

8 September 2022

## Housing Price Index (HPI). Base 2015 Second quarter 2022

**The annual variation rate of the Housing Price Index has decreased half a point, to 8.0%**

**Housing prices rise 1.9% compared to the previous quarter**

### Annual evolution of housing prices

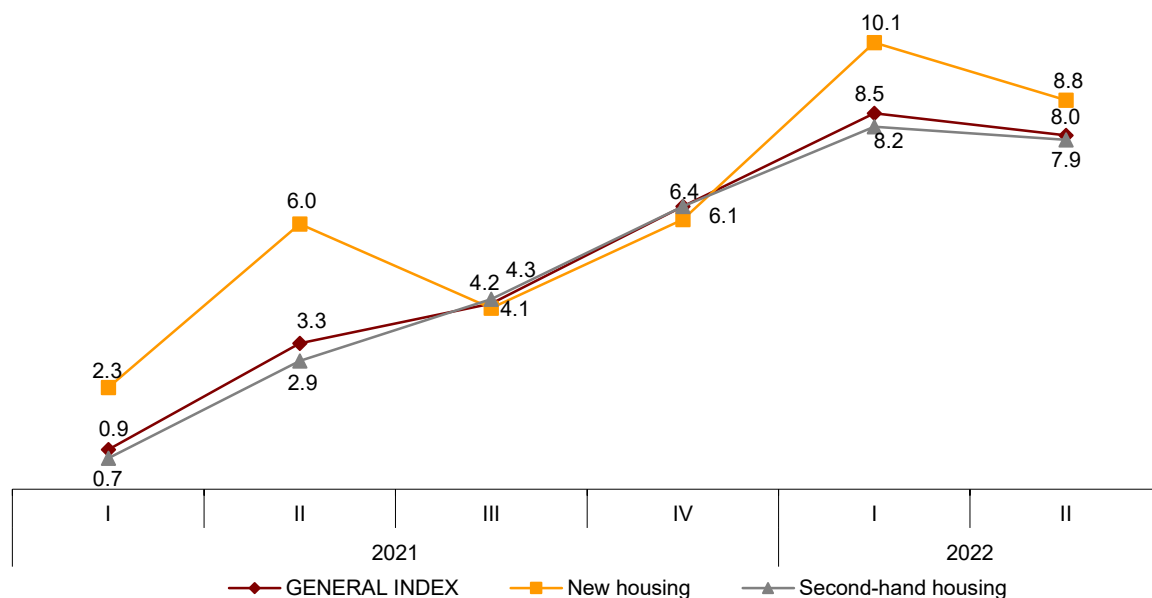
The annual rate of the general Housing Price Index (HPI) in the second quarter of 2022 decreased by half a point, standing at 8.0%.

By type of home, the annual rate for new homes fell 1.3 points, to 8.8%.

For its part, the variation of second-hand housing stood at 9%, three tenths below that registered the previous quarter.

### Annual rates of HPI

General index, new and second-hand housing. Percentage

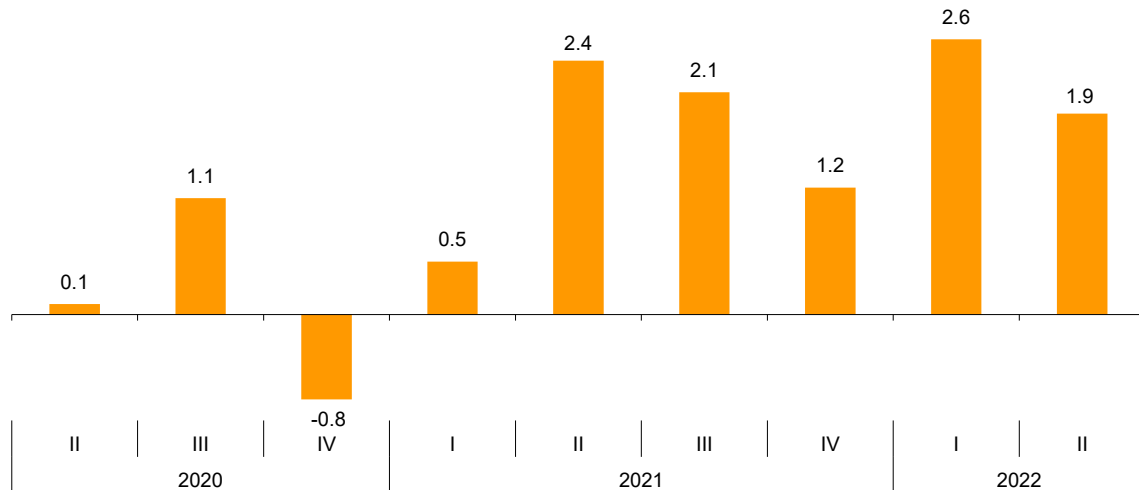


## Quarterly evolution of housing prices

The quarterly variation of the general HPI in the second quarter was 2.1.9%.

### Quarterly rate of the HPI

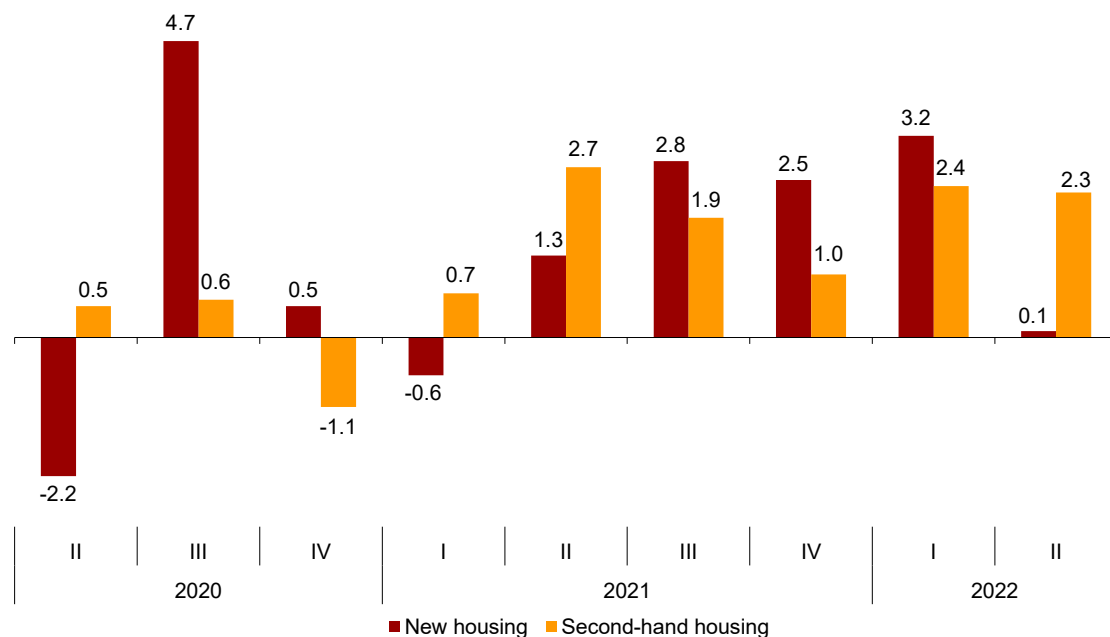
General index. Percentage.



By type of housing, new housing prices increased by one tenth between the second and first quarter of 2022. Meanwhile, second-hand housing prices increased by 2.3%.

### Quarterly rate of HPI by type of housing

New and second-hand housing. Percentage



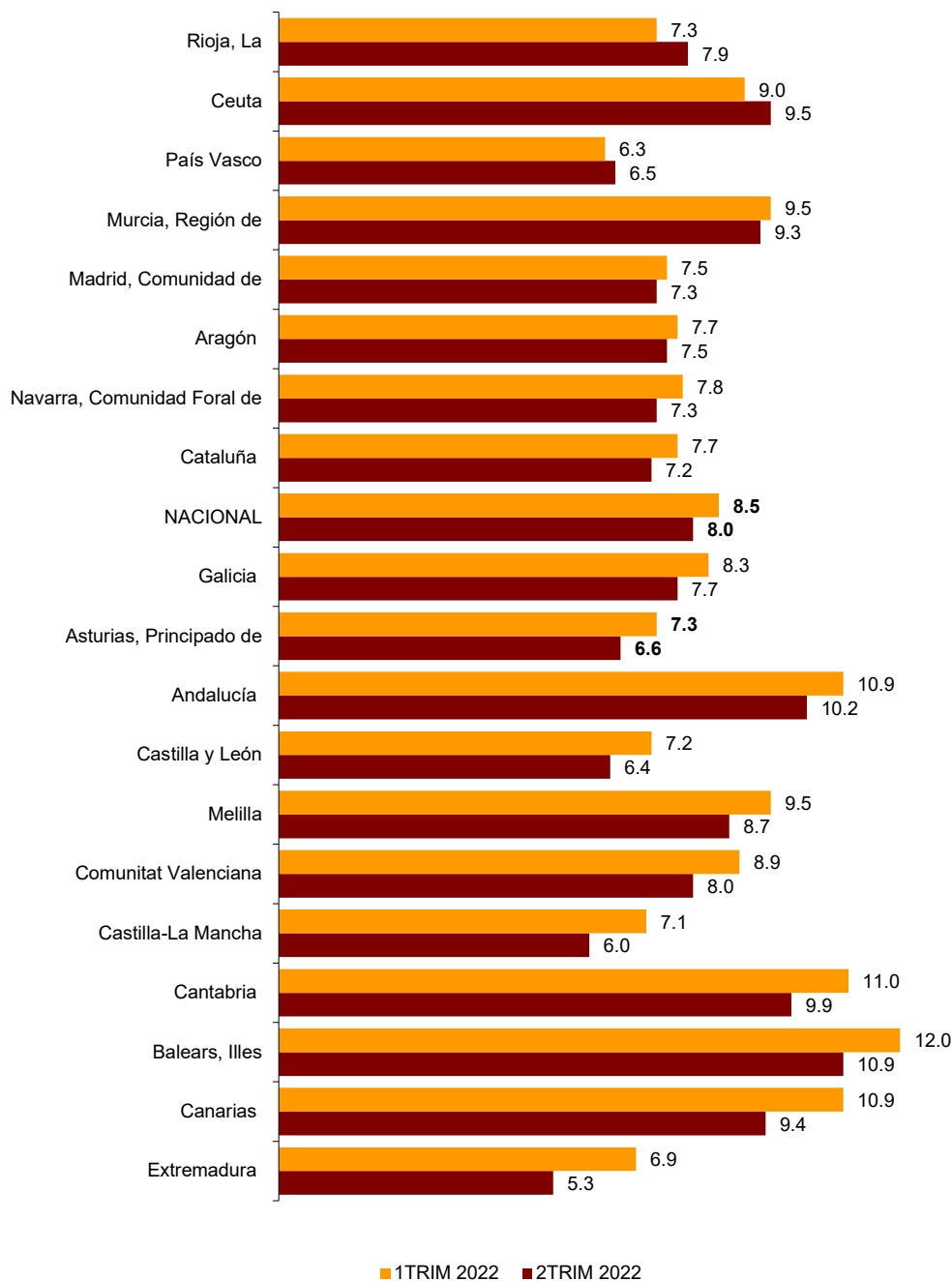
## Results by Autonomous Communities. Annual variation rates

The annual rate of the HPI decreased in the second quarter compared to the first in all the autonomous communities, except in La Rioja and País Vasco, where it rose six and two tenths, respectively.

The greatest decreases in the annual rate, of 1.6 and 1.5 points, occurred in Extremadura and Canarias, respectively.

### Annual rates of HPI

General index by Autonomous Communities and Cities. Percentage



## Results by Autonomous Communities. Quarterly variation rates

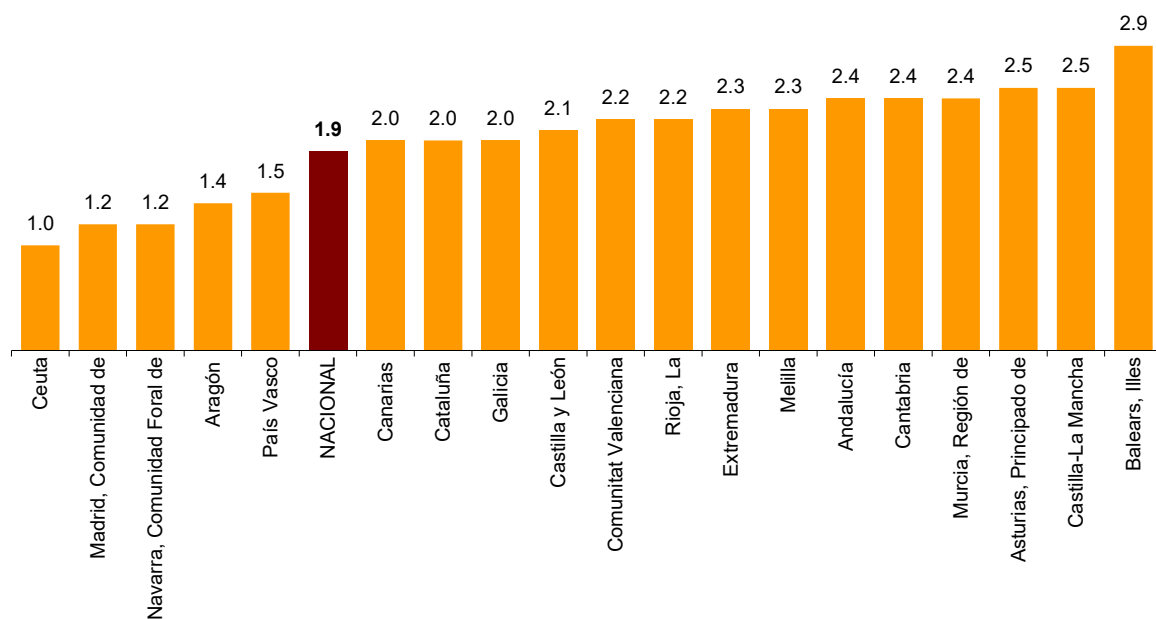
Housing prices showed positive quarterly rates in the second quarter in all Autonomous Communities.

The highest increases were recorded in Illes Balears, Castilla-la Mancha and Principado de Asturias, with increases of 2.9%, 2.5% and 2.5%, respectively.

In turn, Comunidad de Madrid (1.2%), Comunidad Foral de Navarra (1.2%) and Aragón (1.4%), 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 2022

#### 1. National index: general and by type of housing

Housing	Index	% Variation			Effect	
		Quarterly	Year-to-date	Annual	Quarterly	Year-to-date
GENERAL INDEX	141.4	1.9	4.5	8.0	1.9	4.5
New housing	153.5	0.1	3.3	8.8	0.017	0.582
Second-hand housing	139.7	2.3	4.8	7.9	1.923	3.958

#### 2. General Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	136.5	2.4	4.9	10.2
Aragón	131.9	1.4	3.9	7.5
Asturias, Principado de	126.7	2.5	4.4	6.6
Balears, Illes	157.1	2.9	5.1	10.9
Canarias	137.1	2.0	6.5	9.4
Cantabria	136.0	2.4	6.6	9.9
Castilla y León	126.1	2.1	3.9	6.4
Castilla-La Mancha	118.6	2.5	4.1	6.0
Cataluña	151.3	2.0	4.5	7.2
Comunitat Valenciana	130.7	2.2	4.2	8.0
Extremadura	114.9	2.3	2.8	5.3
Galicia	128.1	2.0	4.4	7.7
Madrid, Comunidad de	156.5	1.2	4.1	7.3
Murcia, Región de	130.3	2.4	5.4	9.3
Navarra, Comunidad Foral de	124.6	1.2	5.2	7.3
País Vasco	131.3	1.5	4.3	6.5
Rioja, La	129.9	2.2	5.2	7.9
Ceuta	152.2	1.0	3.8	9.5
Melilla	151.2	2.3	6.0	8.7

### 3. New housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	157.0	0.4	3.7	11.2
Aragón	134.4	-1.0	2.1	9.3
Asturias, Principado de	137.4	1.8	5.0	6.8
Balears, Illes	166.7	1.3	3.8	12.8
Canarias	144.9	-1.3	4.5	6.8
Cantabria	136.2	-1.2	3.8	7.2
Castilla y León	141.2	0.6	2.6	7.1
Castilla-La Mancha	137.2	0.7	2.9	5.9
Cataluña	163.9	0.6	3.3	7.5
Comunitat Valenciana	145.8	1.3	3.5	8.7
Extremadura	142.3	-0.8	2.5	8.4
Galicia	145.6	0.7	4.5	8.3
Madrid, Comunidad de	162.6	-0.9	2.7	8.9
Murcia, Región de	154.7	3.4	5.0	9.6
Navarra, Comunidad Foral de	129.8	-1.1	3.3	5.4
País Vasco	149.3	-0.4	3.2	7.4
Rioja, La	149.2	2.0	4.0	7.5

### 4. Second-hand housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	134.2	2.9	5.1	10.0
Aragón	131.3	2.2	4.5	7.0
Asturias, Principado de	125.2	2.6	4.3	6.5
Balears, Illes	156.7	3.1	5.3	10.7
Canarias	136.3	2.3	6.7	9.7
Cantabria	136.0	3.0	7.0	10.3
Castilla y León	124.2	2.4	4.2	6.3
Castilla-La Mancha	115.1	2.9	4.4	6.1
Cataluña	150.1	2.2	4.7	7.2
Comunitat Valenciana	128.5	2.4	4.4	7.9
Extremadura	112.8	2.5	2.8	5.1
Galicia	124.9	2.2	4.4	7.6
Madrid, Comunidad de	154.7	1.8	4.5	6.8
Murcia, Región de	126.9	2.2	5.5	9.3
Navarra, Comunidad Foral de	122.8	2.3	6.0	8.1
País Vasco	127.6	2.1	4.6	6.2
Rioja, La	127.7	2.2	5.3	7.9