

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

The annual variation rate of the Housing Price Index increased nearly one percentage point, standing at 4.2%

Housing prices rise 2.1% compared to the previous quarter

Annual evolution of housing prices

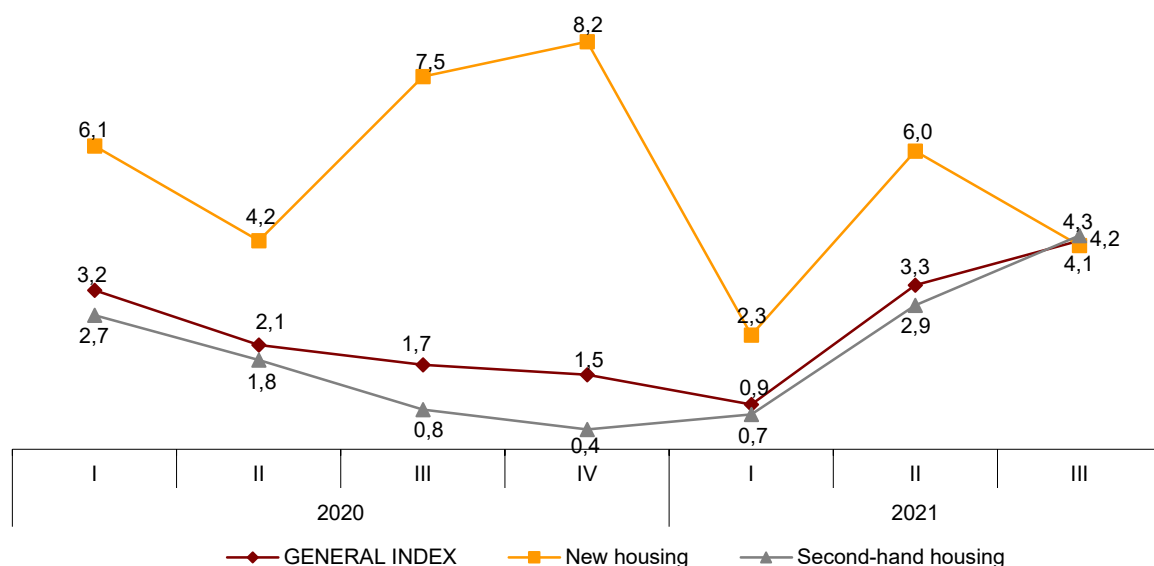
The annual rate of the Housing Price Index (HPI) in the third quarter of 2021 increased nine tenths, standing at 4.2%. This was the highest since the third quarter of 2019.

By type of home, the annual rate for new homes decreased nearly two points, to 4.1%.

For its part, the variation of second-hand housing reached 4.3%, almost one and a half points above that registered the previous quarter.

Annual rates of HPI

General index, new and second-hand housing. Percentage

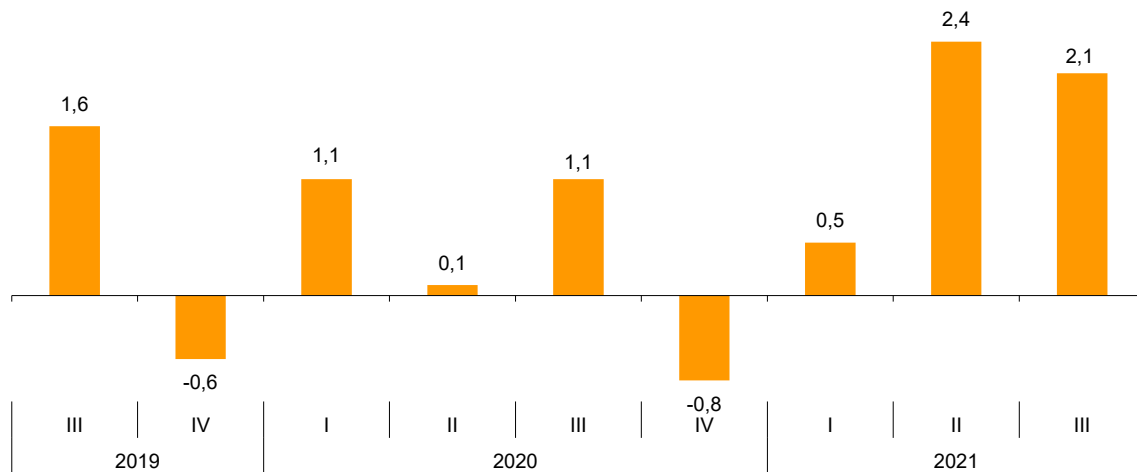


Quarterly evolution of housing prices

The quarterly variation of the general HPI in the third quarter of 2021 was 2.1%.

Quarterly rate of the HPI

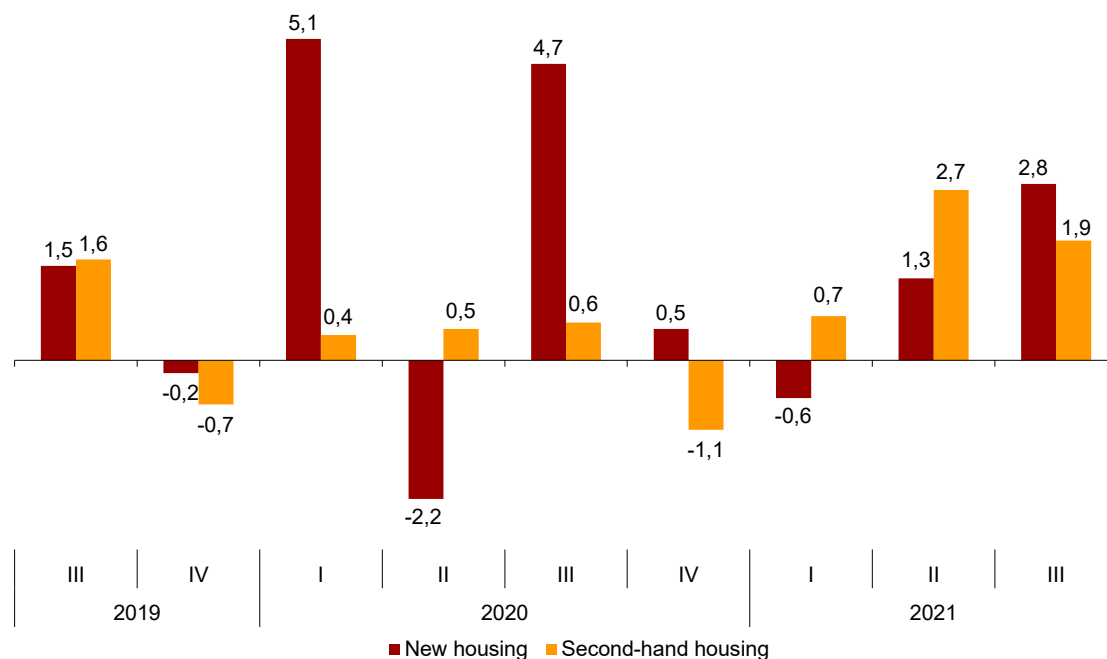
General index. Percentage



By type of housing, new housing prices increased by 2.8% between the third and second quarter of 2021. Meanwhile, second-hand housing prices increased by 1.9%.

Quarterly rate of HPI by type of housing

New and second-hand housing. Percentage



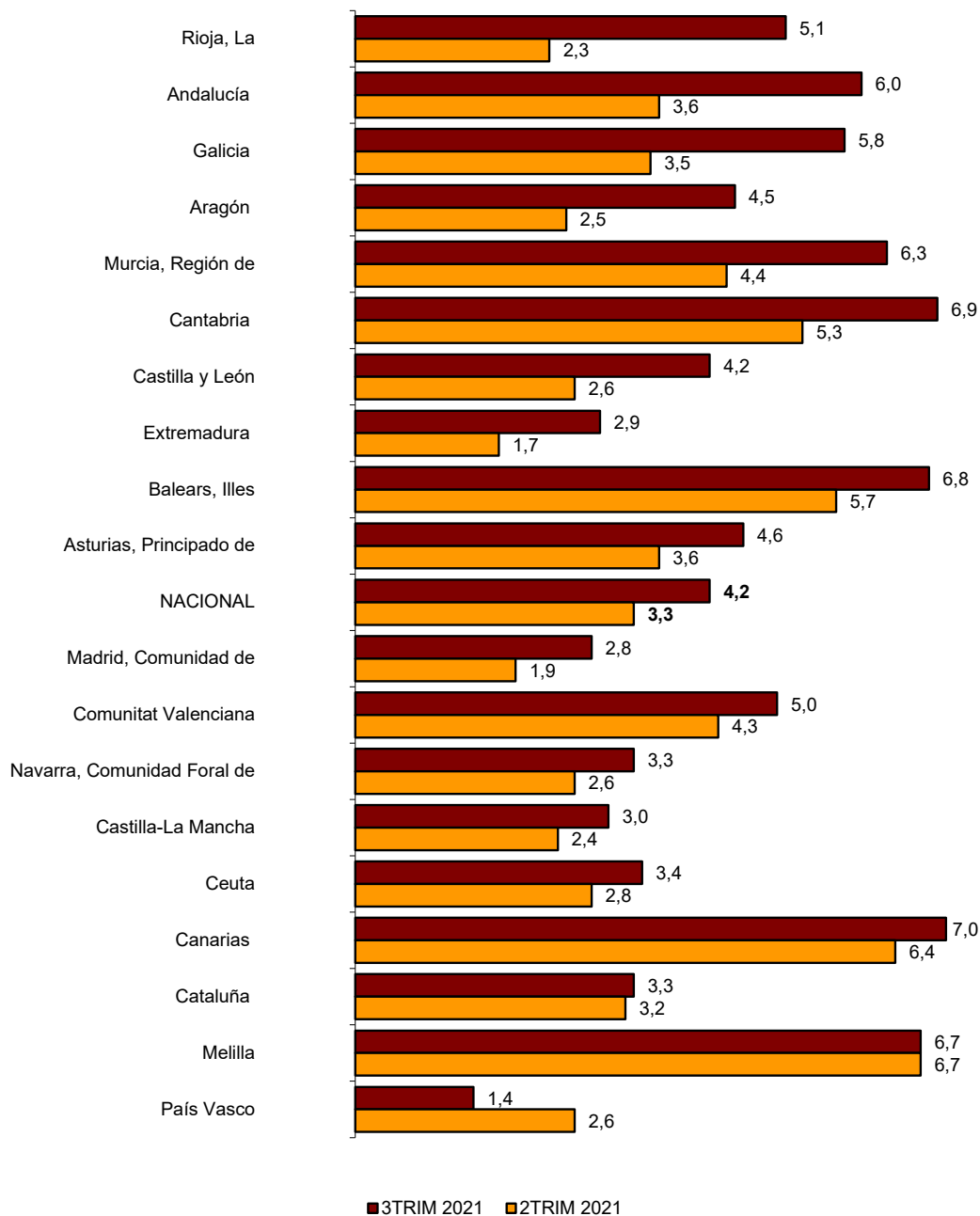
Results by Autonomous Communities. Annual variation rates

The annual rate of the IPV in the third quarter of 2021 increased compared to the second in all the autonomous communities; with the exception of País Vasco, where it decreased 1.2 points.

The greatest increases were registered in La Rioja, Andalucía and Galicia, with increases of 2.8, 2.4 and 2.3 points, respectively.

Annual rates of HPI

General index by Autonomous Communities and Cities. Percentage



Results by Autonomous Communities. Quarterly variation rates

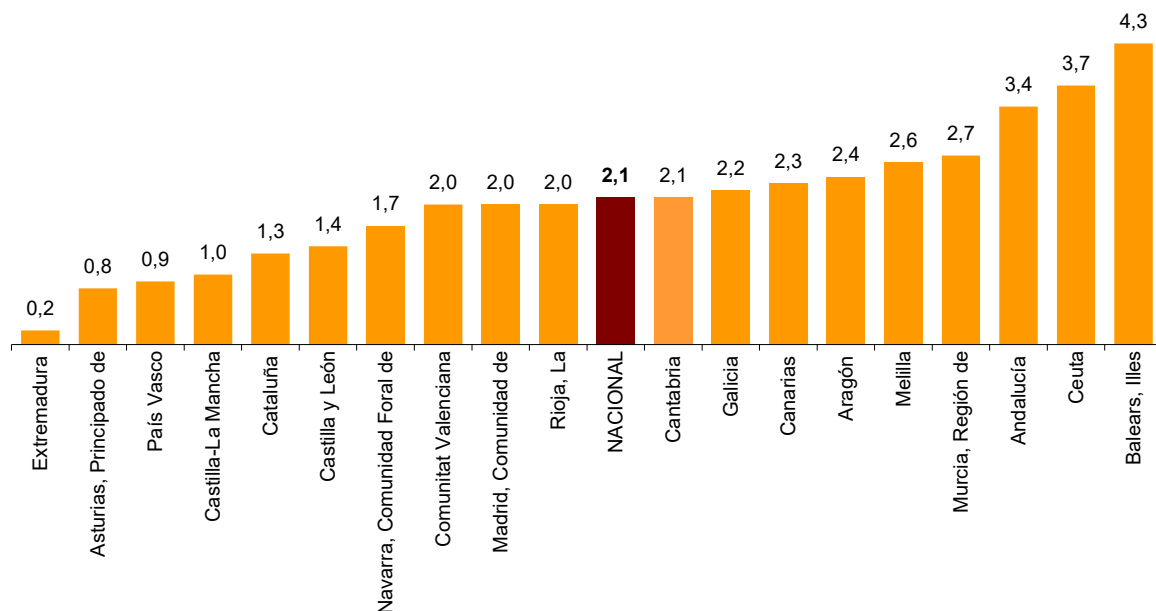
Housing prices showed positive quarterly rates in the third quarter of 2021 in all Autonomous Communities.

The highest increases were recorded in Illes Balears, Andalucía and Región de Murcia, with increases of 4.3%, 3.4% and 2.7%, respectively.

In turn Extremadura (0.2%), Principado de Asturias (0.8%) and País Vasco (0.9%) registered the lowest 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 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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10 December 2021

Housing price indices. Base 2015

Third 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	133,7	2,1	5,1	4,2	2,1	5,1
New housing	145,1	2,8	3,5	4,1	0,479	0,611
Second-hand housing	132,0	1,9	5,4	4,3	1,595	4,479

2. General Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	128,1	3,4	6,3	6,0
Aragón	125,6	2,4	5,2	4,5
Asturias, Principado de	119,8	0,8	4,8	4,6
Balears, Illes	147,8	4,3	8,4	6,8
Canarias	128,1	2,3	7,4	7,0
Cantabria	126,3	2,1	6,7	6,9
Castilla y León	120,1	1,4	4,3	4,2
Castilla-La Mancha	112,9	1,0	3,1	3,0
Cataluña	142,9	1,3	4,7	3,3
Comunitat Valenciana	123,5	2,0	5,1	5,0
Extremadura	109,3	0,2	2,6	2,9
Galicia	121,5	2,2	5,8	5,8
Madrid, Comunidad de	148,7	2,0	4,3	2,8
Murcia, Región de	122,4	2,7	5,6	6,3
Navarra, Comunidad Foral de	118,1	1,7	4,9	3,3
País Vasco	124,5	0,9	3,0	1,4
Rioja, La	122,9	2,0	4,7	5,1
Ceuta	144,2	3,7	4,3	3,4
Melilla	142,6	2,6	7,1	6,7

3. New housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	148,7	5,4	5,7	7,0
Aragón	130,3	5,9	6,5	3,4
Asturias, Principado de	130,0	1,1	3,3	0,3
Balears, Illes	155,8	5,4	3,8	7,2
Canarias	138,1	1,8	6,7	2,4
Cantabria	130,3	2,5	5,5	2,8
Castilla y León	136,6	3,6	4,9	3,2
Castilla-La Mancha	131,7	1,6	3,7	0,5
Cataluña	153,1	0,5	0,9	1,8
Comunitat Valenciana	137,5	2,5	4,5	2,3
Extremadura	135,5	3,2	3,9	2,9
Galicia	139,0	3,3	6,0	1,6
Madrid, Comunidad de	153,5	2,8	3,1	6,3
Murcia, Región de	146,6	3,8	6,7	5,5
Navarra, Comunidad Foral de	125,2	1,7	2,2	-1,6
País Vasco	139,9	0,7	-0,4	0,5
Rioja, La	143,0	3,1	5,3	5,2

4. Second-hand housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	125,7	3,0	6,4	5,9
Aragón	124,3	1,3	4,8	4,7
Asturias, Principado de	118,4	0,7	5,0	5,3
Balears, Illes	147,5	4,2	8,9	6,9
Canarias	127,2	2,3	7,4	7,3
Cantabria	125,8	2,0	6,9	7,6
Castilla y León	118,0	1,0	4,2	4,4
Castilla-La Mancha	109,5	0,9	3,0	3,5
Cataluña	142,0	1,4	5,3	3,5
Comunitat Valenciana	121,5	1,9	5,3	5,5
Extremadura	107,3	0,0	2,5	2,9
Galicia	118,4	2,0	5,8	6,3
Madrid, Comunidad de	147,4	1,7	4,7	2,1
Murcia, Región de	119,1	2,6	5,4	6,4
Navarra, Comunidad Foral de	115,5	1,7	6,2	5,7
País Vasco	121,3	1,0	4,0	1,7
Rioja, La	120,6	1,9	4,7	5,1