



28 March 2024  
HOUSE RENTAL STATISTICS AT LOCAL LEVEL  
4<sup>th</sup> quarter of 2023

## THE MEDIAN HOUSE RENTAL VALUE OF NEW LEASE AGREEMENTS INCREASED BY 11.6% AND THE NUMBER OF NEW LEASE AGREEMENTS INCREASED BY 4.5% COMPARED TO THE SAME PERIOD OF THE PREVIOUS YEAR

In 2023 (results for the last 12 months ending in the 2<sup>nd</sup> semester of 2023), the median house rental value of new lease agreements in Portugal was 7.21 €/m<sup>2</sup>, with sub-regions of Grande Lisboa (11.93 €/m<sup>2</sup>), Península de Setúbal (8.92 €/m<sup>2</sup>), Algarve, Região Autónoma da Madeira (both with 8.33 €/m<sup>2</sup>) and Área Metropolitana do Porto (7.98 €/m<sup>2</sup>) recording higher values than the national one.

In the 4<sup>th</sup> quarter of 2023, the median house rental value of the 23 637 new lease agreements in Portugal was 7.71 €/m<sup>2</sup>. This value represents a year-on-year growth of 11.6%, higher than that observed in the previous quarter (10.2%). When compared to the 4<sup>th</sup> quarter of 2022, the number of new lease agreements increased by 4.5%.

Compared to the 4<sup>th</sup> quarter of 2022, the median house rental value increased in all NUTS 3 sub-regions, except for Região Autónoma dos Açores, where it decreased by 3.2%. The highest values were recorded in Grande Lisboa (12.54 €/m<sup>2</sup>), Península de Setúbal (9.65 €/m<sup>2</sup>), Região Autónoma da Madeira (9.30 €/m<sup>2</sup>), Algarve (9.09 €/m<sup>2</sup>) and Área Metropolitana do Porto (8.64 €/m<sup>2</sup>).

In the 4<sup>th</sup> quarter of 2023, there was a year-on-year increase in the median house rental value in the 24 municipalities with more than 100 thousand inhabitants, with Funchal (23.1%), Setúbal (21.1%) and Vila Franca de Xira (20.3%) standing out with increases of more than 20%. Lisboa had the highest median rental value (15.51 €/m<sup>2</sup>), although the year-on-year growth rate was lower than the national one (9.8%). The number of new lease agreements decreased, compared to the same quarter last year, in six of the 24 municipalities with more than 100 thousand inhabitants, most notably in Maia (-13.1%) and Funchal (-10.3%).

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### Introductory Note

This press release begins the dissemination of the results of Housing Rental Statistics at the local level according to the new Nomenclature of Territorial Units for Statistics: **NUTS 2024** (see **Box** at the end of the press release).

The series according to NUTS 2013 ends with the results now released, for the 4<sup>th</sup> quarter of 2023. The series according to NUTS 2024 is now started and results from 2020 are available (see link to indicators at the end of the press release).

This press release presents **quarterly results** of the median house rental values of new lease agreements and the number of new lease agreements for NUTS 3 sub-regions and municipalities with more than 100 thousand



inhabitants, given the significant volume of available observations. This option allows the analysis of the most recent dynamics of the house rental market, but limits the presentation of results for small territorial areas. For this reason, additionally, half-yearly results (last 12 months) are presented, including results for all municipalities in the country and the parishes of Lisboa and Porto, which are not directly comparable with the quarterly results (see the methodological note at the end of the press release).

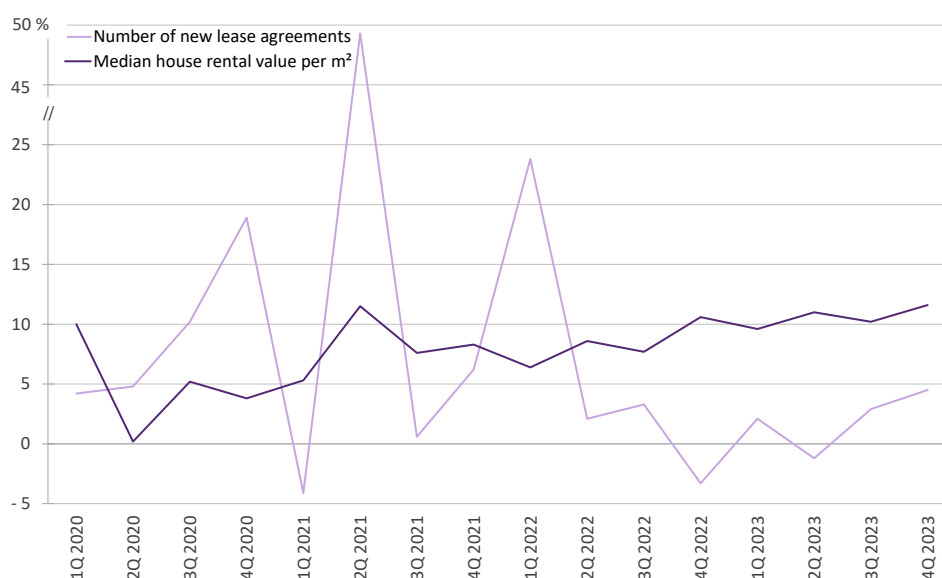
In these statistics, published values, unless otherwise indicated, refer to the **median** (the value that separates the ordered set of rents per square meter into two equal parts) of house rental value of new lease agreements of dwellings (€/m<sup>2</sup>).

## 1. Quarterly results: Values for the national total

In the 4<sup>th</sup> quarter of 2023, the median house rental value for the 23 637 new lease agreements in Portugal was 7.71 €/m<sup>2</sup>. This value represents a year-on-year growth rate of 11.6%, with this variation being the highest since the 1<sup>st</sup> quarter of 2020. Compared to the previous quarter, the median house rental value in the 4<sup>th</sup> quarter of 2023 increased by 6.6%.

In the 4<sup>th</sup> quarter of 2023, the number of new lease agreements was higher than in the same quarter of 2022 (22 628 new lease agreements), representing an increase in the house rental activity of 4.5%.

**Figure 1. Year-on-year growth rates of median house rental value per m<sup>2</sup> and number of new lease agreements of dwellings for Portugal, between the 1<sup>st</sup> quarter of 2020 and the 4<sup>th</sup> quarter of 2023**





## 2. Quarterly results: Values for the NUTS 3 sub-regions

In the 4<sup>th</sup> quarter of 2023, six of the 26 NUTS 3 recorded year-on-year decreases in the number of new lease agreements: Douro (-13.3%), the autonomous regions of Madeira (-6.5%) and Açores (-2.3%), Beiras e Serra da Estrela (-1.1%), Região de Coimbra (-0.4%) and Península de Setúbal (-0.3%). Oeste (22.8%) and Baixo Alentejo (15.8%) stood out with growth of over 15%. Grande Lisboa and Área Metropolitana do Porto accounted for 41.7% of the new lease agreements.

Compared to the previous quarter, the median house rental value increased in 22 of the 26 NUTS 3 sub-regions, having decreased in Douro (-9.8%), Alentejo Litoral (-9.7%), Região Autónoma dos Açores (-2.8%) and Alentejo Central (-1.8%). The highest increase was in Terras de Trás-os-Montes (27.8%). The median house rental value also increased in Península de Setúbal (6.5%), Área Metropolitana do Porto (4.7%) and Grande Lisboa (1.0%).

The house rental value was above the national value (7.71 €/m<sup>2</sup>) in Grande Lisboa (12.54 €/m<sup>2</sup>), Península de Setúbal (9.65 €/m<sup>2</sup>), Região Autónoma da Madeira (9.30 €/m<sup>2</sup>), Algarve (9.09 €/m<sup>2</sup>) and Área Metropolitana do Porto (8.64 €/m<sup>2</sup>) sub-regions.

Figure 2. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings, for Portugal and NUTS 3, 3<sup>rd</sup>Q. 2023 and 4<sup>th</sup>Q. 2023

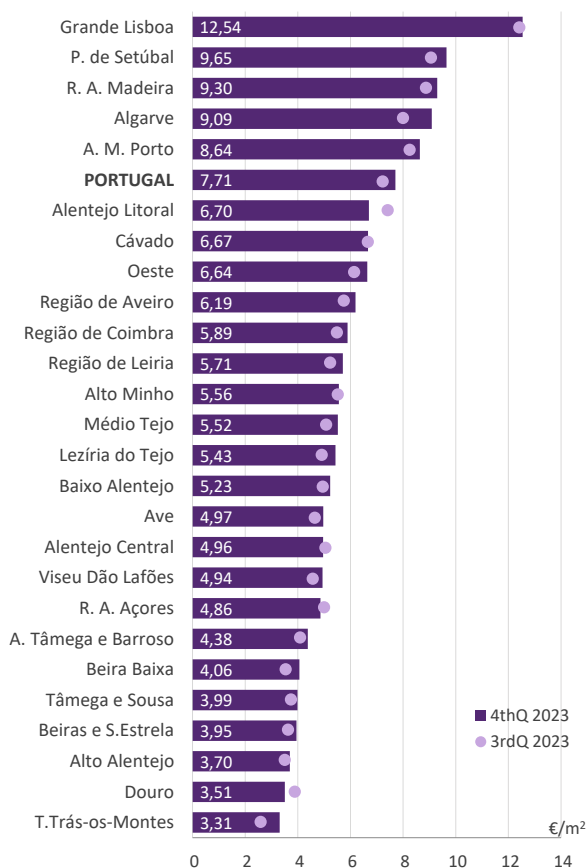
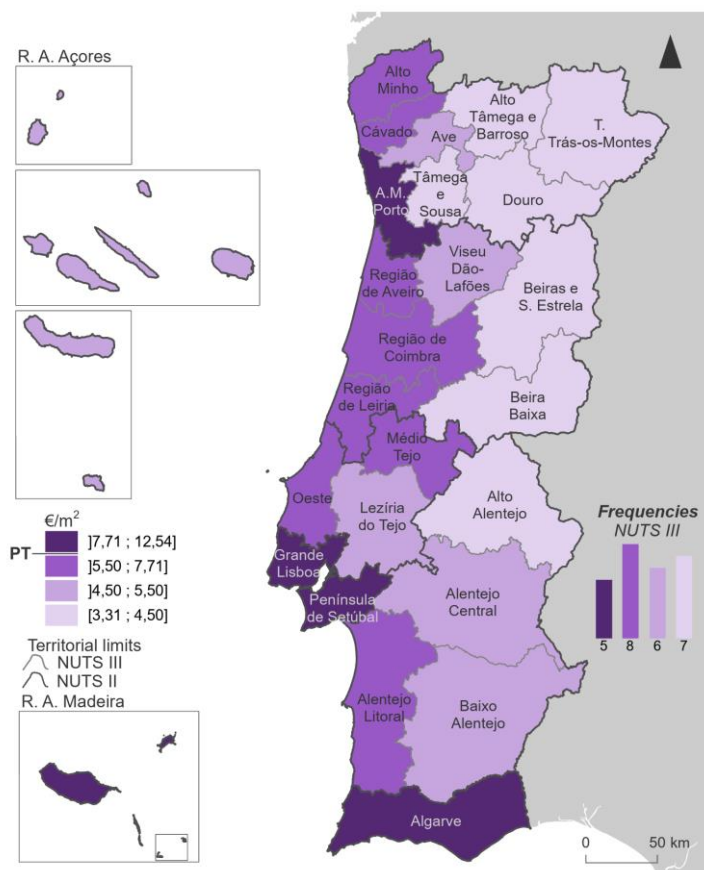


Figure 3. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings, for Portugal and NUTS 3, 4<sup>th</sup>Q. 2023

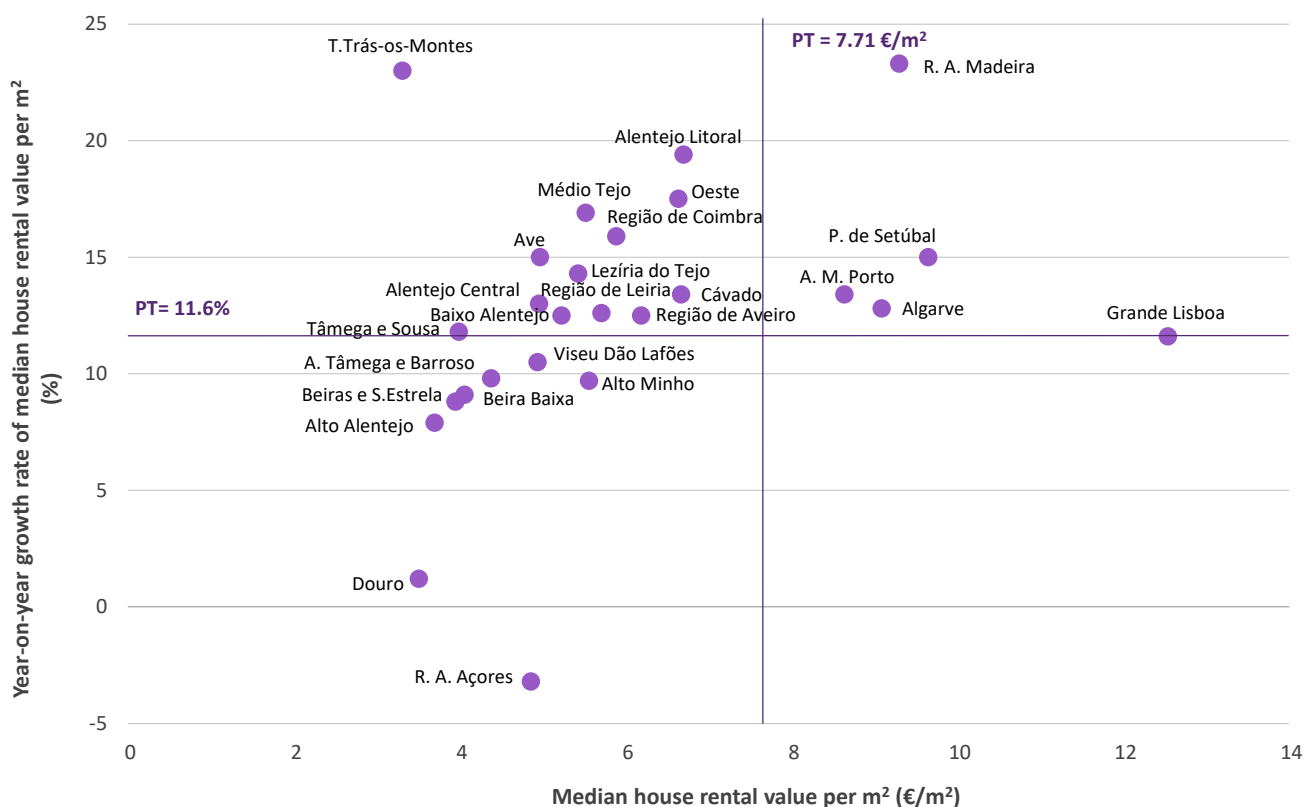




In the 4<sup>th</sup> quarter of 2023, the median house rental value increased, compared to the same period last year, in all NUTS 3 sub-regions, except for the Região Autónoma dos Açores, where it decreased by 3.2%. Região Autónoma da Madeira (23.3%) and Terras de Trás-os-Montes (23.0%) stood out with the highest year-on-year variations, above 20%.

The five NUTS 3 sub-regions with median rental values higher than the national level recorded year-on-year variations equal to or greater than that observed for the country (11.6%).

Figure 4. Median value and year-on-year growth rate of median house rental value per m<sup>2</sup> of new lease agreements of dwellings, for NUTS 3 and Portugal, in the 4<sup>th</sup> quarter of 2023



### 3. Quarterly results: Municipalities with more than 100 thousand inhabitants

In the 4<sup>th</sup> quarter of 2023, 10 of the 24 municipalities with more than 100 thousand inhabitants recorded year-on-year growth rates in the number of new lease agreements, all higher than the national rate (4.5%), with Barcelos (26.0%) and Gondomar (15.4%) standing out with values above 15%. On the other hand, the number of new lease agreements decreased in six municipalities, most notably in Maia (-13.1%) and Funchal (-10.3%).



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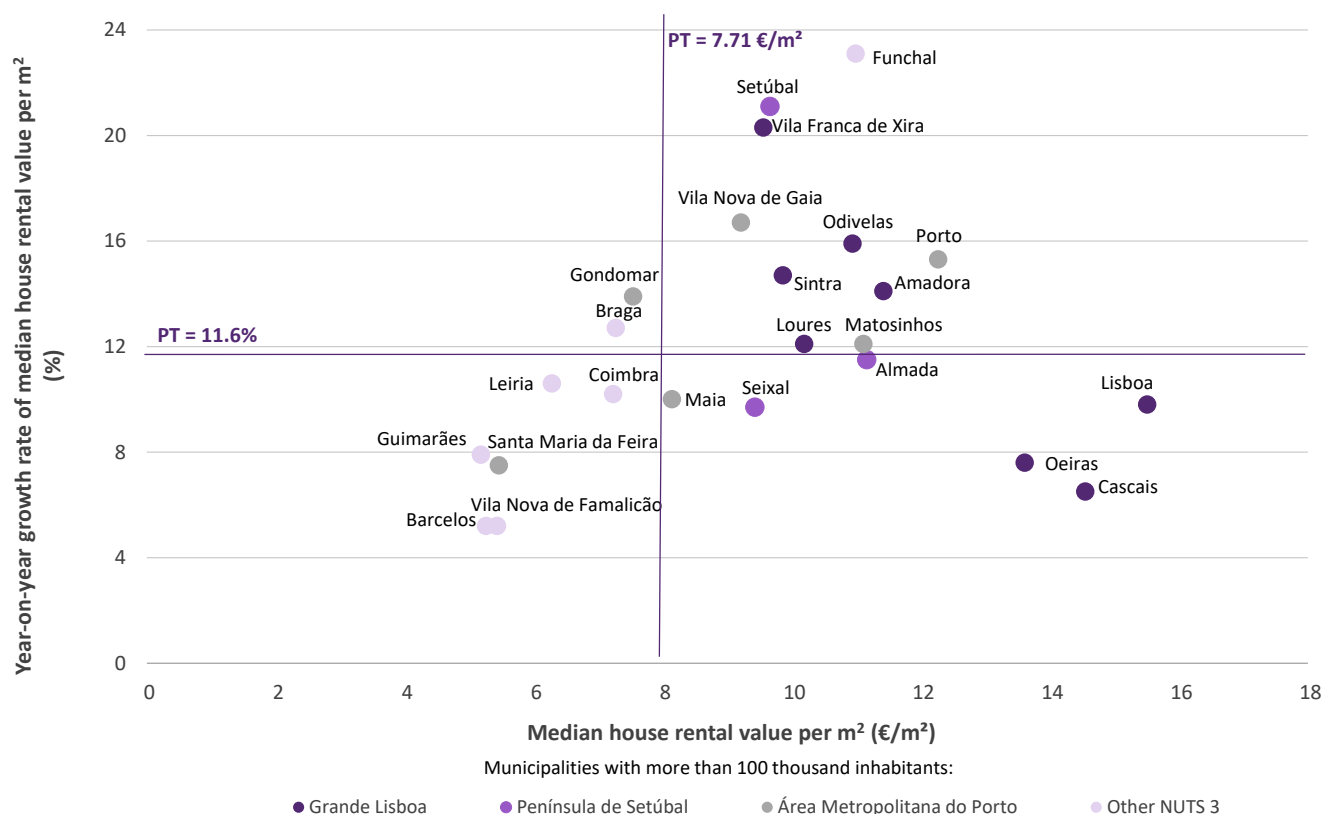
In the 4<sup>th</sup> quarter of 2023, all the municipalities with more than 100 thousand inhabitants in Grande Lisboa and Península de Setúbal recorded median rental values higher than the national one (7.71 €/m<sup>2</sup>), but with different year-on-year growth rates.

Of this group, the municipalities of Lisboa (15.51 €/m<sup>2</sup> and 9.8%), Cascais (14.55 €/m<sup>2</sup> and 6.5%), Oeiras (13.61 €/m<sup>2</sup> and 7.6%), Almada (11.16 €/m<sup>2</sup> and 11.5%) and Seixal (9.43 €/m<sup>2</sup> and 9.7%) stood out for having higher rental values but lower year-on-year growth rates than the country (11.6%). The municipalities of Amadora (11.42 €/m<sup>2</sup> and 14.1%), Odivelas (10.94 €/m<sup>2</sup> and 15.9%), Loures (10.19 €/m<sup>2</sup> and 12.1%), Sintra (9.86 €/m<sup>2</sup> and 14.7%), Setúbal (9.66 €/m<sup>2</sup> and 21.1%) and Vila Franca de Xira (9.56 €/m<sup>2</sup> and 20.3%) stood out for exhibiting, simultaneously, house rental values and year-on-year growth rates higher than those of the country.

With the exception of Santa Maria da Feira (5.46 €/m<sup>2</sup>) and Gondomar (7.54 €/m<sup>2</sup>), the remaining municipalities with more than 100 thousand inhabitants in Área Metropolitana do Porto recorded median house rental values higher than the national reference, with Porto (12.27 €/m<sup>2</sup> and 15.3%), Matosinhos (11.11 €/m<sup>2</sup> and 12.1%) and Vila Nova de Gaia (9.21 €/m<sup>2</sup> and 16.7%) standing out with year-on-year variations also higher than the country.

In the quarter under analysis, Funchal (10.99 €/m<sup>2</sup> and 23.1%) had the highest year-on-year growth rate among the 24 municipalities with more than 100 thousand inhabitants and also a higher median house rental than the national one.

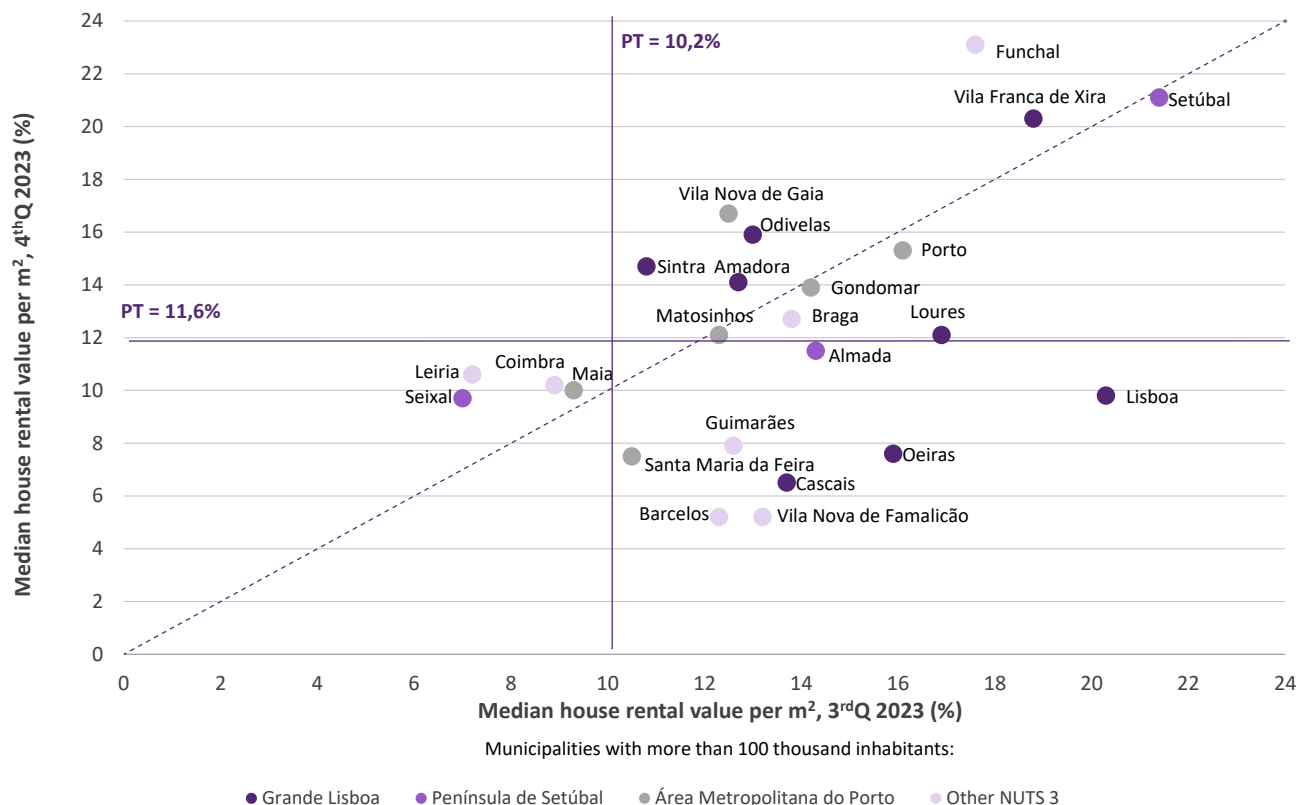
Figure 5. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings and year-on-year growth rate corresponding in municipalities with more than 100 thousand inhabitants in the 4<sup>th</sup> quarter of 2023



The following figure represents the position of municipalities with more than 100 thousand inhabitants in a referential that combines the year-on-year growth rate in the 3<sup>rd</sup> quarter of 2023 (x-axis) and the year-on-year growth rate in the 4<sup>th</sup> quarter of 2023 (y-axis). The bisector (dashed line) represents the equality of rates and shows that, for 14 of the 24 municipalities with more than 100 thousand inhabitants, there was a deceleration in the median house rental value (municipalities below the bisector), particularly the municipality of Lisboa (-10.5 p.p.) with the highest slowdown.

On the other hand, there was an increase in the year-on-year growth rates in 10 municipalities, of which Funchal (+5.5 p.p.), Vila Nova de Gaia (+4.2 p.p.), Sintra (+3.9 p.p.) and Leiria (+3.4 p.p.) stand out.

Figure 6 Year-on-year growth rates of median house rental value per m<sup>2</sup> of new lease agreements of dwellings, for Portugal and municipalities with more than 100 thousand inhabitants in the 3<sup>rd</sup> quarter of 2023 and 4<sup>th</sup> quarter of 2023



#### 4. Results of the last 12 months ended on 2<sup>nd</sup> semester of 2023: NUTS 3, municipalities and parishes of Lisboa and Porto

In the 2<sup>nd</sup> semester of 2023 (last 12 months ending in that semester), the median house rental value for new lease agreements in Portugal was 7.21 €/m<sup>2</sup> and the NUTS 3 sub-regions of Grande Lisboa (11.93 €/m<sup>2</sup>), Península de Setúbal (8.92 €/m<sup>2</sup>), Algarve and Região Autónoma da Madeira (both with 8.33 €/m<sup>2</sup>) and Área Metropolitana do Porto (7.98 €/m<sup>2</sup>) reached values above the national level.

In 38 municipalities, the median house rental value of the new lease agreements was higher than the national value. Lisboa showed the highest value (15.22 €/m<sup>2</sup>), while Cascais (14.22 €/m<sup>2</sup>), Oeiras (13.00 €/m<sup>2</sup>), Porto (11.72 €/m<sup>2</sup>), Amadora (10.72 €/m<sup>2</sup>), Almada (10.67 €/m<sup>2</sup>), Odivelas (10.02 €/m<sup>2</sup>) and Matosinhos (10.00 €/m<sup>2</sup>) also stood out with values equal to or greater than 10.00 €/m<sup>2</sup>.

The territorial pattern of rents per m<sup>2</sup> of new lease agreements by municipality showed that all the municipalities of Grande Lisboa and Península de Setúbal, Algarve (10 out of 15 municipalities with available information) and the Área Metropolitana do Porto (4 in 17) recorded higher values than that of the country. In the remaining NUTS 3, the municipalities of Funchal (9.78 €/m<sup>2</sup>) and Santa Cruz (8.04 €/m<sup>2</sup>), in Região Autónoma da Madeira,



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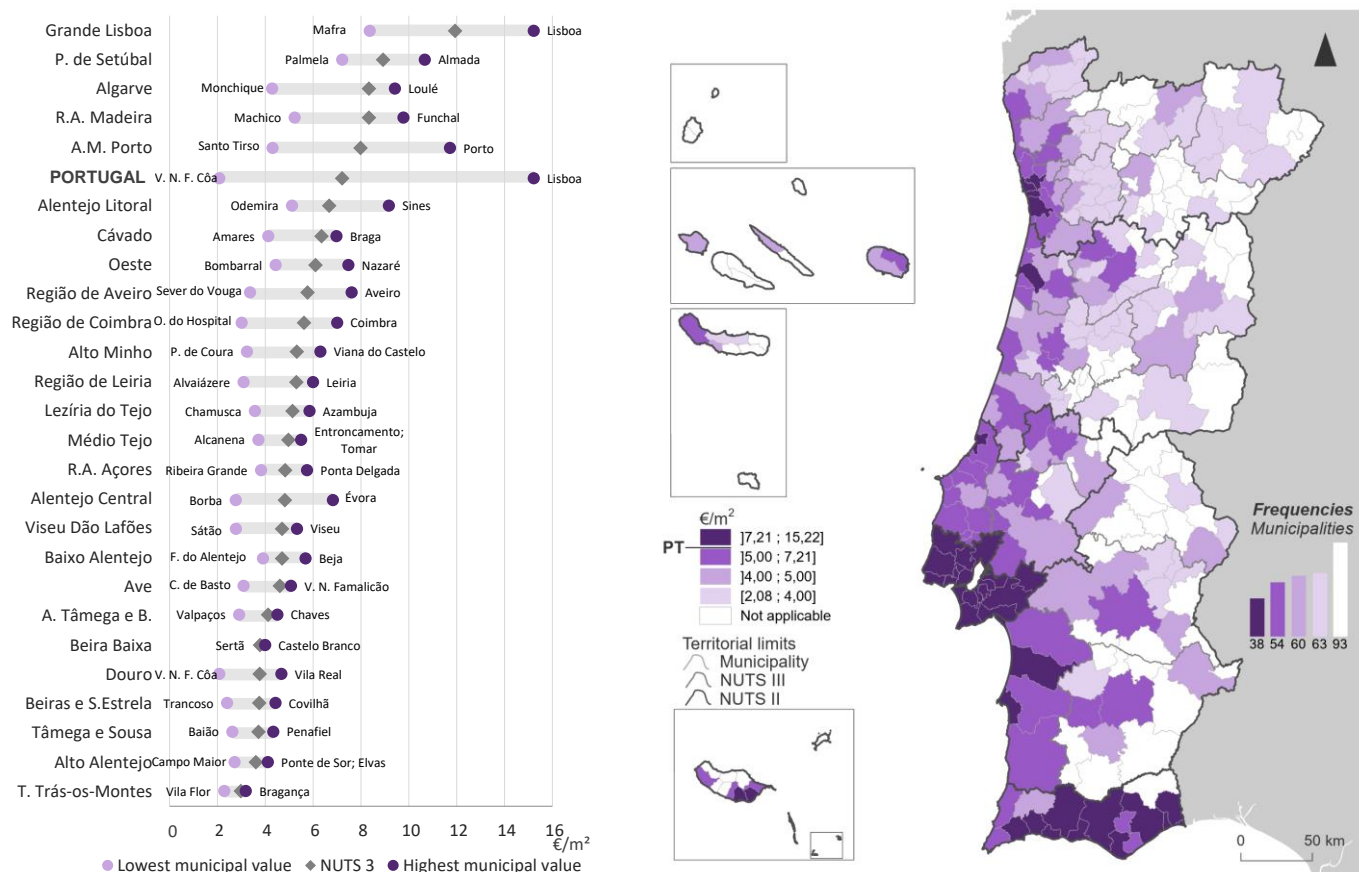
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Sines (9.17 €/m<sup>2</sup>) and Grândola (7.41 €/m<sup>2</sup>), in Alentejo Litoral, Aveiro (7.61 €/m<sup>2</sup>), in Região de Aveiro and Nazaré (7.48 €/m<sup>2</sup>) in Oeste sub-region, also recorded rents per m<sup>2</sup> higher than the national reference.

The Área Metropolitana do Porto was the NUTS 3 sub-region with the highest difference of median rental values between municipalities (7.41 €/m<sup>2</sup>). The lowest value was recorded in Santo Tirso (4.31 €/m<sup>2</sup>) and the highest in Porto (11.72 €/m<sup>2</sup>).

Lisboa recorded the highest number of new lease agreements in the country, with 9 048 new lease agreements signed in the last 12 months, having registered a decrease of 9.1% compared to the same period of the last year. Porto (4 735), Sintra (3 114) and Vila Nova de Gaia (3 021) also recorded more than 3 000 new lease agreements.

Figure 7. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings, for Portugal, NUTS 3 and municipality, 2<sup>nd</sup> semester of 2023 (12 months)



Note: The minimum and maximum municipal values in NUTS 3 refer to municipalities with 33 or more observations.

In the 2<sup>nd</sup> semester of 2023 (last 12 months), all the 24 parishes of Lisboa recorded positive year-on-year growth rates and, of these, seven also had higher median rent values than the municipality (15.22 €/m<sup>2</sup> and 18.2 %): Santo António (19.44 €/m<sup>2</sup> and 19.0%), Misericórdia (18.94 €/m<sup>2</sup> and 30.9%), Parque das Nações (18.45 €/m<sup>2</sup>



and 22.8%), Santa Maria Maior (17.93 €/m<sup>2</sup> and 18.5%), Campo de Ourique (17.81 €/m<sup>2</sup> and 21.8%), Belém (16.35 €/m<sup>2</sup> and 26.8%) and São Vicente (16.25 €/m<sup>2</sup> and 20.5%). On the other hand, Santa Clara (10.37 €/m<sup>2</sup> and 8.5%) recorded the lowest value.

In the 2<sup>nd</sup> semester of 2023 (last 12 months), as in previous semesters, Arroios recorded the highest number of new lease agreements (842 agreements signed) and Marvila the lowest (112).

**Figure 8. Median value of median house value per m<sup>2</sup> of new lease agreements of dwellings and corresponding year-on-year growth rate in the municipality of Lisboa and its parishes, in the 2<sup>nd</sup> semester of 2023 (12 months)**

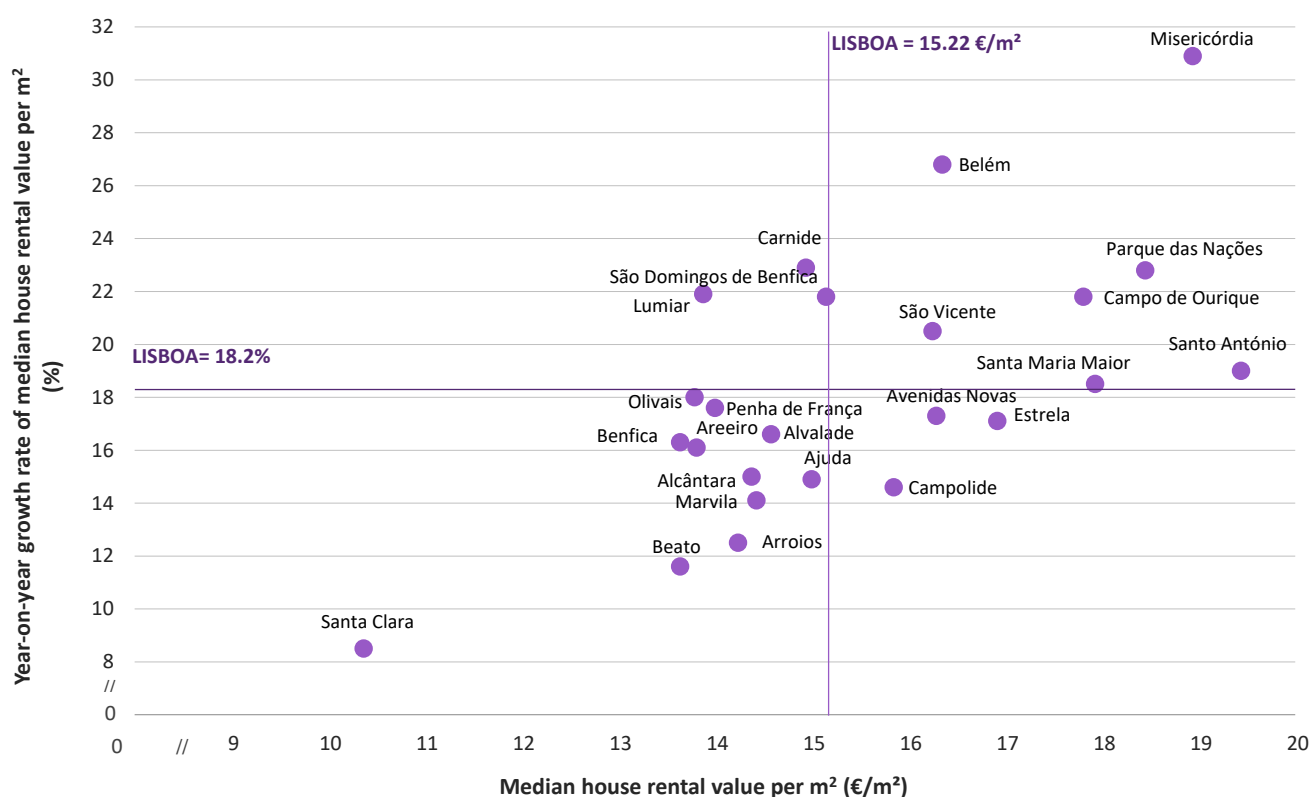




Figure 9. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings, Lisboa and parishes, 2<sup>nd</sup>S. of 2023 (12 months)

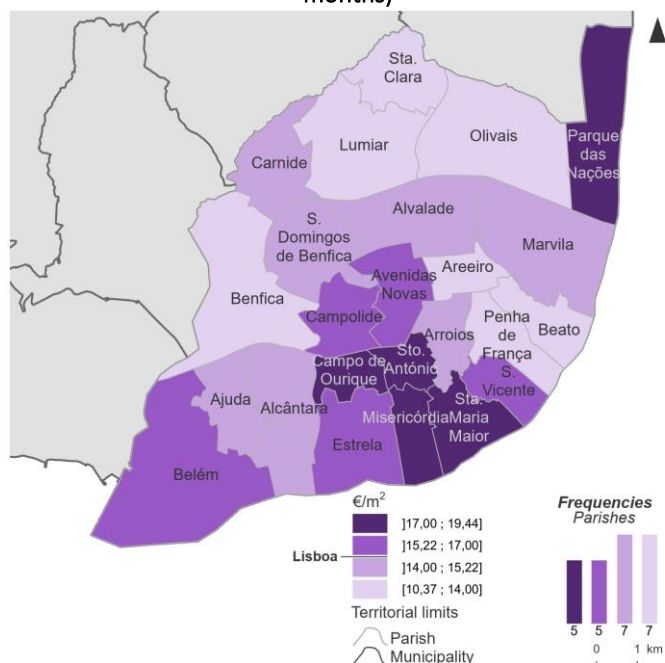
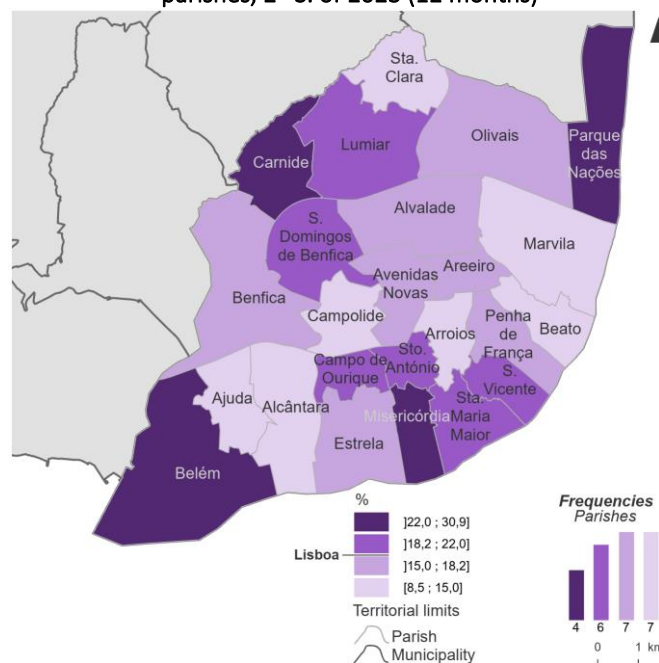


Figure 10. Year-on-year growth rate of median house rental value per m<sup>2</sup> of new lease agreements of dwellings, Lisboa and parishes, 2<sup>nd</sup>S. of 2023 (12 months)



In the 2<sup>nd</sup> semester of 2023 (last 12 months), the União de freguesias de Aldoar, Foz do Douro e Nevogilde stood out for having the highest rent value (13.78 €/m<sup>2</sup>) among the seven parishes of Porto municipality, while the União de freguesias de Lordelo do Ouro e Massarelos (21.0%) recorded the highest year-on-year growth rate. In addition to this last parish, also the União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória (12.56 €/m<sup>2</sup> and 18.7%) and Bonfim (11.95 €/m<sup>2</sup> and 19.5%) stood out for having a median rental value and a year-on-year growth rate higher than the municipality of Porto (11.72 €/m<sup>2</sup> and 17.4%).

The parish of Campanhã (10.10 €/m<sup>2</sup> and 16.0%) had the lowest median rental value among Porto's parishes, with the lowest year-on-year growth rate recorded in Ramalde (15.2%).

In the 2<sup>nd</sup> semester of 2023 (last 12 months), the number of new lease agreements in the parishes of the municipality of Porto ranged from 1 382 lease agreements signed in Paranhos to 239 in the União das freguesias de Aldoar, Foz do Douro e Nevogilde.

Figure 11. Median value of median house value per m<sup>2</sup> of new lease agreements of dwellings and corresponding year-on-year growth rate in the municipality of Porto and its parishes, in the 2<sup>nd</sup> semester of 2023 (12 months)

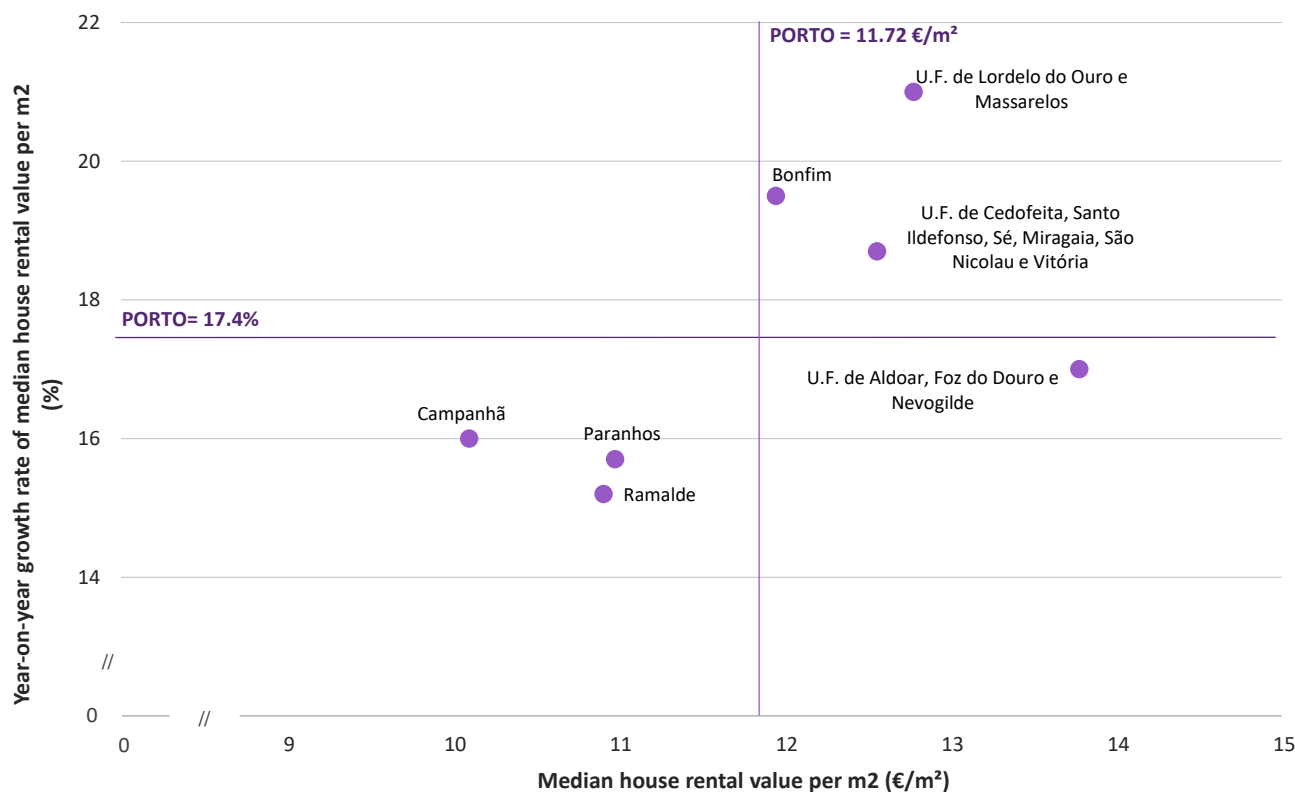


Figure 12. Median house rental value per m<sup>2</sup> of new lease agreements of dwellings, Porto and parishes, 2<sup>nd</sup>S. of 2023 (12 months)

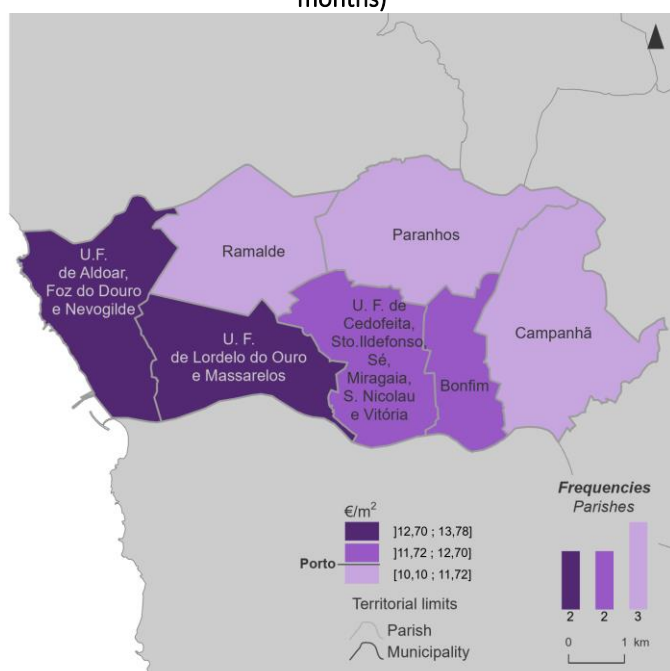
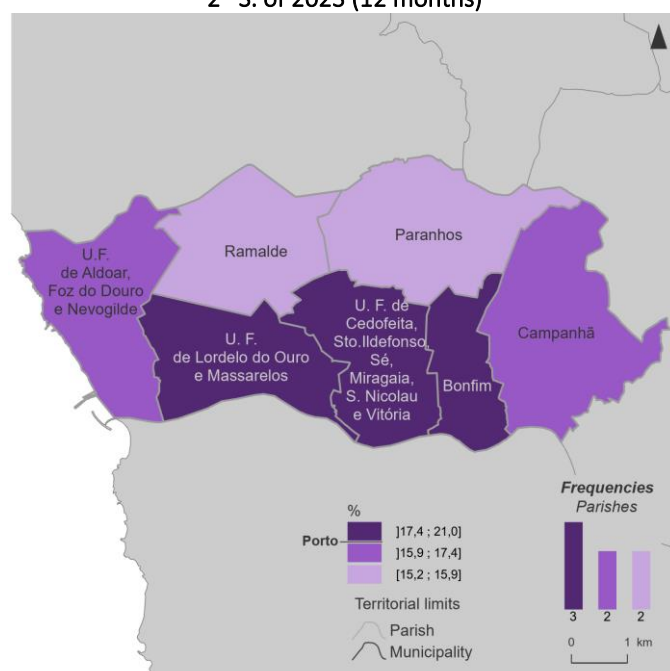


Figure 13. Year-on-year growth rate of median house rental value per m<sup>2</sup> of new lease agreements of dwellings, Porto and parishes, 2<sup>nd</sup>S. of 2023 (12 months)





## BOX: Amendments to the Portuguese NUTS for statistical data dissemination as of 1 January 2024 – NUTS 2024

The Common Nomenclature of Territorial Units for Statistics (NUTS) is made up of hierarchical levels (NUTS 1, 2 and 3), supporting all the collection, organisation, and dissemination of harmonised regional statistical information at European level.

The version NUTS 2024 was established by the Commission delegated [Regulation \(EU\) No 2023/674](#) of 26 December 2022, amending the Annexes to [Regulation \(EC\) No 1059/2003](#) of the European Parliament and of the Council on the establishment of a common classification of territorial units for statistics (NUTS), including amendments to the Portuguese NUTS 2 and 3, applicable in the European Statistical System (ESS) and the National Statistical System (NSS) from 1 January 2024.

The commission Regulation includes amendments to the Portuguese NUTS 3, level which maintains the status of «administrative units», following, in Portugal Mainland, the territorial limits established in [Law 24-A/2022](#) of 23 December 2022, that “amends the legal framework for local authorities, deepening the framework for metropolitan areas and intermunicipal communities” – Intermunicipal Entities:

- Creation of “Península de Setúbal” from the “Área Metropolitana de Lisboa” municipalities located south of the Tagus river;
- Creation of “Grande Lisboa” from the “Área Metropolitana de Lisboa” municipalities located north of the Tagus river;
- Boundaries changes of “Médio Tejo” and “Beira Baixa”, by transferring of Sertã and Vila de Rei municipalities from the former to the latter;
- Name change of “Alto Tâmega” to “Alto Tâmega e Barroso”.

And the following NUTS 2 amendments, level which maintains the status of «non administrative units», allowing however to correspond to the Commissions of Coordination and Regional Development (CCDRs - *Comissões de e Desenvolvimento Regional do Continente*) territorial aim by aggregation:

- Creation of “Península de Setúbal” with boundaries equal to the respective NUTS 3;
- Creation of “Grande Lisboa” with boundaries equal to the respective NUTS 3;
- Creation of “Oeste e Vale do Tejo” comprising the municipalities of NUTS 3 “Oeste”, “Lezíria do Tejo” and “Médio Tejo” (the former with the changes mentioned above);

In summary, the country will have nine NUTS 2 regions and 26 NUTS 3 sub-regions.

*Access to NUTS 2024 in Statistics Portugal Metadata System:*

- [Nomenclature of territorial units for statistics, 2024 version](#) – includes, in the “documents” tab, a file with the changes between NUTS 2013 version and 2024 version, at the municipality level.

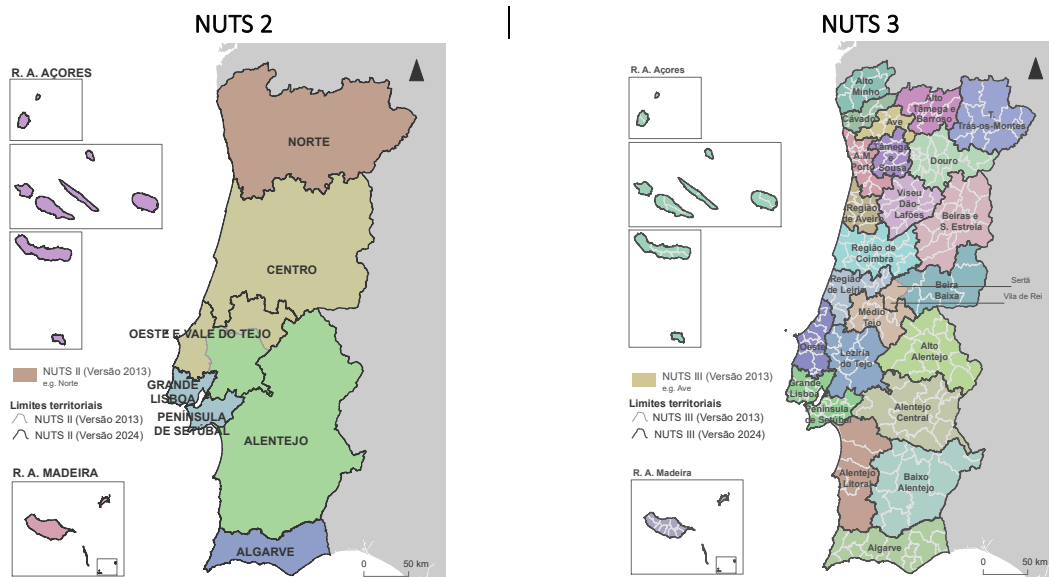


- [Composition of the NUTS 2024 in terms of "municípios" and "freguesias" on 24/03/2023](#) – provides the structure of the Administrative Division Code at the level of municipalities and parishes according to NUTS 2024.

## Portuguese NUTS 2 and 3 structure according to version 2024 and changes compared to NUTS 2013 version

NUTS 2			NUTS 3			
Designation	Territorial limits changes	Designation changes	Designação	Territorial limits changes	Designation changes	Resident population (Census 2021)
Norte			Alto Minho			231 266
			Cávado			416 605
			Ave			418 455
			Área Metropolitana do Porto			1 736 228
			Alto Tâmega e Barroso		√	84 248
			Tâmega e Sousa			408 637
			Douro			183 875
			Terras de Trás-os-Montes			107 272
Centro	√		Região de Aveiro			367 403
			Região de Coimbra			436 862
			Região de Leiria			286 752
			Viseu Dão Lafões			252 777
			Beira Baixa	√		98 799
			Beiras e Serra da Estrela			210 602
Oeste e Vale do Tejo	√	√	Oeste			363 511
			Médio Tejo	√		210 533
			Lezíria do Tejo			235 861
Grande Lisboa	√	√	Grande Lisboa	√	√	2 062 306
Península de Setúbal	√	√	Península de Setúbal	√	√	807 902
Alentejo	√		Alentejo Litoral			96 442
			Baixo Alentejo			114 863
			Alto Alentejo			104 923
			Alentejo Central			152 444
Algarve			Algarve			467 343
Região Autónoma dos Açores			Região Autónoma dos Açores			236 413
Região Autónoma da Madeira			Região Autónoma da Madeira			250 744

## Portuguese NUTS 2024 boundaries and changes compared to NUTS 2013 version





## METHODOLOGICAL NOTE

‘House rental statistics at local level’ are released quarterly and have national coverage. The observed statistical unit is the family dwelling, and the target population is the family dwelling with new lease agreements for residential purposes.

House rental statistics at local level are based on the use of administrative procedures, namely from anonymised administrative tax data provided by the Portuguese Tax and Customs Authority (AT) on the Statement of Stamp Duty Model 2 - Communication of lease agreements (Model 2) and the Municipal Property Tax (IMI).

The calculation of House rental statistics at local level is based on linking Model 2 information (from where the house rental value of new lease agreements of dwellings is obtained) with the Municipal Property Tax information (from where identifying characteristics of the rented dwelling are obtained). The link between these two administrative tax sources is made using the "generated article" variable.

The information on house rental value of new lease agreements of family dwellings includes the Model 2 paid statements regarding the communication of lease agreements. Only the first declarations of new lease agreements of family dwellings for urban buildings, with a monthly rent period, for which the purpose is permanent housing, and the associated information from the Municipal Property Tax defined as "Housing" and building as "urban" are used.

Statistics Portugal is grateful for the Portuguese Tax and Customs Authority collaboration in the implementation of this project.

### **Median house rental value per m<sup>2</sup> of new lease agreements of family dwellings**

Median house rental value per square meter of new lease agreements of dwellings for residential purposes with a gross dwelling area between 20 m<sup>2</sup> and 600 m<sup>2</sup> and with a rent value between 100 € and 4 000 €.

### **New lease agreements (No.) of family dwellings**

Number of new lease agreements of dwellings for residential proposes with a gross dwelling area between 20 m<sup>2</sup> and 600 m<sup>2</sup> and with a rent value between 100 € and 4 000 €.

*For the purposes of calculating results, a minimum number of 33 lease agreements is considered for each territorial unit.*



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# DIISTAQUE

## ACRONYMS AND DESIGNATIONS

**Dwelling:** A separate and independent place which was built, rebuilt, enlarged or converted to be used as a private accommodation, and that is not totally occupied for other purposes during the reference period.

**Family dwelling:** Dwelling that is normally intended to accommodate only one family, on the condition that it is not being used for other purposes at the period of reference.

**Gross dwelling area:** Total surface area measured by the outer perimeter and axes of the walls or other elements separating the building or part, including private enclosed balconies, private cellars and attics with the same use as the building or fraction.

**Letting:** Type of lease contract. A lease of real estate is referred to as a letting contract, i.e. the contract under which 1 person provides another person the right to temporarily benefit of real estate in exchange for a retribution (the rent). Letting can be rural, urban or mixed, depending on the rural or urban nature of the building and its final use.

**Urban lease agreement:** Agreement by which one of the parties grants to the other the temporary use of an urban building, in whole or in part, by means of a retribution.

**Municipal real estate tax:** A regular municipal tax corresponding to a percentage of the value of rural and urban estates.

**Estate:** Any fraction of territory, including waters, plantations, buildings, and constructions of any kind based there permanently.

**Urban building:** Building that has the following characteristics: is licensed or is intended for residential, commercial, industrial or service purposes; whether it is land for construction situated inside or outside an urban agglomeration, for which a license or authorization of a subdivision or construction operation has been granted, and also for which has been declared as such in the acquisition title, with the exception of the land for which the competent entities exclude any of those operations, namely that located in green zones, protected areas or that, according to municipal spatial planning, is affected by spaces, infrastructures or public equipment's.

**Rent:** A periodical payment that a tenant (in a lease contract) is obliged to make to a landlord.

**Housing rent:** Quantitative due monthly to the landlord for the use of dwelling for residential purposes.

**Dwelling rent:** See HOUSING RENT.

Indicators available at Statistics Portugal Official Website

The results are available at [www.ine.pt](http://www.ine.pt), in Products, Statistical data, Database.

## **NUTS 2024**

**Indicators with quarterly periodicity (1<sup>st</sup> quarter 2020 to 4<sup>th</sup> quarter 2023):**

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic location \(NUTS - 2024 - NUTS III\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic location \(NUTS - 2024 - NUTS III\); Quarterly](#)

Results for the municipalities with more than 100 thousand inhabitants (Census 2021) and total municipalities with more than 100 thousand inhabitants:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\) \(NUTS - 2024\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\) \(NUTS - 2024\); Quarterly](#)

**Indicators with semi-annual periodicity, last 12 months (2<sup>nd</sup> semester 2020 to 2<sup>nd</sup> semester 2023):**

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings in the last 12 months \(€\) by Geographic location \(NUTS - 2024\); Semi-annual](#)

[New lease agreements of dwellings in the last 12 months by Geographic location \(NUTS - 2024\); Semi-annual](#)

**Indicators with annual periodicity (2020 to 2023):**

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic location \(NUTS - 2024\); Annual](#)

[New lease agreements of dwellings \(No.\) by Geographic location \(NUTS - 2024\); Annual](#)

## NUTS 2013

Indicators with quarterly periodicity (1<sup>st</sup> quarter 2020 to 4<sup>th</sup> quarter 2023):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic localization \(NUTS III\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic localization \(NUTS III\); Quarterly](#)

Results for the municipalities with more than 100 thousand inhabitants (Census 2021) and total municipalities with more than 100 thousand inhabitants:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\); Quarterly](#)

Indicators with semi-annual periodicity, last 12 months (2<sup>nd</sup> semester 2017 to 2<sup>nd</sup> semester 2023):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of the metropolitan areas of Lisboa and Porto:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings in the last 12 months \(€\) by Geographic localization \(NUTS - 2013\); Semi-annual](#)

[New lease agreements of dwellings in the last 12 months by Geographic localization \(NUTS - 2013\); Semi-annual](#)

Indicators with annual periodicity (2017 to 2023):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of the metropolitan areas of Lisboa and Porto:

[Median house rental value per m<sup>2</sup> of new lease agreements of dwellings \(€\) by Geographic localization \(NUTS - 2013\); Annual](#)

[New lease agreements of dwellings \(No.\) by Geographic localization \(NUTS - 2013\); Annual](#)

[Methodological document of House rental statistics at local level](#)

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