



23 April 2025

Statistics on house prices at local level
4th quarter of 2024

HOUSE PRICES ACCELERATE IN 19 OF THE 24 MOST POPULOUS MUNICIPALITIES

In the 4th quarter of 2024, the median house price of the 44,115 family dwellings transacted in Portugal was 1,870 €/m², following a variation rate of 15.5% in relation to the 4th quarter of 2023 (10.8% in the previous quarter). The number of family dwellings sales in Portugal increased by 34.2% compared to the same quarter of 2023. The median house price increased, compared to the same period in 2023, in the 26 NUTS 3 sub-regions, with the Região Autónoma da Madeira standing out with the highest growth (54.9%).

The sub-regions with the highest median house prices – Grande Lisboa, Região Autónoma da Madeira, Algarve and Área Metropolitana do Porto – also presented the highest values in both categories of the purchaser's tax residence (national territory and foreign). The exception was Península de Setúbal, which exceeded the country's value in transactions involving buyers with tax domicile in national territory, although the same did not happen in those involving buyers with foreign tax domicile. In Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m²) of transactions carried out by purchasers with foreign tax residence exceeded the price of transactions by purchasers with tax residence in the national territory by 65.0% and 35.7%, respectively.

In the 4th quarter of 2024, house prices accelerated in 19 of the 24 municipalities with more than 100 thousand inhabitants (in 13 in the 3rd quarter of 2024), with the municipalities of Funchal (+42.0 p.p.) and Matosinhos (+21.3 p.p.) showing the largest increases. The biggest decrease in the year-on-year rate of change occurred in the municipality of Maia (-7.7 p.p.). The municipality of Lisboa recorded an increase of 4.2 p.p. in the year-on-year growth rates from the 3rd to the 4th quarter of 2024 and that of Porto recorded an increase of 10.9 p.p. The municipalities of Lisboa (4,425 €/m²), Cascais (4,201 €/m²), Funchal (3,693 €/m²) and Oeiras (3,622 €/m²) had the highest house prices.

In 2024, the median house price of dwellings sales in Portugal was 1,777 €/m², with the sub-regions Grande Lisboa (2,939 €/m²), Algarve (2,752 €/m²), Região Autónoma da Madeira (2,395 €/m²), Península de Setúbal (2,117 €/m²) and Área Metropolitana do Porto (1,986 €/m²) recording values higher than the national level.

Introductory Note

Statistics Portugal (INE) releases the results, updated until the 4th quarter of 2024, of the house prices at local level based on administrative data from the Tax and Customs Authority (AT), benefiting from the protocol of collaboration between the two entities.

In response to growing demand from users, this edition of the House Prices Statistics at local level starts releasing the results for the number of dwellings transactions. The results for the total number of transactions



of dwellings, calculated according to the methodology of this statistical operation, are available for the series beginning in the 1st quarter of 2019 (see methodological note and link to indicators at the end of the press release).

The values released refer to the median (value that separates the sorted set of prices per square meter in two equal parts) of dwellings sales (€/m²).

This press release is structured in four sections. The first presents the quarterly results of the median price values and the number of transactions of dwellings for the country. The second presents the results for the 4th quarter of 2024 for all NUTS 3 sub-regions. In the third section, the results for the 24 municipalities with more than 100 thousand inhabitants are shown. These first three sections provide an indication of the most recent market trends. However, this analysis cannot be extended to the less populated municipalities, given the small number of transactions. For this reason, the fourth section of the press release shows the results for the last 12 months ending in December 2024 for the country, NUTS 3 sub-regions, as well as for all the municipalities and for the parishes of Lisboa and Porto. Of course, the consideration in this case of an annual period may not show the most recent trends, although it eliminates possible seasonal effects on house prices behaviour. At the end of this press release, an analysis on the relation between the value of new lease agreements and the purchase price of housing based on the results of local level house prices and rents for 2024 is presented (**see Box at the end of the press release**).

In parallel, the information from the interactive web platform '[House prices - Cities](#)' (compatible with mobile devices) is updated, allowing the interactive search of median price of dwelling sales (€/m²) based on the statistical section and a 500m x 500m grid for the cities with more than 100 thousand inhabitants: Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal and Coimbra.

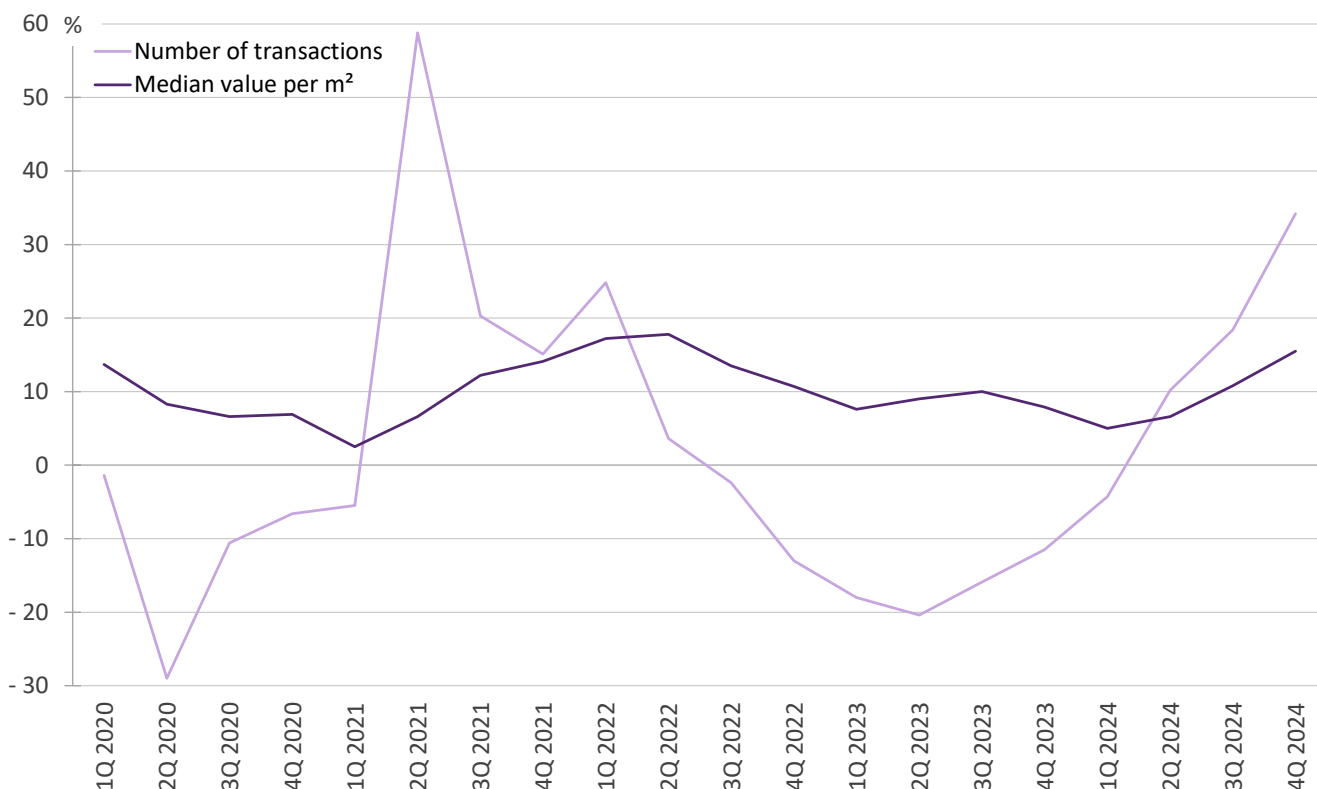
1. Quarterly results: Values for the national total

In the 4th quarter of 2024, the median house price of the 44,115 dwellings sales in Portugal was 1,870 €/m². This value represents an increase of 2.8% compared to the 3rd quarter of 2024 and 15.5% compared to the same quarter of the previous year, the highest variation since the 2nd quarter of 2022.

In the period under analysis, the number of dwellings sales was higher than that recorded in the same quarter of 2023 (32,881 transactions), representing an increase of 34.2%.



Figure 1. Year-on-year growth rates of median value per m² of dwellings sales and number of dwellings sales, Portugal, 1st quarter of 2020 and the 4th quarter of 2024



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

In the 4th quarter of 2024, all 26 NUTS 3 sub-regions of the country recorded year-on-year growth in the number of dwellings sales, with the Região Autónoma da Madeira (74.7%), Alentejo Litoral (53.1%), Área Metropolitana do Porto (44.3%) and Beiras e Serra da Estrela (42.5%) recording growth above 40%. Grande Lisboa and the Área Metropolitana do Porto accounted for 35.1% of dwellings sales in the 4th quarter of 2024.

In the period under analysis, the sub-regions of Grande Lisboa (3,032 €/m²), Região Autónoma da Madeira (2,895 €/m²), Algarve (2,851 €/m²), Península de Setúbal (2,222 €/m²) and Área Metropolitana do Porto (2,049 €/m²) recorded higher median house prices than the country. All these sub-regions recorded year-on-year growth rates lower than the national rate, apart from Região Autónoma da Madeira (+54.9%).

The significant increase in the median price of Região Autónoma da Madeira was essentially due to the strong growth in the number of transactions of new dwellings (four times that of the same quarter of the previous year), resulting in a 57.5% growth in the median value of this segment of dwellings sales. It should be noted that, in the 4th quarter of 2024, transactions of new dwellings represented 43.8% of the total in Região Autónoma da Madeira, while this proportion was 17.4% in the 4th quarter of 2023.



In the 4th quarter of 2024, the lowest year-on-year growth in house prices (3.0%) was recorded in Região Autónoma dos Açores. The Douro sub-region had the lowest median house price of dwelling sales (610 €/m²).

Figure 2. Median value per m² of dwellings sales for Portugal and NUTS 3, 4th quarter of 2023 and 4th quarter of 2024

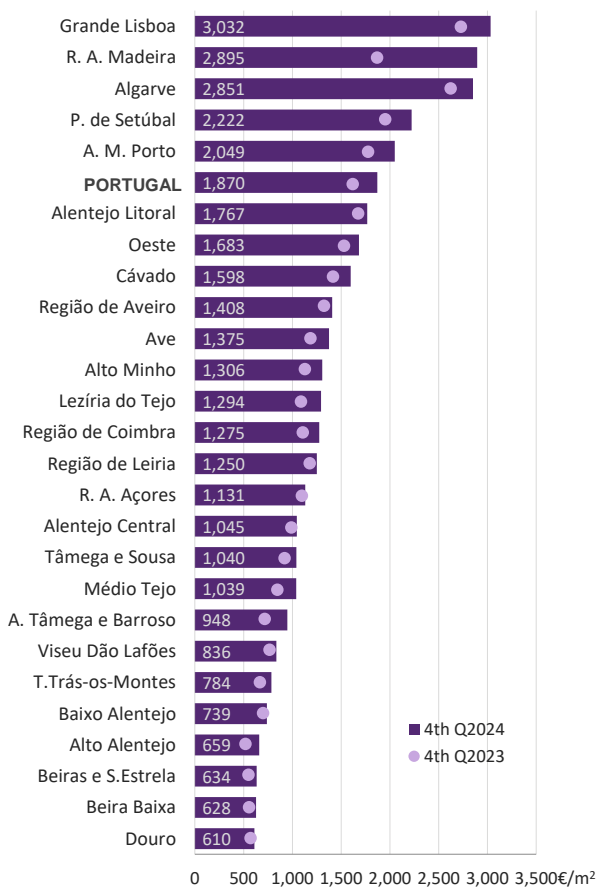
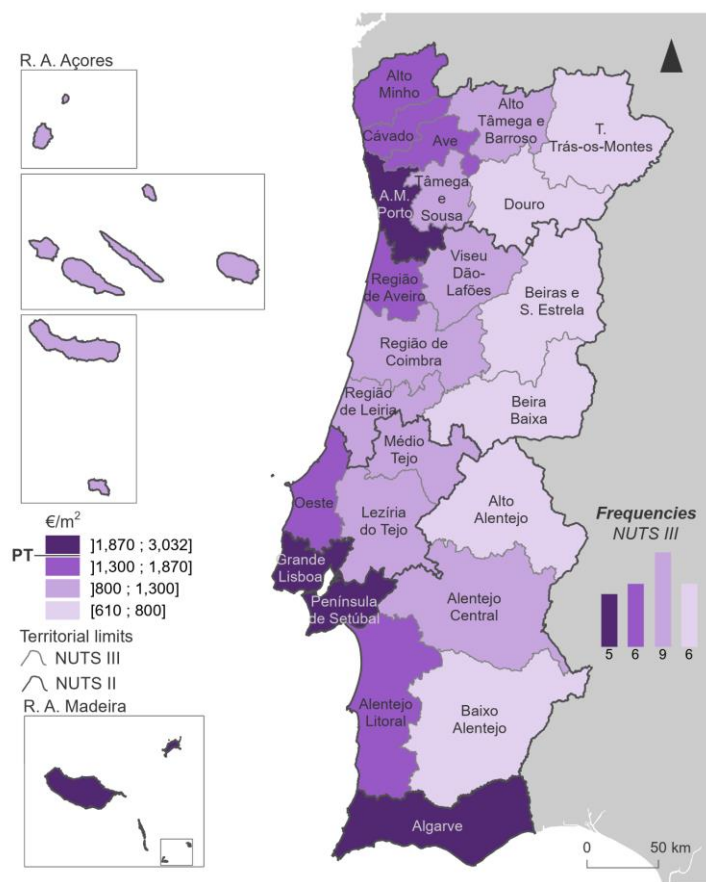


Figure 3. Median value per m² of dwellings sales for Portugal and NUTS 3, 4th quarter of 2024



In the 4th quarter of 2024, the median house price of dwelling sales in Portugal involving purchasers with foreign tax residence was 2,553 €/m² (13.9% more than in the same quarter of the previous year) and in the case of transactions by purchasers with national tax residence this value was 1,841 €/m² (16.2% more than in the same quarter of the previous year).

The sub-regions with the highest median house prices also recorded the highest values involving both purchasers with foreign and national tax residence: Grande Lisboa (4,928 €/m² and 2,987 €/m², respectively), Região Autónoma da Madeira (3,606 €/m² and 2,857 €/m²), Algarve (3,515 €/m² and 2,684 €/m²) and Área Metropolitana do Porto (2,765 €/m² and 2,037 €/m²). The exception was Península de Setúbal which exceeded the country's value in



transactions involving buyers with tax domicile in national territory (2,219 €/m²), although the same did not happen in those involving buyers with foreign tax domicile (2,375 €/m²).

In Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m²) of transactions carried out by purchasers with foreign tax residence exceeded the price of transactions made by purchasers domiciled in national territory by 65.0% and 35.7%, respectively.

In the 4th quarter of 2024, the median house price of dwellings purchased by households in Portugal was 1,905 €/m² (16.4% more compared to the same quarter last year) and by purchasers belonging to the remaining institutional sectors¹, 1,563 €/m² (4.2% more than in the same quarter of the previous year).

The five sub-regions with the highest median house prices also recorded higher prices than the country considering the two categories of the purchaser's institutional sector (households and other institutional sectors): Grande Lisboa (3,097 €/m² and 2,650 €/m², respectively), Região Autónoma da Madeira (2,750 €/m² and 3,013 €/m²), Algarve (2,884 €/m² and 2,568 €/m²), Península de Setúbal (2,274 €/m² and 1,615 €/m²) and Área Metropolitana do Porto (2,080 €/m² and 1,783 €/m²).

Região Autónoma dos Açores registered the greatest difference between the median house price of dwellings purchased by households and the house prices for purchasers belonging to the other institutional sectors (854 €/m², corresponding to 165.2% more).

¹ The institutional sector aggregates institutional units with similar economic behaviour. Institutional units are grouped into sectors based on the type of producer they are and depending on their main activity and function, which are considered to be indicative of their economic behaviour. The institutional sectors are as follows: Non-Financial Corporations; Financial Corporations; General Government; Non-Profit Institutions Serving Households; Households.



Figure 4. Median value per m² of dwellings sales per Tax residence of the purchaser for Portugal and NUTS 3, 4th quarter of 2024

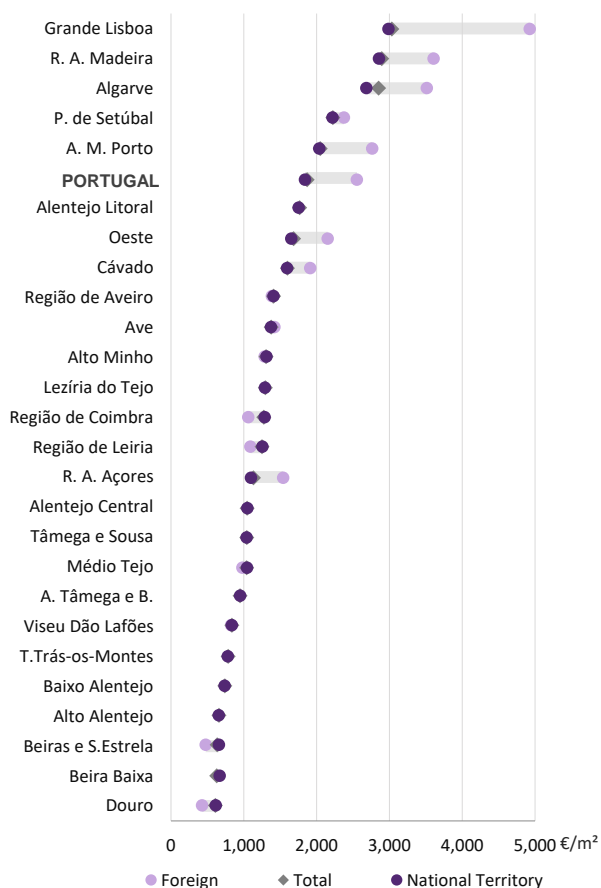
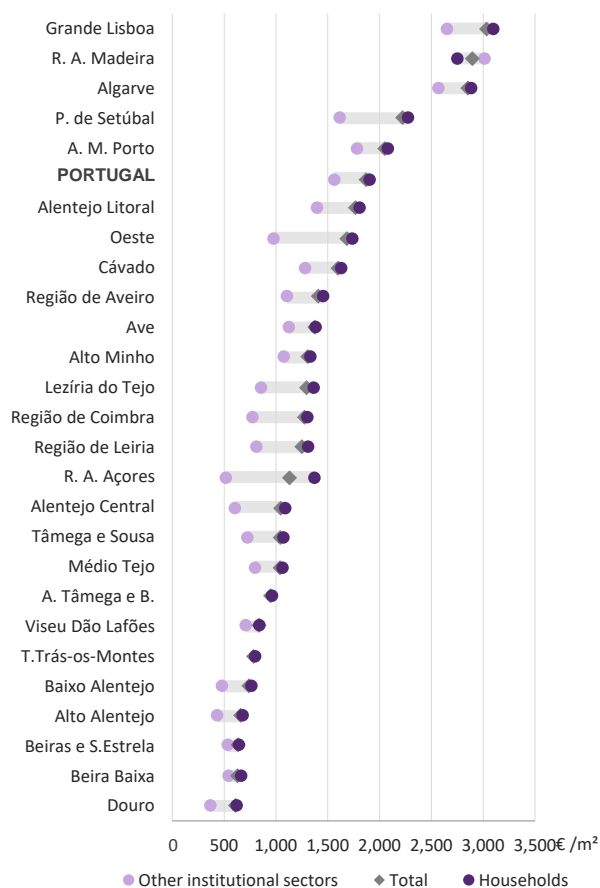


Figure 5. Median value per m² of dwellings sales per Institutional sector of the purchaser for Portugal and NUTS 3, 4th quarter of 2024



Note: Results are presented for territorial units with a minimum number of 33 sales in each category

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

In the 4th quarter of 2024, all the municipalities with more than 100 thousand inhabitants in Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto, except for Santa Maria da Feira, recorded median house prices higher than the national value (1,870 €/m²). Of these 17 municipalities, two presented year-on-year growth rates higher than the national rate (15.5%): Gondomar (21.1%) and Oeiras (17.0%).

The municipalities of Lisboa (4,425 €/m²), Cascais (4,201 €/m²), Funchal (3,693 €/m²) and Oeiras (3,622 €/m²) stood out for presenting the highest median house prices, above 3,500 €/m².

In addition to the municipalities of Gondomar and Oeiras, Funchal also presented a median house price and year-on-year variation higher than the country (3,693 €/m² and 51.1%). The municipality of Coimbra (1,930 €/m² and 14.2%) presented a median house price higher than that of Portugal, and the municipalities of Guimarães (1,471 €/m² and 19.3%) and Barcelos (1,330 €/m² and 17.8%), exceeded the year-on-year growth rate of the country.



Figure 6. Median value and year-on-year growth rate of median value per m² of dwellings for municipalities with more than 100 thousand inhabitants and Portugal, 4th quarter of 2024

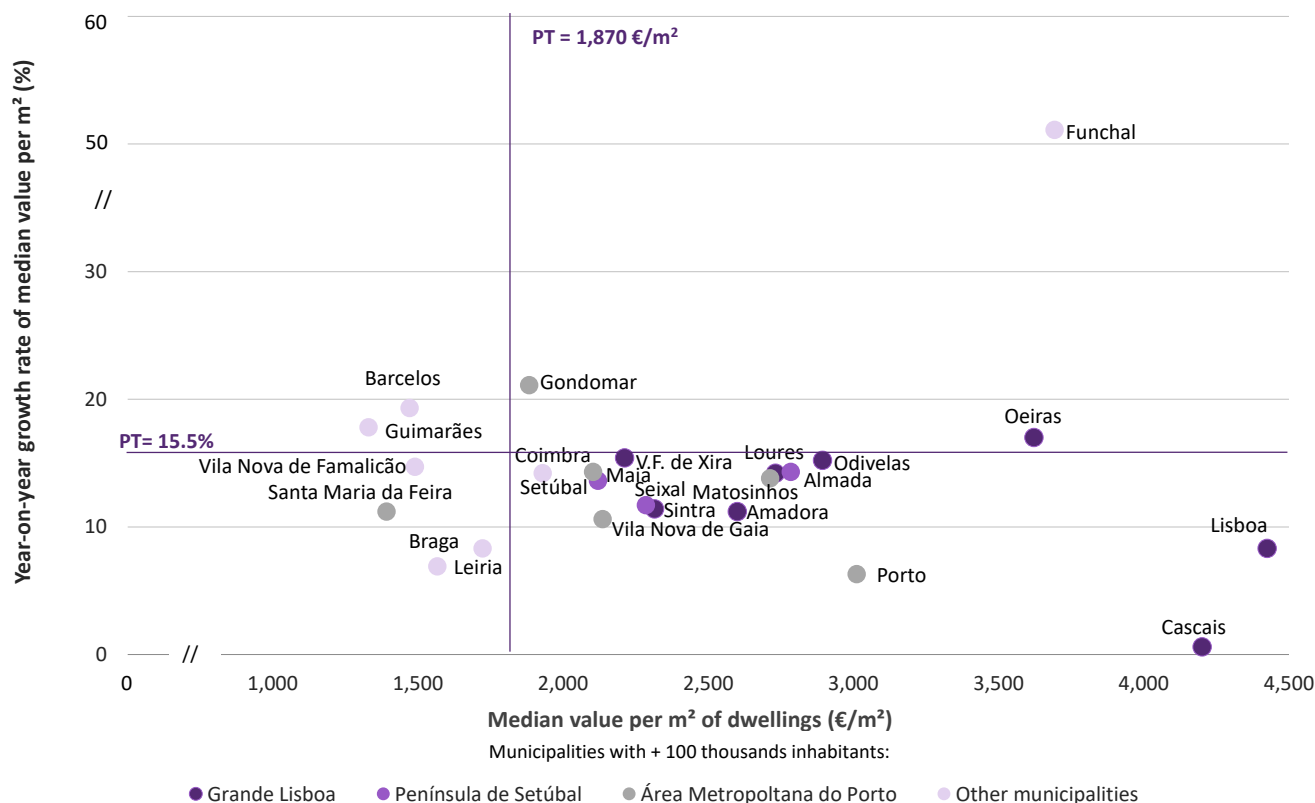


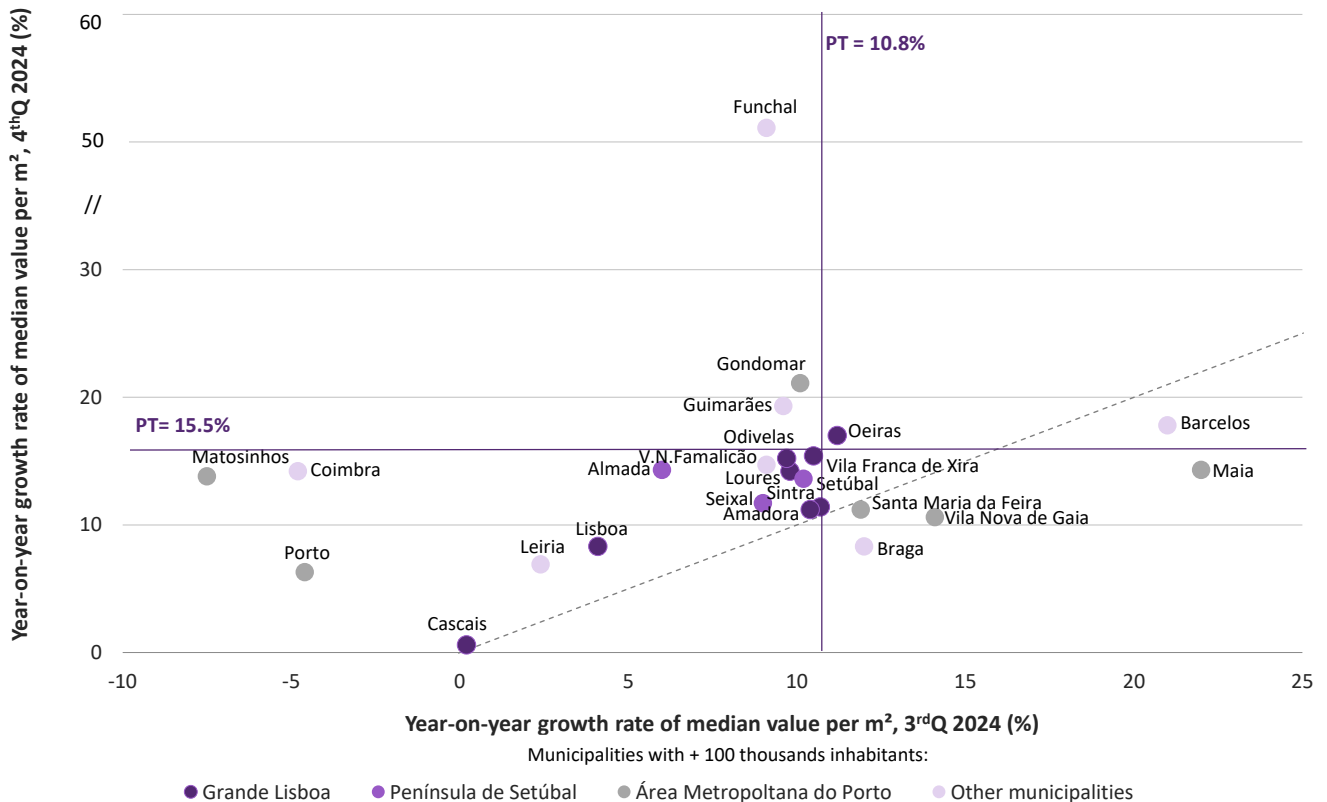
Figure 7 displays the position of the 24 municipalities with more than 100 thousand inhabitants in a referential that combines the year-on-year growth rate in the 3rd quarter of 2024 (x-axis) and the year-on-year growth rate in the 4th quarter (y-axis). The bisector (dashed line) represents the equality of the year-on-year rates.

In the 4th quarter of 2024, the median house prices accelerated (municipalities above the bisector) in 19 of the 24 municipalities with more than 100 thousand inhabitants, with Funchal (+42.0 p.p.) and Matosinhos (+21.3 p.p.) standing out.

The municipality of Lisboa recorded an increase of 4.2 p.p. in year-on-year growth rates from the 3rd to the 4th quarter of 2024 and that of Porto of recorded an increase of 10.9 p.p.



Figure 7. Year-on-year growth rate of median value per m² of dwellings for municipalities with more than 100 thousand inhabitants and Portugal, 3rd quarter of 2024 and 4th quarter of 2024



4. Results of the last 12 months, from January to December 2024: NUTS 3 sub-regions, municipalities and parishes of Lisboa and Porto

Considering the 151,784 sales made during 2024, the median price of dwellings sales in Portugal was 1,777 €/m², increasing by 4.0% compared to the year ending in September 2024 and by 10.3% compared to 2023. The median house price was higher than the national value in the sub-regions of Grande Lisboa (2,939 €/m²), Algarve (2,752 €/m²), Região Autónoma da Madeira (2,395 €/m²), Península de Setúbal (2,117 €/m²) and Área Metropolitana do Porto (1,986 €/m²).

In this period, 54 municipalities scored median house prices above the national value, mainly located in the sub-regions of Algarve (14 out of 16 municipalities), in Grande Lisboa (all the 9 municipalities), in Península de Setúbal (8 out of 9 municipalities) and in Área Metropolitana do Porto (7 out of 17 municipalities).

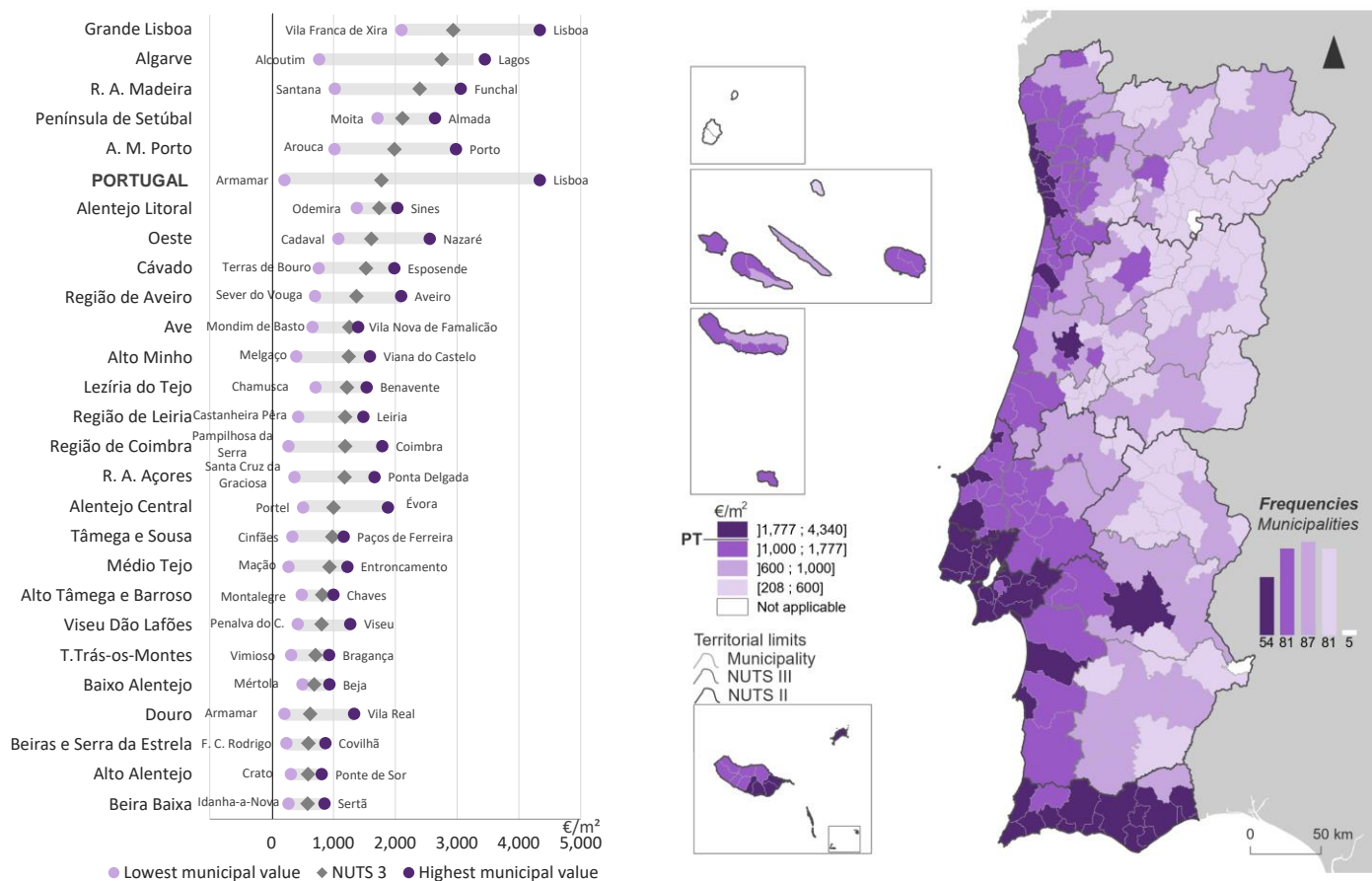
The municipality of Lisboa (4,340 €/m²) recorded the highest median house price of the country. The median prices were also higher than 3,400 €/m² in Cascais (4,053 €/m²), Oeiras (3,471 €/m²) and Lagos (3,452 €/m²).

Algarve and Grande Lisboa recorded price differentials between municipalities of more than 2,200 €/m².



In 2024, the municipality of Lisboa recorded the highest number of dwellings sales of the country (8,300) and with more than 4,500 sales, the municipalities of Sintra (5,817), Vila Nova de Gaia (5,394) and Porto (4,564) stood out.

Figure 8. Median value per m² of dwellings sales for Portugal, NUTS 3 and municipality, last 12 months ending in December 2024



Note: Results are presented for territorial units with a minimum number of 33 sales in each category

In 2024, Lisboa recorded the highest median house price among the 24 municipalities with more than 100 thousand inhabitants in both categories of purchaser's tax residence: 4,238 €/m² for the purchasers with national tax residence and 5,771 €/m² for the purchasers with foreign tax residence. In addition to Lisboa, Cascais and Oeiras also recorded, simultaneously, median house prices of dwellings sales above 3,400 €/m² for sales involving purchasers with national tax residence and above 3,900 €/m² for purchasers with foreign tax residence.



The municipalities of Lisboa, Cascais, Oeiras, Funchal and Porto also stood out with the highest median house prices among the 24 municipalities with more than 100 thousand inhabitants, in both categories of institutional sector of the purchaser. The municipalities of Lisboa and Vila Franca de Xira scored price differentials between purchaser's institutional sectors of over 700 €/m².

Figure 9. Median value per m² of dwellings sales per Tax residence of the purchaser for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in December 2024

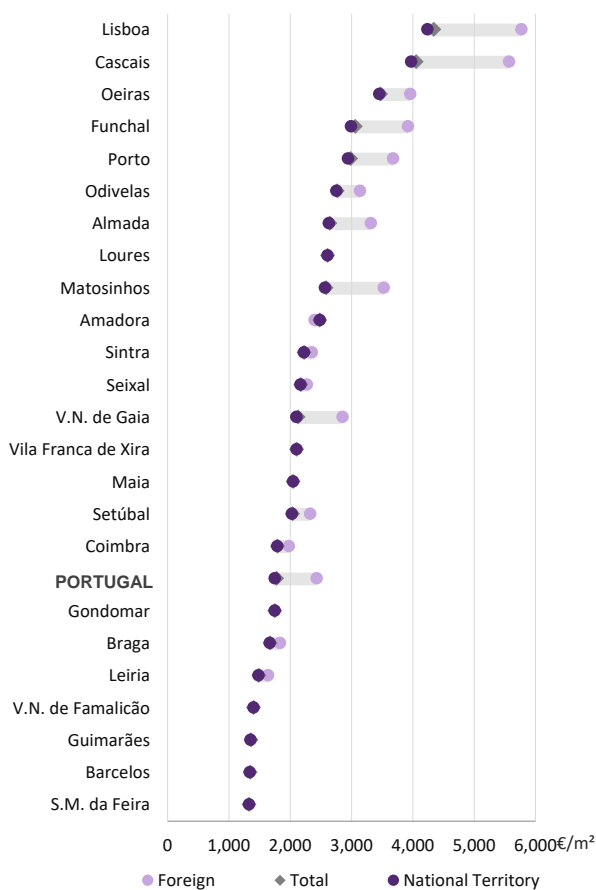
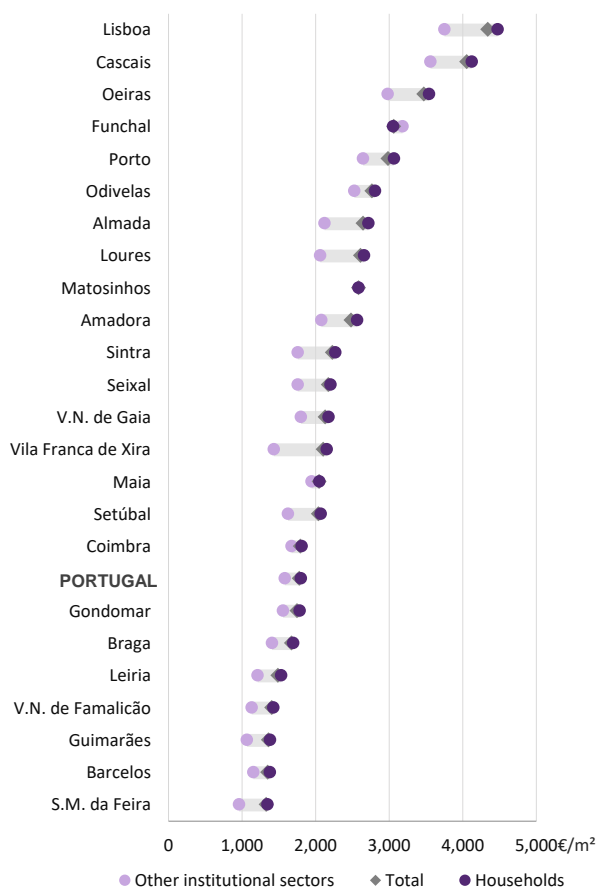


Figure 10. Median value per m² of dwellings sales per Institutional sector of the purchaser for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in December 2024



Note: Results are presented for territorial units with a minimum number of 33 sales in each category.

In 2024, 23 of the 24 municipalities with more than 100 thousand inhabitants recorded higher median house prices for the new dwellings than for the existing dwellings. The exception was in the municipality of Amadora, where the median price of existing dwellings was 63 €/m² higher than that of new dwellings (2,493 €/m² and 2,430 €/m², respectively).

Santa Maria da Feira recorded the lowest median price of new dwellings sales (1,482 €/m²) and the municipalities of Cascais (5,132 €/m²) and Lisboa (5,035 €/m²) scored the highest values, above 5,000 €/m².

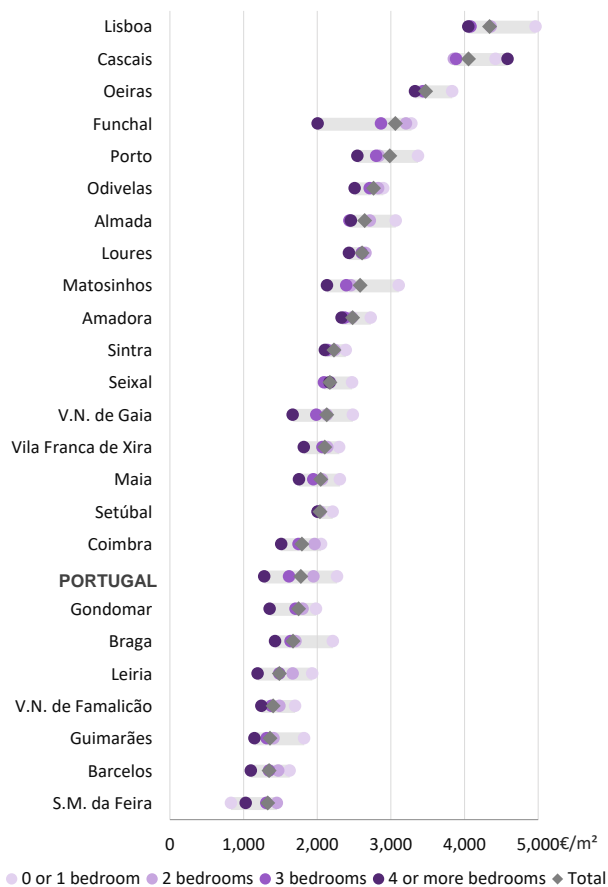
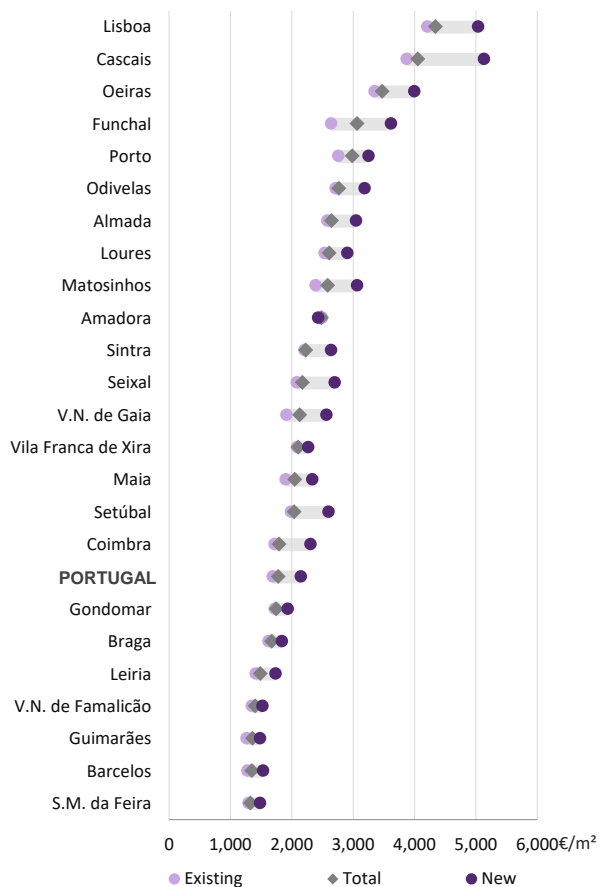


Cascais presented the largest difference between the prices of new (5,132 €/m²) and existing dwellings (3,872 €/m²): 1,260 €/m². Among the municipalities with more than 100 thousand inhabitants, Cascais stood out with the highest price in the 4 or more bedrooms typology (4,585 €/m²) and Lisboa recorded the highest prices in the remaining typologies of housing units considered.

The highest difference between the median values in the four typologies of housing units was recorded in Funchal, between the 0 or 1 bedroom (3,279 €/m²) and 4 or more bedrooms (2,007 €/m²): 1,272 €/m².

Figure 11. Median value per m² of dwellings sales per category of housing unit for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in December 2024

Figure 12. Median value per m² of dwellings sales per typology of housing unit for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in December 2024



For the municipalities of Lisboa and Porto, values by parish are shown below.

In 2024, among the 24 parishes of Lisboa, the following parishes stood out for having the highest median prices of dwellings, above 5,400 €/m²: Santo António (5,879 €/m²), Marvila (5,623 €/m²), Estrela (5,474 €/m²) and Misericórdia (5,405 €/m²).



All these parishes simultaneously registered median prices of dwellings above the value of Lisboa (4,340 €/m²) and rates of change, compared to the same quarter in the previous year, lower than the municipality (4.2%), except for Estrela (8.4%).

The biggest increase in the median house price in relation to the previous year was recorded in the parish of Beato (28.6%). In the parishes of Santo António (-9.0%), Marvila (-3.6%) and Carnide (-2.6%) the median price was lower than that of the previous year.

The following parishes recorded, in the period under analysis, prices and year-on-year rates of change lower than those of Lisboa: Arroios (4,271 €/m² and 2.6%), Carnide (4,197 €/m² and -2.6%), Benfica (3,971 €/m² and 3.8%), Penha de França (3,649 €/m² and 2.2%) and Olivais (3,523 €/m² and 1.0%).

In 2024, the parish of Lumiar recorded the highest number of dwellings sales (802) and Carnide the lowest (114).

Figure 13. Median value and year-on-year growth rate of median value per m² of dwellings sales, Lisboa and its parishes, last 12 months ending in December 2024

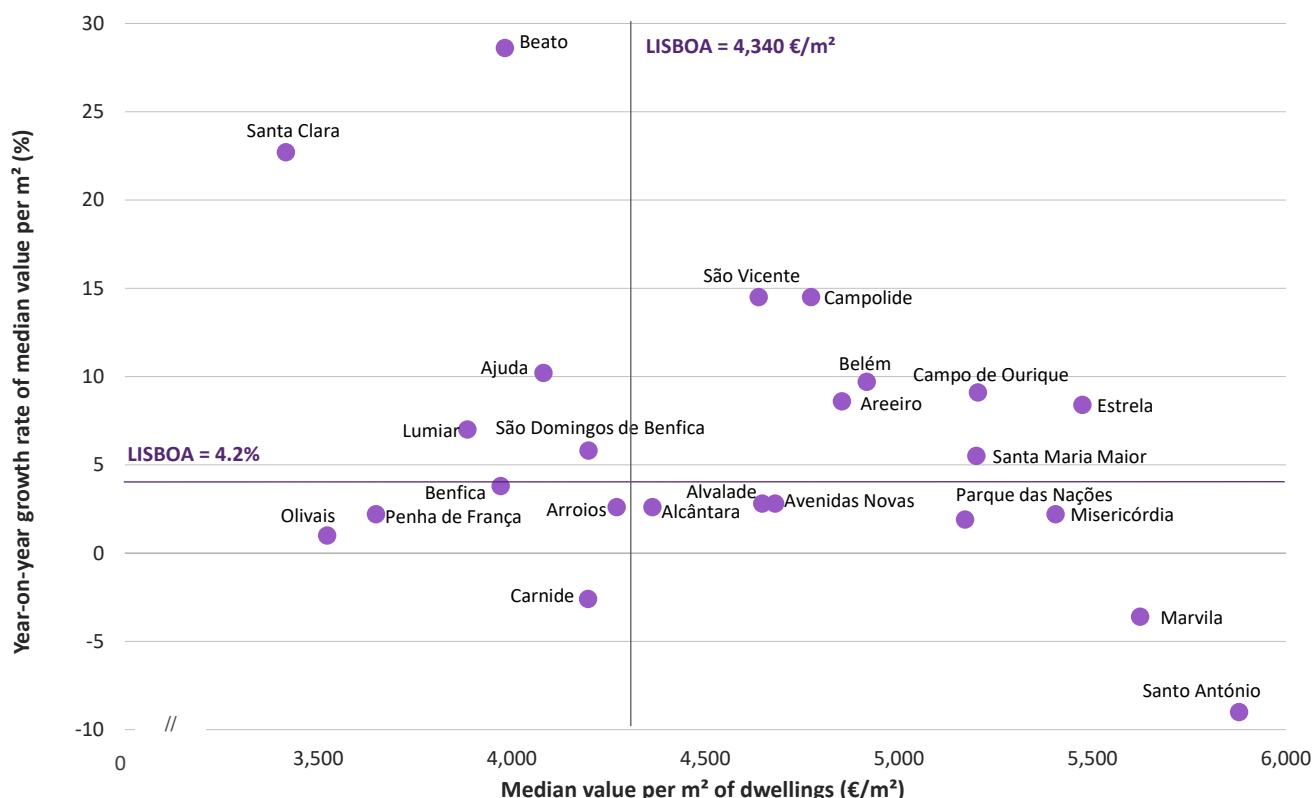
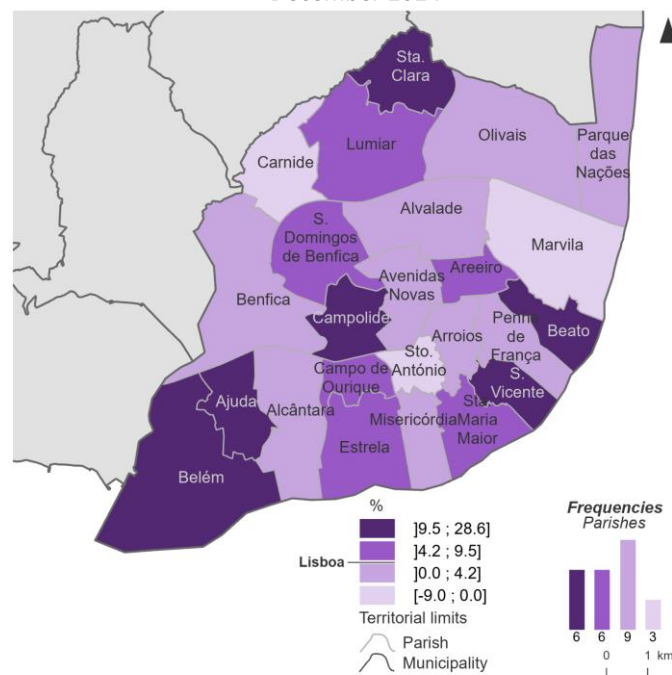
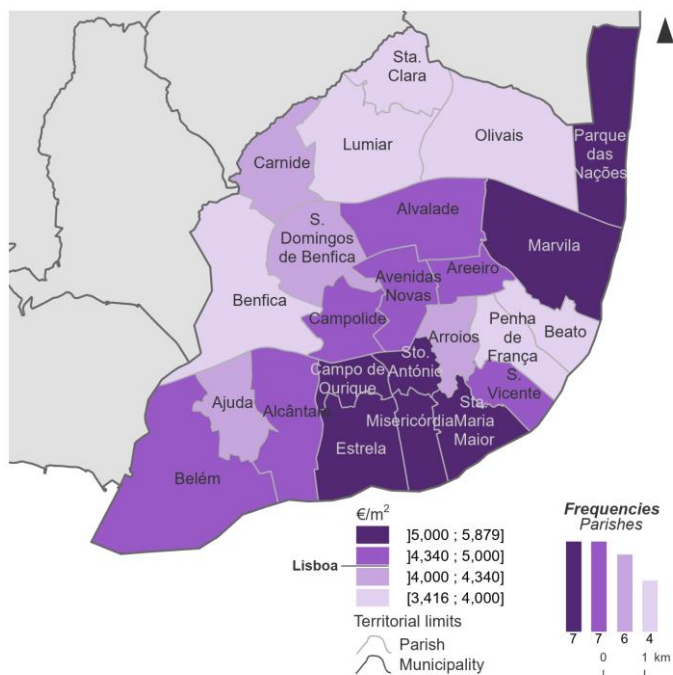




Figure 14. Median value per m² of dwellings sales, Lisboa and its parishes, last 12 months ending in December 2024

Figure 15. Year-on-year growth rate of median value per m² of dwellings sales, Lisboa and its parishes, last 12 months ending in December 2024



In 2024, the following parishes stood out for simultaneously presenting median prices and year-on-year rates of change above those of Porto (2,984 €/m² and 4.1%): União de freguesias de Aldoar, Foz do Douro e Nevogilde (3,960 €/m² and 6.0%) and União de freguesias de Lordelo do Ouro e Massarelos (3,217 €/m² and 4.3%).

In the period under analysis, the parish of Campanhã (2,891 €/m² and 28.9%) was the one that recorded the highest rate of variation of the parishes of Porto in relation to the same period of the previous year. This significant increase in the median house prices in the parish of Campanhã resulted, above all, from the sale of new dwellings – which represented around 55.8% of transactions in this parish, compared to 26.5% in the previous year – and whose median value was 3,115 €/m².

The parishes of Ramalde (2,837 €/m² and 7.0%) and Bonfim (2,835 €/m² and 6.2%) recorded, in 2024, a lower median price than Porto, but a higher year-on-year rate of change.

Paranhos (2,846 €/m² and 1.5%) was the only parish in the municipality of Porto to present, in the same period, a median price and a year-on-year rate of change lower than those of the municipality.

The number of dwellings sales in the parishes of the municipality of Porto varied between 982 in União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória and 356 in União de freguesias de Aldoar, Foz do Douro e Nevogilde.



Figure 16. Median value and year-on-year growth rate of median value per m² of dwellings sales, Porto and its parishes, last 12 months ending in December 2024

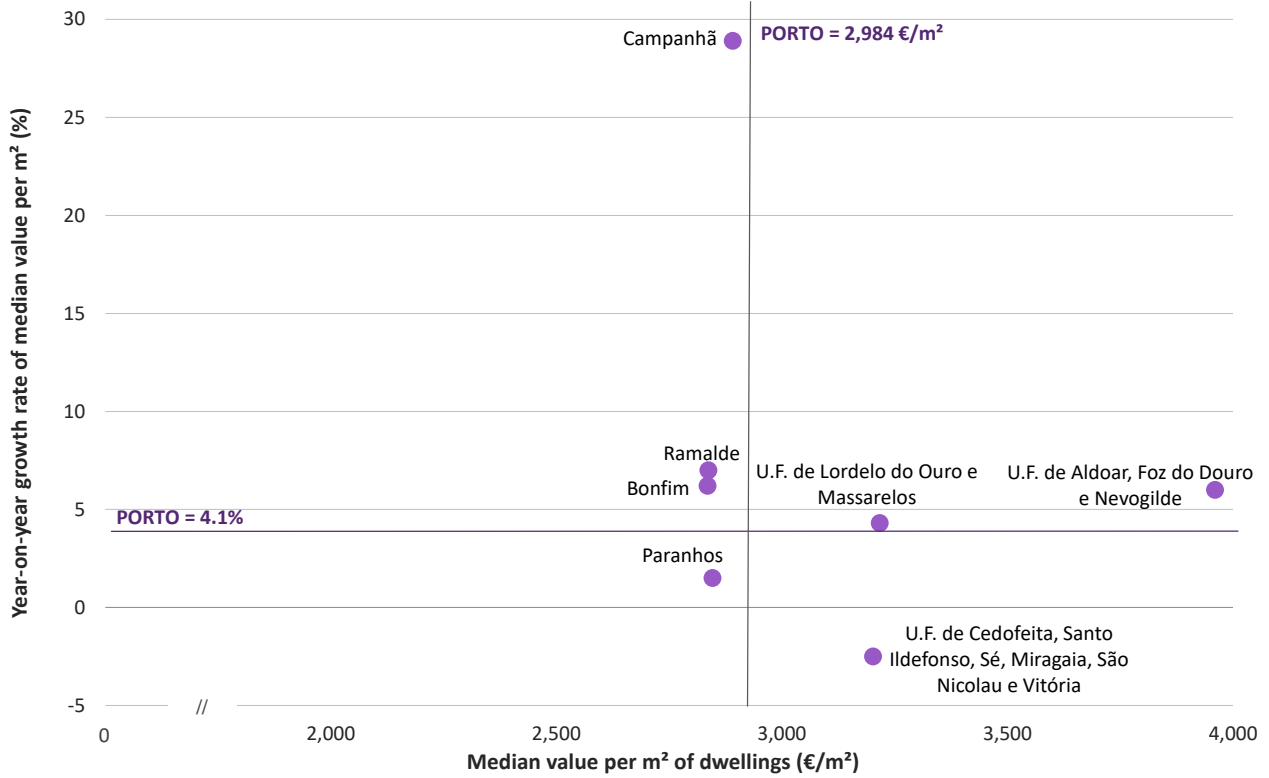


Figure 17. Median value per m² of dwellings sales, Porto and its parishes, last 12 months ending in December 2024

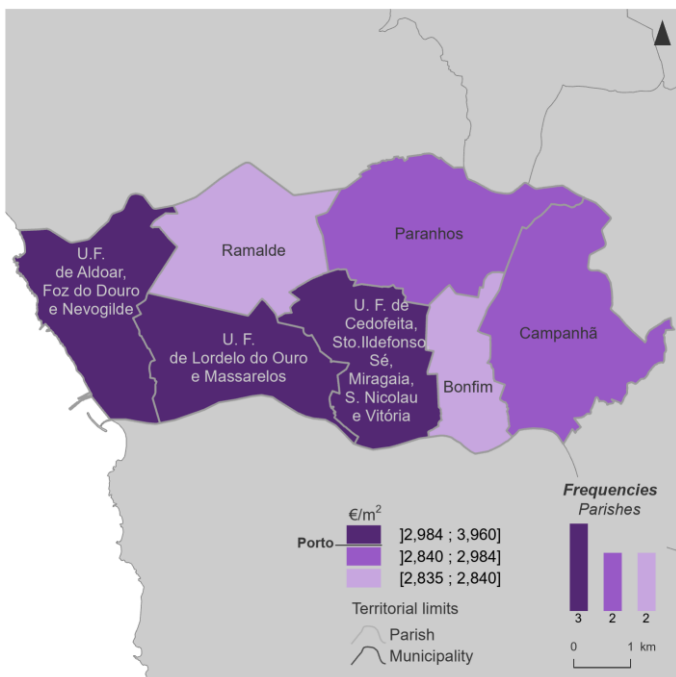
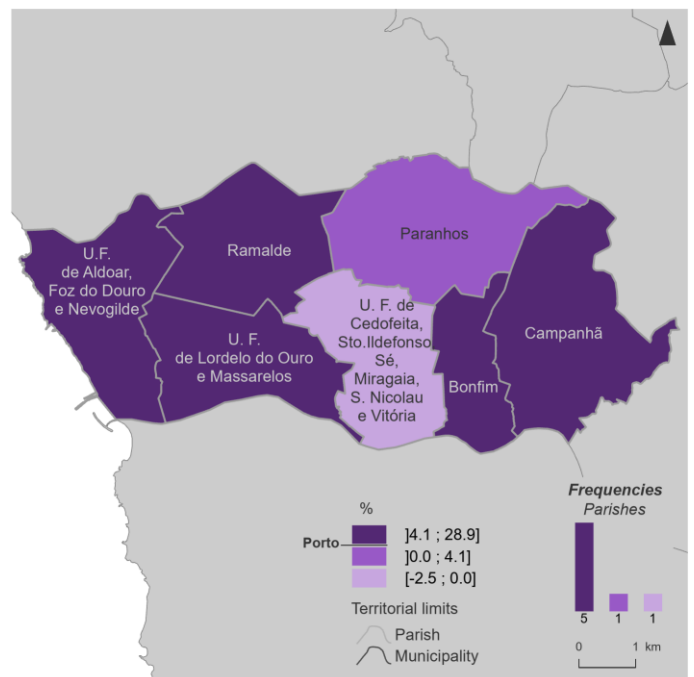


Figure 18. Year-on-year growth rate of median value per m² of dwellings sales, Porto and its parishes, last 12 months ending in December 2024

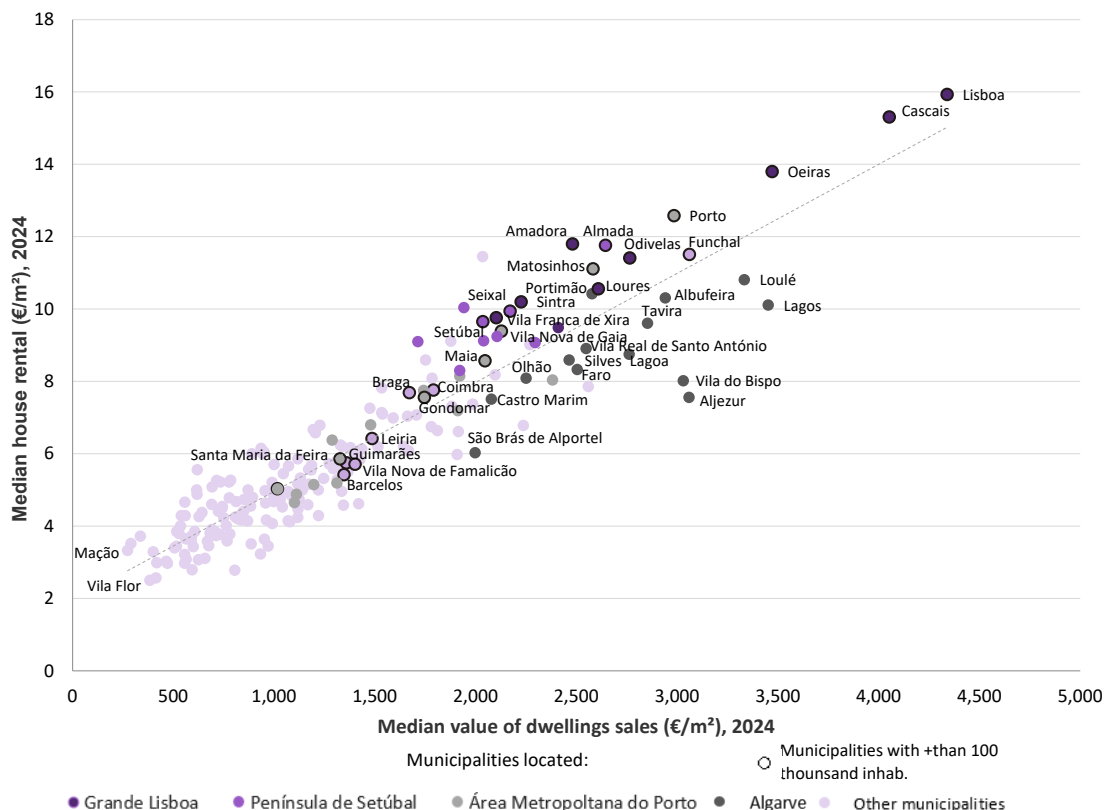




BOX: Values of new lease agreements and house purchase prices

The rental and housing transaction markets are distinct. In particular, they involve different household options when accessing housing. Figure 19 shows the position of the municipalities in a referential that combines the value per m² of new lease agreements with the value per m² of the median house sales of dwellings in 2024. Three municipalities stand out with values per m² higher than the rest of the country: Lisboa, Cascais and Oeiras. Taking as a reference the line that defines a linear relationship between the two variables (dashed line)², there is an apparent overvaluation of rental values in relation to housing price values in all the municipalities of Grande Lisboa and the Península de Setúbal, in most of the municipalities of the Área Metropolitana do Porto (10 out of 17 municipalities) and, in general, in municipalities with more than 100 thousand inhabitants (20 out of 24 municipalities). On the contrary, there is a relative undervaluation of rents in 13 of the 14 municipalities with values in Algarve (municipalities located below the dashed line).

Figure 19. Median house rental value per m² of new lease agreements of dwellings and median sales price per m² of dwellings, by municipality, 2024



Note: The figure shows the 212 municipalities with information in the House rental statistics at local level.

² Considering the 212 municipalities with values, the level of linear association between the housing prices and the values of new lease agreements, as measured by the Pearson's Correlation Coefficient, in 2024, was 0.93 ($r^2=85.8\%$).



METHODOLOGICAL NOTE

Statistics on house prices 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 transactions by sales in national territory.

Statistics on house prices 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), under an agreement signed with Statistics Portugal, on the Municipal Property Transfer Tax (IMT) and the Municipal Property Tax (IMI).

The calculation of Statistics on house prices at local level is based on linking the Municipal Property Transfer Tax information (from where the transaction prices are obtained) and the Municipal Property Tax information (from where identifying characteristics of the transacted dwelling are obtained). The link between these two administrative tax sources is made using the "generated article" variable, which allows the unique identification of each property.

The information on transactions sale value of family dwellings includes the Municipal Property Transfer Tax paid statement referring to "acquisition of property rights". Only transactions where the Municipal Property Transfer Tax destination code is "House" and the allocation of its information from the Municipal Property Tax that is defined as "House" and type as "urban building" are used.

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

Median value per m² of dwellings sales

Median value of prices per square meter of transactions by sale of dwellings for residential purposes with private gross area greater than or equal to 20 m².

Dwellings sales (No.)³

Number of dwellings sales for residential purposes with a private gross area greater than or equal to 20 m².

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

³ It should be noted that the number of dwellings sales available in the context of the Statistics on House Prices at local level is different from that available by the Housing Price Index. The Statistics on House Prices at local level present the data in which it was possible to link the information from the IMT and the IMI. The indicators of the number and value of dwellings sales obtained in the context of the Housing Price Index cover all transactions of dwellings sales, with the estimation of some variables from the IMI in cases where it was not possible to link the IMT and the IMI information.



CONCEPTS

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.

New dwellings: Dwellings that, at the time of the transaction, had never been used for residential purposes.

Existing dwellings: Dwellings that, at the time of the transaction, had already been used for residential purposes.

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.

Tax residence: a) Place of usual residence, for private or singular individuals; b) Place of the head office or place of effective management or, failing that, place of permanent establishment in Portugal for legal entities.

Households: Institutional sector that groups individuals or groups of individuals in their role as consumers and entrepreneurs, producing market goods and financial and non-financial services (market producers), provided that the production of goods and services is not carried out by separate entities considered quasi-corporations. Also included are individuals or groups of individuals that produce goods and non-financial services exclusively for their own final use.

Municipal Property Transfer Tax: A tax levied on onerous transfers of ownership rights, or parts thereof, over real estate located in the national territory and other situations that the law equates with onerous transfers of real estate.

Municipal Property Tax: A regular municipal tax levied on the taxable patrimonial value of urban and rural properties located in Portuguese territory, which constitutes revenue for the municipalities where they are located.

Statistical section: Territorial unit representing the continuous area of a single parish with approximately 300 dwellings. According to the dwellings' density, the Statistical Section is classified as: a) concentrated: all statistical subsections of the section correspond to blocks; b) scattered: all statistical subsections of the section correspond to localities not divided into blocks and/or isolated; (c) mixed concentrated: most of the statistical subsections of the section correspond to blocks; (d) mixed scattered: most of the statistical subsections of the section correspond to places not divided into blocks or isolated.

Transaction: Operation by which the ownership of a good is transferred through a counterparty.

Transaction value: Value paid in a transaction. For the purposes of Statistics on house prices at local level, the transaction value corresponds to the value declared at the moment of payment of the Municipal Property Transfer Tax.



Indicators available at Statistics Portugal Official Website

The results presented are available at www.ine.pt in Products, Statistical data, Database.

Indicators with quarterly periodicity (1st quarter 2019 to 4th quarter 2024):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions and municipalities in Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2024\) and Tax residence of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2024\) and Institutional sector of the purchaser; Quarterly](#)

[Dwellings sales in the last 3 months \(Methodology 2022 - No.\) by Geographic location \(NUTS - 2024\); Quarterly](#)

Indicators with quarterly periodicity, but referring to the last 12 months ending in the months of December 2019 to December 2024:

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats in the last 12 months \(€\) by Geographic location \(NUTS - 2024\); Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Tax residence of the purchaser; Quarterly](#)

[Dwellings sales in the last 12 months \(Methodology 2022 - No.\) by Geographic location \(NUTS - 2024\); Quarterly](#)

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Dwelling typology; Quarterly](#)

Results for Cities with more than 100 thousand inhabitants (Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal and Coimbra) and their parishes or associations of parishes:



[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - City\) and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - City\); Quarterly](#)

Results for cities with more than 100 thousand inhabitants (Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal and Coimbra):

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Dwelling typology; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Tax residence of the purchaser; Quarterly](#)

Indicators with annual periodicity (2019 to 2024):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, the Algarve region, and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2024\) and Category of housing unit; Annual](#)

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and parishes of the metropolitan areas of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, the Algarve region, and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2024\) and Dwelling typology; Annual](#)

[Methodological document – Statistics on house prices at local level](#)

Date of next the press release - 16 July 2025
