

Construction and Housing Statistics

2015

Dwelling permits increased for the first time since 2000

In 2015 the number of building permits issued in Portugal decreased by 4.2% vis-à-vis the previous year (-5.3% in 2014), which means that 14,917 building permits were approved, corresponding to a weaker pace in the decreasing trend displayed since 2000. The total number of dwelling permits in all types of works was 12,801, corresponding to an increase of 11.1% towards the previous year (-1.5% in 2014).

The number of works completed decreased by 19.2% vis-à-vis the previous year (-12.0% in 2014), corresponding to 10,972 buildings. The number of dwellings completed (around 9 thousand) has also decreased 25.7% in 2015 (-21.6% in 2014). Dwellings completed in new constructions for family housing decreased by 25.4% (-24.4% in 2014).

The number of transacted dwellings in 2015 increased significantly (27.4%), as a result of the sharp rise of transactions of existing dwellings and, in a lesser degree, of the increase in the sales of new dwellings. The value of transacted dwellings in 2015 was around 12.5 billion Euros, 2.9 billion Euros more than in 2014, and the respective price index kept the upward trend (+3.1%), although with a slower pace (-1.2 p.p. than in 2014).

With the publication "[Construction and Housing Statistics 2015](#)", Statistics Portugal disseminates the annual series on Construction and Housing Statistics and provides a wide range of indicators on construction and housing in Portugal, updated for 2015.

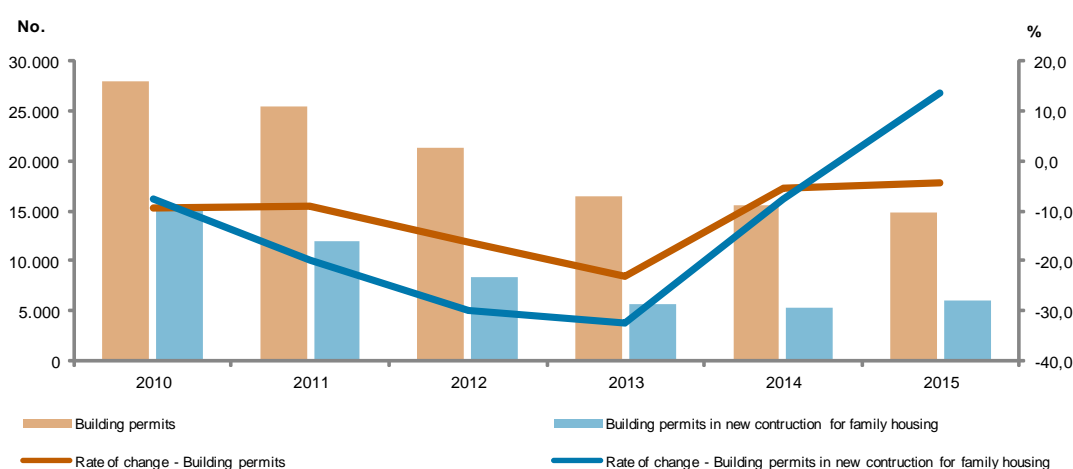


Dwelling permits increased for the first time since 2000

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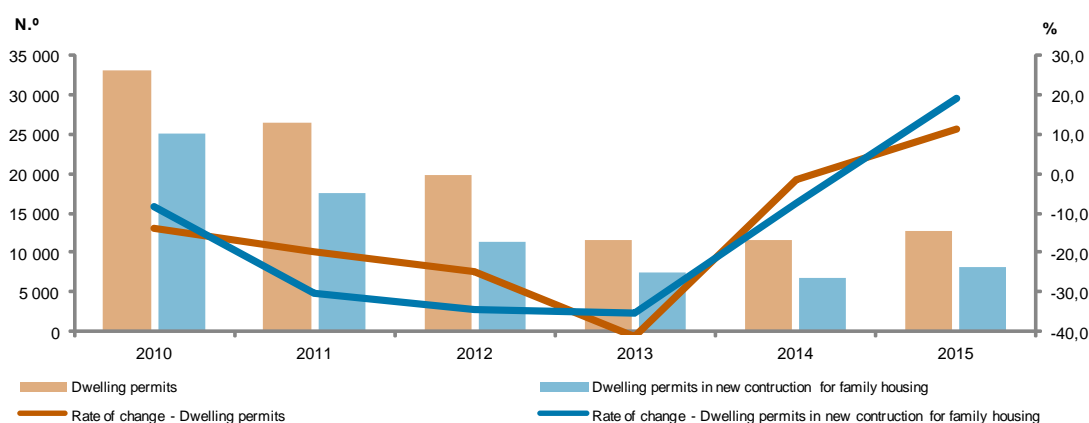
As in previous years, the majority of building permits aimed at new constructions, representing 63.7% of total permits in 2015, which corresponds to a slight increase vis-à-vis 2014 (58.2%). Building requalification works (alterations, enlargements and reconstructions) represented 28.6% of total permits in 2015 (33.8% in 2014).

Figure 1 >> Building permits - Total and in new construction for family housing (2010 - 2015)



In 2015 the total number of dwelling permits in all types of works was 12,801, corresponding to an increase by 11.1% vis-à-vis the previous year (11,520 dwellings in 2014). This rise was mainly due to the evolution of the new residential dwelling permits, which recorded a 19.1% increase vis-à-vis 2014. Among the new dwellings the T2 or T3 typology dominated in all regions, corresponding to 5 rooms.

Figure 2 >> Dwelling permits - Total and in new construction for family housing (2010 - 2015)

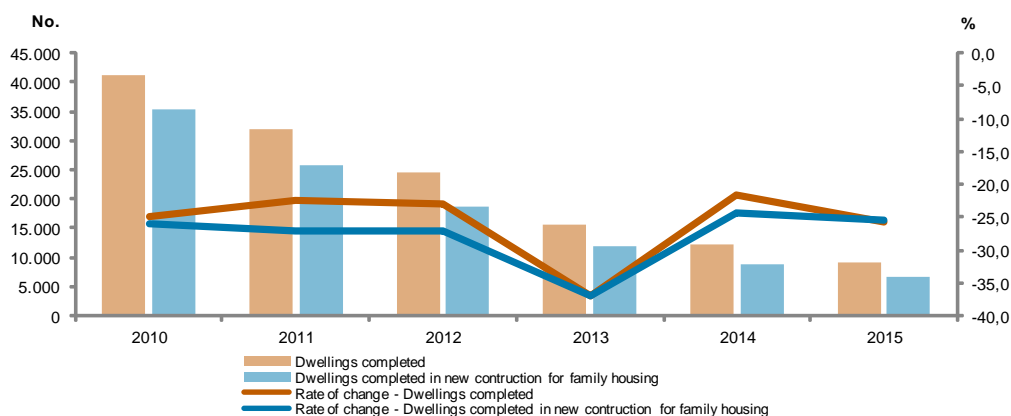


Completed works kept downward trend

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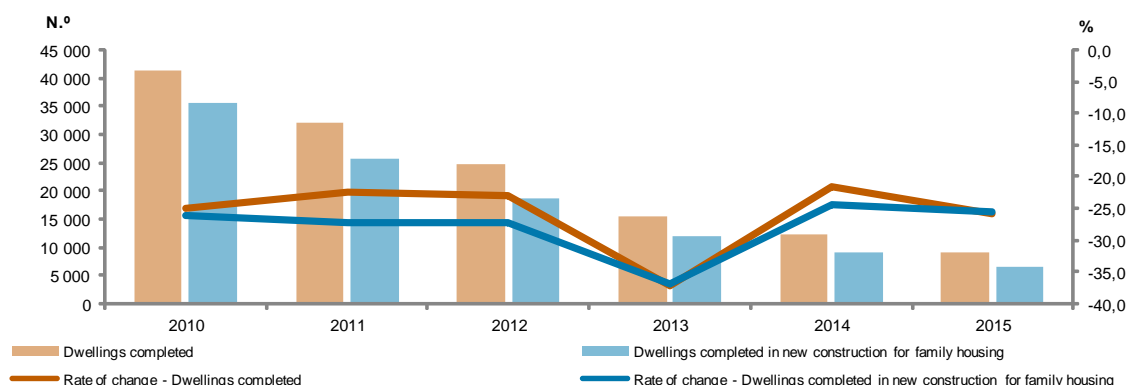
The number of works completed (based on the estimates for works completed during the period 2014-2015) decreased by 19.2% vis-à-vis the previous year (-12.0% in 2014), corresponding to 10,972 buildings.

Figure 3 >> Dwellings completed - Total and in new construction for family housing (2009 - 2014)



The number of dwellings completed (around 9 thousand) has also decreased 25.7% in 2015 (-21.6% in 2014). Dwellings completed in new constructions for family housing decreased by 25.4% (-24.4% in 2014). They have, in general, kept their characteristics and T2 or T3 typology continued to be the most common in all regions.

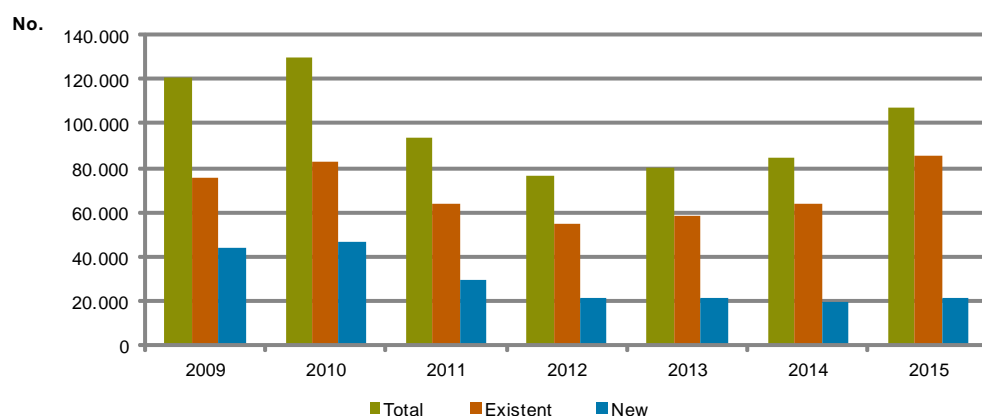
Figure 4 >> Dwellings completed - Total and in new construction for family housing (2010 - 2015)



Transactions of new dwellings increased in 2015, after four years of consecutive decreases

After four years of consecutive decreases, in 2015 an increase of 7.5% was recorded in the transactions of new dwellings. However this result was lower than the one recorded in already existing dwellings, which registered an upward trend in total sales (6.5%, 9.8% and 33.6% respectively in 2013, 2014 and 2015). Overall, the number of transacted dwellings increased 27.4% in 2015 (+5.6% in the previous year).

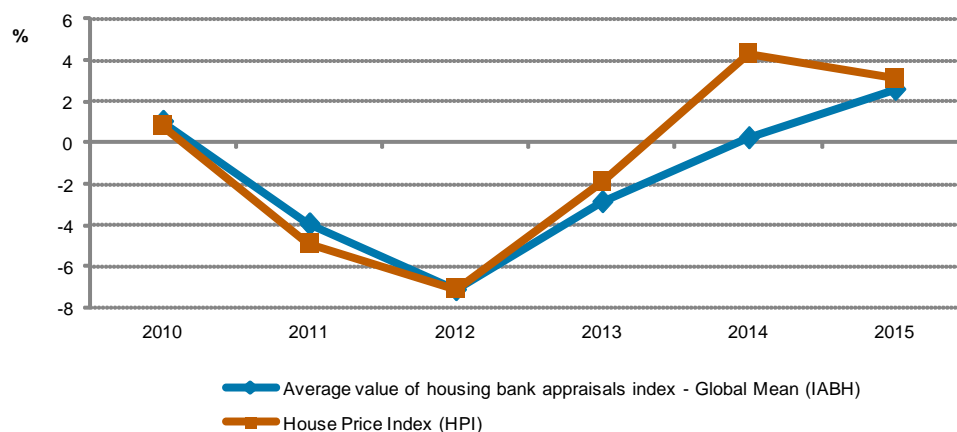
Figure 5 >> Number of dwelling sales - Total, existent and new (2009-2015)



The value of transacted dwellings in 2015 was approximately 12.5 billion Euros, 2.9 billion Euros more than in 2014.

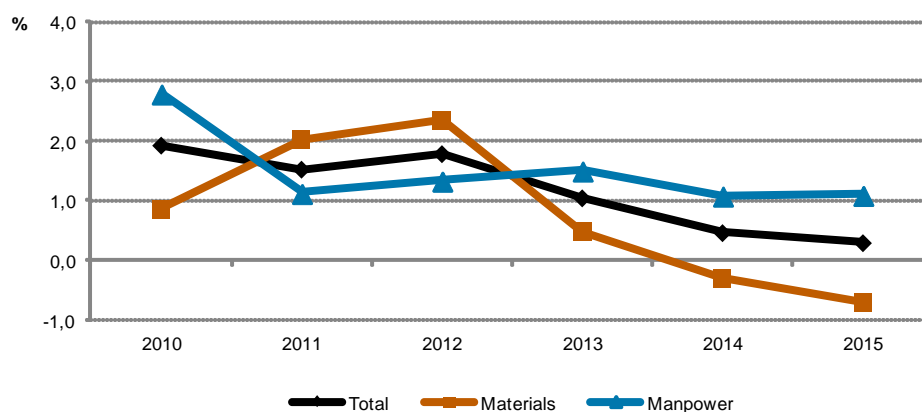
After an interruption in 2014 of the downward trend recorded in previous years, in 2015 the increase of the House sales and House price index was less intense, corresponding to a rise of 3.1% in the prices level, -1.2 p.p. compared to the previous year. The Average value of housing bank appraisals has intensified the upward trend in 2015, corresponding to +2.6% (+2.3 p.p. vis-à-vis 2014).

Figure 6 >> Average rate of change of HPI and Average value of housing bank appraisals (2010-2015)



The new Housing construction costs index registered an annual change rate of +0.3% in 2015, less 0.2 p.p. than the annual change rate recorded in 2014, mainly due to the performance of the manpower component that registered a positive annual change rate, however with a slower pace compared to 2014, since the materials index decreased by the second year (-0.3% and -0.7% respectively in 2014 and 2015).

Figure 7 >> New housing construction cost index - Average rate of change (2010-2015)



In short, most part of the indicators available for 2015 (except for some important statistics such as the works completed) indicated an upturn in the housing market in 2015, mainly focused in already existing dwellings, following the downward trend recorded in previous years.

ABBREVIATIONS

IABH – Survey on Bank Evaluation on Housing

HPI – House Price Index

IMT – Municipal Property Transfer Tax

EXPLANATORY NOTES

1. Data concerning Completed Construction Works are based on estimates for the period 2014-2015, using a methodology that allows the comparison of data between different periods. The late arrival of data from the investing entities, associated with the non communication of the effectively concluded construction works to the local administration (municipalities), motivated the adoption of an estimating method for the total number of Works Completed.
2. With the new edition of Population and Housing Census for 2011 a calibration and adjustment on Dwelling Stock Estimates was needed, for the period 2001-2011, in order to guarantee the coherence between data on Census year and data for the whole decade. Data with a more refined geographical breakdown (parish) is available on the Portuguese Official Statistics Portal.
3. Data concerning dwelling sales is based on administrative data from the Municipal Property Transfer Tax (IMT), exclusively for transactions of urban estate. Transactions of parts of dwellings are not considered. The breakdown for sales of new and existent dwellings is estimated according to the available data on transactions of real estate.
4. The annual change rate of House Price Index compares the average index for the four previous quarters with the four immediately preceding quarters. The result corresponds to a moving average, less sensitive to seasonal fluctuations and to non regular changes in prices.
5. The number of bank evaluations refers to the total number of dwellings being subjected of technical evaluation, under a process of request of mortgage credit granted by loan agreement. This information is collected by Statistics Portugal via Survey on Bank Evaluation on Housing.