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Implicit interest rates in housing loans

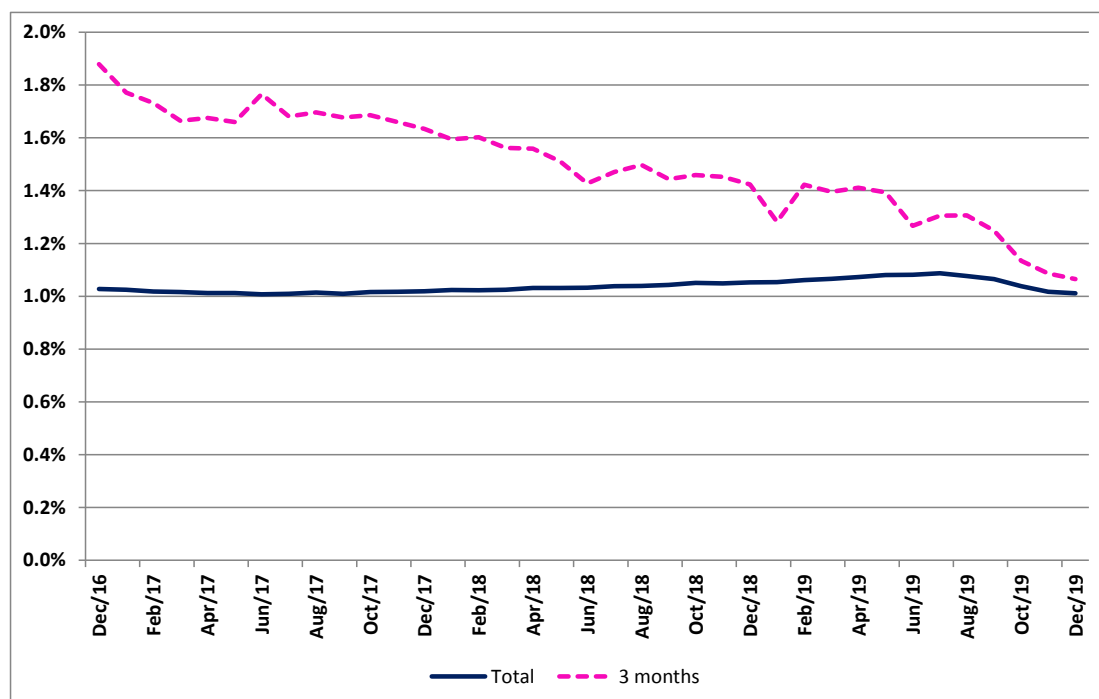
December 2019

Interest rate decreased to 1.011%, owed capital and monthly loans repayments at 53,460 Euros and 248 Euros, respectively

The implicit interest rate for all housing loan agreements¹ decreased from 1.017% in November to 1.011% in December. For the contracts that were closed in the previous three months, the interest rate diminished from 1.086% to 1.065%. The average value of owed capital increased 34 Euros, reaching 53,460 Euros. The average value of loan repayments increased 2 Euros to 248 Euros.

In 2019, the average annual interest rate for total mortgage loans was 1.060%, up by 2.5 basis points from the previous year. When compared with 2018, the average mortgage owed capital rose 943 Euros to 52,940 Euros in 2019. The average value of loans repayments increased 2.0% (5 Euros) to 246 Euros.

Implicit interest rates in housing loans



The implicit interest rates, average owed capital and monthly loan repayment figures can be found in the next table.

¹ Additional details on how this statistic is compiled are available from the Implicit interest rates in housing loans methodology, which can be downloaded from Statistics Portugal's website. This methodology is only available in Portuguese.

Annex: Interest rates, Owed capital and Loan repayments in housing loans

Period	Monthly Average			
	Total		3 months	
	from which Housing Acquisition	from which Housing Acquisition	from which Housing Acquisition	from which Housing Acquisition
Implicit interest rates in housing loans (%)				
Dec/18	1.053%	1.075%	1.424%	1.418%
Jan/19	1.054%	1.075%	1.282%	1.255%
Feb/19	1.061%	1.083%	1.423%	1.413%
Mar/19	1.066%	1.089%	1.396%	1.382%
Apr/19	1.073%	1.095%	1.411%	1.405%
Apr/19	1.080%	1.103%	1.394%	1.388%
Jun/18	1.081%	1.103%	1.267%	1.247%
Jul/18	1.087%	1.109%	1.305%	1.281%
Aug/18	1.077%	1.099%	1.306%	1.293%
Sep/18	1.065%	1.087%	1.249%	1.237%
Oct/18	1.038%	1.061%	1.134%	1.120%
Nov/18	1.017%	1.040%	1.086%	1.062%
Dec/18	1.011%	1.032%	1.065%	1.038%
Average of owed capital (Euros)				
Dec/18	52,376	59,117	99,593	107,164
Jan/19	52,504	59,289	98,235	106,545
Feb/19	52,443	59,158	98,292	106,484
Mar/19	52,609	59,329	98,328	107,044
Apr/19	52,686	59,380	100,891	108,375
May/19	52,780	59,482	100,518	107,789
Jun/19	52,915	59,673	99,750	107,987
Jul/19	52,954	59,719	100,655	108,718
Aug/19	53,056	59,835	102,155	109,340
Sep/19	53,213	60,023	105,078	111,704
Oct/19	53,231	60,001	103,208	110,914
Nov/19	53,426	60,221	102,130	110,658
Dec/19	53,460	60,287	102,938	111,458
Loan repayments (Euros)				
Dec/18	244	266	332	362
Jan/19	244	266	309	335
Feb/19	244	266	326	359
Mar/19	245	267	324	357
Apr/19	246	267	336	367
May/19	246	268	331	360
Jun/19	247	268	292	320
Jul/19	248	269	328	356
Aug/19	247	269	332	359
Sep/19	247	269	327	352
Oct/19	246	268	312	339
Nov/19	246	269	336	366
Dec/19	248	270	365	398