

5th May 2021

Statistics on house prices at local level

4th quarter of 2020

Porto registered the highest annual growth rate of median house prices among the most populated municipalities

In the 4th quarter of 2020 (last 3 months), median house price of dwellings sales in Portugal was 1 188 €/m², representing a year-on-year growth rate of +7,8%. In 12 NUTS III there was an acceleration in house prices higher than the observed in the country (+0.2 percentage points), including Algarve (+2.4 p.p.) and Área Metropolitana do Porto (+1.0 p.p.). Nevertheless, in 13 sub-regions there was a deceleration in house prices, namely, in Região Autónoma da Madeira (-8.5 p.p.) and Área Metropolitana de Lisboa (-1.0 p.p.).

With reference to the 24 municipalities with more than 100 thousand inhabitants, Porto registered the highest annual growth rate of median house prices (+21,2%), in 4th quarter of 2020 (last 3 months).

In box 1 (page 8), the **relationship between the values of bank appraisals** carried out by the banks for mortgage loans and **the house prices** suggests lower bank appraisals values in municipalities with median house prices above 960 €/m².

Statistics Portugal releases a new edition of the Statistics on house prices at local level based on administrative data (see on technical note at the end of this press release). The data released refers to the median (value that separates the sorted set of prices per square meter in two equal parts) of dwellings sales (€/m²). Unless otherwise referred, as it is the case of the 1st section of this press release, the median is determined as an annual period completed in the reference quarter of this publication, thus eliminating possible seasonal effects on price behaviour, and increasing the geographical detail of the results, as well.

The results from the 1st quarter of 2016 to the 4th quarter of 2020 are available at www.ine.pt, by clicking on Products, Statistical data, Database (see the list of indicators at the end of this press release).

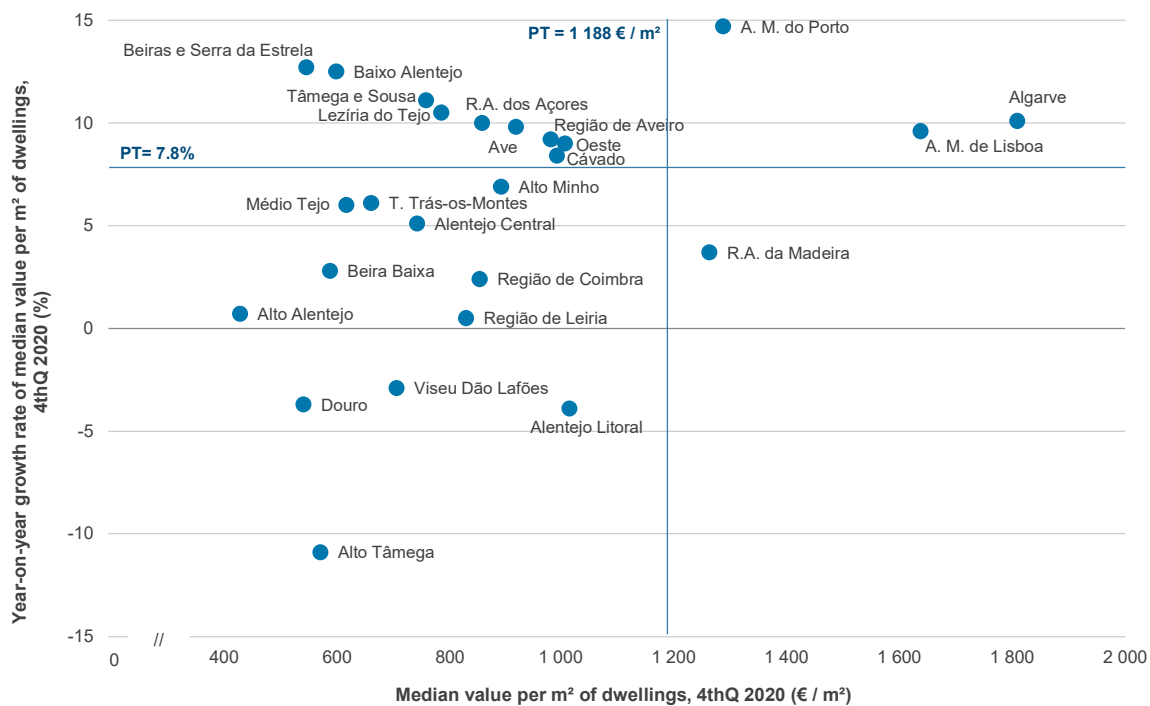
Additionally, data in the interactive web platform '[House prices - Cities](#)' (compatible with mobile devices) allows the interactive search of median price on dwellings sales (€/m²) based on the statistical section and a 500m x 500m grid for the cities with more than 100 thousand inhabitants: Lisboa,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

This press release is organized into two sections: in the first, are analyzed quarterly results (last 3 months). In the second, are presented the usual results - quarterly frequency results corresponding to the last 12 months ended in the reference semester - for the country, NUTS III sub-regions, municipalities, and parishes for the cities of Lisboa and Porto.

I. Quarterly results (last 3 months)

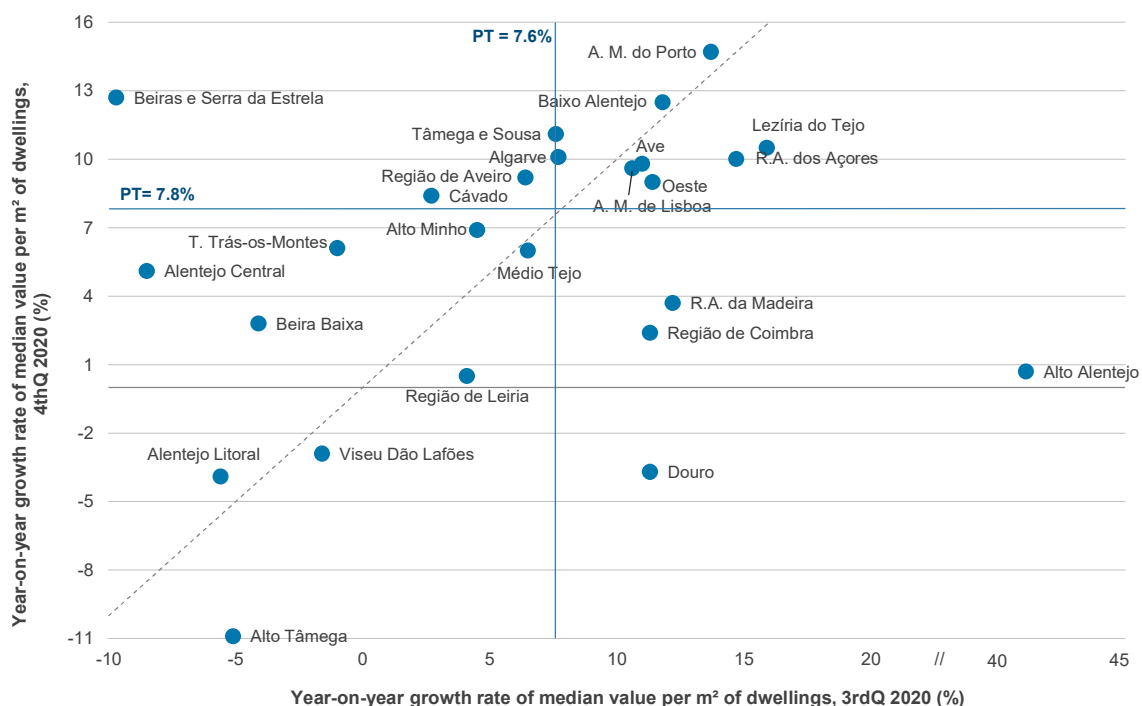
Área Metropolitana do Porto registered the highest year-on-year growth rate of house prices, +14.7%

Figure 1: Median value and year-on-year growth rate of median value per m² of dwellings, NUTS III and Portugal, 4thQ 2020



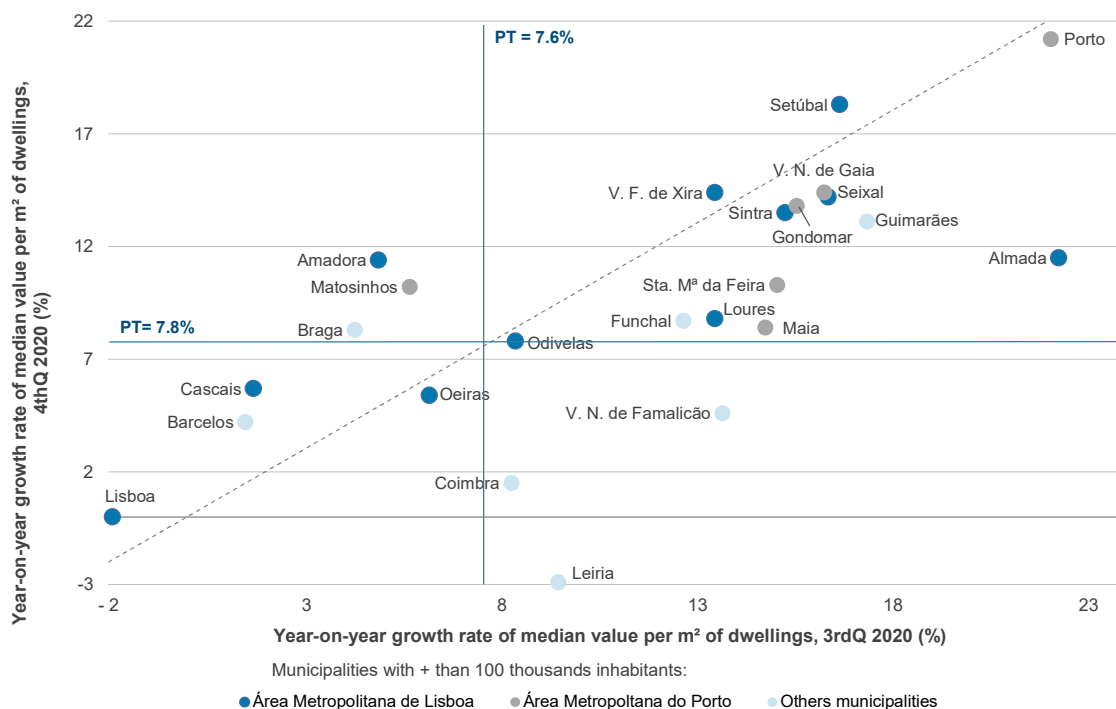
Acceleration of growth rate of house prices in 12 out of the 25 sub-regions, three more than those listed in the 3^d quarter of 2020

Figure 2: Year-on-year growth rate of median value per m² of dwellings, NUTS III and Portugal, 3rdQ 2020 and 4thQ 2020



Porto registered the highest annual growth rate of median house prices in 4th quarter of 2020, +21,2%

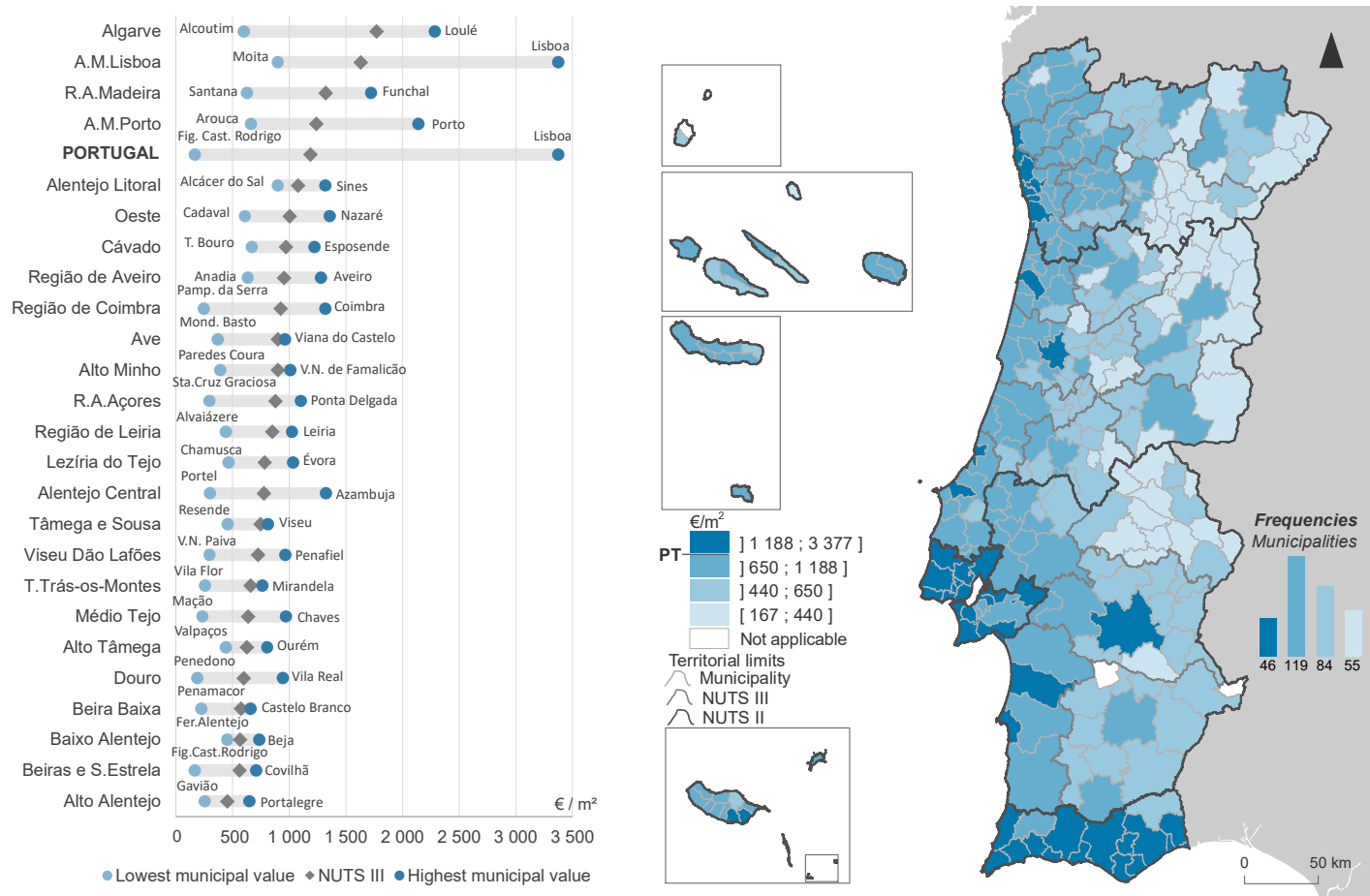
Figure 3: Year-on-year growth rate of median value per m² of dwellings, municipalities with more than 100 thousand inhabitants and Portugal, 3rdQ 2020 and 4thQ 2020



II. Quarterly results (last 12 months ended in reference quarter)

Forty-six municipalities, located mainly in Algarve and in Área Metropolitana de Lisboa, scored house prices above national value (1 188 €/m²)

Figure 4: Median value per m² of dwellings sales, Portugal, NUTS 3 and municipality, 4th Q2020



The city of Porto stood out for scoring the highest growth compared to the same period in the previous year (+16.6%) and compared the previous quarter (+6.3%), among the seven cities with more than 100 thousand inhabitants

Figure 5: Median value per m² of dwellings sales, Portugal and Cities, 4th Q2017 – 4th Q2020

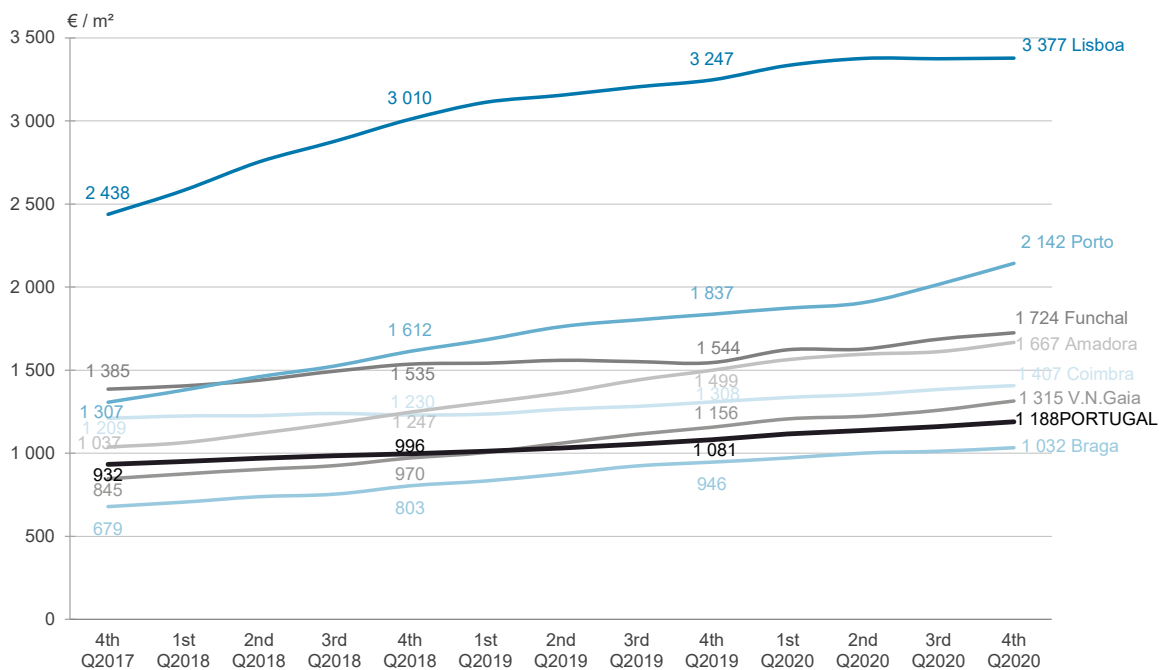


Figure 6: Median value per m² of dwellings sales by category of housing unit, Cities, 4th Q2020

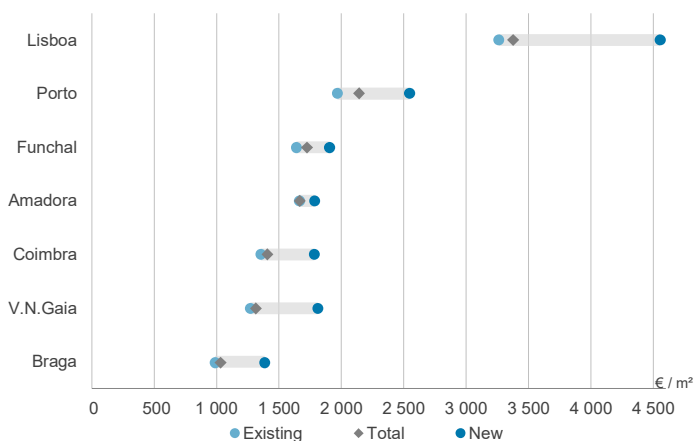
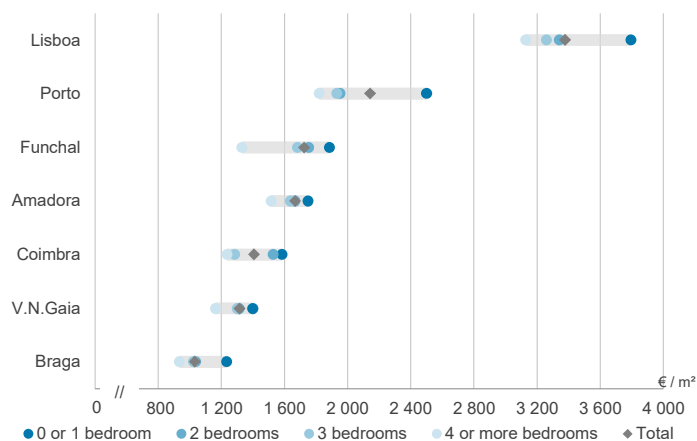


Figure 7: Median value per m² of dwellings sales by typology of housing unit, Cities, 4th Q2020



Nine out of 24 parishes of Lisboa scored a reduction of house prices: Santa Clara, Ajuda, Avenidas Novas, Alcântara, Parque das Nações, Campo de Ourique, Marvila, Misericórdia and Benfica

The scatter plot displays the relationship between the median value per m² of dwellings (X-axis) and the year-on-year growth rate of median value per m² of dwellings (Y-axis) for various neighborhoods in Lisbon, 4th quarter 2020. The X-axis ranges from 0 to 6 000 € / m², and the Y-axis ranges from -15% to 35%. A vertical line indicates the LISBOA average median value per m² at 3 377 € / m², and a horizontal line indicates the LISBOA average year-on-year growth rate at 4.0%.

Neighborhoods plotted include: Sta. Clara, Beato, Olivais, Lumiar, Benfica, Marvila, Alcântara, Ajuda, S. Domingos de Benfica, Campolide, Areiro, Camide, Arroios, Belém, Estrela, Sto. António, Sta. Maria Maior, S. Vicente, Alvalade, Campo de Ourique, Parque das Nações, Avenidas Novas, and Misericórdia.

Frequency Ranges:

- Dark Blue:] 12 ; 31.9]
- Medium Blue:] 4 ; 12]
- Light Blue:] 0 ; 4]
- Grey: <= 0

Legend:

- Territorial limits
- Parish
- Municipality

Frequency Bar Chart:

Frequency Range	Number of Parishes
] 12 ; 31.9]	3
] 4 ; 12]	6
] 0 ; 4]	6
<= 0	9

União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória scored the highest annual growth rate of median house price (+22,8%), among the seven parishes of Porto

Figure 11: Median value and year-on-year growth rate of median value per m² of dwellings sales, Porto and parishes, 4th Q2020

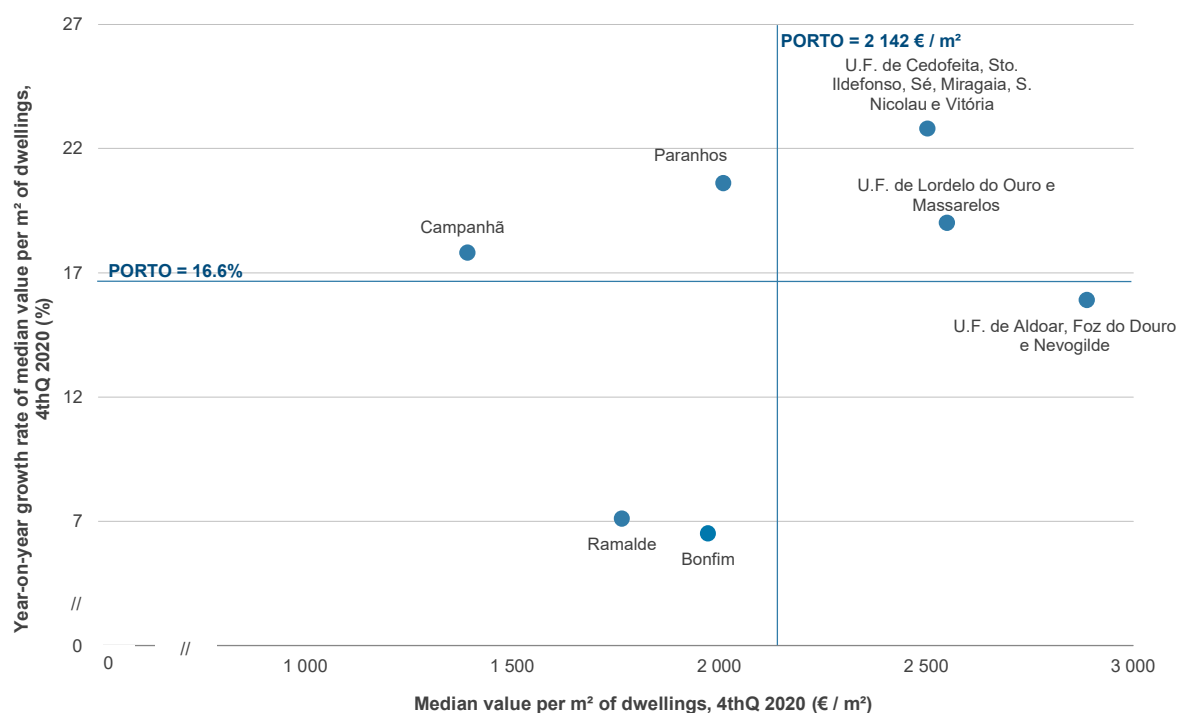


Figure 12: Median value per m² of dwellings sales, Porto and parishes, 4th Q2020

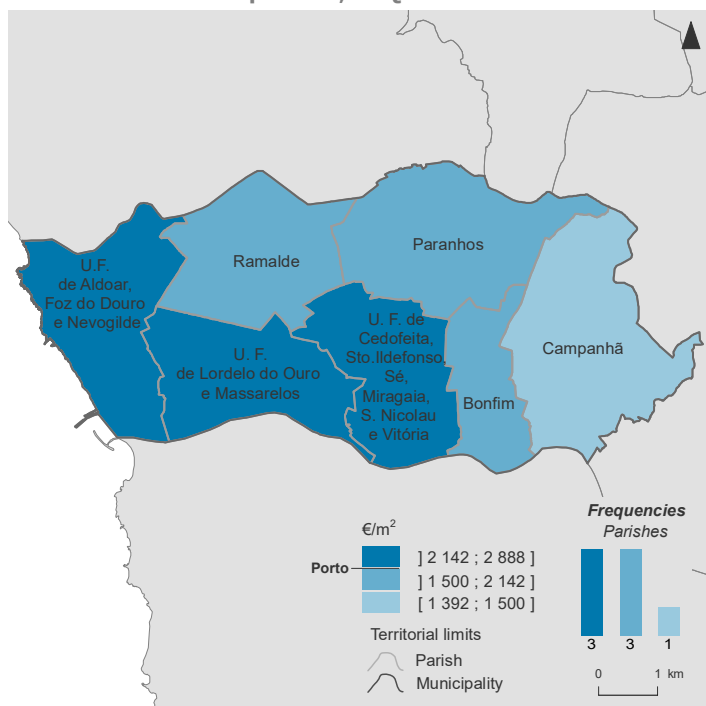
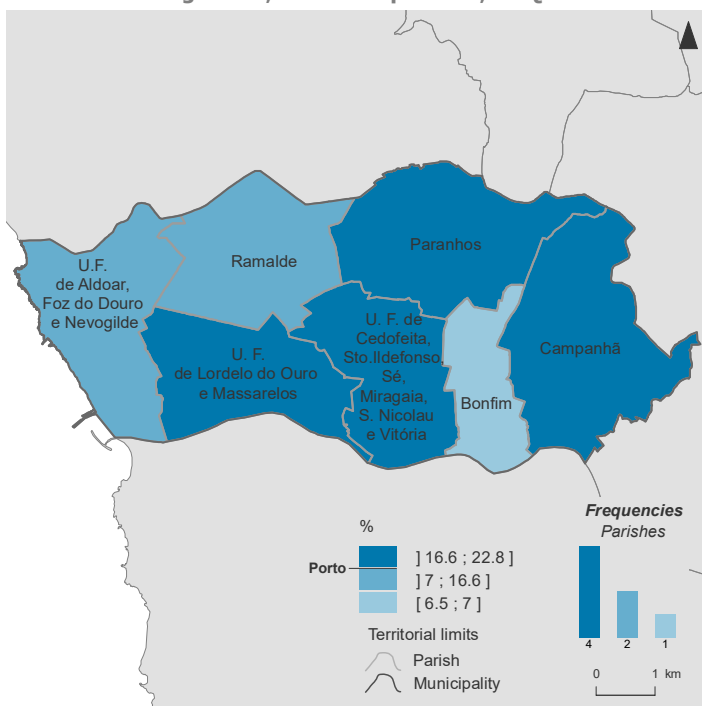
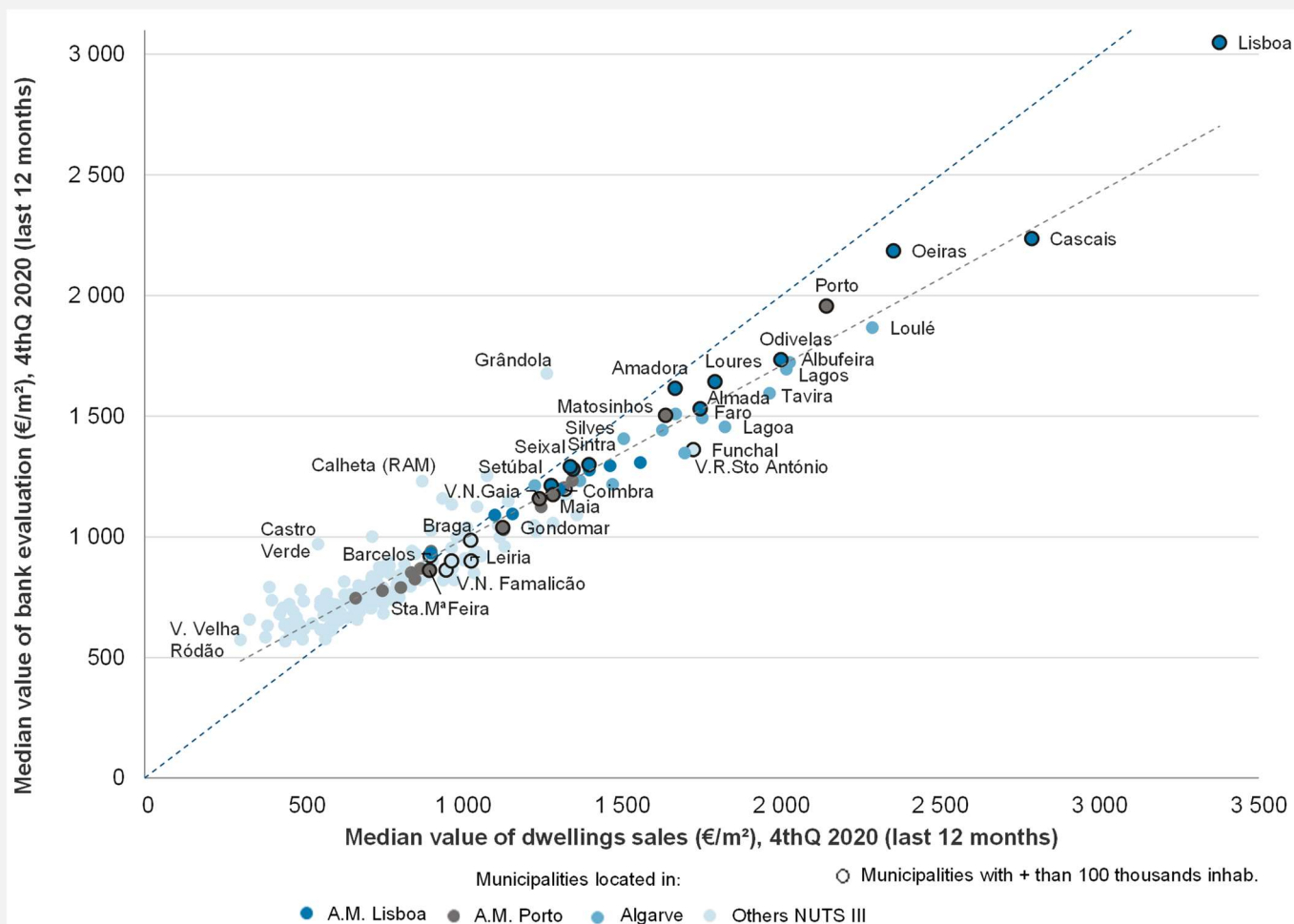


Figure 13: Year-on-year growth rate of median value per m² of dwellings sales, Porto and parishes, 4th Q2020



Box 1 – Values of bank appraisals and purchase prices of housing in the 4thQ of 2020

Figure 14: Median value of bank evaluation per m² and Median value per m² of family dwellings sales, by municipality

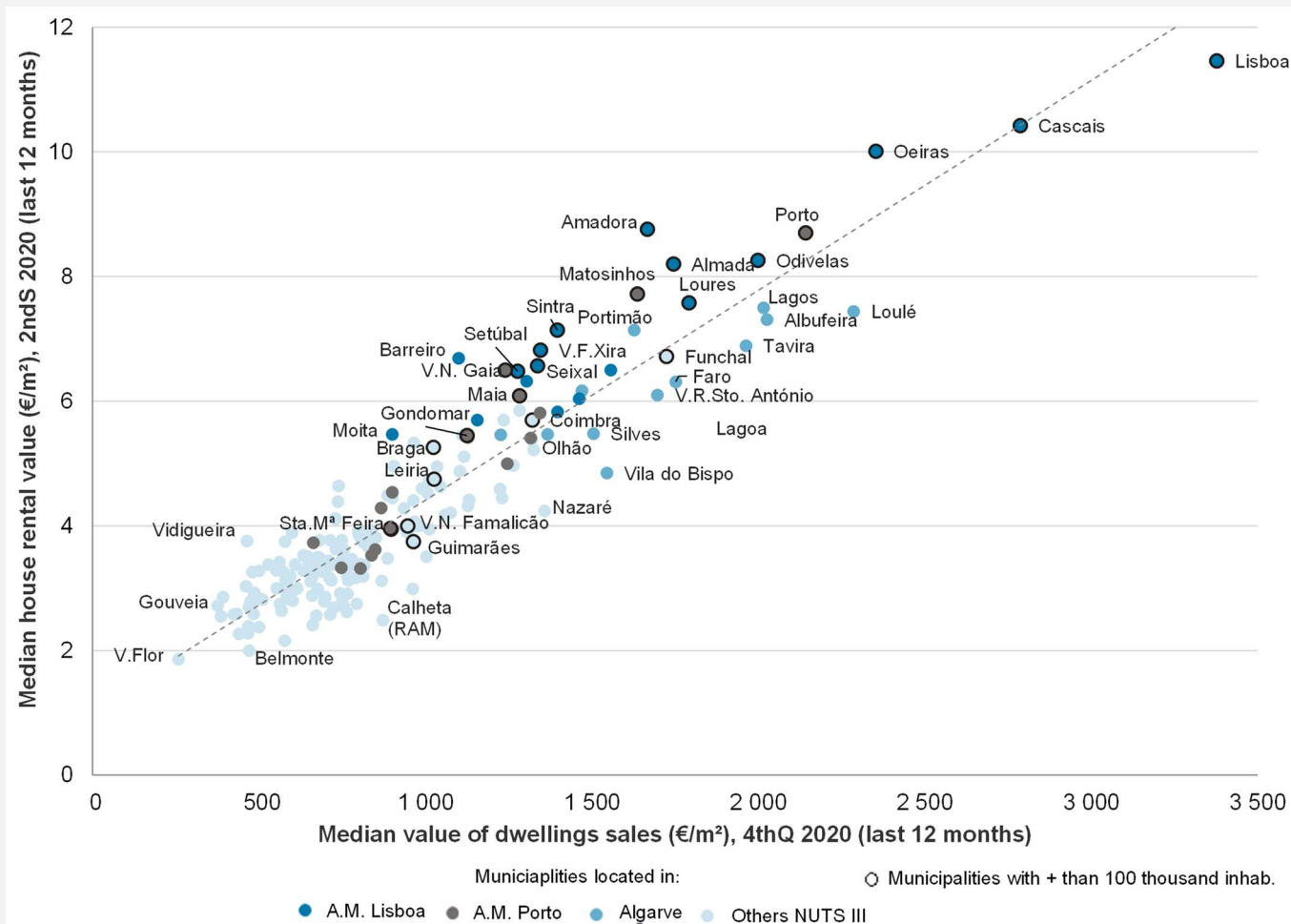


Source: Statistics Portugal, Survey on bank evaluation on housing and Statistics on house prices at local level.

Note: The information regarding bank evaluations on housing and dwellings sales refers to the 4thQ of 2020 (last 12 months). The figure shows the 222 municipalities with information in the Survey on bank evaluation on housing.

Box 2 – Values of new lease agreements and purchase prices of housing

Figure 15: Median house rental value per m² of new lease agreements of family dwellings and Median value per m² of family dwellings sales, by municipality



Source: Statistics Portugal, House rental statistics at local level and Statistics on house prices at local level.

Note: The information regarding new lease agreements of dwellings refers to the 2nd semester of 2020 (last 12 months) and the information regarding dwellings sales refers to the 4th Quarter of 2020 (last 12 months). The figure shows the 199 municipalities with information in the House rental statistics at local level.

Technical 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 the linking between 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.

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" are used.

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

Taking into consideration the administrative nature of this project's data and the limitations to proceed with the administrative acts that generate this information in the current context of the COVID-19 pandemic, it is expected that the possible decrease in real estate market activity will reflect not only agents' economic options, but also limitations of the public administration arising from the current context.

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 between 20 m² and 600 m². The results released for each quarter correspond to the information observed for the reference quarter and the previous three quarters. Although the results are interpreted on a quarterly basis, they reflect the sales associated to the 12-month period, which reduces the impact of irregularities associated with the heterogeneity of the dwellings transacted while still reflecting the trend in the sales value per m² as well as eliminating the effect of potential seasonal fluctuations.

For the purpose of dissemination, for each territorial unit, a minimum number of 15 transactions is considered for the four quarters ending in the reference quarter.

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.

City: Continuous population cluster with over 8 000 registered voters, disposing of at least half of the following communal facilities: hospitals with on-call medical assistance; pharmacies; fire brigade; show venue and cultural centre; museum and library; hotel establishments; preparatory and secondary education schooling facilities; pre-primary education schooling facilities and nurseries; public urban and suburban transport; public parks or gardens.

Statistical City: Territorial unit corresponding to the adjustment of the urban perimeter provided for in the legal instruments concerning land occupation, to the statistical subsections used by Statistics Portugal in the Information Reference Geographical Database (BGRI). Note: the delimitation of the statistical cities resulted from the articulation of Statistics Portugal with the municipal councils.

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

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.

Statistical subsection: Territorial unit which identifies the smallest homogenous area, whether built-up or not, existing in the statistical section. It represents a block in urban areas, a locality or part of a locality in rural areas or to residual areas which may or may not contain dwellings.

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 quarterly results for the period between the first quarter of 2016 and the fourth quarter of 2020 are available at www.ine.pt, in Products, Statistical data, Database.

[Median value per m² of dwellings sales \(€\) by Geographic localization \(NUTS - 2013\); Quarterly](#)

[Median value per m² of dwellings sales \(€\) by Geographic localization and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats \(€\) by Geographic localization; Quarterly](#)

[Median value per m² of dwellings sales in existing flats \(€\) by Geographic localization; Quarterly](#)

[Median value per m² of dwellings sales \(€\) by Geographic localization \(NUTS III\) and Typology; Quarterly](#)

[Median value per m² of dwellings sales \(€\) by Geographic localization and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats \(€\) by Geographic localization; Quarterly](#)

[Median value per m² of dwellings sales in existing flats \(€\) by Geographic localization; Quarterly](#)

[Median value per m² of dwellings sales \(€\) by Geographic localization \(Cities with more than 100 000 inhabitants\) and Typology; Quarterly](#)

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