



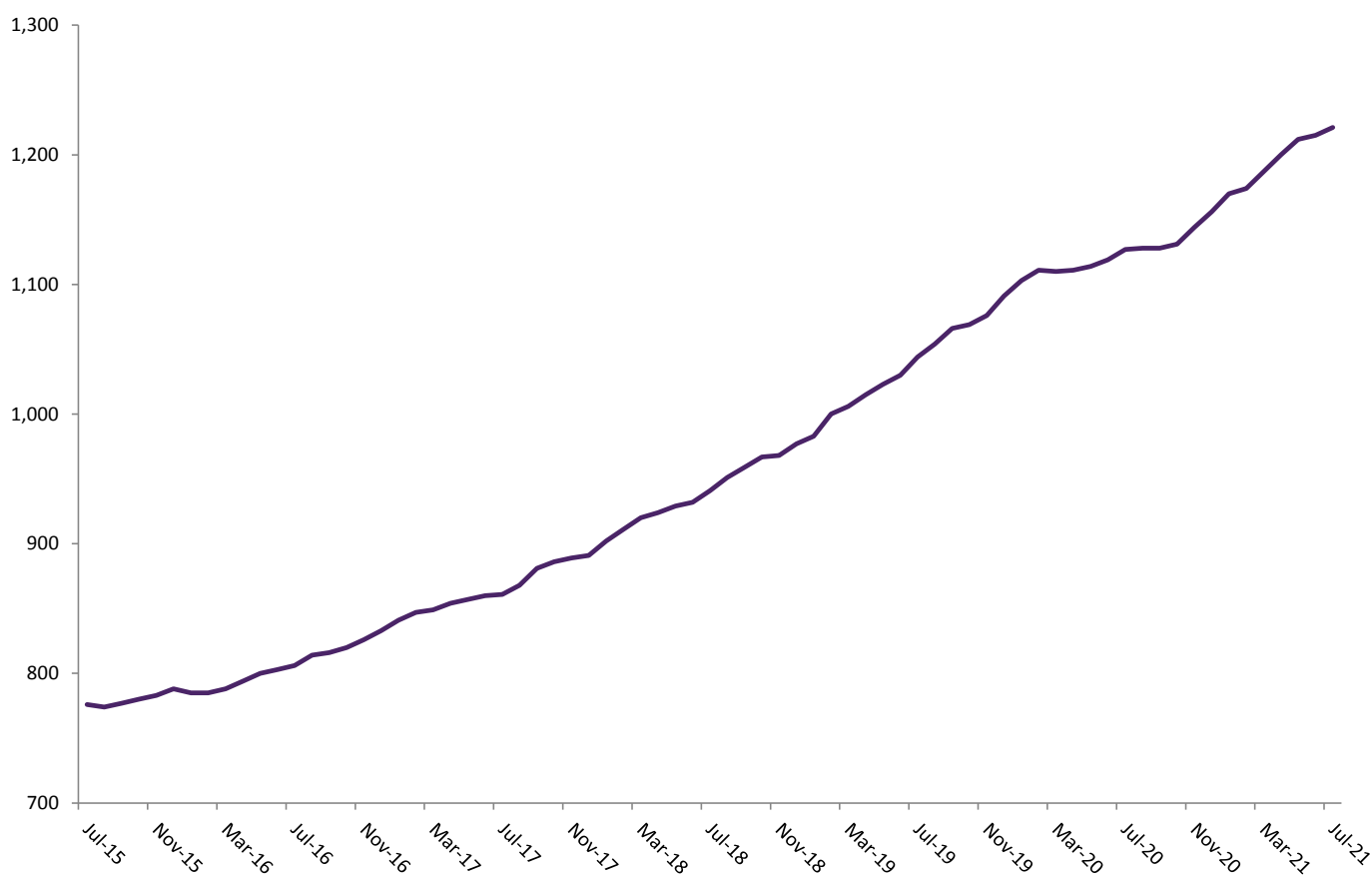
August 27th 2021  
BANK APPRAISALS ON HOUSING  
July 2021

## BANK APPRAISALS INCREASED TO 1,221 EUROS PER SQUARE METER

The median value of bank appraisals on housing reached €1,221 per square meter in July, €6 more than in the previous month. On a year-on-year basis, the rate of change stood at 8.3% (8.6% in June). It should be noticed that the number of bank appraisals reported rose to around 30 thousand in the current period, 53.6% more than reported in the same period of the previous year.

Figure 1. Evolution of the median value of bank appraisals per square meter in Euros

July2015 – July 2021





## BANK APPRAISALS ON HOUSING

| Month  | Portugal      |            |        | NUTS II Regional breakdown |            |        |               |            |        |                              |            |        |
|--|---------------|------------|--------|----------------------------|------------|--------|---------------|------------|--------|------------------------------|------------|--------|
|  |               |            |        | Norte                      |            |        | Centro        |            |        | Área metropolitana de Lisboa |            |        |
|  | All Dwellings | Apartments | Houses | All Dwellings              | Apartments | Houses | All Dwellings | Apartments | Houses | All Dwellings                | Apartments | Houses |
| Jul-20                                       | 1,127         | 1,229      | 964    | 996                        | 1,055      | 922    | 847           | 884        | 816    | 1,488                        | 1,480      | 1,513  |
| Aug-20                                       | 1,128         | 1,234      | 956    | 1,000                      | 1,067      | 910    | 843           | 879        | 802    | 1,499                        | 1,492      | 1,529  |
| Sep-20                                       | 1,128         | 1,233      | 953    | 992                        | 1,058      | 904    | 832           | 869        | 797    | 1,493                        | 1,486      | 1,528  |
| Oct-20                                       | 1,131         | 1,239      | 947    | 993                        | 1,061      | 903    | 829           | 870        | 788    | 1,504                        | 1,496      | 1,533  |
| Nov-20                                       | 1,144         | 1,252      | 954    | 994                        | 1,063      | 902    | 833           | 869        | 795    | 1,507                        | 1,495      | 1,555  |
| Dec-20                                       | 1,156         | 1,266      | 957    | 1,000                      | 1,078      | 913    | 836           | 872        | 800    | 1,525                        | 1,516      | 1,563  |
| Jan-21                                       | 1,170         | 1,284      | 968    | 1,009                      | 1,084      | 916    | 842           | 869        | 817    | 1,537                        | 1,533      | 1,552  |
| Feb-21                                       | 1,174         | 1,291      | 975    | 1,024                      | 1,092      | 933    | 843           | 882        | 812    | 1,558                        | 1,562      | 1,545  |
| Mar-21                                       | 1,187         | 1,300      | 993    | 1,033                      | 1,100      | 943    | 861           | 899        | 825    | 1,567                        | 1,570      | 1,551  |
| Apr-21                                       | 1,200         | 1,314      | 1,000  | 1,039                      | 1,110      | 948    | 866           | 903        | 820    | 1,582                        | 1,582      | 1,581  |
| May-21                                       | 1,212         | 1,326      | 1,012  | 1,046                      | 1,117      | 950    | 875           | 914        | 835    | 1,591                        | 1,586      | 1,606  |
| Jun-21                                       | 1,215         | 1,339      | 1,001  | 1,043                      | 1,117      | 945    | 870           | 918        | 825    | 1,600                        | 1,599      | 1,611  |
| Jul-21                                       | 1,221         | 1,350      | 998    | 1,051                      | 1,129      | 944    | 873           | 928        | 824    | 1,608                        | 1,606      | 1,612  |
| <b>Month-on-month growth rates, in % (*)</b> |               |            |        |                            |            |        |               |            |        |                              |            |        |
| Jul-20                                       | 0.7           | 0.7        | 0.0    | 0.5                        | 0.7        | -0.2   | -1.3          | -0.3       | -1.9   | 0.2                          | 0.0        | 0.3    |
| Aug-20                                       | 0.1           | 0.4        | -0.8   | 0.4                        | 1.1        | -1.3   | -0.5          | -0.6       | -1.7   | 0.7                          | 0.8        | 1.1    |
| Sep-20                                       | 0.0           | -0.1       | -0.3   | -0.8                       | -0.8       | -0.7   | -1.3          | -1.1       | -0.6   | -0.4                         | -0.4       | -0.1   |
| Oct-20                                       | 0.3           | 0.5        | -0.6   | 0.1                        | 0.3        | -0.1   | -0.4          | 0.1        | -1.1   | 0.7                          | 0.7        | 0.3    |
| Nov-20                                       | 1.1           | 1.0        | 0.7    | 0.1                        | 0.2        | -0.1   | 0.5           | -0.1       | 0.9    | 0.2                          | -0.1       | 1.4    |
| Dec-20                                       | 1.0           | 1.1        | 0.3    | 0.6                        | 1.4        | 1.2    | 0.4           | 0.3        | 0.6    | 1.2                          | 1.4        | 0.5    |
| Jan-21                                       | 1.2           | 1.4        | 1.1    | 0.9                        | 0.6        | 0.3    | 0.7           | -0.3       | 2.1    | 0.8                          | 1.1        | -0.7   |
| Feb-21                                       | 0.3           | 0.5        | 0.7    | 1.5                        | 0.7        | 1.9    | 0.1           | 1.5        | -0.6   | 1.4                          | 1.9        | -0.5   |
| Mar-21                                       | 1.1           | 0.7        | 1.8    | 0.9                        | 0.7        | 1.1    | 2.1           | 1.9        | 1.6    | 0.6                          | 0.5        | 0.4    |
| Apr-21                                       | 1.1           | 1.1        | 0.7    | 0.6                        | 0.9        | 0.5    | 0.6           | 0.4        | -0.6   | 1.0                          | 0.8        | 1.9    |
| May-21                                       | 1.0           | 0.9        | 1.2    | 0.7                        | 0.6        | 0.2    | 1.0           | 1.2        | 1.8    | 0.6                          | 0.3        | 1.6    |
| Jun-21                                       | 0.2           | 1.0        | -1.1   | -0.3                       | 0.0        | -0.5   | -0.6          | 0.4        | -1.2   | 0.6                          | 0.8        | 0.3    |
| Jul-21                                       | 0.5           | 0.8        | -0.3   | 0.8                        | 1.1        | -0.1   | 0.3           | 1.1        | -0.1   | 0.5                          | 0.4        | 0.1    |
| <b>Year-on-year growth rates, in % (*)</b>   |               |            |        |                            |            |        |               |            |        |                              |            |        |
| Jul-20                                       | 8.0           | 8.8        | 7.7    | 10.4                       | 10.7       | 10.6   | 7.5           | 6.8        | 10.0   | 8.9                          | 8.5        | 9.1    |
| Aug-20                                       | 7.0           | 8.6        | 5.4    | 9.8                        | 11.3       | 7.7    | 6.4           | 6.0        | 6.8    | 8.2                          | 7.9        | 8.8    |
| Sep-20                                       | 5.8           | 7.1        | 4.3    | 7.4                        | 8.7        | 6.1    | 4.8           | 4.3        | 6.3    | 6.0                          | 5.5        | 8.8    |
| Oct-20                                       | 5.8           | 7.3        | 3.6    | 7.0                        | 8.8        | 5.2    | 4.0           | 3.8        | 5.2    | 6.7                          | 6.1        | 9.0    |
| Nov-20                                       | 6.3           | 7.1        | 4.6    | 6.5                        | 8.4        | 5.3    | 3.9           | 2.5        | 6.0    | 5.8                          | 4.8        | 9.9    |
| Dec-20                                       | 6.0           | 7.0        | 3.7    | 6.4                        | 9.0        | 5.8    | 2.5           | 2.0        | 4.8    | 6.0                          | 5.2        | 9.1    |
| Jan-21                                       | 6.1           | 7.0        | 4.9    | 5.7                        | 8.2        | 5.7    | 2.9           | 2.0        | 5.3    | 5.3                          | 4.6        | 8.6    |
| Feb-21                                       | 5.7           | 6.9        | 5.1    | 6.4                        | 8.3        | 6.6    | 2.6           | 4.1        | 3.4    | 5.3                          | 5.0        | 7.8    |
| Mar-21                                       | 6.9           | 7.5        | 7.6    | 7.6                        | 8.5        | 7.8    | 5.5           | 6.4        | 6.0    | 5.7                          | 5.2        | 7.6    |
| Apr-21                                       | 8.0           | 8.6        | 6.5    | 7.9                        | 9.1        | 6.9    | 4.3           | 4.9        | 2.8    | 6.7                          | 6.2        | 8.1    |
| May-21                                       | 8.8           | 9.4        | 6.2    | 7.6                        | 9.0        | 4.6    | 3.7           | 3.9        | 2.5    | 7.1                          | 6.8        | 8.1    |
| Jun-21                                       | 8.6           | 9.8        | 3.8    | 5.2                        | 6.6        | 2.3    | 1.4           | 3.5        | -0.8   | 7.7                          | 8.0        | 6.8    |
| Jul-21                                       | 8.3           | 9.8        | 3.5    | 5.5                        | 7.0        | 2.4    | 3.1           | 5.0        | 1.0    | 8.1                          | 8.5        | 6.5    |



## BANK APPRAISALS ON HOUSING (continued)

| Month  | NUTS II Regional breakdown |            |        |               |            |        |                            |            |        |                            |            |        |
|--|----------------------------|------------|--------|---------------|------------|--------|----------------------------|------------|--------|----------------------------|------------|--------|
|  | Alentejo                   |            |        | Algarve       |            |        | Região Autónoma dos Açores |            |        | Região Autónoma da Madeira |            |        |
|  | All Dwellings              | Apartments | Houses | All Dwellings | Apartments | Houses | All Dwellings              | Apartments | Houses | All Dwellings              | Apartments | Houses |
| Jul-20                                       | 829                        | 844        | 822    | 1,532         | 1,530      | 1,539  | 941                        | 1,152      | 905    | 1,136                      | 1,140      | 1,108  |
| Aug-20                                       | 819                        | 844        | 800    | 1,508         | 1,495      | 1,577  | 921                        | 1,125      | 869    | 1,116                      | 1,138      | 1,082  |
| Sep-20                                       | 825                        | 842        | 811    | 1,518         | 1,507      | 1,548  | 927                        | 1,071      | 889    | 1,148                      | 1,163      | 1,113  |
| Oct-20                                       | 826                        | 852        | 804    | 1,550         | 1,535      | 1,607  | 932                        | 1,163      | 894    | 1,174                      | 1,192      | 1,127  |
| Nov-20                                       | 833                        | 855        | 815    | 1,562         | 1,552      | 1,594  | 947                        | 1,194      | 906    | 1,172                      | 1,185      | 1,146  |
| Dec-20                                       | 826                        | 864        | 806    | 1,533         | 1,525      | 1,545  | 945                        | 1,176      | 904    | 1,182                      | 1,191      | 1,157  |
| Jan-21                                       | 833                        | 864        | 814    | 1,528         | 1,521      | 1,550  | 938                        | 1,153      | 887    | 1,167                      | 1,170      | 1,161  |
| Feb-21                                       | 837                        | 865        | 814    | 1,522         | 1,507      | 1,561  | 933                        | 1,148      | 874    | 1,192                      | 1,186      | 1,204  |
| Mar-21                                       | 859                        | 870        | 850    | 1,546         | 1,508      | 1,644  | 967                        | 1,200      | 924    | 1,198                      | 1,197      | 1,201  |
| Apr-21                                       | 855                        | 853        | 859    | 1,559         | 1,526      | 1,621  | 975                        | 1,240      | 939    | 1,226                      | 1,232      | 1,215  |
| May-21                                       | 860                        | 851        | 871    | 1,559         | 1,526      | 1,633  | 971                        | 1,167      | 929    | 1,216                      | 1,226      | 1,194  |
| Jun-21                                       | 851                        | 850        | 851    | 1,574         | 1,562      | 1,611  | 967                        | 1,124      | 913    | 1,210                      | 1,228      | 1,181  |
| Jul-21                                       | 849                        | 863        | 832    | 1,607         | 1,600      | 1,628  | 971                        | 1,127      | 928    | 1,205                      | 1,235      | 1,152  |
| <b>Month-on-month growth rates, in % (*)</b> |                            |            |        |               |            |        |                            |            |        |                            |            |        |
| Jul-20                                       | -1.7                       | -3.5       | 0.5    | -1.2          | -0.1       | -6.5   | -2.0                       | -2.5       | -0.5   | -0.4                       | 2.6        | -4.1   |
| Aug-20                                       | -1.2                       | 0.0        | -2.7   | -1.6          | -2.3       | 2.5    | -2.1                       | -2.3       | -4.0   | -1.8                       | -0.2       | -2.3   |
| Sep-20                                       | 0.7                        | -0.2       | 1.4    | 0.7           | 0.8        | -1.8   | 0.7                        | -4.8       | 2.3    | 2.9                        | 2.2        | 2.9    |
| Oct-20                                       | 0.1                        | 1.2        | -0.9   | 2.1           | 1.9        | 3.8    | 0.5                        | 8.6        | 0.6    | 2.3                        | 2.5        | 1.3    |
| Nov-20                                       | 0.8                        | 0.4        | 1.4    | 0.8           | 1.1        | -0.8   | 1.6                        | 2.7        | 1.3    | -0.2                       | -0.6       | 1.7    |
| Dec-20                                       | -0.8                       | 1.1        | -1.1   | -1.9          | -1.7       | -3.1   | -0.2                       | -1.5       | -0.2   | 0.9                        | 0.5        | 1.0    |
| Jan-21                                       | 0.8                        | 0.0        | 1.0    | -0.3          | -0.3       | 0.3    | -0.7                       | -2.0       | -1.9   | -1.3                       | -1.8       | 0.3    |
| Feb-21                                       | 0.5                        | 0.1        | 0.0    | -0.4          | -0.9       | 0.7    | -0.5                       | -0.4       | -1.5   | 2.1                        | 1.4        | 3.7    |
| Mar-21                                       | 2.6                        | 0.6        | 4.4    | 1.6           | 0.1        | 5.3    | 3.6                        | 4.5        | 5.7    | 0.5                        | 0.9        | -0.2   |
| Apr-21                                       | -0.5                       | -2.0       | 1.1    | 0.8           | 1.2        | -1.4   | 0.8                        | 3.3        | 1.6    | 2.3                        | 2.9        | 1.2    |
| May-21                                       | 0.6                        | -0.2       | 1.4    | 0.0           | 0.0        | 0.7    | -0.4                       | -5.9       | -1.1   | -0.8                       | -0.5       | -1.7   |
| Jun-21                                       | -1.0                       | -0.1       | -2.3   | 1.0           | 2.4        | -1.3   | -0.4                       | -3.7       | -1.7   | -0.5                       | 0.2        | -1.1   |
| Jul-21                                       | -0.2                       | 1.5        | -2.2   | 2.1           | 2.4        | 1.1    | 0.4                        | 0.3        | 1.6    | -0.4                       | 0.6        | -2.5   |
| <b>Year-on-year growth rates, in % (*)</b>   |                            |            |        |               |            |        |                            |            |        |                            |            |        |
| Jul-20                                       | 2.2                        | 1.7        | 2.8    | 9.3           | 10.4       | 6.1    | 10.2                       | 4.7        | 10.5   | 5.9                        | 6.3        | 3.2    |
| Aug-20                                       | 0.7                        | 2.8        | -1.1   | 6.6           | 7.3        | 7.7    | 9.5                        | 1.5        | 8.0    | -1.9                       | -1.0       | -3.3   |
| Sep-20                                       | 1.5                        | 3.6        | -0.4   | 6.8           | 7.3        | 2.4    | 7.3                        | -2.4       | 10.0   | 0.3                        | 1.3        | -2.3   |
| Oct-20                                       | 2.4                        | 5.7        | -0.5   | 7.5           | 8.0        | 6.4    | 4.7                        | 4.5        | 3.5    | 3.2                        | 3.7        | -0.1   |
| Nov-20                                       | 2.8                        | 3.4        | 1.2    | 7.3           | 7.6        | 4.1    | 4.2                        | 7.3        | 4.0    | 2.9                        | 4.0        | 0.5    |
| Dec-20                                       | 1.0                        | 2.1        | -0.1   | 5.8           | 6.1        | 1.5    | 2.2                        | 3.3        | 3.3    | 4.7                        | 6.3        | 2.3    |
| Jan-21                                       | -0.7                       | -2.4       | 0.1    | 5.2           | 6.5        | 0.4    | 5.0                        | -0.9       | 5.3    | 3.4                        | 3.2        | 5.0    |
| Feb-21                                       | 2.3                        | 0.7        | 5.2    | 3.9           | 4.6        | 1.1    | 4.1                        | 2.4        | 3.1    | 5.1                        | 1.9        | 10.6   |
| Mar-21                                       | 6.8                        | 1.3        | 10.8   | 4.2           | 4.0        | 5.1    | 6.3                        | 5.4        | 8.3    | 4.4                        | 2.4        | 9.1    |
| Apr-21                                       | 6.6                        | -0.6       | 12.6   | 5.2           | 5.7        | 1.2    | 3.6                        | 8.0        | 7.3    | 6.2                        | 5.7        | 5.9    |
| May-21                                       | 4.0                        | -1.5       | 8.2    | 3.1           | 3.2        | 1.3    | 1.5                        | -6.6       | 1.6    | 5.8                        | 7.2        | 3.7    |
| Jun-21                                       | 0.9                        | -2.9       | 4.0    | 1.5           | 2.0        | -2.1   | 0.7                        | -4.8       | 0.3    | 6.1                        | 10.5       | 2.3    |
| Jul-21                                       | 2.4                        | 2.3        | 1.2    | 4.9           | 4.6        | 5.8    | 3.2                        | -2.2       | 2.5    | 6.1                        | 8.3        | 4.0    |

(\*) For a definition of the growth rates, see the explanatory notes at the end of this Press release.



## EXPLANATORY NOTES

The information reported in this press release is based on bank appraisals data taken from a survey sent to the financial institutions that provide loans for the acquisition of residential properties. The survey covers a total of seven reporting units, which represented around 90% of the total amount of new housing loans provided in 2018 in Portugal. Data for the current month and the previous two months is considered in each monthly release.

The value of bank appraisals per square meter of gross floor space is represented by its median. A moving average of three months is used to compile monthly averages.

### Month-on-month growth rate

This growth rate provides the change in the average value of bank appraisals of a given month compared with the average value of the previous month expressed as a percentage.

### Year-on-year growth rate

This growth rate gives the change in the average value of a given month compared with the average value of the same month in the previous year expressed as a percentage.

More information on this statistical product can be obtained from Statistics Portugal's website (information only available in Portuguese).

- [Median value of bank evaluation \(€/ m<sup>2</sup>\) by Geographic localization \(Município - 2013\) and Type of construction; Monthly](#)
- [Median value of bank evaluation \(€/ m<sup>2</sup>\) by Geographic localization \(Município - 2013\) and Type of construction; Annual](#)
- [Median value of bank evaluation \(Month-on-month growth rate \( % \)\) by Geographic localization \(NUTS II - 2013\) and Type of construction; Monthly](#)
- [Median value of bank evaluation \(Year-on-year growth rate \( % \)\) by Geographic localization \(NUTS II - 2013\) and Type of construction; Monthly](#)
- [Bank evaluation of living quarters in the last 3 months by Geographic localization \(NUTS - 2013\) and Type of construction; Monthly](#)

---

**Date of the next press release** - September 27th 2021

---