



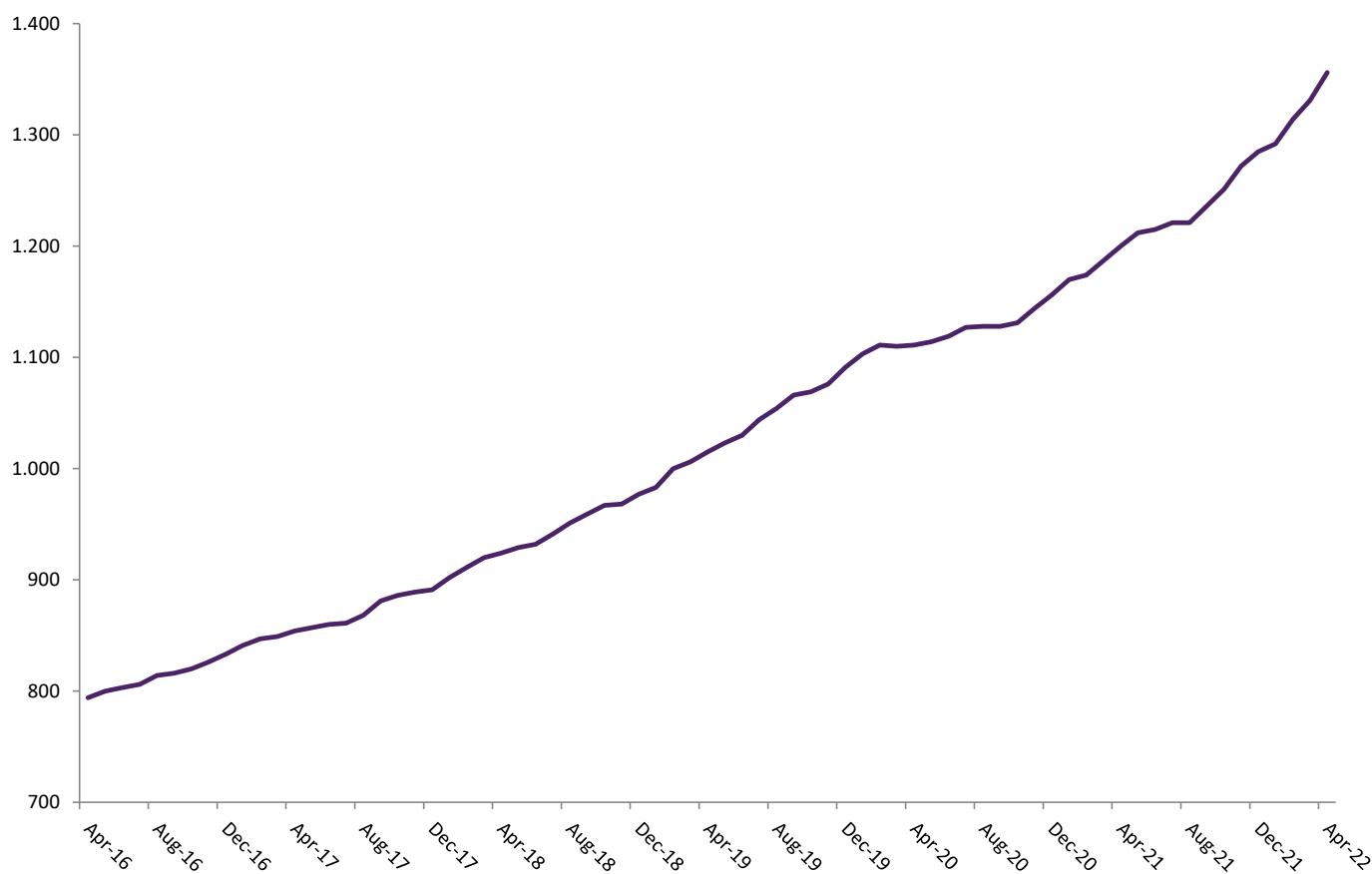
27 May 2022
BANK APPRAISALS ON HOUSING
April 2022

BANK APPRAISALS INCREASED TO 1,356 EUROS PER SQUARE METER

The median value of bank appraisals on housing reached €1,356 per square meter in April, €25 more than in the previous month (an increase of 1.9%). On a year-on-year basis, the rate of change stood at 13.0% (12.1% in March). It should be noticed that the number of bank appraisals reported rose to around 32 thousand in the current period, 15.0% 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

April 2016 – April 2022



BANK APPRAISALS ON HOUSING – April 2022



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
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
Aug-21	1,221	1,356	987	1,050	1,143	943	866	927	807	1,625	1,626	1,613
Sep-21	1,236	1,369	998	1,068	1,165	952	876	939	819	1,638	1,634	1,652
Oct-21	1,251	1,385	1,010	1,084	1,183	964	880	944	826	1,659	1,650	1,683
Nov-21	1,272	1,401	1,031	1,095	1,185	980	899	950	855	1,675	1,669	1,694
Dec-21	1,285	1,419	1,030	1,102	1,190	983	904	960	853	1,701	1,695	1,722
Jan-22	1,292	1,437	1,037	1,108	1,194	990	914	970	867	1,730	1,725	1,750
Feb-22	1,314	1,462	1,047	1,125	1,219	1,000	928	982	875	1,767	1,762	1,792
Mar-22	1,331	1,476	1,067	1,138	1,230	1,020	946	994	901	1,778	1,775	1,788
Apr-22	1,356	1,507	1,083	1,156	1,252	1,035	962	1,015	911	1,806	1,801	1,824
Month-on-month growth rates, in % (*)												
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
Aug-21	0.0	0.4	-1.1	-0.1	1.2	-0.1	-0.8	-0.1	-2.1	1.1	1.2	0.1
Sep-21	1.2	1.0	1.1	1.7	1.9	1.0	1.2	1.3	1.5	0.8	0.5	2.4
Oct-21	1.2	1.2	1.2	1.5	1.5	1.3	0.5	0.5	0.9	1.3	1.0	1.9
Nov-21	1.7	1.2	2.1	1.0	0.2	1.7	2.2	0.6	3.5	1.0	1.2	0.7
Dec-21	1.0	1.3	-0.1	0.6	0.4	0.3	0.6	1.1	-0.2	1.6	1.6	1.7
Jan-22	0.5	1.3	0.7	0.5	0.3	0.7	1.1	1.0	1.6	1.7	1.8	1.6
Feb-22	1.7	1.7	1.0	1.5	2.1	1.0	1.5	1.2	0.9	2.1	2.1	2.4
Mar-22	1.3	1.0	1.9	1.2	0.9	2.0	1.9	1.2	3.0	0.6	0.7	-0.2
Apr-22	1.9	2.1	1.5	1.6	1.8	1.5	1.7	2.1	1.1	1.6	1.5	2.0
Year-on-year growth rates, in % (*)												
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
Aug-21	8.2	9.9	3.2	5.0	7.1	3.6	2.7	5.5	0.6	8.4	9.0	5.5
Sep-21	9.6	11.0	4.7	7.7	10.1	5.3	5.3	8.1	2.8	9.7	10.0	8.1
Oct-21	10.6	11.8	6.7	9.2	11.5	6.8	6.2	8.5	4.8	10.3	10.3	9.8
Nov-21	11.2	11.9	8.1	10.2	11.5	8.6	7.9	9.3	7.5	11.1	11.6	8.9
Dec-21	11.2	12.1	7.6	10.2	10.4	7.7	8.1	10.1	6.6	11.5	11.8	10.2
Jan-22	10.4	11.9	7.1	9.8	10.1	8.1	8.6	11.6	6.1	12.6	12.5	12.8
Feb-22	11.9	13.2	7.4	9.9	11.6	7.2	10.1	11.3	7.8	13.4	12.8	16.0
Mar-22	12.1	13.5	7.5	10.2	11.8	8.2	9.9	10.6	9.2	13.5	13.1	15.3
Apr-22	13.0	14.7	8.3	11.3	12.8	9.2	11.1	12.4	11.1	14.2	13.8	15.4



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
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
Aug-21	851	877	827	1,632	1,649	1,590	976	1,134	938	1,244	1,287	1,128
Sep-21	863	892	836	1,659	1,669	1,626	967	1,134	924	1,267	1,310	1,138
Oct-21	873	888	859	1,673	1,674	1,658	951	1,179	913	1,286	1,319	1,179
Nov-21	873	905	840	1,708	1,701	1,758	952	1,218	917	1,286	1,318	1,200
Dec-21	867	911	829	1,731	1,720	1,753	977	1,290	927	1,271	1,308	1,190
Jan-22	880	919	843	1,780	1,781	1,756	1,010	1,285	948	1,294	1,318	1,254
Feb-22	903	933	881	1,811	1,803	1,830	1,031	1,263	967	1,292	1,330	1,234
Mar-22	928	964	900	1,800	1,794	1,815	1,045	1,250	989	1,316	1,336	1,275
Apr-22	938	974	902	1,811	1,814	1,804	1,040	1,297	980	1,312	1,332	1,251
	Month-on-month growth rates, in % (*)											
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
Aug-21	0.2	1.6	-0.6	1.6	3.1	-2.3	0.5	0.6	1.1	3.2	4.2	-2.1
Sep-21	1.4	1.7	1.1	1.7	1.2	2.3	-0.9	0.0	-1.5	1.8	1.8	0.9
Oct-21	1.2	-0.4	2.8	0.8	0.3	2.0	-1.7	4.0	-1.2	1.5	0.7	3.6
Nov-21	0.0	1.9	-2.2	2.1	1.6	6.0	0.1	3.3	0.4	0.0	-0.1	1.8
Dec-21	-0.7	0.7	-1.3	1.3	1.1	-0.3	2.6	5.9	1.1	-1.2	-0.8	-0.8
Jan-22	1.5	0.9	1.7	2.8	3.5	0.2	3.4	-0.4	2.3	1.8	0.8	5.4
Feb-22	2.6	1.5	4.5	1.7	1.2	4.2	2.1	-1.7	2.0	-0.2	0.9	-1.6
Mar-22	2.8	3.3	2.2	-0.6	-0.5	-0.8	1.4	-1.0	2.3	1.9	0.5	3.3
Apr-22	1.1	1.0	0.2	0.6	1.1	-0.6	-0.5	3.8	-0.9	-0.3	-0.3	-1.9
	Year-on-year growth rates, in % (*)											
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
Aug-21	3.9	3.9	3.4	8.2	10.3	0.8	6.0	0.8	7.9	11.5	13.1	4.3
Sep-21	4.6	5.9	3.1	9.3	10.7	5.0	4.3	5.9	3.9	10.4	12.6	2.2
Oct-21	5.7	4.2	6.8	7.9	9.1	3.2	2.0	1.4	2.1	9.5	10.7	4.6
Nov-21	4.8	5.8	3.1	9.3	9.6	10.3	0.5	2.0	1.2	9.7	11.2	4.7
Dec-21	5.0	5.4	2.9	12.9	12.8	13.5	3.4	9.7	2.5	7.5	9.8	2.9
Jan-22	5.6	6.4	3.6	16.5	17.1	13.3	7.7	11.4	6.9	10.9	12.6	8.0
Feb-22	7.9	7.9	8.2	19.0	19.6	17.2	10.5	10.0	10.6	8.4	12.1	2.5
Mar-22	8.0	10.8	5.9	16.4	19.0	10.4	8.1	4.2	7.0	9.8	11.6	6.2
Apr-22	9.7	14.2	5.0	16.2	18.9	11.3	6.7	4.6	4.4	7.0	8.1	3.0

(*) 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 \(€/ m²\) by Geographic localization \(Município - 2013\) and Type of construction; Monthly](#)
- [Median value of bank evaluation \(€/ m²\) 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 - June 27th 2022
