



27 June 2024

HOUSE RENTAL STATISTICS AT LOCAL LEVEL
1st quarter of 2024 - provisional data

THE MEDIAN HOUSE RENTAL VALUE OF NEW LEASE AGREEMENTS INCREASED BY 10.5% AND THE NUMBER OF NEW LEASE AGREEMENTS BY 0.9% COMPARED TO THE SAME PERIOD OF THE LAST YEAR

In the 1st quarter of 2024 (provisional data), the median house rental value of the 25 472 new lease agreements in Portugal was 7.46 €/m². This value represents a year-on-year growth of 10.5%, lower than that observed in the previous quarter (11.6%). When compared to the 1st quarter of 2023, the number of new lease agreements increased by 0.9%.

Compared to the same quarter of 2023, the median house rental value increased in all NUTS 3 sub-regions. The highest values were recorded in Grande Lisboa (12.12 €/m²), Península de Setúbal (9.29 €/m²), Algarve (8.78 €/m²), Região Autónoma da Madeira (8.13 €/m²) and Área Metropolitana do Porto (8.11 €/m²).

In the 1st quarter of 2024, there was a year-on-year increase in the median house rental value in the 24 municipalities with more than 100 thousand inhabitants, with Guimarães (19.5%), Vila Nova de Famalicão (18,3%), Coimbra (15,2%) and Braga (15.0%), standing out with increases equal or higher than 15%. Lisboa had the highest median rental value (15.25 €/m²). However, the year-on-year growth rate (4.9%) was lower than the national one (10.5%). The number of new lease agreements decreased in 13 of the 24 municipalities with more than 100 thousand inhabitants compared to the same quarter last year, with Funchal (-11.5%), Oeiras (- 11.4%), Seixal (-10.9%), Guimarães (-10.6%) and Sintra (-10.0%) standing out.

Introductory Note

Statistics Portugal releases a new edition of the House Rental Statistics at the local level based on administrative data.

This press release presents **provisional quarterly results**, for the 1st quarter 2024, of the median house rental values of new lease agreements and the number of new lease agreements for NUTS 3 sub-regions and municipalities with more than 100 thousand inhabitants, given the significant volume of available observations. This option allows the analysis of the most recent dynamics of the house rental market but limits the presentation of results for small territorial areas.

In these statistics (see methodological note at the end of this press release), published values, unless otherwise indicated, refer to the **median** (the value that separates the ordered set of rents per square meter into two equal parts) of house rental value of new lease agreements of dwellings (€/m²).



The quarterly indicators from the 1st quarter of 2020 are available at www.ine.pt, in the option Products, Statistical Data, Database (links to the indicators at the end of this press release).

1. Quarterly results: Values for the national total

In the 1st quarter of 2024, the median house rental value for the 25 472 new lease agreements in Portugal was 7.46 €/m². This value represents an increase of 10.5% compared to the same period last year and a decrease of 3.2% compared to the 4th quarter of 2023.

In the 1st quarter of 2024, the number of new lease agreements was higher than in the same quarter of 2023 (25 245 new lease agreements), representing an increase in the house rental activity of 0.9%.

Figure 1. Year-on-year growth rates of median house rental value per m² and number of new lease agreements of dwellings for Portugal, 1st quarter of 2020 to 1st quarter of 2024 Po



Note: Po – provisional data.

2. Quarterly results: Values for the NUTS 3 sub-regions

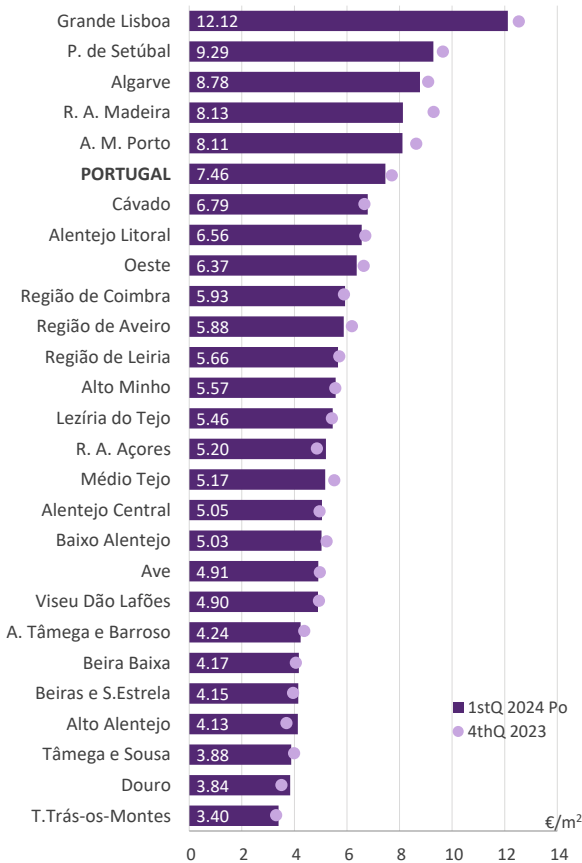
In the 1st quarter of 2024, 11 of the 26 NUTS 3 recorded year-on-year decreases in the number of new lease agreements with Baixo Alentejo standing out, with a decrease of 22.4%. Terras de Trás-os-Montes (27.3%), Região de Leiria (12.8%) and Tâmega e Sousa (11.2%) stood out with increases over 10%. Grande Lisboa and Área Metropolitana do Porto accounted for 41.8% of the new lease agreements.



Compared to the previous quarter, the median house rental value decreased in 15 of the 26 NUTS 3 sub-regions, with Região Autónoma da Madeira recording the largest decrease (-12.6%). Área Metropolitana do Porto (-.1%), Península de Setúbal (-3.7%) and Grande Lisboa (-3.3%) also showed decreases in the median house rental value. By contrast, the greatest increase in the median house rental value of new lease agreements was recorded in the Alto Alentejo sub-region (11.6%).

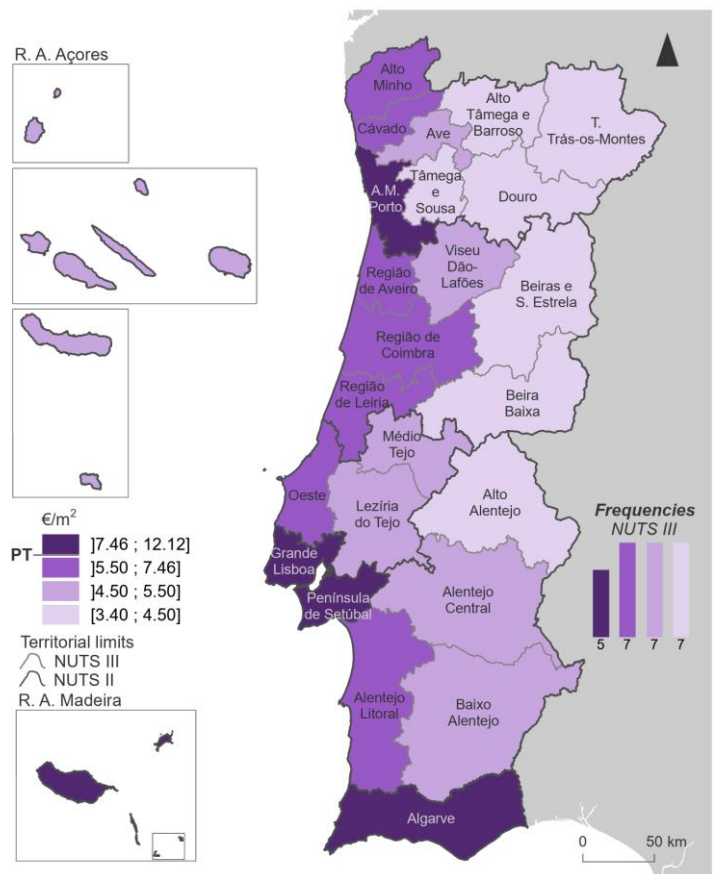
The house rental value was above the national value (7.46 €/m²) in Grande Lisboa (12.12 €/m²), Península de Setúbal (9.29 €/m²), Algarve (8.78 €/m²), Região Autónoma da Madeira (8.13 €/m²) and Área Metropolitana do Porto (8.11 €/m²).

Figure 2. Median house rental value per m² of new lease agreements of dwellings, for Portugal and NUTS 3, 4thQ. 2023 and 1stQ. 2024 Po



Note: Po – provisional data.

Figure 3. Median house rental value per m² of new lease agreements of dwellings, for Portugal and NUTS 3, 1stQ. 2024 Po

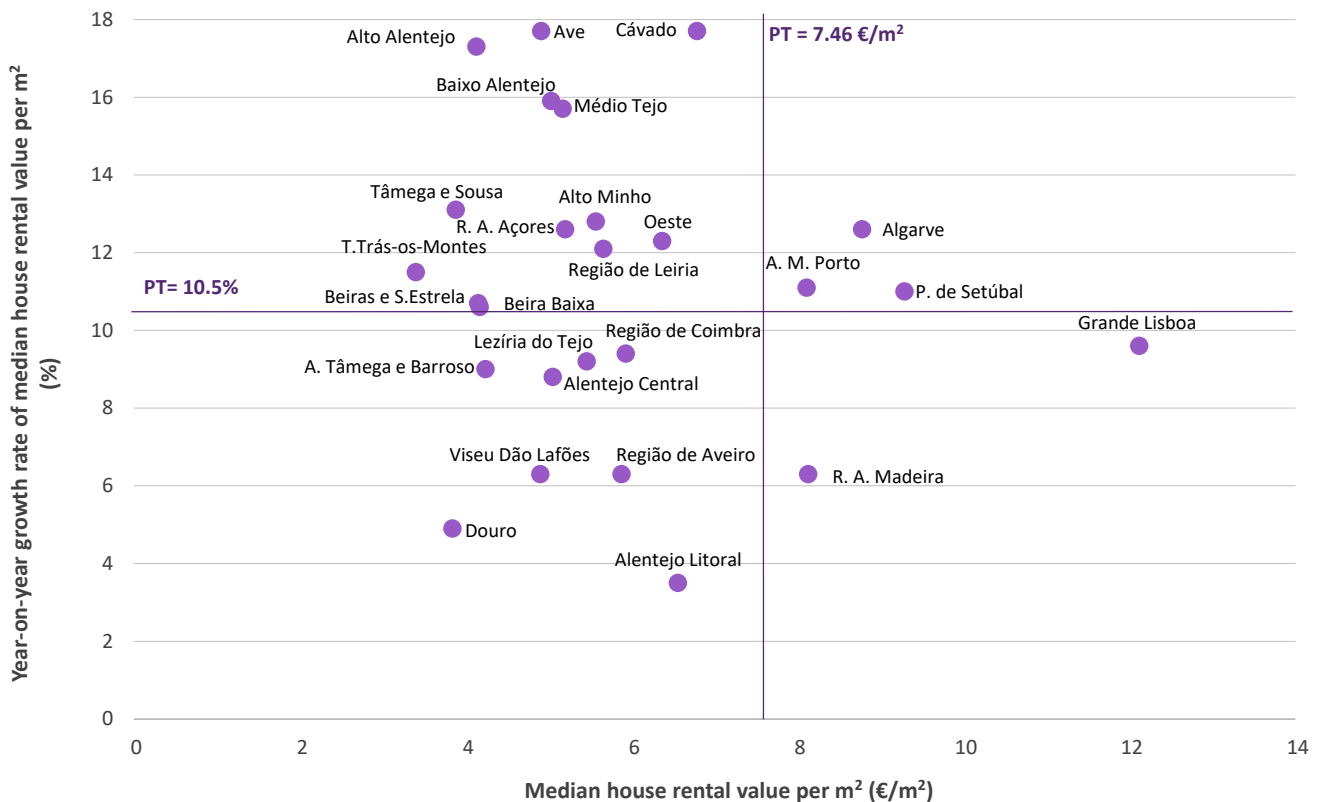


In the 1st quarter of 2024, the median house rental value increased, compared to the same period last year, in all NUTS 3 sub-regions. Cávado and Ave, both with 17.7%, Alto Alentejo (17.3%), Baixo Alentejo (15.9%) and Médio Tejo (15.7%) stood out with the highest year-on-year variations, above 15%.



Of the five NUTS 3 sub-regions with median rental values higher than the national level, only Grande Lisboa (9.6%) and Região Autónoma da Madeira (6.3%) recorded year-on-year changes lower than that observed for the country (10.5%).

Figure 4. Median value and year-on-year growth rate of median house rental value per m² of new lease agreements of dwellings, for NUTS 3 and Portugal, 1st quarter of 2024 Po



Note: Po – provisional data.

3. Quarterly results: Municipalities with more than 100 thousand inhabitants

In the 1st quarter of 2024, eight of the 24 municipalities with more than 100 thousand inhabitants recorded year-on-year growth rates in the number of new lease agreements higher than the national rate (0.9%), with Vila Franca de Xira (20.6%) having the highest value. On the other hand, the number of new lease agreements decreased in 13 municipalities, most notably in Funchal (-11.5%), Oeiras (-11.4%), Seixal (-10.9%), Guimarães (-10.6%) and Sintra (-10.0%).

In the 1st quarter of 2024, all the municipalities with more than 100 thousand inhabitants in Grande Lisboa and Península de Setúbal recorded median rental values higher than the national one (7.46 €/m²), but with different



year-on-year growth rates. Of this group, the municipalities of Lisboa (15.25 €/m² and 4.9%), Odivelas (10.10 €/m² and 9.3%), Sintra (9.47 €/m² and 8.4%), from Grande Lisboa, and the municipality of Setúbal (8.91 €/m² and 8.4%), from Península de Setúbal, stood out for having higher rental values but lower year-on-year growth rates than the country (10.5%).

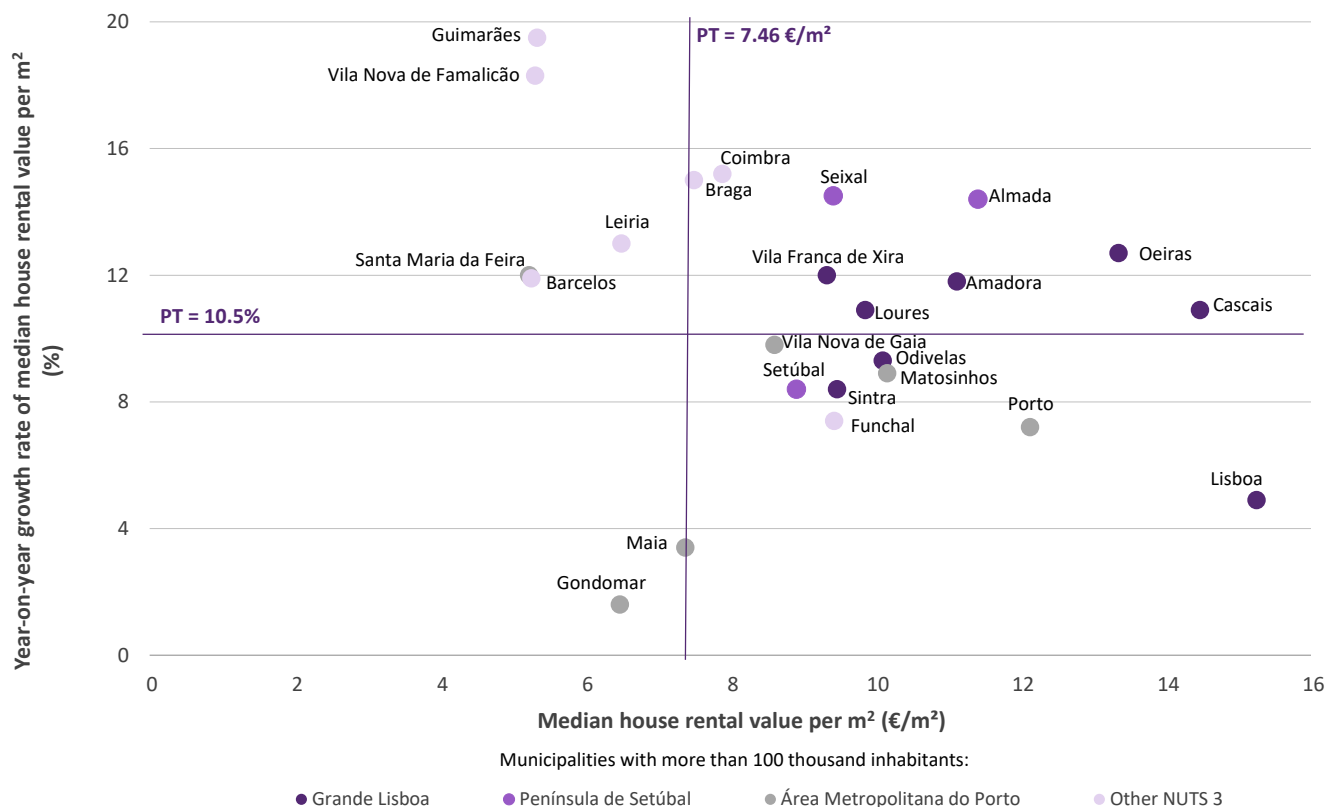
In Área Metropolitana do Porto, the municipalities of Porto (12.13 €/m² and 7.2%), Matosinhos (10.16 €/m² and 8.9%) and Vila Nova de Gaia (8.61 €/m² and 9.8%) recorded median house rental values higher than the national reference and lower year-on-year growth rates. In this sub-region, only the municipality of Santa Maria da Feira (5.23 €/m² and 12.0%), recorded a year-on-year growth rate higher than that of the country, but a lower median house rental value.

Among the remaining municipalities with more than 100 thousand inhabitants, Coimbra (7.89 €/m² and 15.2%) and Braga (7.50 €/m² and 15.0%) exhibited median house rental values and year-on-year growth rates higher than national references. Funchal (9.43 €/m² 7.4%) also recorded a higher median rental value than the country, but a lower year-on-year variation.

In the quarter under analysis, Guimarães (5.34 €/m² and 19.5%) and Vila Nova de Famalicão (5.31 €/m² and 18.3%) had the highest year-on-year growth rates among the 24 municipalities with more than 100 thousand inhabitants.



Figure 5. Median house rental value per m² of new lease agreements of dwellings and year-on-year growth rate corresponding in municipalities with more than 100 thousand inhabitants, 1st quarter of 2024 Po



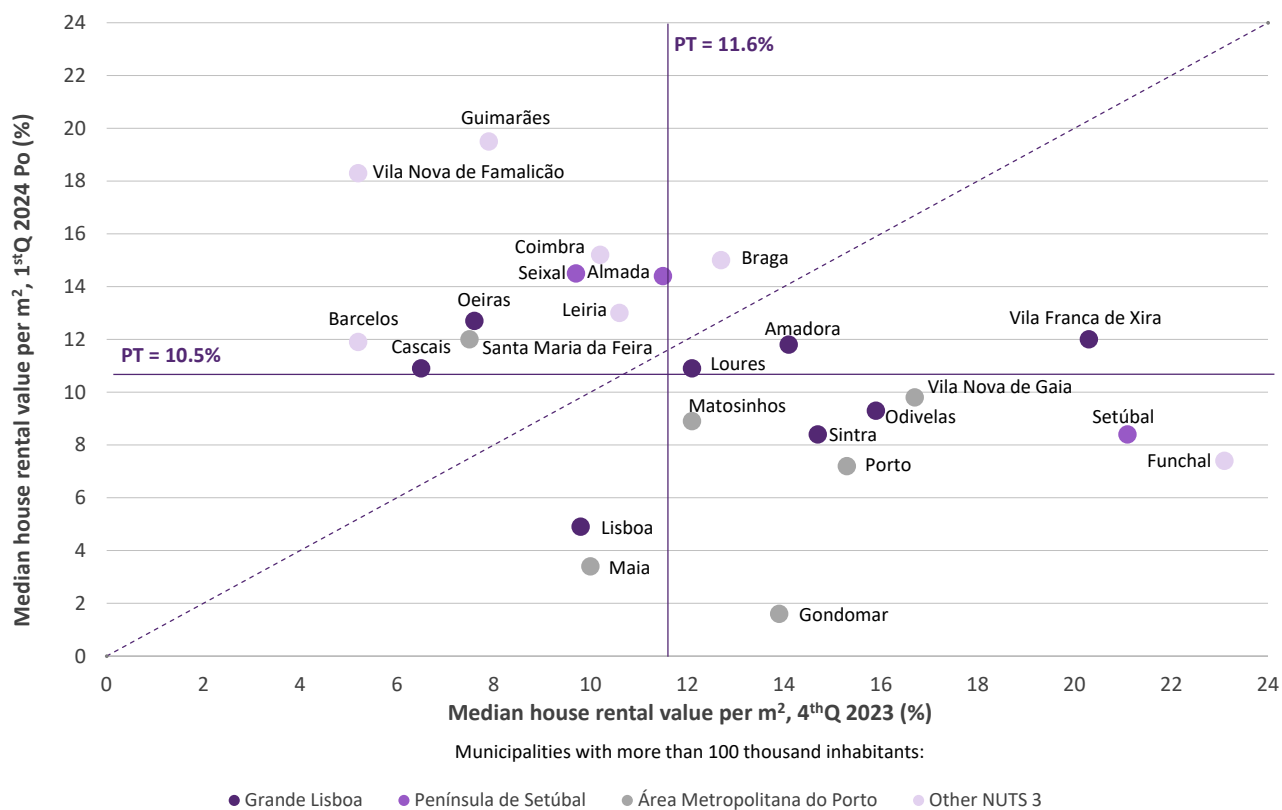
Note: Po – provisional data.

Figure 6 exhibits the position of municipalities with more than 100 thousand inhabitants in a referential that combines the year-on-year growth rate in the 4th quarter (x-axis) and the year-on-year growth rate in the 1st quarter of 2024 (y-axis). The bisector (dashed line) represents the equality of rates and shows that, for 13 of the 24 municipalities with more than 100 thousand inhabitants, there was a deceleration in the median house rental value (municipalities below the bisector), with the municipality of Funchal (-15.7 p.p.) showing the highest slowdown.

On the other hand, there was an increase in the year-on-year growth rates in 11 municipalities, of which the most significant were Vila Nova de Famalicão (+13.1 p.p.) and Guimarães (+11.6 p.p.).



Figure 6 Year-on-year growth rates of median house rental value per m² of new lease agreements of dwellings, for Portugal and municipalities with more than 100 thousand inhabitants, 4th quarter of 2023 and 1st quarter of 2024 Po



Note: Po – provisional data.



METHODOLOGICAL NOTE

'House rental statistics 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 with new lease agreements for residential purposes.

House rental statistics 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) on the Statement of Stamp Duty Model 2 - Communication of lease agreements (Model 2) and the Municipal Property Tax (IMI).

The calculation of House rental statistics at local level is based on linking Model 2 information (from where the house rental value of new lease agreements of dwellings is obtained) with the Municipal Property Tax information (from where identifying characteristics of the rented dwelling are obtained). The link between these two administrative tax sources is made using the "generated article" variable.

The information on house rental value of new lease agreements of family dwellings includes the Model 2 paid statements regarding the communication of lease agreements. Only the first declarations of new lease agreements of family dwellings for urban buildings, with a monthly rent period, for which the purpose is permanent housing, and the associated information from the Municipal Property Tax defined as "Housing" and building as "urban" are used.

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

Median house rental value per m² of new lease agreements of family dwellings

Median house rental value per square meter of new lease agreements of dwellings for residential purposes with a gross dwelling area between 20 m² and 600 m² and with a rent value between 100 € and 4 000 €.

New lease agreements (No.) of family dwellings

Number of new lease agreements of dwellings for residential proposes with a gross dwelling area between 20 m² and 600 m² and with a rent value between 100 € and 4 000 €.

For the purposes of calculating results, a minimum number of 33 lease agreements is considered for each territorial unit.



ACRONYMS AND DESIGNATIONS

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.

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.

Letting: Type of lease contract. A lease of real estate is referred to as a letting contract, i.e. the contract under which 1 person provides another person the right to temporarily benefit of real estate in exchange for a retribution (the rent). Letting can be rural, urban or mixed, depending on the rural or urban nature of the building and its final use.

Urban lease agreement: Agreement by which one of the parties grants to the other the temporary use of an urban building, in whole or in part, by means of a retribution.

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

Estate: Any fraction of territory, including waters, plantations, buildings, and constructions of any kind based there permanently.

Urban building: Building that has the following characteristics: is licensed or is intended for residential, commercial, industrial or service purposes; whether it is land for construction situated inside or outside an urban agglomeration, for which a license or authorization of a subdivision or construction operation has been granted, and also for which has been declared as such in the acquisition title, with the exception of the land for which the competent entities exclude any of those operations, namely that located in green zones, protected areas or that, according to municipal spatial planning, is affected by spaces, infrastructures or public equipment's.

Rent: A periodical payment that a tenant (in a lease contract) is obliged to make to a landlord.

Housing rent: Quantitative due monthly to the landlord for the use of dwelling for residential purposes.

Dwelling rent: See HOUSING RENT.



Indicators available at Statistics Portugal Official Website

The results are available at www.ine.pt, in Products, Statistical data, Database.

Indicators with quarterly periodicity (1st quarter 2020 to 1st quarter 2024 Po):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions:

[Median house rental value per m² of new lease agreements of dwellings \(€\) by Geographic location \(NUTS - 2024 - NUTS III\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic location \(NUTS - 2024 - NUTS III\); Quarterly](#)

Results for the municipalities with more than 100 thousand inhabitants (Census 2021) and total municipalities with more than 100 thousand inhabitants:

[Median house rental value per m² of new lease agreements of dwellings \(€\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\) \(NUTS - 2024\); Quarterly](#)

[New lease agreements of dwellings \(No.\) by Geographic localization \(Municipalities with more than 100 000 inhabitants\) \(NUTS - 2024\); Quarterly](#)

Indicators with semi-annual periodicity, last 12 months (2nd semester 2020 to 2nd semester 2023):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto:

[Median house rental value per m² of new lease agreements of dwellings in the last 12 months \(€\) by Geographic location \(NUTS - 2024\); Semi-annual](#)

[New lease agreements of dwellings in the last 12 months by Geographic location \(NUTS - 2024\); Semi-annual](#)

Indicators with annual periodicity (2020 to 2023):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes of Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto:

[Median house rental value per m² of new lease agreements of dwellings \(€\) by Geographic location \(NUTS - 2024\); Annual](#)

[New lease agreements of dwellings \(No.\) by Geographic location \(NUTS - 2024\); Annual](#)

[Methodological document of House rental statistics at local level](#)

Date of next the press release - 26 September 2024
