



30 January 2025

Statistics on house prices at local level  
3<sup>rd</sup> quarter of 2024

## HOUSE PRICES ACCELERATE IN 13 OF THE 24 MOST POPULOUS MUNICIPALITIES

In the 3<sup>rd</sup> quarter of 2024, the median house price of dwelling sales in Portugal was 1,819 €/m<sup>2</sup>, following a variation rate of 10.8% in relation to the 3<sup>rd</sup> quarter of 2023 (6.6% in the previous quarter). Compared to the same period in 2023, the median house price increased in 22 of the 26 NUTS 3 sub-regions, with the Alto Alentejo sub-region standing out with the highest growth (26.3%).

The five sub-regions with the highest median house prices – Grande Lisboa, Algarve, Região Autónoma da Madeira, Península de Setúbal and Área Metropolitana do Porto – also presented the highest values in both categories of the purchaser's tax residence (national territory and foreign). In Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m<sup>2</sup>) of transactions carried out by purchasers with tax residence abroad exceeded the price of transactions by purchasers with tax residence in the national territory by 63.3% and 54.2%, respectively.

In the 3<sup>rd</sup> quarter of 2024, house prices accelerated in 13 of the 24 municipalities with more than 100 thousand inhabitants (12 in the 2<sup>nd</sup> quarter of 2024), with Maia showing the highest increase, of 13.8 percentage points (p.p.). The biggest decreases in the year-on-year growth rates occurred in Porto (-10.7 p.p.) and Matosinhos (-10.3 p.p.). The municipality of Lisboa recorded an increase of 1.9 p.p. The municipalities of Lisboa (4,336 €/m<sup>2</sup>), Cascais (4,052 €/m<sup>2</sup>), Oeiras (3,576 €/m<sup>2</sup>) and Porto (2,960 €/m<sup>2</sup>) had the highest house prices.

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### Introductory Note

Statistics Portugal (INE) releases the results, updated until the 3<sup>rd</sup> quarter of 2024, of the house prices at local level based on administrative data from the Tax and Customs Authority (AT), benefiting from the protocol of collaboration between the two entities.

The values released refer to the median (value that separates the sorted set of prices per square meter in two equal parts) of dwellings sales (€/m<sup>2</sup>).

This press release is structured in three sections. The first presents results for the 3<sup>rd</sup> quarter of 2024 for all NUTS 3 sub-regions. In the second section, the results for the 24 municipalities with more than 100 thousand inhabitants are shown. These first two sections provide an indication of the most recent market trends. However, this analysis cannot be extended to the less populated municipalities, given the small number of transactions. For this reason, the third section of the press release shows the results for the last 12 months ending in September 2024 for the country, NUTS 3 sub-regions, as well as for all the municipalities and for the parishes of Lisboa and Porto. Of course, the consideration in this case of an annual period may not show the most recent trends, although it eliminates possible seasonal effects on house prices behaviour.



In parallel, the information from the interactive web platform '[House prices - Cities](#)' (compatible with mobile devices) is updated, allowing the interactive search of median price of dwelling sales (€/m<sup>2</sup>) 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.

## 1. Quarterly results: Values for NUTS 3 sub-regions

In the 3<sup>rd</sup> quarter of 2024, the median house price of dwelling sales in Portugal was 1,819 €/m<sup>2</sup>, an increase of 4.8% compared to the 2<sup>nd</sup> quarter of 2024 and 10.8% compared to the same quarter of the previous year, the highest variation since the 3<sup>rd</sup> quarter of 2022.

In the period under analysis, the sub-regions of Grande Lisboa (3,032 €/m<sup>2</sup>), Algarve (2,746 €/m<sup>2</sup>), Região Autónoma da Madeira (2,327 €/m<sup>2</sup>), Península de Setúbal (2,159 €/m<sup>2</sup>), Área Metropolitana do Porto (2,043 €/m<sup>2</sup>) and Alentejo Litoral (1,822 €/m<sup>2</sup>) recorded higher median house prices than the country. It should be noted that all these sub-regions recorded year-on-year growth rates lower than the national rate.

In the 3<sup>rd</sup> quarter of 2024, Terras de Trás-os-Montes sub-region recorded the greatest year-on-year decrease in house prices (8.0%). In the opposite direction, Alto Alentejo recorded the highest growth compared to the same quarter of the previous year (26.3%).

The Beiras e Serra da Estrela sub-region had the lowest median house price of dwelling sales (554 €/m<sup>2</sup>).



Figure 1. Median value per m<sup>2</sup> of dwellings sales for Portugal and NUTS 3, 3<sup>rd</sup> quarter of 2023 and 3<sup>rd</sup> quarter of 2024

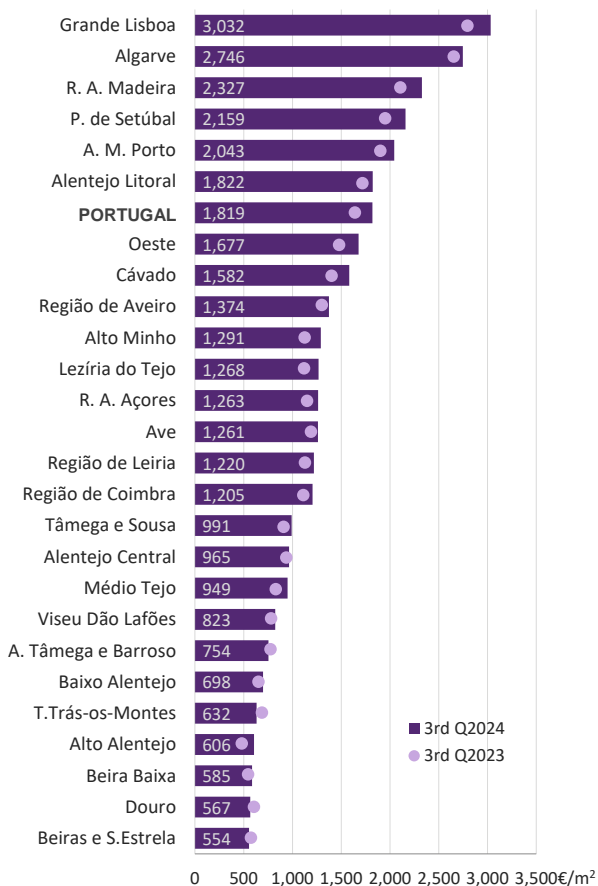
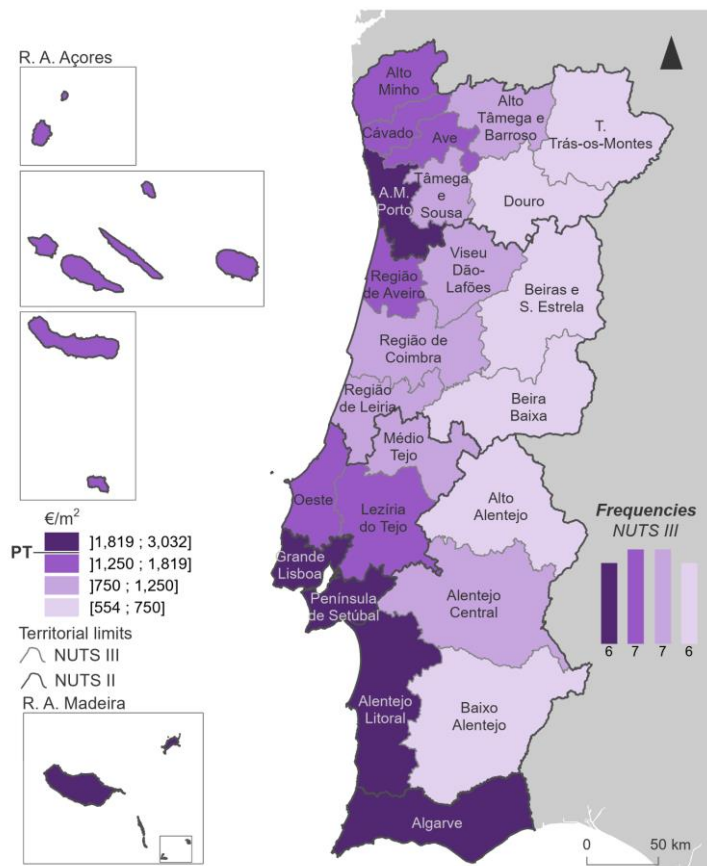


Figure 2. Median value per m<sup>2</sup> of dwellings sales for Portugal and NUTS 3, 3<sup>rd</sup> quarter of 2024



In the 3<sup>rd</sup> quarter of 2024, the median house price of dwelling sales in Portugal involving purchasers with foreign tax residence was 2,415 €/m<sup>2</sup> (5.1% more than in the same quarter of the previous year) and in the case of transactions by purchasers with national tax residence this value was 1,794 €/m<sup>2</sup> (12.0% more than in the same quarter of the previous year).

The sub-regions with the highest median house prices also recorded the highest values involving both purchasers with foreign and national tax residence: Grande Lisboa (4,877 €/m<sup>2</sup> and 2,986 €/m<sup>2</sup>, respectively), Algarve (3,337 €/m<sup>2</sup> and 2,548 €/m<sup>2</sup>), Região Autónoma da Madeira (2,820 €/m<sup>2</sup> and 2,289 €/m<sup>2</sup>), Península de Setúbal (2,531 €/m<sup>2</sup> and 2,148 €/m<sup>2</sup>) and Área Metropolitana do Porto (3,125 €/m<sup>2</sup> and 2,026 €/m<sup>2</sup>).

In Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m<sup>2</sup>) of transactions carried out by purchasers with foreign tax residence exceeded the price of transactions made by purchasers domiciled in national territory by 63.3% and 54.2%, respectively.



In the 3<sup>rd</sup> quarter of 2024, the median house price of dwellings purchased by households in Portugal was 1,835 €/m<sup>2</sup> (11.3% more compared to the same quarter last year) and by purchasers belonging to the remaining institutional sectors<sup>1</sup>, 1,674 €/m<sup>2</sup> (6.1% more than in the same quarter of the previous year).

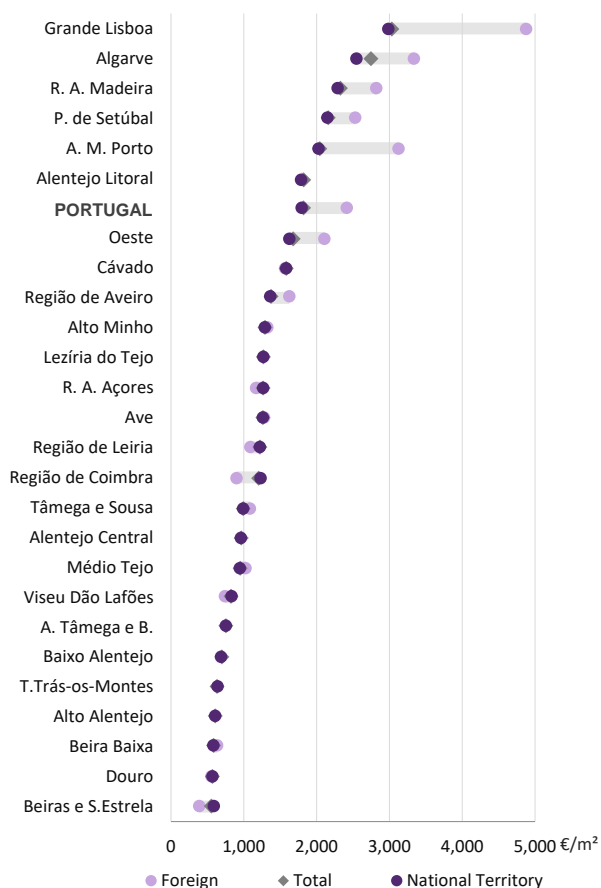
The five sub-regions with the highest median house prices also had the highest prices involving buyers with tax domicile abroad and in the national territory: Grande Lisboa (3,051 €/m<sup>2</sup> and 2,842 €/m<sup>2</sup>, respectively), Algarve (2,748 €/m<sup>2</sup> and 2,723 €/m<sup>2</sup>), Região Autónoma da Madeira (2,353 €/m<sup>2</sup> and 2,232 €/m<sup>2</sup>), Península de Setúbal (2,192 €/m<sup>2</sup> and 1,746 €/m<sup>2</sup>) and Área Metropolitana do Porto (2,047 €/m<sup>2</sup> and 2,022 €/m<sup>2</sup>). Alentejo Litoral sub-region (1,759 €/m<sup>2</sup> and 2,323 €/m<sup>2</sup>) also surpassed the national reference in the remaining institutional sectors other than households.

The Oeste sub-region registered the greatest difference between the median house price of dwellings purchased by households and the house prices for purchasers belonging to the other institutional sectors (691 €/m<sup>2</sup>, corresponding to 66.9% more).

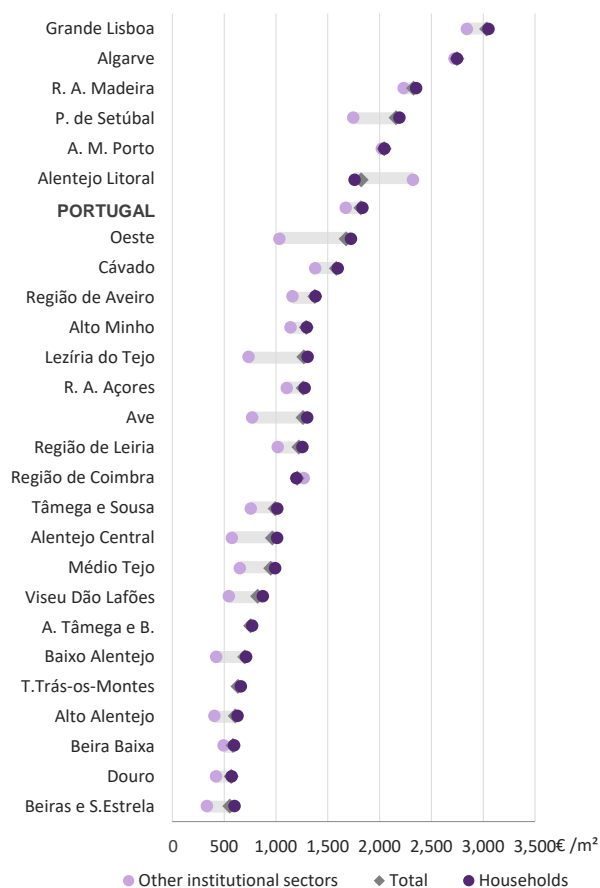
<sup>1</sup> The institutional sector aggregates institutional units with similar economic behaviour. Institutional units are grouped into sectors based on the type of producer they are and depending on their main activity and function, which are considered to be indicative of their economic behaviour. The institutional sectors are as follows: Non-Financial Corporations; Financial Corporations; General Government; Non-Profit Institutions Serving Households; Households.



**Figure 3. Median value per m<sup>2</sup> of dwellings sales per Tax residence of the purchaser for Portugal and NUTS 3, 3<sup>rd</sup> quarter of 2024**



**Figure 4. Median value per m<sup>2</sup> of dwellings sales per Institutional sector of the purchaser for Portugal and NUTS 3, 3<sup>rd</sup> quarter of 2024**



**Note:** Results are presented for territorial units with a minimum number of 33 sales in each category

## 2. Quarterly results: Municipalities with more than 100 thousand inhabitants

In the 3<sup>rd</sup> quarter of 2024, all the municipalities with more than 100 thousand inhabitants in Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto, except for Santa Maria da Feira and Gondomar, recorded median house prices higher than the national value (1,819 €/m<sup>2</sup>). Of these 17 municipalities, four presented year-on-year growth rates higher than the national rate (10.8%): Maia (22.0%), Vila Nova de Gaia (14.1%), Santa Maria da Feira (11.9%) and Oeiras (11.2%). Matosinhos (-7.5%) and Porto (-4.6%) also stand out as the only municipalities in this group to show a decrease compared to the same quarter of the previous year.

The municipalities of Lisboa (4,336 €/m<sup>2</sup> and 4.1%), Cascais (4,052 €/m<sup>2</sup> and 0.2%) and Oeiras (3,576 €/m<sup>2</sup> and 11.2%) stood out for presenting the highest median house prices among the 24 municipalities with more than 100 thousand inhabitants.





In addition to the municipalities with more than 100 thousand inhabitants mentioned above, Funchal also stood out (2,909 €/m<sup>2</sup> and 9.1%), as it was the only one to present a higher median house price than the country, Coimbra (1,734 €/m<sup>2</sup> and -4.8%), as it was the only one to register a decrease compared to the same quarter of the previous year, and Barcelos (1,486 €/m<sup>2</sup> and 21.0%) and Braga (1,703 €/m<sup>2</sup> and 12.0%), which presented the highest year-on-year growth rates.

Figure 5. Median value and year-on-year growth rate of median value per m<sup>2</sup> of dwellings for municipalities with more than 100 thousand inhabitants and Portugal, 3<sup>rd</sup> quarter of 2024

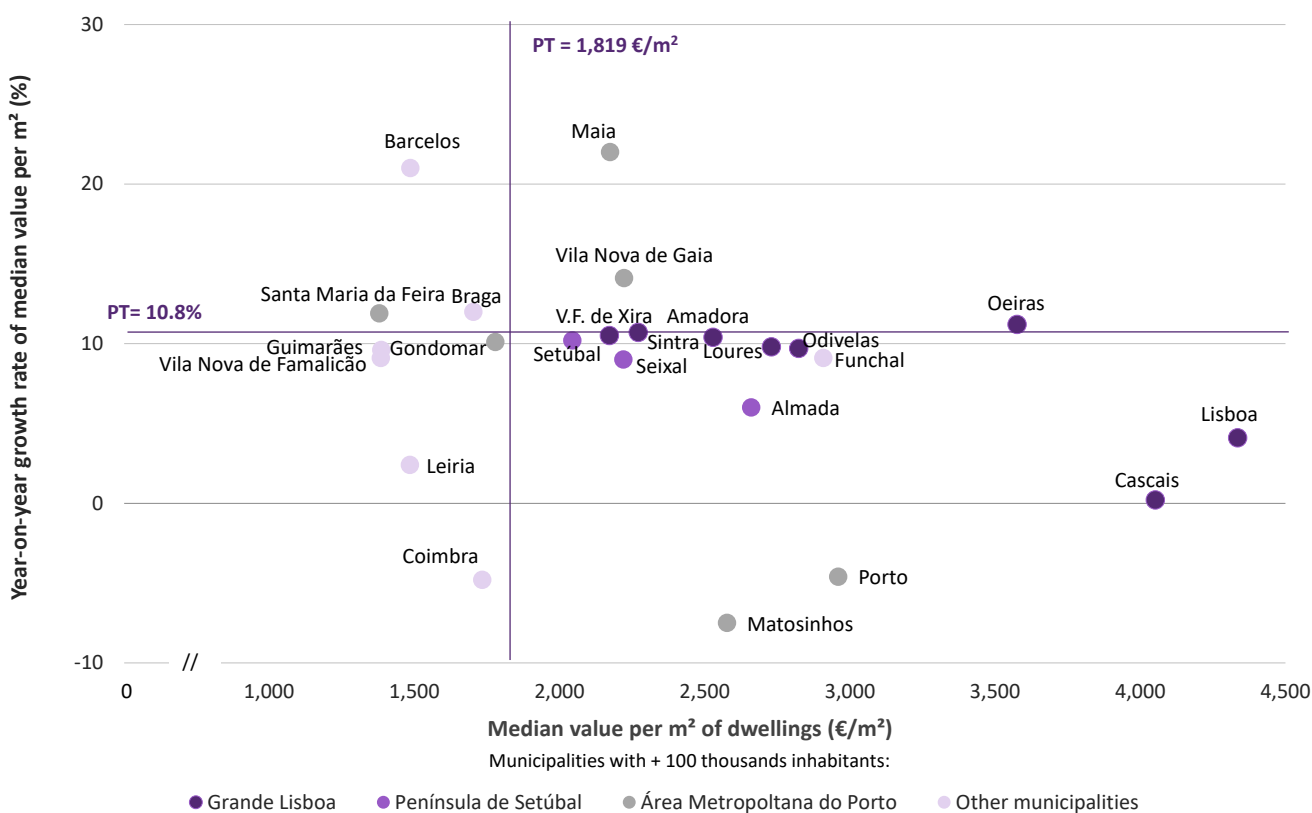


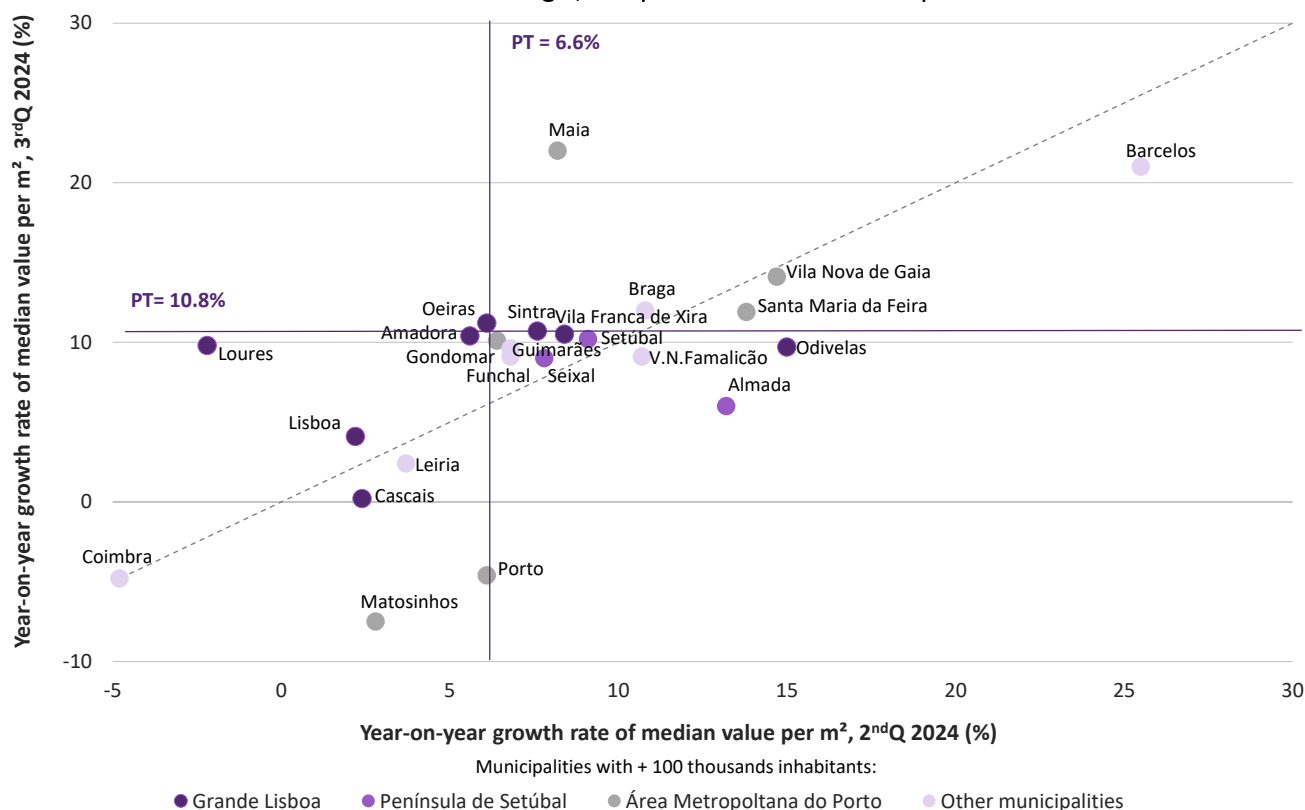
Figure 6 displays the position of the 24 municipalities with more than 100 thousand inhabitants in a referential that combines the year-on-year growth rate in the 2<sup>nd</sup> quarter of 2024 (x-axis) and the year-on-year growth rate in the 3<sup>rd</sup> quarter of 2024 (y-axis). The bisector (dashed line) represents the equality of the year-on-year rates.

In the 3<sup>rd</sup> quarter of 2024, there was a slowdown in the median house prices (municipalities below the bisector) in ten of the 24 municipalities with more than 100 thousand inhabitants, particularly in Porto (-10.7 p.p.) and Matosinhos (-10.3 p.p.).



The municipality of Lisboa recorded an increase of 1.9 p.p. in year-on-year growth rates from the 2<sup>nd</sup> quarter of 2024 to the 3<sup>rd</sup> quarter of 2024, with the municipality of Maia showing the largest increase (13.8 p.p.), among the 24 municipalities with more than 100 thousand inhabitants.

Figure 6. Year-on-year growth rate of median value per m<sup>2</sup> of dwellings for municipalities with more than 100 thousand inhabitants and Portugal, 2<sup>nd</sup> quarter of 2024 and 3<sup>rd</sup> quarter of 2024



### 3. Results of the last 12 months, from October 2023 to September 2024: NUTS 3 sub-regions, municipalities and parishes of Lisboa and Porto

Taking the sales during the 12 months between October 2023 and September 2024 as a reference, the median price of dwellings sales in Portugal was 1,709 €/m<sup>2</sup>, increasing by 2.9% compared to the year ending in June 2024 and by 8.2% compared to the year ending in September 2023. The median house price was higher than the national value in the sub-regions of Grande Lisboa (2,856 €/m<sup>2</sup>), Algarve (2,701 €/m<sup>2</sup>), Região Autónoma da Madeira (2,083 €/m<sup>2</sup>), Península de Setúbal (2,041 €/m<sup>2</sup>), Área Metropolitana do Porto (1,922 €/m<sup>2</sup>) and Alentejo Litoral (1,724 €/m<sup>2</sup>).

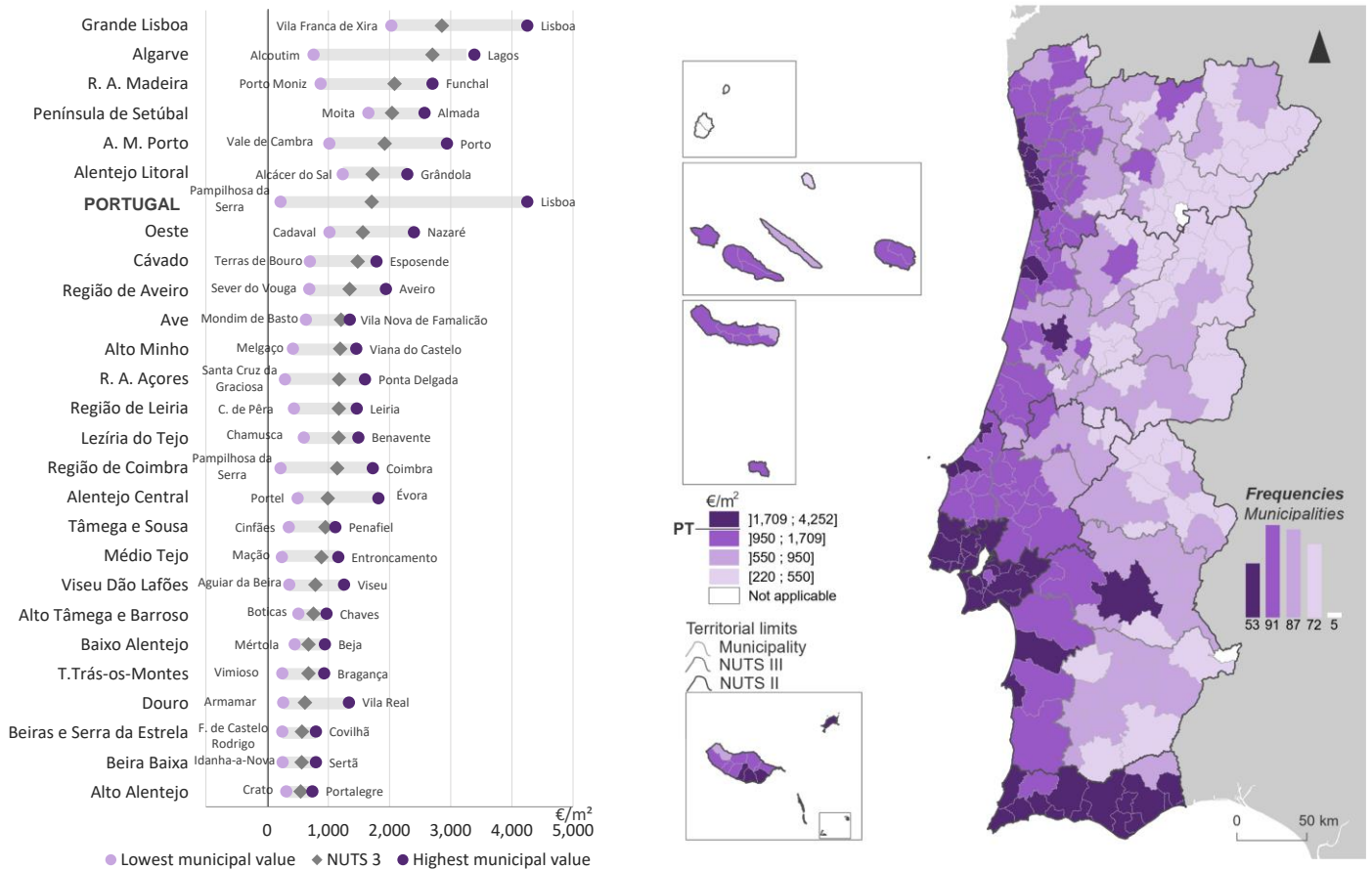


In this period, 53 municipalities scored median house prices above the national value, mainly located in the sub-regions of Algarve (14 out of 16 municipalities), in Grande Lisboa (all the 9 municipalities), in Península de Setúbal (8 out of 9 municipalities) and in Área Metropolitana do Porto (7 out of 17 municipalities).

The municipality of Lisboa (4,252 €/m<sup>2</sup>) recorded the highest median house price of the country. The median prices were also higher than 3,000 €/m<sup>2</sup> in Cascais (4,023 €/m<sup>2</sup>), Lagos (3,389 €/m<sup>2</sup>), Oeiras (3,333 €/m<sup>2</sup>), Loulé (3,267 €/m<sup>2</sup>) and Aljezur (3,050 €/m<sup>2</sup>).

Algarve and Grande Lisboa recorded price differentials between municipalities of more than 2,200 €/m<sup>2</sup>.

Figure 7. Median value per m<sup>2</sup> of dwellings sales for Portugal, NUTS 3 and municipality, last 12 months ending in September 2024



Note: Results are presented for territorial units with a minimum number of 33 sales in each category

In the 12-month period from October 2023 to September 2024, Lisboa recorded the highest median house price among the 24 municipalities with more than 100 thousand inhabitants in both categories of purchaser's tax residence: 4,130 €/m<sup>2</sup> for the purchasers with national tax residence and 5,836 €/m<sup>2</sup> for the purchasers with

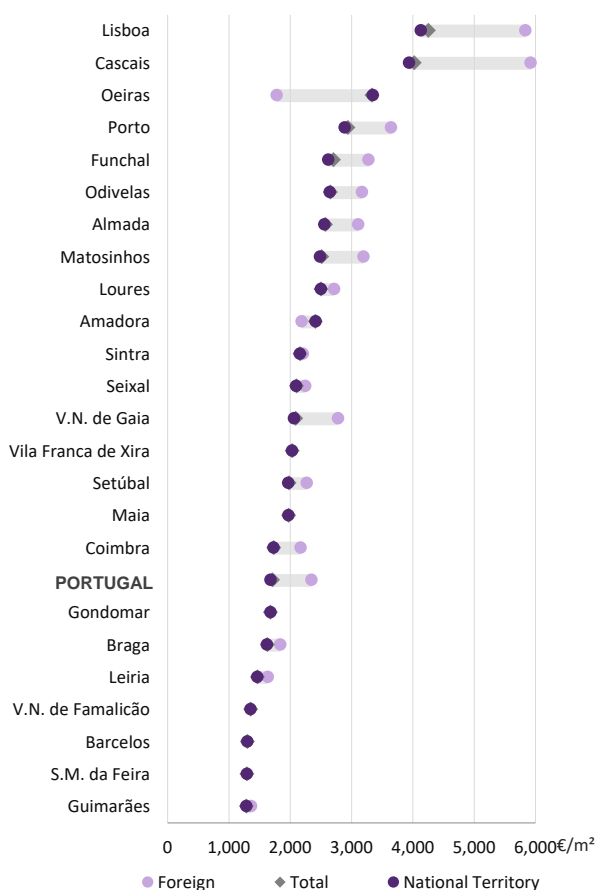




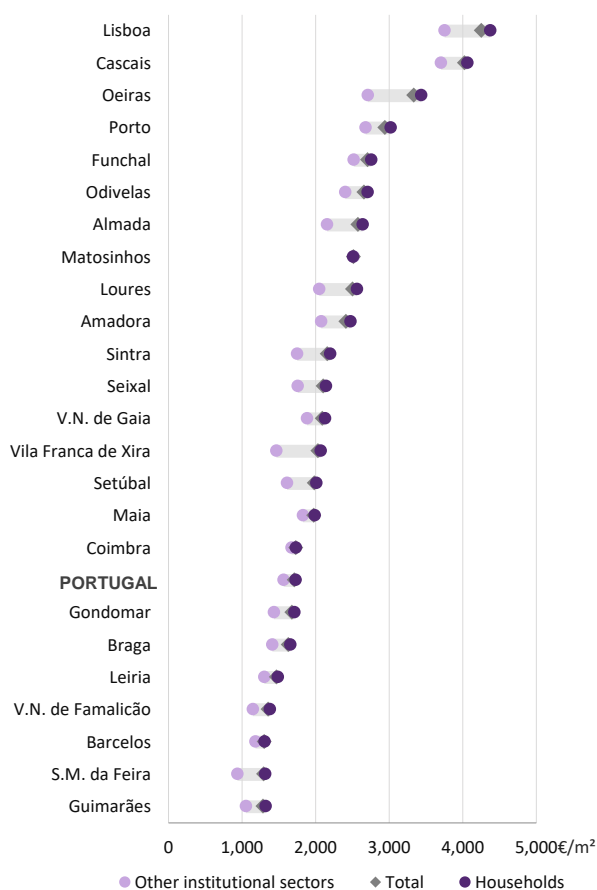
foreign tax residence. In addition to Lisboa, Cascais and Porto also recorded, simultaneously, median house prices of dwellings sales above 2,500 €/m<sup>2</sup> for sales involving purchasers with national tax residence and above 3,500 €/m<sup>2</sup> for purchasers with foreign tax residence.

The municipalities of Lisboa, Cascais, Oeiras and Porto also stood out with the highest median house prices among the 24 municipalities with more than 100 thousand inhabitants, in both categories of institutional sector of the purchaser. The municipalities of Oeiras, Lisboa and Vila Franca de Xira scored price differentials between purchaser's institutional sectors of over 600 €/m<sup>2</sup>.

**Figure 8. Median value per m<sup>2</sup> of dwellings sales per Tax residence of the purchaser for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in September 2024**



**Figure 9. Median value per m<sup>2</sup> of dwellings sales per Institutional sector of the purchaser for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in September 2024**



**Note:** Results are presented for territorial units with a minimum number of 33 sales in each category.

In the last 12 months ending in September 2024, all the 24 municipalities with more than 100 thousand inhabitants recorded higher median house prices for the new dwellings than for the existing dwellings. Santa



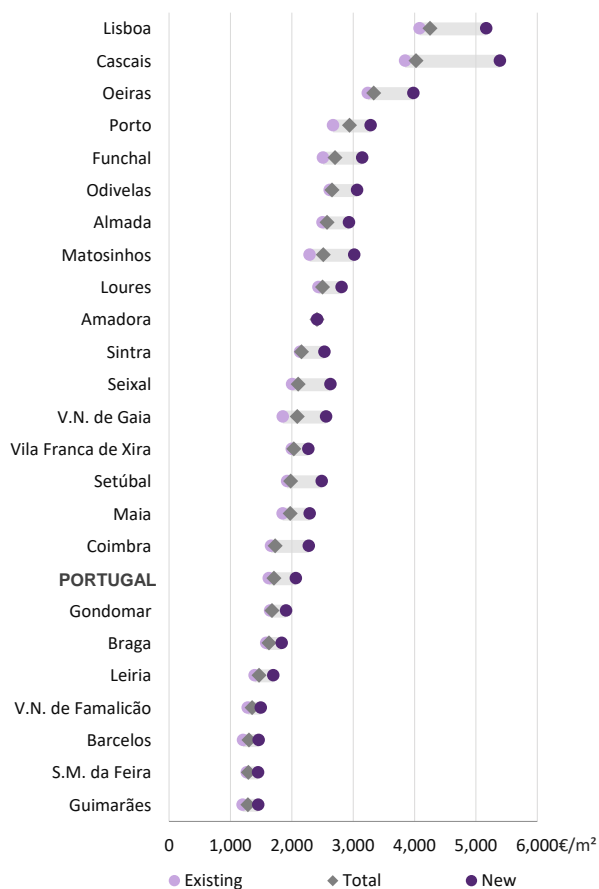
Maria da Feira recorded the lowest median price of new dwellings sales (1,451 €/m<sup>2</sup>) and the municipalities of Cascais and Lisboa scored the highest values, above 5,000 €/m<sup>2</sup>.

The smallest difference between the price of new and existing dwellings was recorded in Amadora (6 €/m<sup>2</sup>) and Cascais presented the largest difference between the prices of new (5,392 €/m<sup>2</sup>) and existing dwellings (3,846 €/m<sup>2</sup>): 1,546 €/m<sup>2</sup>.

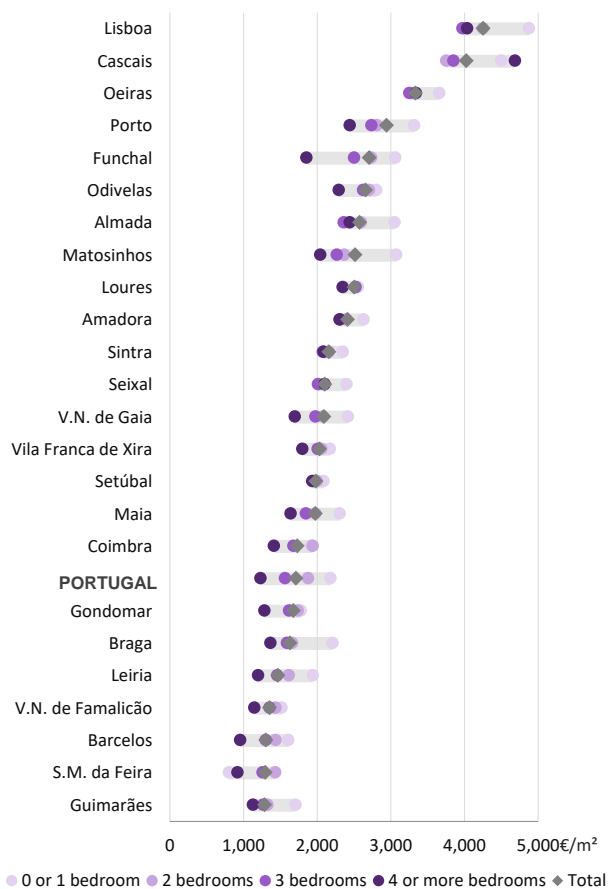
Among the municipalities with more than 100 thousand inhabitants, Cascais stood out with the highest price in the 4 or more bedrooms typology (4,684 €/m<sup>2</sup>) and Lisboa recorded the highest prices in the remaining typologies of housing units considered.

The highest difference between the median values in the four typologies of housing units was recorded in Funchal, between the 0 or 1 bedroom (3,061 €/m<sup>2</sup>) and 4 or more bedrooms (1,852 €/m<sup>2</sup>): 1,209 €/m<sup>2</sup>.

**Figure 10. Median value per m<sup>2</sup> of dwellings sales per category of housing unit for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in September 2024**



**Figure 11. Median value per m<sup>2</sup> of dwellings sales per typology of housing unit for Portugal and municipalities with more than 100 thousand inhabitants, last 12 months ending in September 2024**





For the municipalities of Lisboa and Porto, values by parish are shown below.

In the 12-month period from October 2023 to September 2024, among the 24 parishes of Lisboa, the following parishes stood out for having the highest median prices of dwellings, above 5,250 €/m<sup>2</sup>: Marvila (6,014 €/m<sup>2</sup>), Santo António (5,985 €/m<sup>2</sup>), Estrela (5,663 €/m<sup>2</sup>), Santa Maria Maior (5,350 €/m<sup>2</sup>) and Areeiro (5,284 €/m<sup>2</sup>).

Except for Santo António, all these parishes simultaneously registered median prices of dwellings above the value of Lisboa (4,252 €/m<sup>2</sup>) and rates of change, compared to the same quarter in the previous year, higher than the municipality (2.4%). The biggest increase in the median house price in relation to the same quarter of the previous year (last 12 months) was recorded in the parish of Areeiro (29.5%).

The following parishes recorded, in the period under analysis, prices and year-on-year rates of change lower than those of Lisboa: Alcântara (4,151 €/m<sup>2</sup> and -4.1%), Carnide (4,032 €/m<sup>2</sup> and -5.5%), Ajuda (4,000 €/m<sup>2</sup> and -2.0%), Benfica (3,873 €/m<sup>2</sup> and 2.0%), Penha de França (3,577 €/m<sup>2</sup> and -0.3%) and Olivais (3,468 €/m<sup>2</sup> and -5.5%).



Figure 12. Median value and year-on-year growth rate of median value per m<sup>2</sup> of dwellings sales, Lisboa and its parishes, last 12 months ending in September 2024

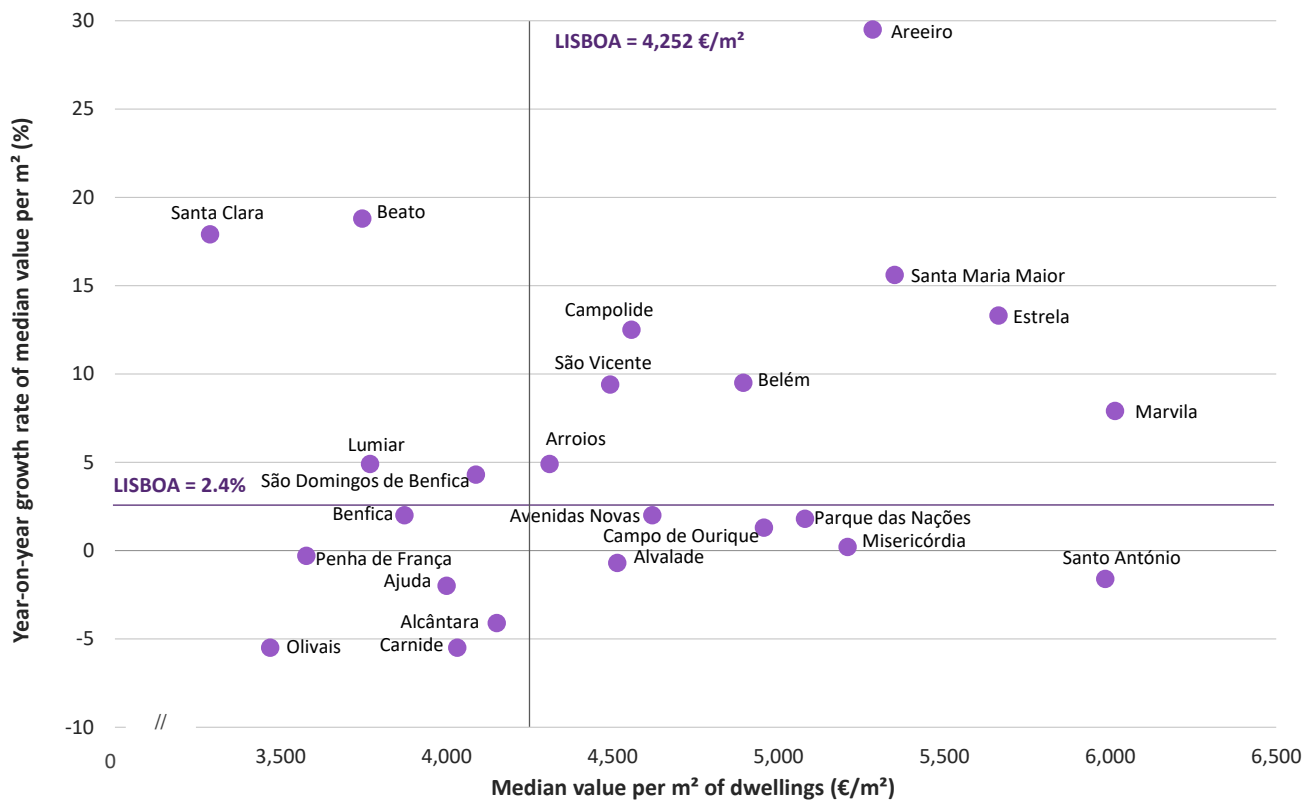






Figure 13. Median value per m<sup>2</sup> of dwellings sales, Lisboa and its parishes, last 12 months ending in September 2024

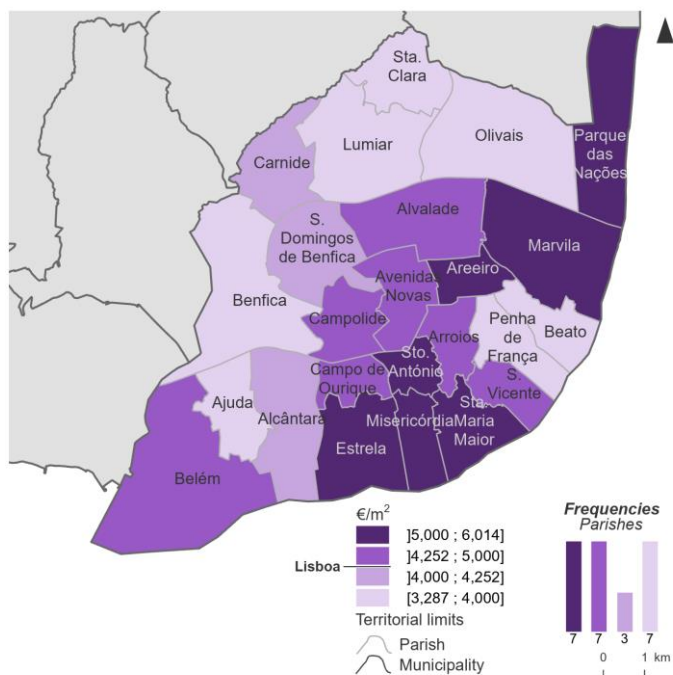
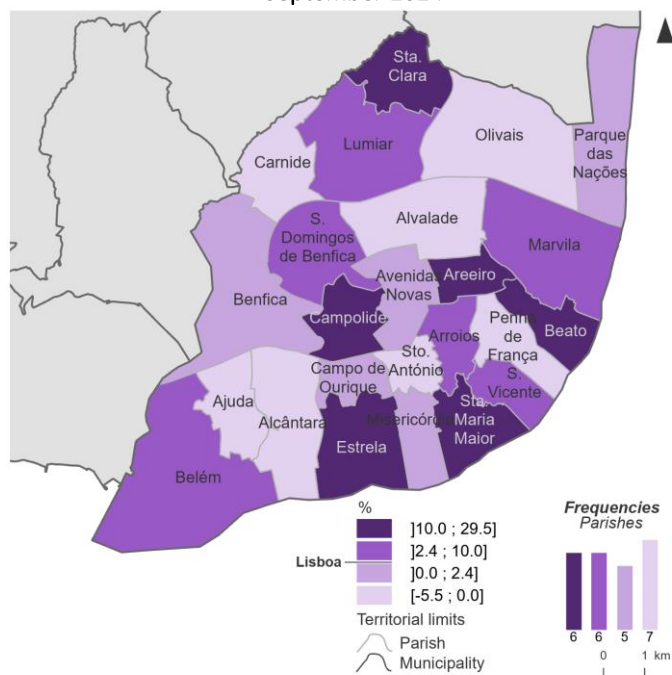


Figure 14. Year-on-year growth rate of median value per m<sup>2</sup> of dwellings sales, Lisboa and its parishes, last 12 months ending in September 2024



In the 12-month period from October 2023 to September 2024, the following parishes stood out with median prices above Porto value (2,940 €/m<sup>2</sup>) and year-on-year rates of change lower than those observed in the municipality (5.1%): União de freguesias de Aldoar, Foz do Douro e Nevogilde (3,961 €/m<sup>2</sup> and 3.7%), União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória (3,169 €/m<sup>2</sup> and -1.8%) and União de freguesias de Lordelo do Ouro e Massarelos (3,129 €/m<sup>2</sup> and 2.7%).

In the period under analysis, the parish of Campanhã (2,924 €/m<sup>2</sup> and 35.1%) was, among the parishes in Porto, the one that recorded the highest rate of change in relation to the same period last year. This significant increase in the median house prices in the parish of Campanhã resulted mainly from the sale of new dwellings – which represented around 54.6% of transactions in this parish, compared to 30.3% in the same quarter of the previous year – and whose median value was 3,315 €/m<sup>2</sup>.

The parishes of Bonfim (2,800 €/m<sup>2</sup> and 9.2%) and Ramalde (2,757 €/m<sup>2</sup> and 8.7%) recorded, from October 2023 to September 2024, a lower median price than Porto, but a higher year-on-year rate of change.

Paranhos (2,773 €/m<sup>2</sup> and 1.7%) was the only parish in the municipality of Porto to present, in the same period, a median price and a year-on-year rate of change lower than those of the municipality.



Figure 15. Median value and year-on-year growth rate of median value per m<sup>2</sup> of dwellings sales, Porto and its parishes, last 12 months ending in September 2024

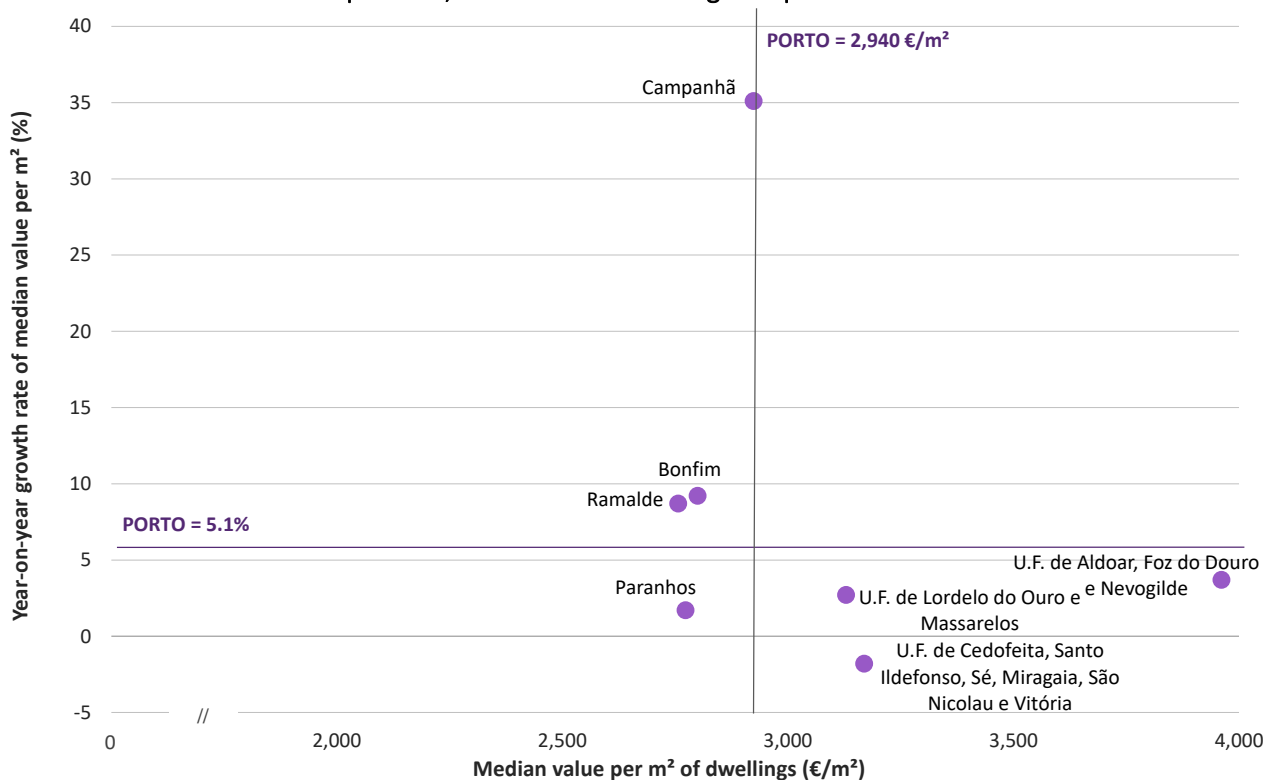


Figure 16. Median value per m<sup>2</sup> of dwellings sales, Porto and its parishes, last 12 months ending in September 2024

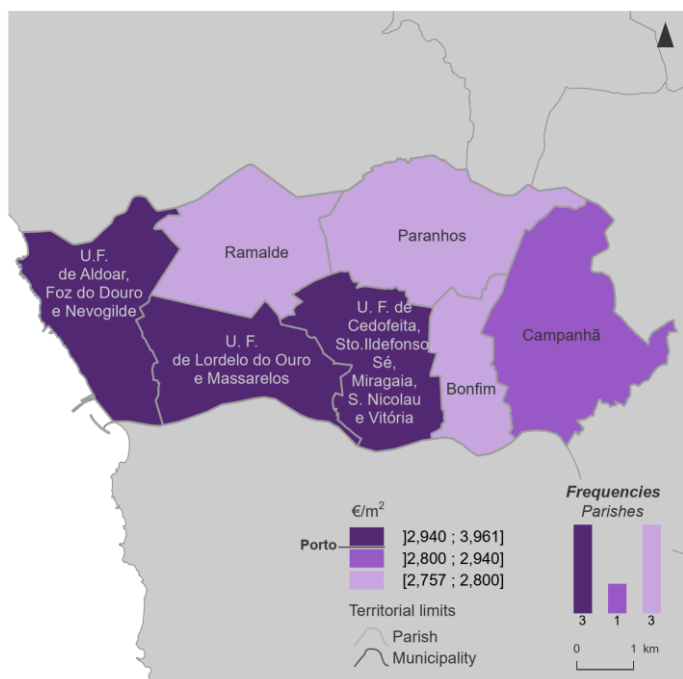
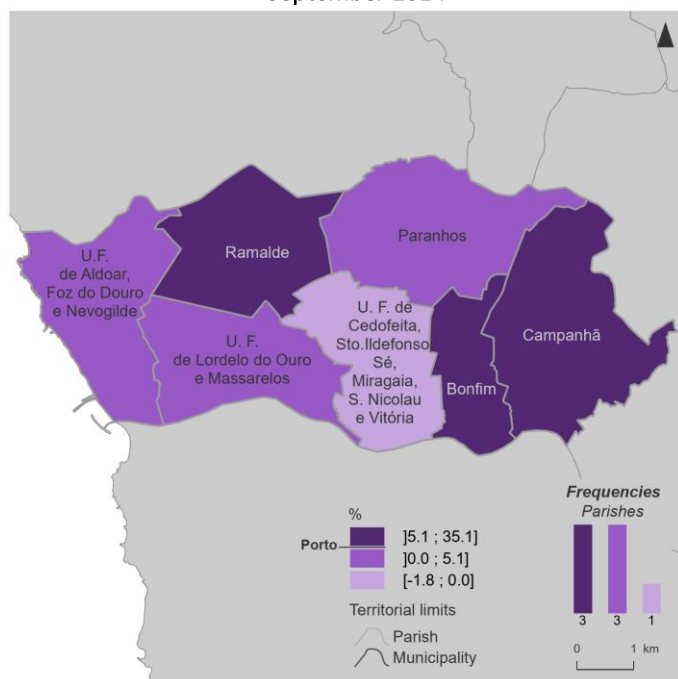


Figure 17. Year-on-year growth rate of median value per m<sup>2</sup> of dwellings sales, Porto and its parishes, last 12 months ending in September 2024





## METHODOLOGICAL 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 linking 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, which allows the unique identification of each property.

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" and type as "urban building" are used.

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

### Median value per m<sup>2</sup> of dwellings sales

Median value of prices per square meter of transactions by sale of dwellings for residential purposes with private gross area greater than or equal to 20 m<sup>2</sup>.

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

## 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.

**Tax residence:** a) Place of usual residence, for private or singular individuals; b) Place of the head office or place of effective management or, failing that, place of permanent establishment in Portugal for legal entities.

**Households:** Institutional sector that groups individuals or groups of individuals in their role as consumers and entrepreneurs, producing market goods and financial and non-financial services (market producers), provided that the production of goods and services is not carried out by separate entities considered quasi-corporations. Also included are individuals or groups of individuals that produce goods and non-financial services exclusively for their own final use.

**Municipal Property Transfer Tax:** A tax levied on onerous transfers of ownership rights, or parts thereof, over real estate located in the national territory and other situations that the law equates with onerous transfers of real estate.

**Municipal Property Tax:** A regular municipal tax levied on the taxable patrimonial value of urban and rural properties located in Portuguese territory, which constitutes revenue for the municipalities where they are located.

**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.

**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 results presented are available at [www.ine.pt](http://www.ine.pt) in Products, Statistical data, Database.

**Indicators with quarterly periodicity (1<sup>st</sup> quarter 2019 to 3<sup>rd</sup> quarter 2024):**

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions and municipalities in Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m<sup>2</sup> of dwellings sales by Geographic location \(NUTS - 2024\) and Tax residence of the purchaser; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales by Geographic location \(NUTS - 2024\) and Institutional sector of the purchaser; Quarterly](#)

**Indicators with quarterly periodicity, but referring to the last 12 months ending in the months of December 2019 to September 2024:**

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Category of housing unit; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in flats in the last 12 months \(€\) by Geographic location \(NUTS - 2024\); Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Tax residence of the purchaser; Quarterly](#)

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, Algarve and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2024\) and Dwelling typology; Quarterly](#)

Results for Cities with more than 100 thousand inhabitants (Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal and Coimbra) and their parishes or associations of parishes:

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - City\) and Category of housing unit; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in flats in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - City\); Quarterly](#)



Results for cities with more than 100 thousand inhabitants (Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal and Coimbra):

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Dwelling typology; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m<sup>2</sup> of dwellings sales in the last 12 months \(€\) by Geographic localization \(NUTS – 2024 - Cities with more than 100 000 inhabitants\) and Tax residence of the purchaser; Quarterly](#)

#### Indicators with annual periodicity (2019 to 2023):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, the Algarve region, and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m<sup>2</sup> of dwellings sales by Geographic location \(NUTS - 2024\) and Category of housing unit; Annual](#)

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and parishes of the metropolitan areas of Grande Lisboa, Península de Setúbal, Área Metropolitana do Porto, the Algarve region, and other municipalities with more than 100 thousand inhabitants (Census 2021):

[Median value per m<sup>2</sup> of dwellings sales by Geographic location \(NUTS - 2024\) and Dwelling typology; Annual](#)

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

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Date of next the press release - 23 April 2025

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