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INSTITUTO NACIONAL DE ESTATÍSTICA
STATISTICS PORTUGAL

DiiSTAQUE

PRESS RELEASE

17 July 2026
STATISTICS ON HOUSE PRICES AT LOCAL LEVEL
1st quarter of 2026

HOUSE PRICES ACCELERATE IN 11 OF THE 24 MOST POPULOUS MUNICIPALITIES

In the 1st quarter of 2026, the median house price of the 35,953 family dwellings transacted in Portugal was 2,337 €/m^2, following a variation rate of 19.8% in relation to the 1st quarter of 2025 (17.5% in the previous quarter). The number of family dwellings sales in Portugal decreased by 10.5% compared to the same quarter of 2025. The median house price increased, compared to the same period in 2025, in the 26 NUTS 3 sub-regions, with Lezíria do Tejo sub-region standing out (+30.4%).

The five sub-regions with the highest median house prices – Grande Lisboa, Algarve, Península de Setúbal, Região Autónoma da Madeira, and Área Metropolitana do Porto – also presented the highest values in both categories of the purchaser's tax residence (national territory and foreign). In the Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m^2) of transactions carried out by purchasers with foreign tax residence exceeded the price of transactions by purchasers with tax residence in the national territory by 34.5% and 16.9%, respectively.

In the 1st quarter of 2026, house prices accelerated (that is, they recorded increases in year-on-year change rates) in 11 of the 24 municipalities with more than 100 thousand inhabitants (compared with 13 in the 4th quarter of 2025), with the municipalities of Funchal (+24.2 percentage points (p.p.)), and Guimarães (+24.1 p.p.) showing the largest increases. The biggest decrease in the year-on-year rate of change occurred in the municipality of Matosinhos (-11.9 p.p.). The municipalities of Lisboa and Porto recorded increases of 0.3 p.p. and 2.4 p.p. in the year-on-year growth rates from the 4th quarter of 2025 to the 1st quarter of 2026. The municipalities of Lisboa (5,292 €/m^2), Cascais (5,000 €/m^2), and Oeiras (4,511 €/m^2) had the highest house prices.

INTRODUCTORY NOTE

Statistics Portugal (INE) releases the results, updated until the 1st quarter of 2026, 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^2).

This press release is structured in four sections. The first presents the quarterly results of the median price values and the number of transactions of dwellings for the country. The second presents the results for the 1st quarter of

ISSN 2184-4534

2026 for all NUTS 3 sub-regions. In the third section, the results for the 24 municipalities with more than 100 thousand inhabitants are shown. These first three sections provide an overview of the latest trends in the transactions of dwellings market. However, this analysis cannot be extended to the less populated municipalities, given the small number of transactions. For this reason, the fourth section of the press release shows the results for the last 12 months ending in March 2026 for the country, NUTS 3 sub-regions, as well as for all the municipalities and for the parishes of Lisboa and Porto. Considering an annual period does not allow us to highlight the most recent trends, although it eliminates possible seasonal fluctuations in housing prices.

In parallel, the information from the interactive web application 'House prices - Cities' (compatible with mobile devices) is updated, allowing the interactive search of median price of dwelling sales (€/m^2) based on the statistical section and a 500m x 500m grid for cities with more than 100 thousand inhabitants: Lisboa, Porto, Vila Nova de Gaia, Amadora, Braga, Funchal, and Coimbra.

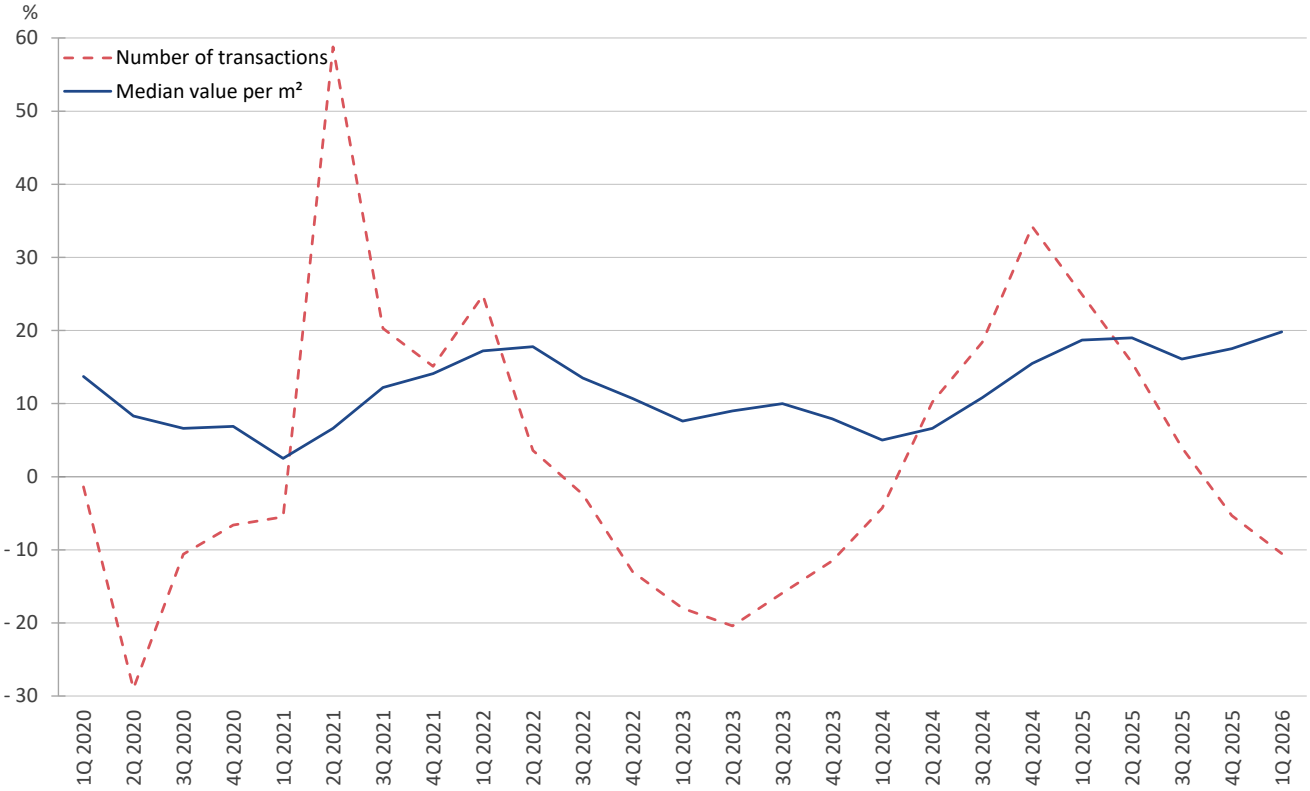
1. QUARTERLY RESULTS: VALUES FOR THE NATIONAL TOTAL

In the 1st quarter of 2026, the median house price of the 35,953 dwellings sales in Portugal was 2,337 €/m^2. This value represents an increase of 6.3% compared to the 4th quarter of 2025 and 19.8% compared to the same quarter of 2025 (17.5% in the previous quarter).

In the period under analysis, the number of dwellings sales was lower than that recorded in the same quarter of 2025 (40,163 transactions), representing a decrease of 10.5% (-5.3% in the previous quarter).

Figure 1

YEAR-ON-YEAR GROWTH RATES OF MEDIAN VALUE PER M^2 OF DWELLINGS SALES AND NUMBER OF DWELLINGS SALES, PORTUGAL, 1ST QUARTER OF 2020 TO 1ST QUARTER OF 2026



2. QUARTERLY RESULTS: VALUES FOR NUTS 3 SUB-REGIONS

In the 1st quarter of 2026, only Terras de Trás-os-Montes (+14.2%) and Alto Tâmega e Barroso (+2.2%) sub-regions recorded year-on-year increases in the number of dwellings sales. The most significant decreases, less than -15%, occurred in the following sub-regions: Região Autónoma da Madeira (-24.2%), Região de Aveiro (-19.2%), Alentejo Litoral (-15.5%), and Região de Leiria (-15.4%). Grande Lisboa and the Área Metropolitana do Porto, although registering year-on-year decreases in the number of transactions, accounted for 34.7% of dwellings sales in the 1st quarter of 2026.

In the period under analysis, the sub-regions of Grande Lisboa (3,836 €/m^2), Algarve (3,352 €/m^2), Península de Setúbal (2,996 €/m^2), Região Autónoma da Madeira (2,863 €/m^2), and Área Metropolitana do Porto (2,552 €/m^2) recorded higher median house prices than the country. Of these sub-regions, Península de Setúbal (+28.9%), and Grande Lisboa (+20.5%) also stood out for presenting year-on-year variation rates higher than the national average.

In the 1st quarter of 2026, the country's 26 NUTS 3 sub-regions, recorded year-on-year increases in median house prices, with Lezíria do Tejo (+30.4%) standing out. Beiras e Serra da Estrela sub-region had the lowest median house price of dwelling sales (734 €/m^2) and the lowest year-on-year variation (+5.2%).

ISSN 2184-4534

Figure 2

MEDIAN VALUE PER M² OF DWELLINGS SALES IN PORTUGAL AND NUTS 3, 1ST QUARTER OF 2025 AND 1ST QUARTER OF 2026

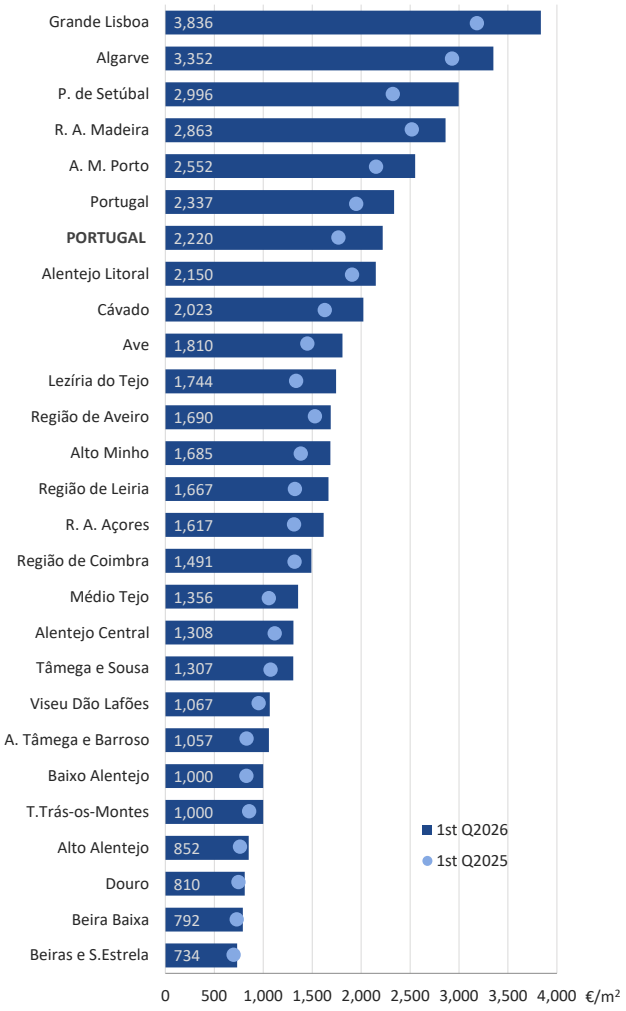
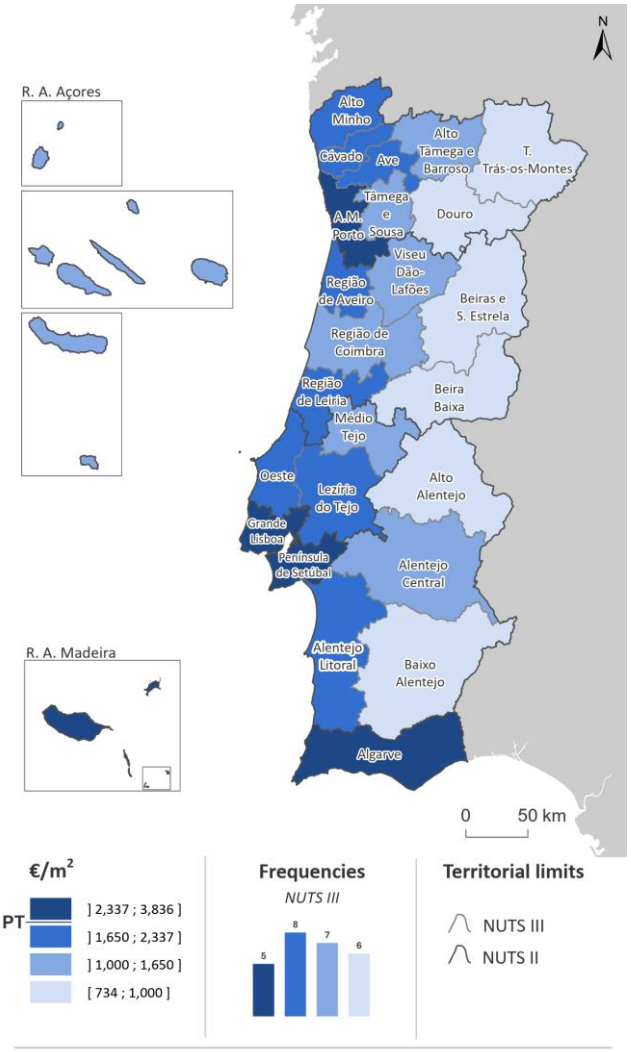


Figure 3

MEDIAN VALUE PER M² OF DWELLINGS SALES IN PORTUGAL AND NUTS 3, 1ST QUARTER OF 2026



In the 1st quarter of 2026, the median house price of dwelling sales in Portugal involving purchasers with foreign tax residence was 3,000 €/m² (16.6% 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 2,313 €/m² (19.8% more than in the same quarter of the previous year).

The five sub-regions with the highest median house prices also recorded the highest values involving both purchasers with foreign and national tax residence: Grande Lisboa (5,118 €/m² and 3,805 €/m², respectively), Algarve (4,003 €/m² and 3,214 €/m²), Península de Setúbal (3,414 €/m² and 2,984 €/m²), Região Autónoma da Madeira (3,295 €/m² and 2,810 €/m²), and Área Metropolitana do Porto (2,960 €/m² and 2,533 €/m²).

In Grande Lisboa and Área Metropolitana do Porto sub-regions, the median price (€/m^2) of transactions carried out by purchasers with foreign tax residence exceeded the price of transactions made by purchasers domiciled in national territory by 34.5% and 16.9%, respectively.

In the 1st quarter of 2026, the median house price of dwellings purchased by households in Portugal was 2,364 €/m^2 (19.0% more compared to the same quarter last year) and by purchasers belonging to the remaining institutional sectors[1], 2,142 €/m^2 (33.8% more than in the same quarter of the previous year).

The sub-regions with the highest median house prices also recorded higher prices than the country considering the two categories of the purchaser's institutional sector (households and other institutional sectors): Grande Lisboa (3,896 €/m^2 and 3,411 €/m^2, respectively), Algarve (3,372 €/m^2 and 3,215 €/m^2), Península de Setúbal (3,036 €/m^2 and 2,348 €/m^2), Região Autónoma da Madeira (2,961 €/m^2 and 2,497 €/m^2), and Área Metropolitana do Porto (2,594 €/m^2 and 2,195 €/m^2).

Lezíria do Tejo 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 (816 €/m^2, representing a value 81.6% higher).

Região Autónoma dos Açores and Região de Leiria were the only sub-regions in the country where the median house price of dwellings purchased by buyers from other institutional sectors was higher than the price of dwellings purchased by households.

[1] 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 4

MEDIAN VALUE PER M² OF DWELLINGS SALES PER TAX RESIDENCE OF THE PURCHASER IN PORTUGAL AND NUTS 3, 1ST QUARTER OF 2026

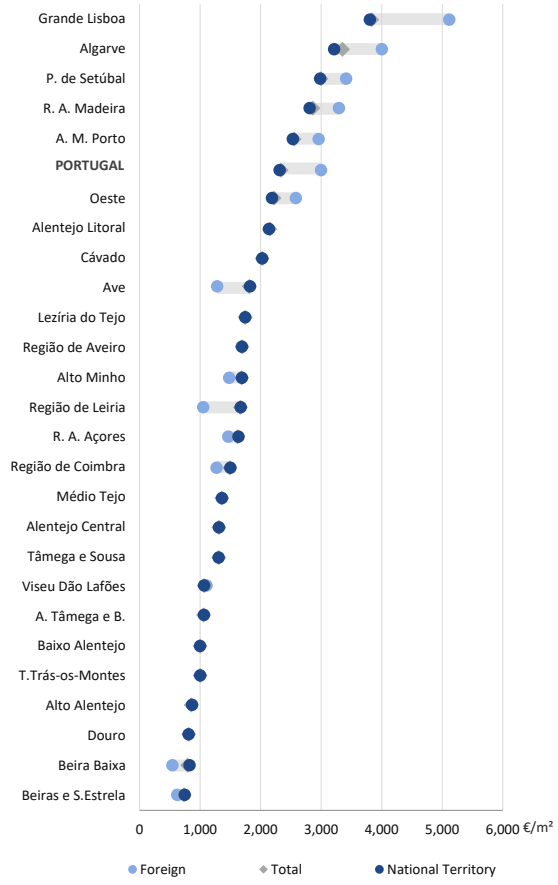
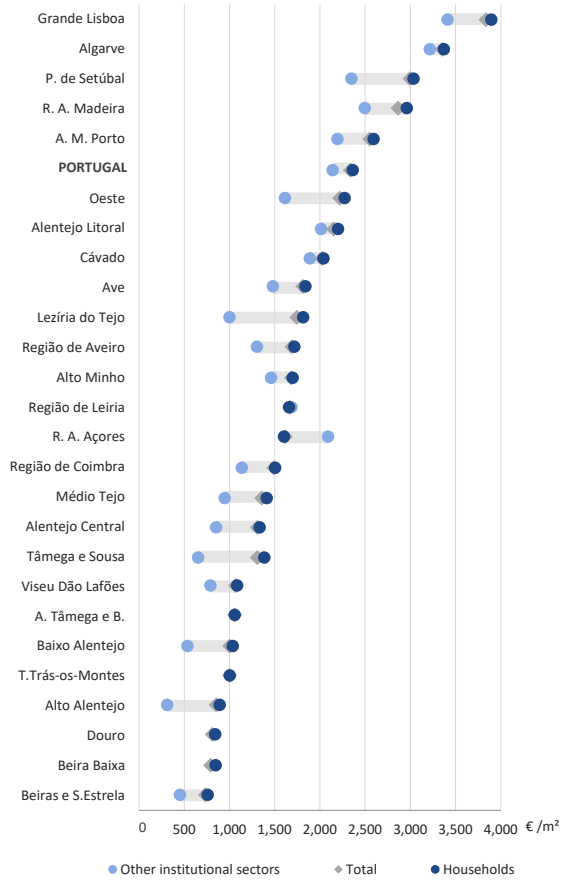


Figure 5

MEDIAN VALUE PER M² OF DWELLINGS SALES PER INSTITUTIONAL SECTOR OF THE PURCHASER IN PORTUGAL AND NUTS 3, 1ST QUARTER OF 2026



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

3. QUARTERLY RESULTS: MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS

In the 1st quarter of 2026, all the municipalities with more than 100 thousand inhabitants in Grande Lisboa, Península de Setúbal, and Área Metropolitana do Porto, except for Gondomar and Santa Maria da Feira, recorded median house prices higher than the national value (2,337 €/m²). In Área Metropolitana do Porto, only Gondomar (21.7%) and Porto (21.6%), showed year-on-year variation rates higher than national average (19.8%). In Grande Lisboa, the following municipalities stood out: Vila Franca de Xira (32.2%), Sintra (28.9%), Odivelas (22.1%), and Amadora (21.3%). In Península de Setúbal, only the municipality of Almada (16.5%) showed a year-on-year variation rate lower than that of the country.

The municipalities of Lisboa (5,292 €/m²), Cascais (5,000 €/m²), and Oeiras (4,511 €/m²) stood out for presenting the highest median house prices, above 4,500 €/m².

Funchal presented a median house price and a year-on-year variation rate higher than the national values (3,601 €/m² and 23.0%). The municipalities of Guimarães (2,108 €/m² and 41.9%), Barcelos (1,770 €/m² and 28.4%), Braga (2,240 €/m² and 25.0%), and Leiria (2,092 €/m² and 23.5%) also exceeded the national year-on-year variation rate.

Figure 6

VALUE AND YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, 1ST QUARTER OF 2026

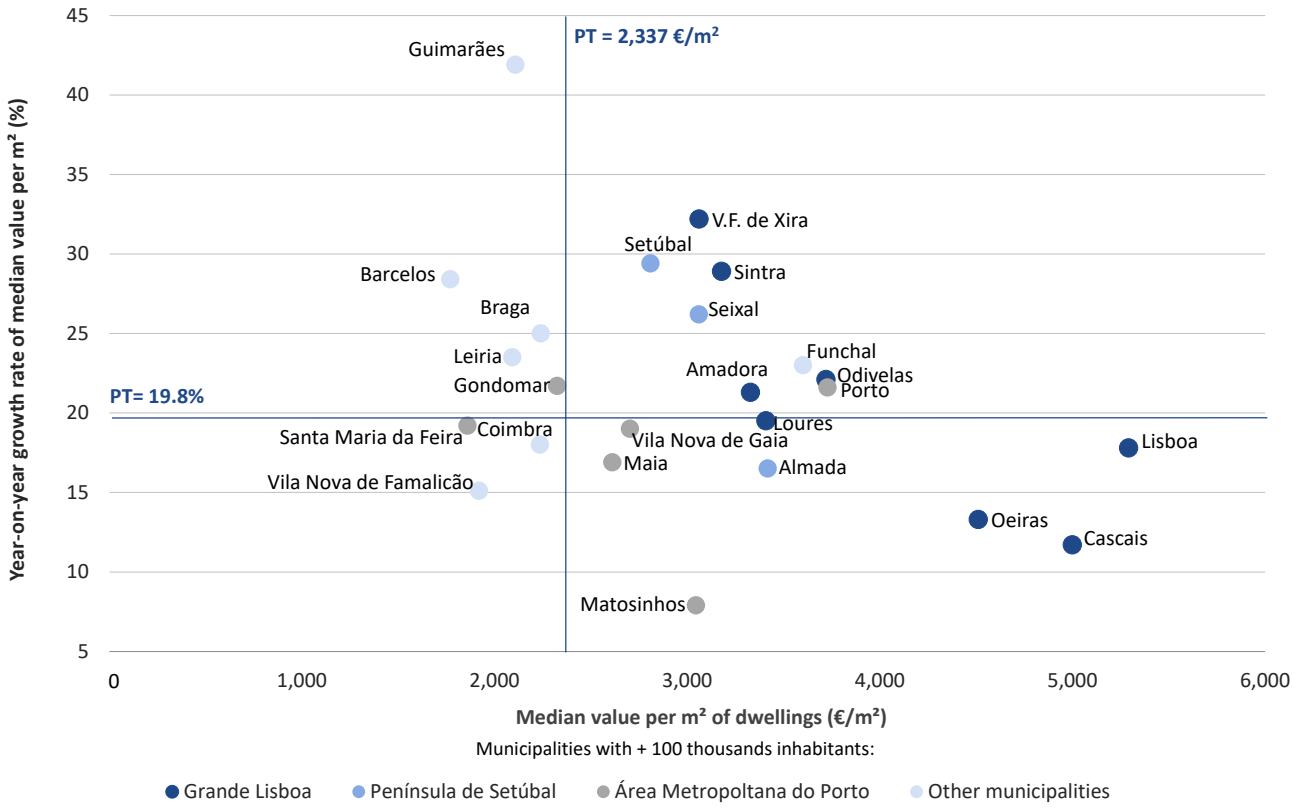


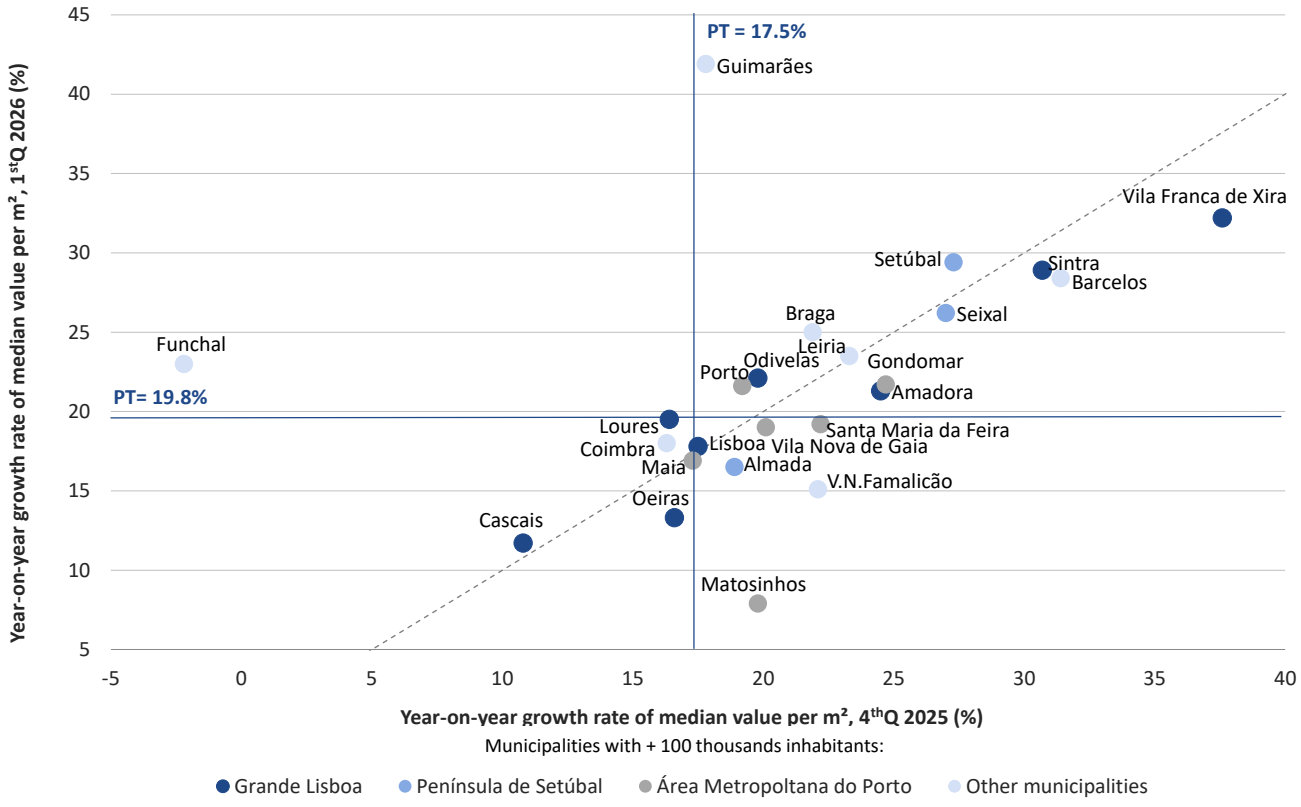
Figure 7 displays the position of the 24 municipalities with more than 100 thousand inhabitants in a referential which combines the year-on-year growth rate in the 4th quarter of 2025 (x-axis) and the year-on-year growth rate in the 1st quarter of 2026 (y-axis). The bisector (dashed line) represents the equality of the year-on-year rates.

In the 1st quarter of 2026, the median house prices accelerated (municipalities above the bisector) in 11 of the 24 municipalities with more than 100 thousand inhabitants, with Funchal (+25.2 p.p.), and Guimarães (+24.1 p.p.) standing out. The municipality of Matosinhos (-11.9 p.p.), recorded the largest slowdown.

The municipalities of Porto and Lisboa recorded increases of 2.4 p.p. and of 0.3 p.p. in the year-on-year growth rates from the 4th quarter of 2025 to the 1st quarter of 2026, respectively.

Figure 7

YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, 4TH QUARTER OF 2025 AND 1ST QUARTER OF 2026



4. RESULTS OF THE LAST 12 MONTHS, ENDING IN MARCH 2026: NUTS 3 SUB-REGIONS, MUNICIPALITIES AND PARISHES OF LISBOA AND PORTO

Considering the 160,467 sales made between April 2025 and March 2026, the median price of dwellings sales in Portugal was 2,168 €/m², increasing by 4.4% compared to the year ended in December 2025 and by 17.5% compared to the year ended in March 2025. The median house price was higher than the national value in the sub-regions of Grande Lisboa (3,598 €/m²), Algarve (3,240 €/m²), Península de Setúbal (2,747 €/m²), Região Autónoma da Madeira (2,578 €/m²), and Área Metropolitana do Porto (2,404 €/m²).

In this period, 55 municipalities scored median house prices above the national value, mainly located in the sub-regions of Grande Lisboa (all the 9 municipalities), in Península de Setúbal (all the 9 municipalities), in Algarve (14 out of 16 municipalities), and in Área Metropolitana do Porto (9 out of 17 municipalities).

The municipality of Lisboa (5,082 €/m^2) recorded the highest median house price of the country. The median prices were also higher than 4,000 €/m^2 in Cascais (4,687 €/m^2), Oeiras (4,297 €/m^2), and Loulé (4,091 €/m^2).

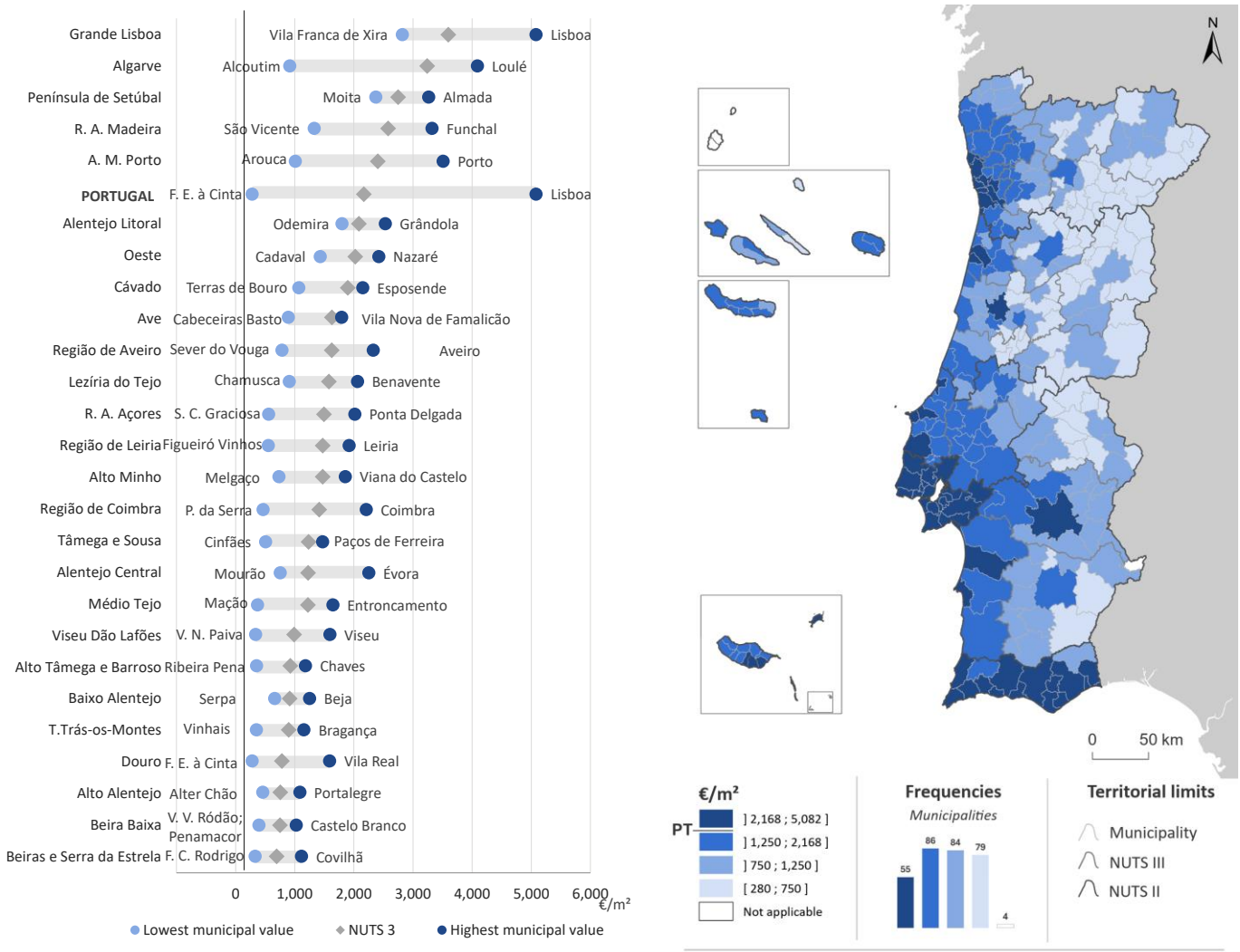
Algarve, Área Metropolitana do Porto, and Grande Lisboa, recorded price differentials between municipalities of more than 2,000 €/m^2.

Between April 2025 and March 2026, the municipality of Lisboa recorded the highest number of dwellings sales of the country (8,095). With more than 4,000 sales, Sintra (6,151), Vila Nova de Gaia (5,297), and Porto (4,453) also stood out.

ISSN 2184-4534

Figure 8

MEDIAN VALUE PER M² OF DWELLINGS SALES IN PORTUGAL, NUTS 3 AND MUNICIPALITIES, LAST 12 MONTHS ENDING IN MARCH 2026



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

Between April 2025 and March 2026, 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: 5,000 €/m² for purchasers with national tax residence and 6,325 €/m² for purchasers with foreign tax residence. Alongside Lisboa, the municipalities of Cascais, Oeiras, and Porto also recorded, simultaneously, median house prices of dwellings sales above 3,400 €/m² for sales involving purchasers with national tax residence and above 4,300 €/m² for purchasers with foreign tax residence.

ISSN 2184-4534

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 the purchaser's institutional sector. The municipality of Loures presented the largest price differential between purchaser's institutional sectors: 1,425 €/m².

Figure 9

MEDIAN VALUE PER M² OF DWELLINGS SALES PER TAX RESIDENCE OF THE PURCHASER IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN MARCH 2026

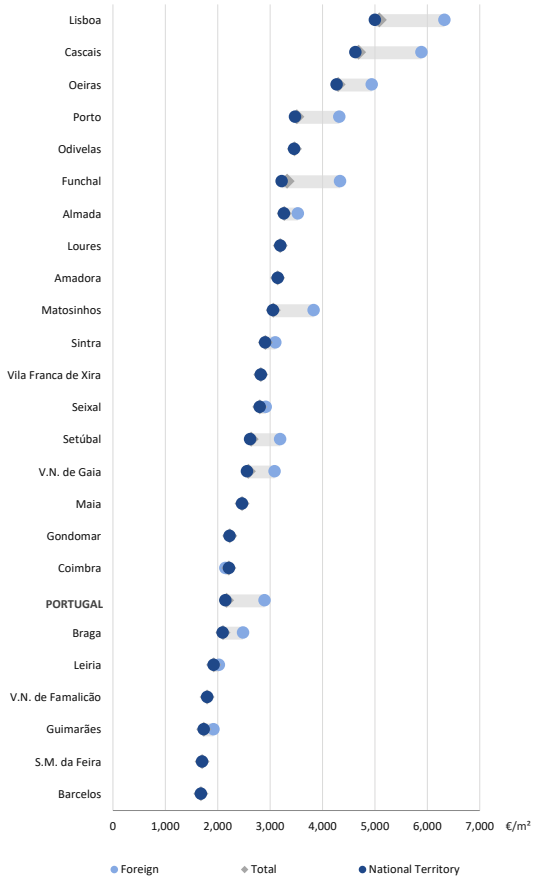


Figure 10

MEDIAN VALUE PER M² OF DWELLINGS SALES PER INSTITUTIONAL SECTOR OF THE PURCHASER IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN MARCH 2026

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

Between April 2025 and March 2026, 23 of the 24 municipalities with more than 100 thousand inhabitants recorded higher median house prices for the new dwellings than for the existing dwellings. The exception was in

the municipality of Amadora, where the median price of existing dwellings was 497 €/m^2 higher than that of new dwellings (3,177 €/m^2 and 2,680 €/m^2, respectively).

Santa Maria da Feira recorded the lowest median price of new dwellings sales (1,777 €/m^2) and the municipalities of Lisboa (6,226 €/m^2), and Cascais (5,027 €/m^2) scored the highest values, above 5,000 €/m^2.

Lisboa presented the largest difference between the prices of new (6,226 €/m^2) and existing dwellings (4,896 €/m^2): 1,330 €/m^2. Among the municipalities with more than 100 thousand inhabitants, Cascais stood out with the highest price in the 4 or more bedrooms typology (5,000 €/m^2) 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 (3,872 €/m^2), and 4 or more bedrooms (2,072 €/m^2): 1,800 €/m^2.

ISSN 2184-4534

Figure 11

MEDIAN VALUE PER M² OF DWELLINGS SALES PER CATEGORY OF HOUSING UNIT IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN MARCH 2026

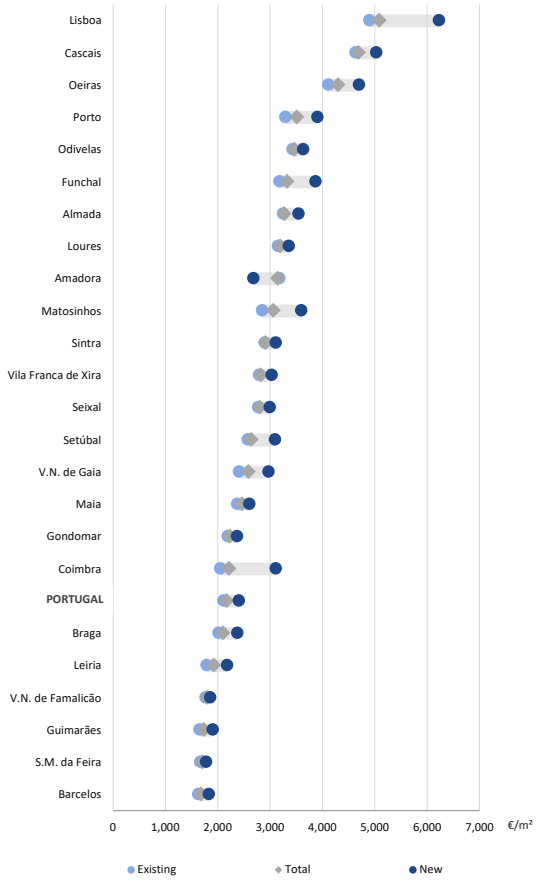
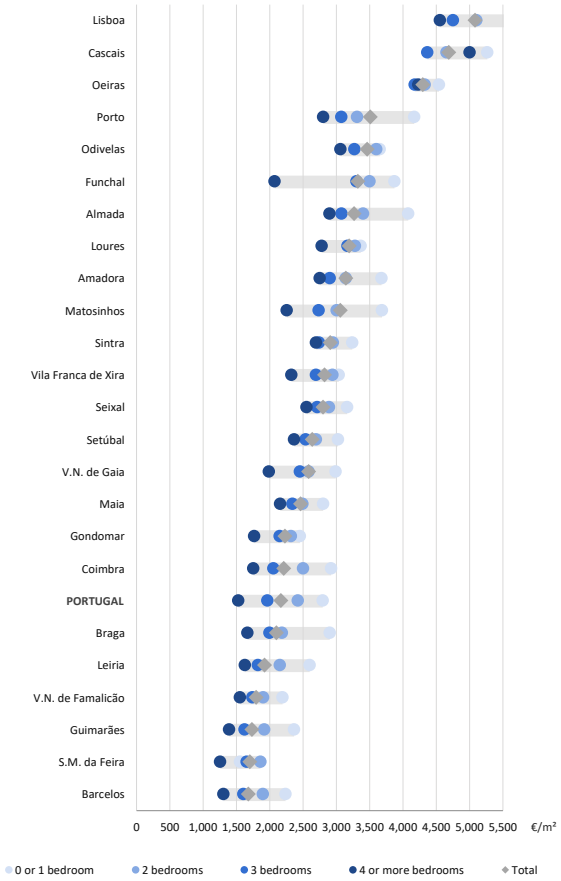


Figure 12

MEDIAN VALUE PER M² OF DWELLINGS SALES PER TYPOLOGY OF HOUSING UNIT IN PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN MARCH 2026



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

Between April 2025 and March 2026, among the 24 parishes of Lisboa, the following stood out for having the highest median prices of dwellings, equal to or greater than 6,000 €/m^2: Santo António (6,986 €/m^2), Parque das Nações (6,407 €/m^2), and Avenidas Novas (6,000 €/m^2).

These parishes registered median prices of dwellings above the value of Lisboa (5,082 €/m^2) and presented year-on-year rates of change higher than that recorded in the municipality (15.2%). Ajuda (23.9%) was the Lisboa parish with the highest rate of change, while Marvila (-0.4%), and Santa Maria Maior (-0.5%), were the only ones to show decreases.

The following parishes recorded, in the period under analysis, prices lower than those of Lisboa and higher year-on-year rates of change: Penha de França (4,465 €/m^2 and 19.2%), Lumiar (4,670 €/m^2 and 17.5%), Olivais (4,296 €/m^2 and 16.1%), and Benfica (4,631 €/m^2 and 15.3%).

Between April 2025 and March 2026, the parish of Arroios recorded the highest number of dwellings sales (655) and Carnide the lowest (96).

Figure 13

MEDIAN VALUE AND YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MUNICIPALITY OF LISBOA AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026

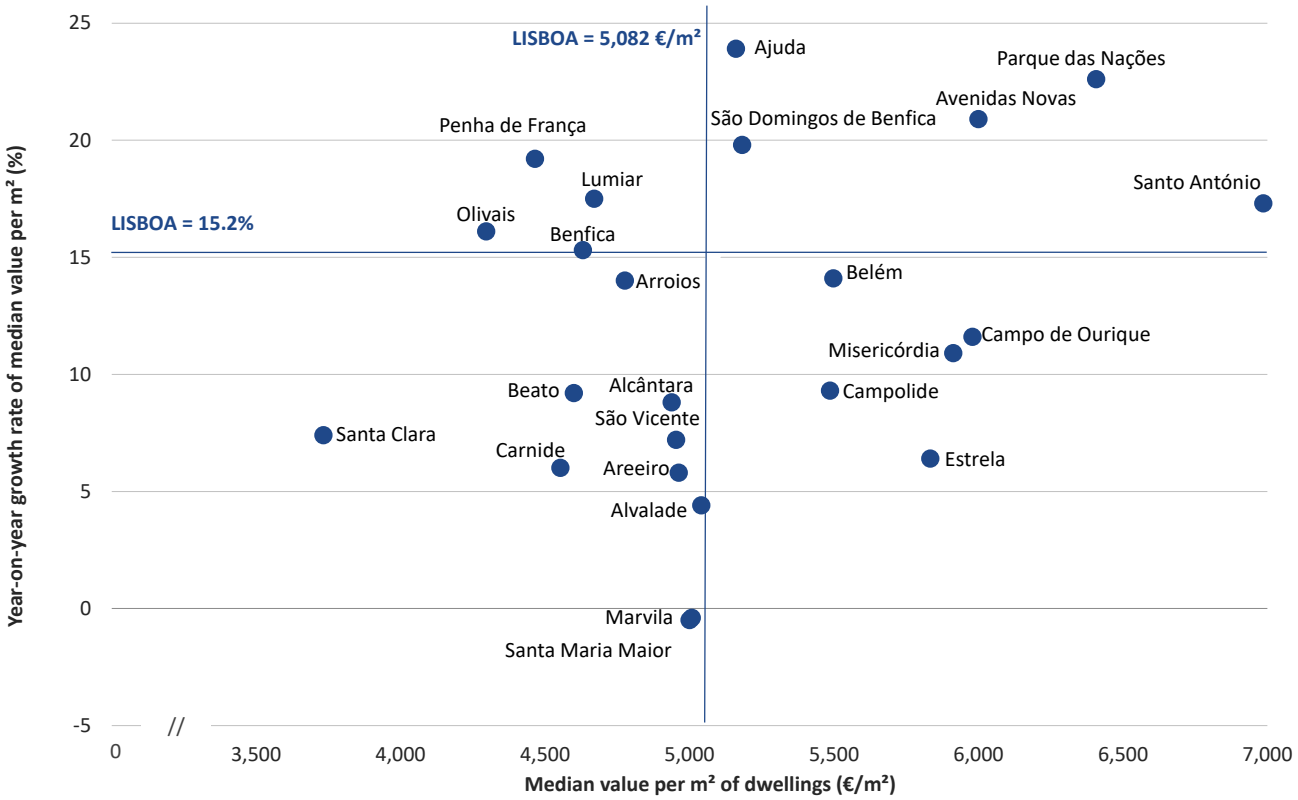


Figure 14

MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MINICIPALITY OF LISBOA AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026

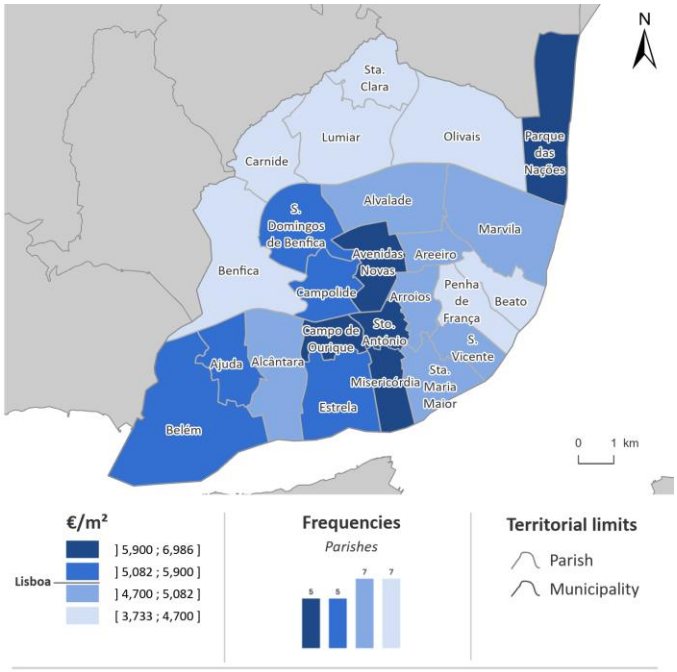
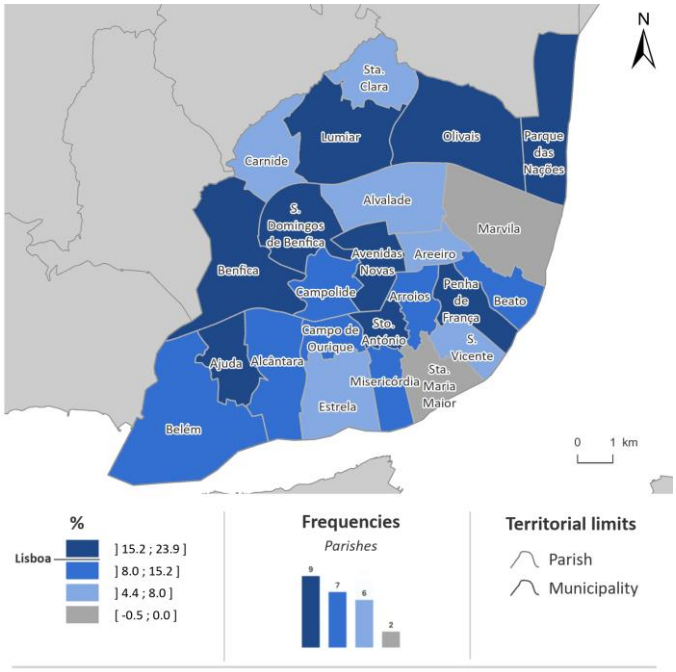


Figure 15

YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MINICIPALITY OF LISBOA AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026



Between April 2025 and March 2026, only the União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória (3,982 €/m^2 and 23.4%) stood out for simultaneously presenting median price and year-on-year rate of change above those of Porto (3,510 €/m^2 and 16.7%). The União de freguesias de Aldoar, Foz do Douro e Nevogilde (4,252 €/m^2 and 10.8%) and the União de freguesias de Lordelo do Ouro e Massarelos (3,644 €/m^2 and 13.0%), also recorded median house prices higher than Porto, although they recorded lower year-on-year variations.

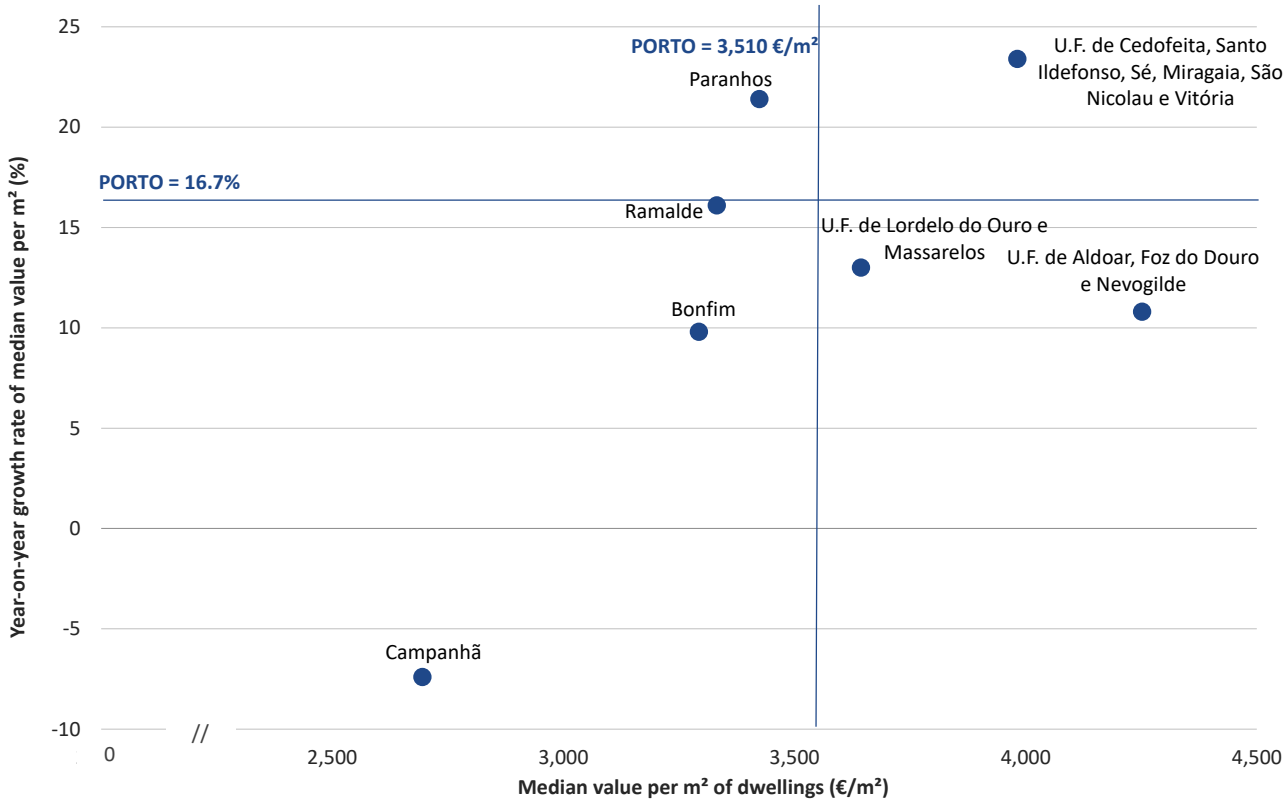
The parish of Campanhã (2,695 €/m^2 and -7.4%) was the only one to show a negative year-on-year variation rate.

In the period under analysis, the parish of Paranhos (3,424 €/m^2 and 21.4%), recorded a median house price lower than that of Porto, but a higher year-on-year rate of change.

The number of dwellings sales in the parishes of the municipality of Porto varied between 1,156 in União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória and 308 in União de freguesias de Aldoar, Foz do Douro e Nevogilde.

Figure 16

MEDIAN VALUE AND YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MUNICIPALITY OF PORTO AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026



ISSN 2184-4534

Figure 17

MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MUNICIPALITY OF PORTO AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026

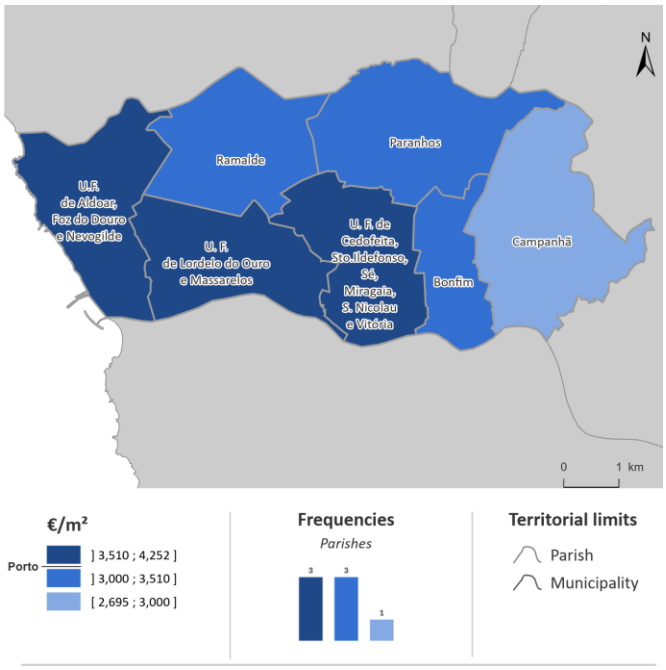
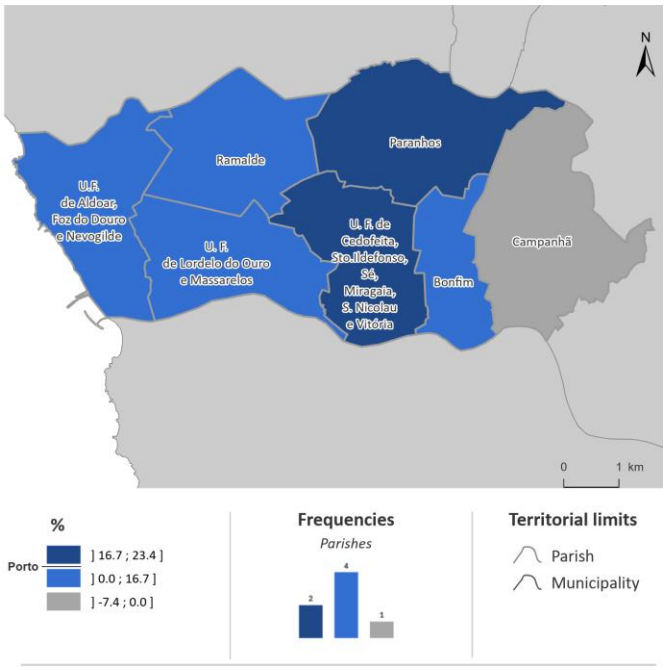


Figure 18

YEAR-ON-YEAR GROWTH RATE OF MEDIAN VALUE PER M² OF DWELLINGS SALES IN THE MUNICIPALITY OF PORTO AND ITS PARISHES, LAST 12 MONTHS ENDING IN MARCH 2026



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 consists of 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 to the Portuguese Tax and Customs Authority for collaborating in the implementation of this project.

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 greater than or equal to 20 m^2.

Dwellings sales (No.) [2]**:** Number of dwellings sales for residential purposes with a private gross area greater than or equal to 20 m^2.

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.

2 It should be noted that the number of dwellings sales available in the context of the Statistics on House Prices at local level is different from that available by the Housing Price Index. The Statistics on House Prices at local level present the data in which it was possible to link the information from the IMT and the IMI. The indicators of the number and value of dwellings sales obtained in the context of the Housing Price Index cover all transactions of dwellings sales, with the estimation of some variables from the IMI in cases where it was not possible to link the IMT and the IMI information.

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 in Products, Statistical data, Database.

Indicators with quarterly periodicity (1st quarter 2019 to 1st quarter 2026):

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 m² of dwellings sales by Geographic location (NUTS - 2024) and Tax residence of the purchaser; Quarterly

Median value per m² of dwellings sales by Geographic location (NUTS - 2024) and Institutional sector of the purchaser; Quarterly

Dwellings sales in the last 3 months (Methodology 2022 - No.) by Geographic location (NUTS - 2024); Quarterly

Indicators with quarterly periodicity, but referring to the last 12 months ending in the months of December 2019 to March 2026:

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 m² of dwellings sales in the last 12 months (€) by Geographic location (NUTS - 2024) and Category of housing unit; Quarterly

Median value per m² of dwellings sales in flats in the last 12 months (€) by Geographic location (NUTS - 2024); Quarterly

Median value per m² of dwellings sales in the last 12 months (€) by Geographic location (NUTS - 2024) and Institutional sector of the purchaser; Quarterly

Median value per m² of dwellings sales in the last 12 months (€) by Geographic location (NUTS - 2024) and Tax residence of the purchaser; Quarterly

Dwellings sales in the last 12 months (Methodology 2022 - No.) by Geographic location (NUTS - 2024); 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 m² 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 m² of dwellings sales in the last 12 months (€) by Geographic localization (NUTS – 2024 - City) and Category of housing unit; Quarterly

Median value per m² 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 m² 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 m² 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 m² 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 2025):

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 m² 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 m² of dwellings sales by Geographic location (NUTS - 2024) and Dwelling typology; Annual

Methodological document – Statistics on house prices at local level

Attached to this Press Release is an Excel file containing the indicators analysed and additional information.

Next Press Release - 23 October 2026