ISSN 2184-4534

INSTITUTO NACIONAL DE ESTATÍSTICA
STATISTICS PORTUGAL

DIISTAQUE

PRESS RELEASE

29 September 2026
HOUSE RENTAL STATISTICS AT LOCAL LEVEL
2nd quarter of 2026

THE MEDIAN HOUSE RENTAL VALUE OF NEW LEASE AGREEMENTS REACHED 10.17 €/M², AN INCREASE OF 10.2% COMPARED TO THE SAME PERIOD OF THE PREVIOUS YEAR

In the 2nd quarter of 2026, the median house rental value of the 35,407 new lease agreements in Portugal was 10.17 €/m². This value represents a year-on-year growth of 10.2%, higher than observed in the previous quarter (9.1%). When compared to the 2nd quarter of 2025, the number of new lease agreements increased by 0.4%.

The median house rental value increased in all NUTS 3 sub-regions. The highest values were recorded in Grande Lisboa (15.24 €/m²), Região Autónoma da Madeira (12.78 €/m²), Península de Setúbal (11.99 €/m²), Algarve (11.56 €/m²), and Área Metropolitana do Porto (10.83 €/m²).

In the 2nd quarter of 2026, 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 (20.7%) recording the highest year-on-year growth rate and Lisboa with the highest median rental (17.79 €/m²), although with a lower year-on-year growth rate (5.1%) than the national value (10.2%). Ten of the 24 municipalities with more than 100 thousand inhabitants presented year-on-year growth rates of the number of new lease agreements higher than the national rate (0.4%), with Almada (17.2%) standing out with the greatest variation.

INTRODUCTORY NOTE

This press release presents quarterly results, for the 2nd quarter of 2026, 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. For this reason, results are also presented for the last 12 months ended in June 2026, for all municipalities in the country and the parishes of Lisboa and Porto, which are not directly comparable with the quarterly results.

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

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

ine.pt | Dissemination and Communication - tel: + 351 21 842 61 10 (Call to national fixed network) | imprensa@ine.pt

ISSN 2184-4534

1. QUARTERLY RESULTS: VALUES FOR THE NATIONAL TOTAL

In the 2nd quarter of 2026, the median house rental value for the 35,407 new lease agreements in Portugal was 10.17 €/m². This value represents an increase of 10.2% compared to the same period last year and of 7.5% compared to the 1st quarter of 2026.

In the 2nd quarter of 2026, the number of new lease agreements was higher than in the same quarter of 2025 (35,266 new lease agreements), representing an increase in the house rental activity of 0.4%.

Figure 1

YEAR-ON-YEAR GROWTH RATES OF MEDIAN HOUSE RENTAL VALUE PER M² AND NUMBER OF NEW LEASE AGREEMENTS OF DWELLINGS FOR PORTUGAL, BETWEEN THE 1ST QUARTER OF 2020 AND THE 2ND QUARTER OF 2026

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

In the 2nd quarter of 2026, 13 of the 26 NUTS 3 sub-regions recorded year-on-year decreases in the number of new lease agreements, with Médio Tejo (-10.6%) and Beiras e Serra da Estrela (-10.1%) sub-regions standing out with decreases exceeding 10.0%. The largest increase occurred in Alentejo Litoral (13.5%). Grande Lisboa and Área Metropolitana do Porto accounted for 45.1% of all new lease agreements.

ISSN 2184-4534

Compared to the previous quarter, the median house rental value increased in 24 of the 26 NUTS 3 sub-regions, with the largest increase occurring in the Região Autónoma dos Açores sub-region (16.3%). The sub-regions which recorded decreases were Baixo Alentejo (-3.7%) and Alto Alentejo (-3.6%).

The house rental value was above the national value (10.17 €/m^2) in the sub-regions of Grande Lisboa (15.24 €/m^2), Região Autónoma da Madeira (12.78 €/m^2), Península de Setúbal (11.99 €/m^2), Algarve (11.56 €/m^2), and Área Metropolitana do Porto (10.83 €/m^2).

Figure 2

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, FOR PORTUGAL AND NUTS 3, 1STQ. 2026 AND 2NDQ. 2026

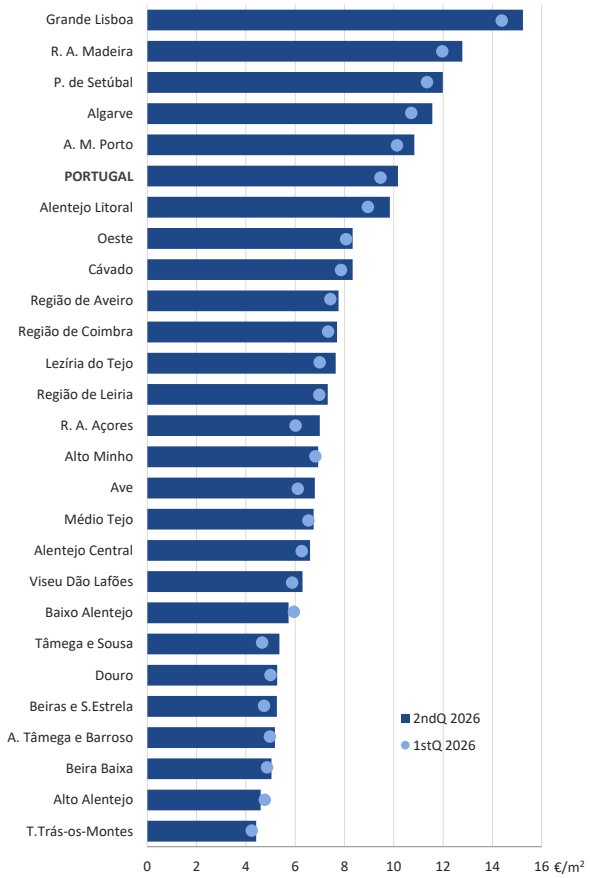
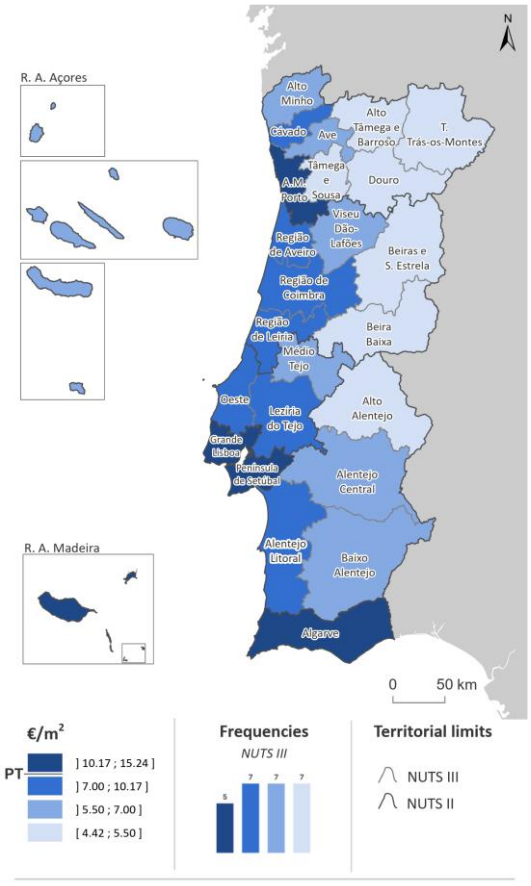


Figure 3

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, FOR PORTUGAL AND NUTS 3, 2NDQ. 2026

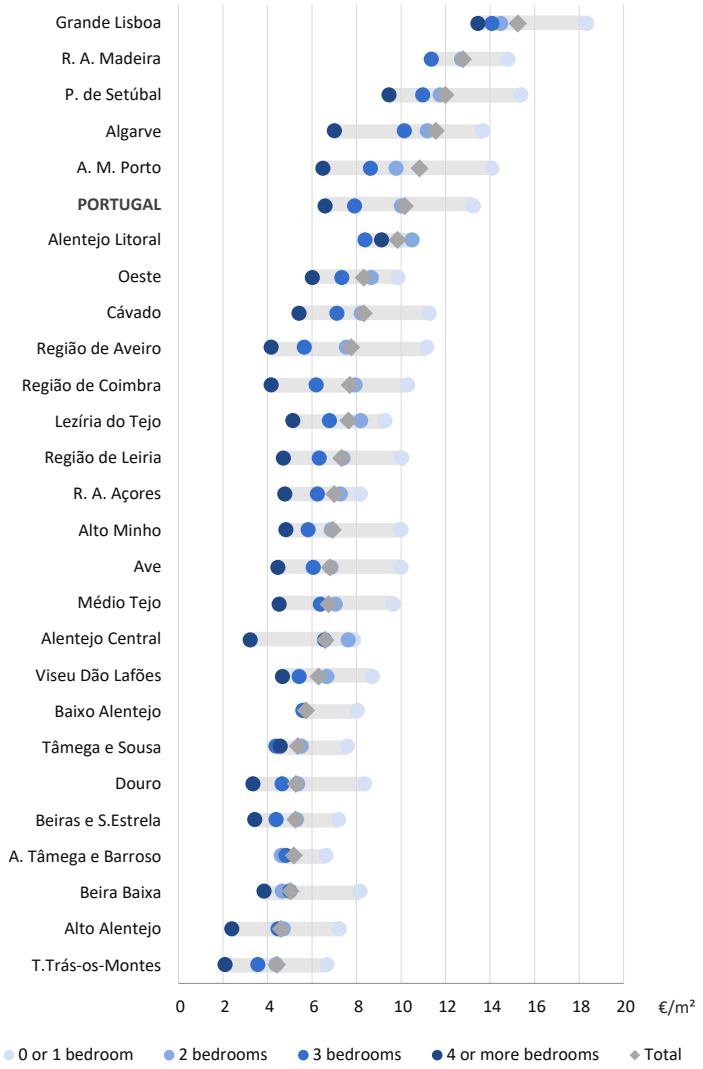


In the 2nd quarter of 2026, 25 of the 26 NUTS 3 sub-regions presented higher median rental values for 0- or 1-bedroom housing units typology. The exception was Alentejo Litoral, which recorded the highest values for the 2 bedrooms typology.

Grande Lisboa was the sub-region that presented the highest median rental values in all housing units typologies considered. The largest difference between the four housing typologies was recorded in Área Metropolitana do Porto, between 0- or 1-bedroom (14.08 €/m^2) and 4 or more bedrooms (6.49 €/m^2): 7.59 €/m^2.

Figure 4

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS PER TYPOLOGY OF HOUSING UNIT, PORTUGAL AND NUTS 3, 2NDQ. 2026



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

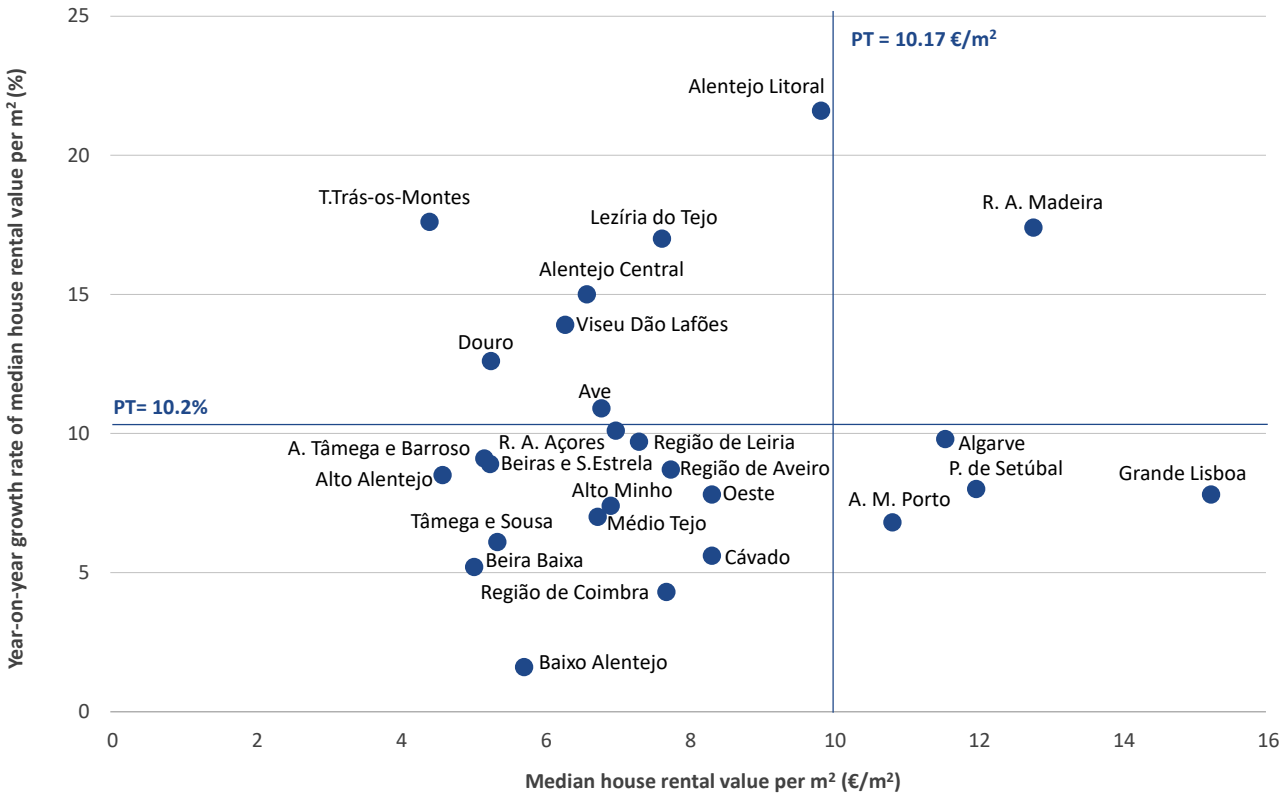
ISSN 2184-4534

In the 2nd quarter of 2026, the median house rental value increased compared to the same period last year, in all the country's NUTS 3 sub-regions. Alentejo Litoral (21.6%), Terras de Trás-os-Montes (17.6%), Região Autónoma da Madeira (17.4%), and Lezíria do Tejo (17.0%) stood out with the highest year-on-year variations.

Of the five NUTS 3 sub-regions with median rental values higher than the national level, only Região Autónoma da Madeira recorded a year-on-year variation higher than that observed for the country (10.2%).

Figure 5

MEDIAN VALUE AND YEAR-ON-YEAR GROWTH RATE OF MEDIAN HOUSE RENTAL VALUE PER M² OF NEW LEASE AGREEMENTS OF DWELLINGS, NUTS 3 AND PORTUGAL, 2NDQ. 2026



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

In the 2nd quarter of 2026, ten 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 (0.4%), with Almada (17.2%), Lisboa and Seixal (both at 5.6%), standing out with the highest variations. On the other hand, the number

of new lease agreements decreased in 14 of the municipalities under analysis, with particular emphasis on Matosinhos (-14.0%), and Maia (-13.2%).

In the 2nd quarter of 2026, 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 (10.17 €/m^2), although only Loures (13.03 €/m^2 and 16.1%), Vila Franca de Xira (11.39 €/m^2 and 10.4%), and Amadora (14.03 €/m^2 and 10.3%) have shown year-on-year increases in median rental values higher than the national average (10.2%).

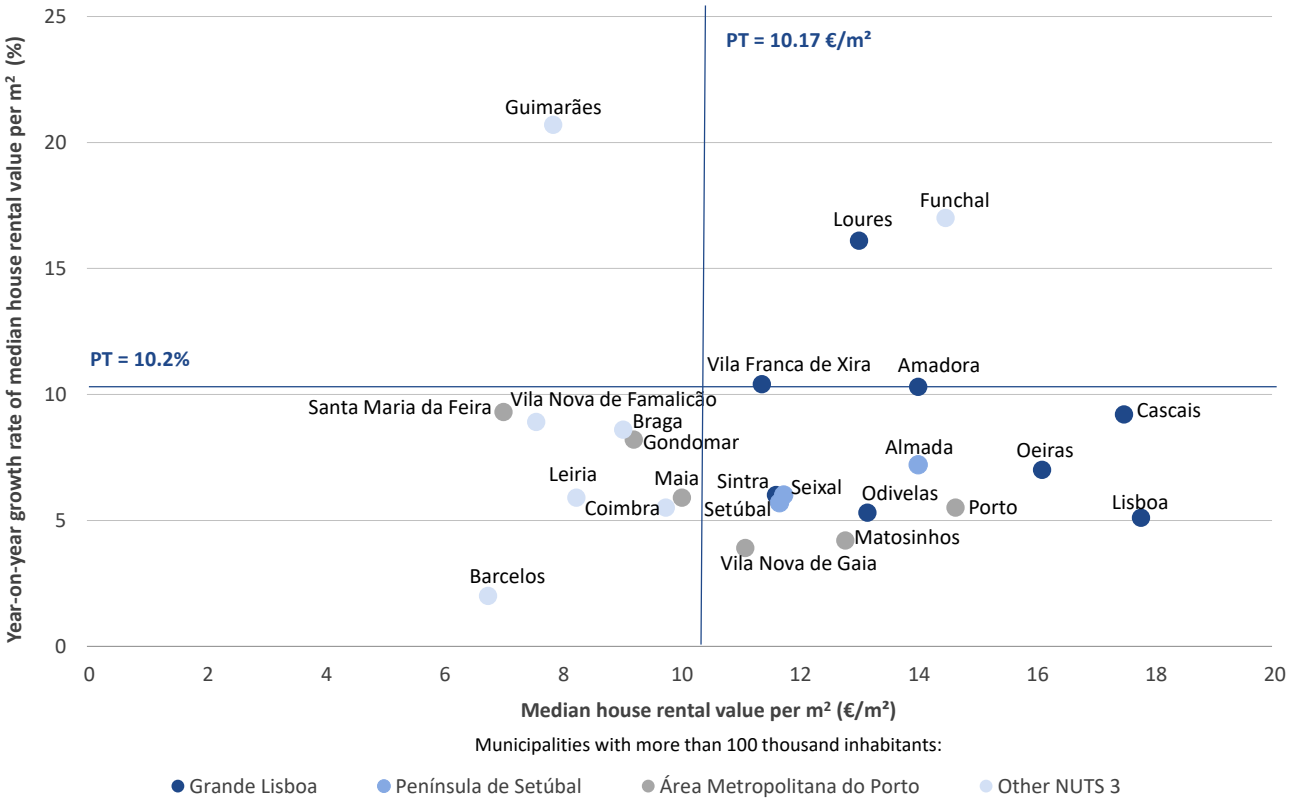
In Área Metropolitana do Porto all municipalities recorded median rents higher than the national average, except for Maia (10.04 €/m^2 and 5.9%), Gondomar (9.23 €/m^2 and 8.2%), and Santa Maria da Feira (7.03 €/m^2 and 9.3%), and lower year-on-year variations.

Among the remaining municipalities with more than 100 thousand inhabitants, only Funchal (14.49 €/m^2 and 17.0%) recorded higher median house rental value and year-on-year variation rate than the national references. Among municipalities with more than 100 thousand inhabitants, Guimarães recorded the highest year-on-year variation rate (7.87 €/m^2 and 20.7%).

ISSN 2184-4534

Figure 6

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS AND CORRESPONDING YEAR-ON-YEAR GROWTH RATE IN MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS IN THE 2NDQ. 2026

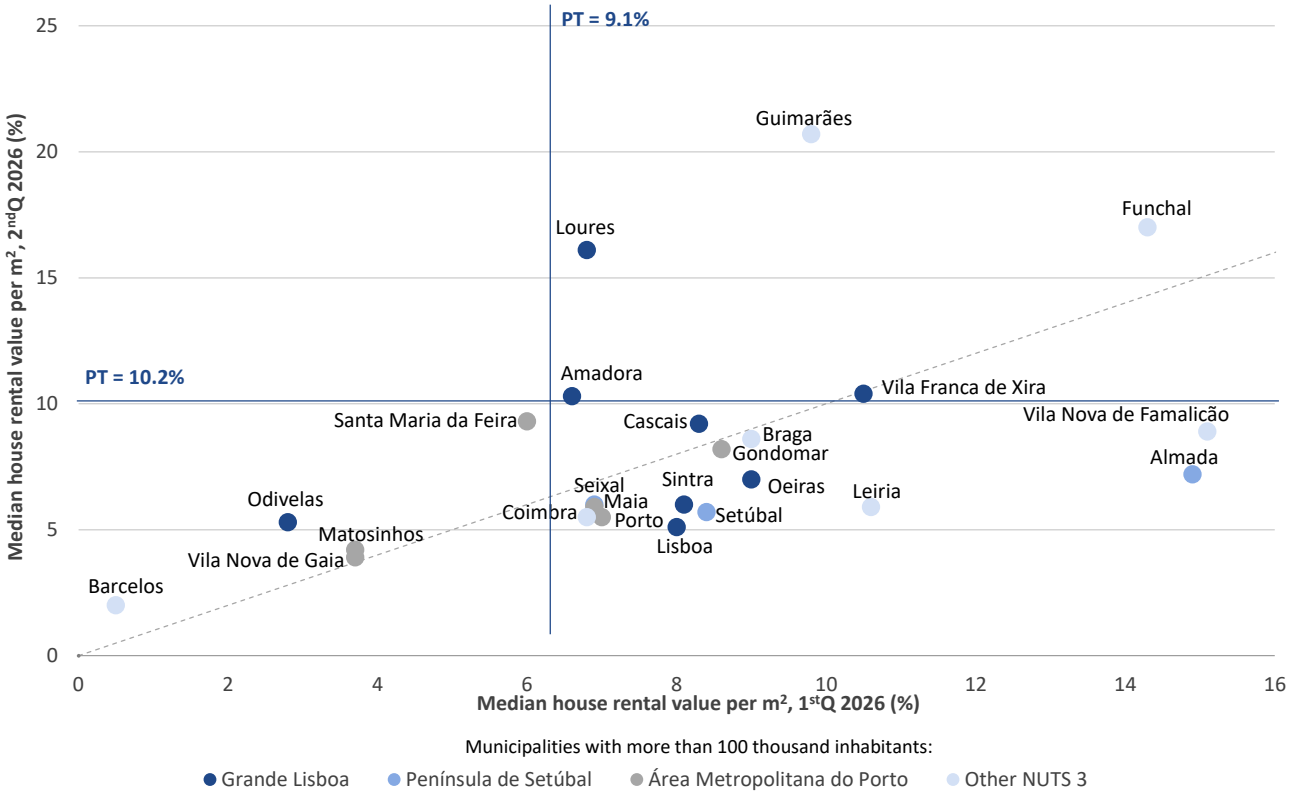


The following figure shows the position of municipalities with more than 100 thousand inhabitants in a referential that combines the year-on-year growth rate in the 1st quarter of 2026 (x-axis) and the year-on-year growth rate in the 2nd quarter of 2026 (y-axis). The bisector (dashed line) represents the equality of rates and shows that, for 14 of the 24 municipalities with more than 100 thousand inhabitants, there was a deceleration in the median house rental value (municipalities below the bisector), particularly the municipality of Almada (-7.7 p.p.). Decreases were also recorded in the municipalities of Lisboa and Porto, of 2.9 p.p. and 1.5 p.p. in the year-on-year variation rates from the 1st quarter of 2026 to the 2nd quarter of 2026, respectively.

On the other hand, there was an increase in the year-on-year growth rates in ten municipalities, with the municipality of Guimarães (10.9 p.p.) standing out from this group.

Figure 7

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 IN THE 1ST Q. 2026 AND 2ND Q. 2026



4. RESULTS FOR THE LAST 12 MONTHS ENDED ON JUNE 2026: NUTS 3, MUNICIPALITIES AND PARISHES OF LISBOA AND PORTO

Considering the 151,181 new lease agreements signed in the last 12 months ending in June 2026, the median house rental value was 9.76 €/m², having increased by 2.7% compared to the year ending in March 2026 and by 9.4% compared to the year ending in June 2025. The median house rental value was higher than the national average in the sub-regions of Grande Lisboa (14.71 €/m²), Região Autónoma da Madeira (12.32 €/m²), Península de Setúbal (11.56 €/m²), Algarve (10.96€/m²), and Área Metropolitana do Porto (10.53 €/m²).

From July 2025 to June 2026, 37 municipalities recorded median house rental values above the national value (9.76 €/m²). Lisboa showed the highest value (17.43 €/m²), and the following municipalities also stood out with values above 15.00 €/m²: Cascais (16.83 €/m²), Oeiras (15.75 €/m²), and Sines (15.07 €/m²).

The territorial pattern of rents per m^2 of new lease agreements by municipality showed that all the municipalities in Grande Lisboa and Península de Setúbal, Algarve (9 out of 15 municipalities with available information) and the Área Metropolitana do Porto (5 in 17) recorded higher values than that of the country. In the remaining NUTS 3 sub-regions, the municipalities of Funchal (14.03 €/m^2) and Santa Cruz (11.46 €/m^2), in Região Autónoma da Madeira, and Sines (15.07 €/m^2), Grândola (11.13 €/m^2), and Santiago do Cacém (9.89 €/m^2), in Alentejo Litoral, also recorded rents per m^2 higher than the national reference.

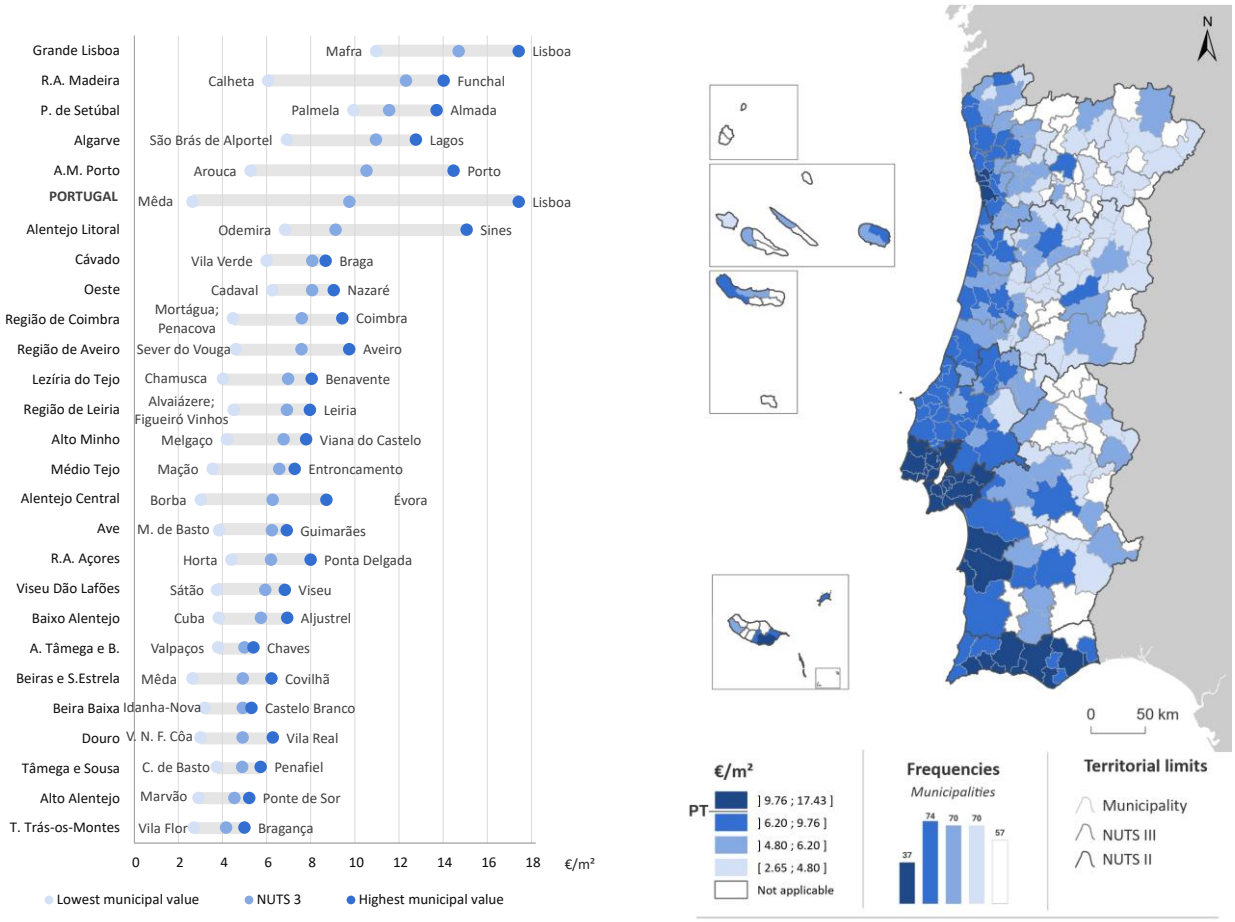
The Área Metropolitana do Porto was the NUTS 3 sub-region with the highest difference of median rental values among municipalities (9.20 €/m^2): the lowest value was recorded in Arouca (5.28 €/m^2) and the highest in Porto (14.48 €/m^2).

Lisboa recorded the highest number of new lease agreements in the country, with 17,575 new lease agreements signed in the last 12 months, 7.0% more compared to the same period of last year. Porto (7,757) and Sintra (5,182) also recorded more than 5,000 new lease agreements.

ISSN 2184-4534

Figure 8

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, FOR PORTUGAL, NUTS 3 AND MUNICIPALITIES, LAST 12 MONTHS ENDING IN JUNE 2026



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

Figures 9 and 10 present results by institutional sector[1] of the renter (with residence in Portugal) and the landlord, for Portugal and municipalities with more than 100 thousand inhabitants.

In the last 12 months ending in June 2026, in Portugal, the median house rental value of new lease agreements signed by renters belonging to the institutional sector of the households (9.58 €/m^2) was lower than the median

[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.

value for renters belonging to the remaining institutional sectors (12.20 €/m^2), in the 22 municipalities with more than 100 thousand inhabitants with results available.

The municipalities of Lisboa, Cascais, and Oeiras stood out for having the highest median rents among the 24 municipalities with more than 100 thousand inhabitants, in both categories of the institutional sector of the renter. The municipality of Matosinhos presented the largest rent differential per m^2 among institutional sectors of the renter: 2.88 €/m^2.

In Portugal, from July 2025 to June 2026, the median rent of new lease agreements established by landlords in the institutional household sector was lower than that charged by landlords in other institutional sectors, although the values are quite close: 9.58 €/m^2 and 10.33 €/m^2, respectively.

In 13 of the 24 municipalities with more than 100 thousand inhabitants, the rents charged by landlords in the household sector exceeded those charged by landlords in other institutional sectors. The municipalities of Lisboa, Cascais, Oeiras, and Porto stood out for having the highest median rents among the 24 municipalities with more than 100 thousand inhabitants, in both categories of the landlord's institutional sector considered.

Figure 9

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS PER RENTER'S INSTITUTIONAL SECTOR, PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN JUNE 2026

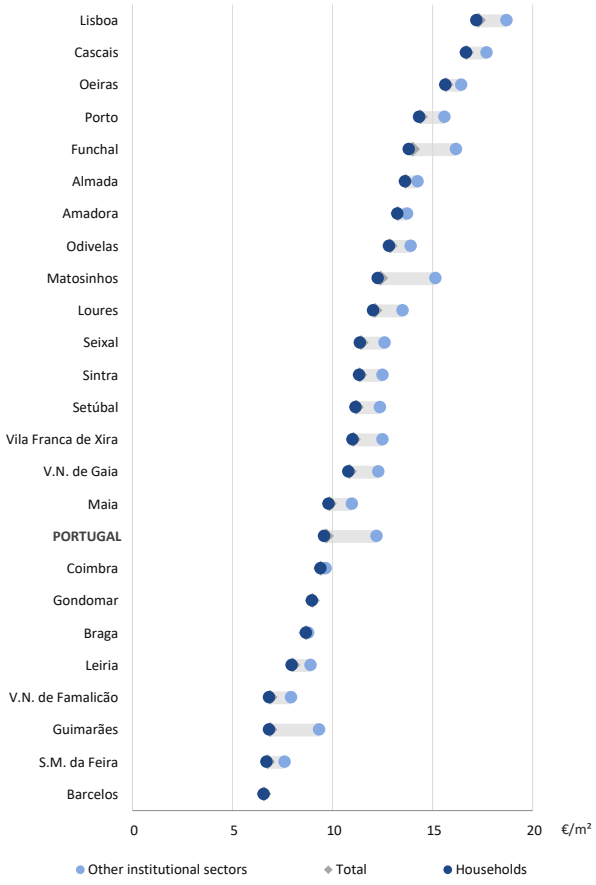
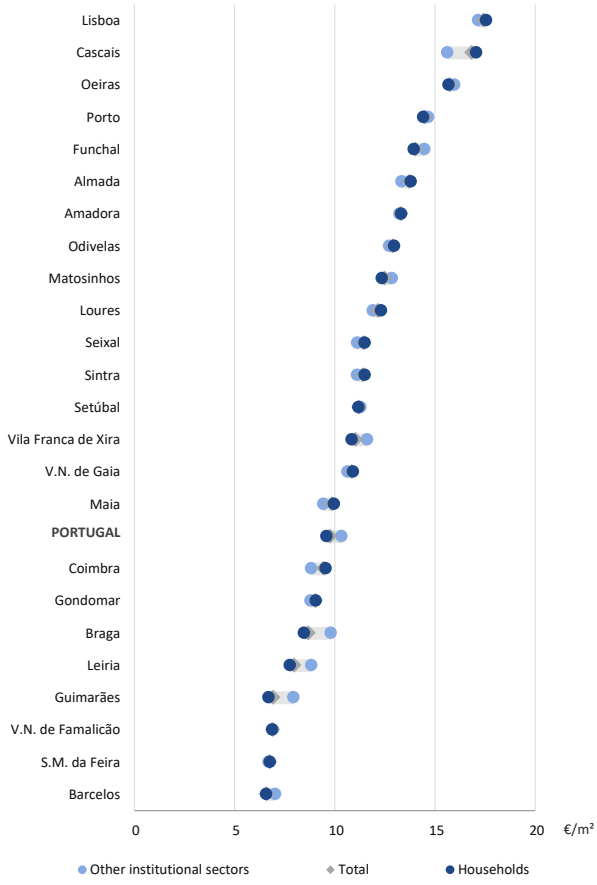


Figure 10

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS PER LANDLORD'S INSTITUTIONAL SECTOR, PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN JUNE 2026

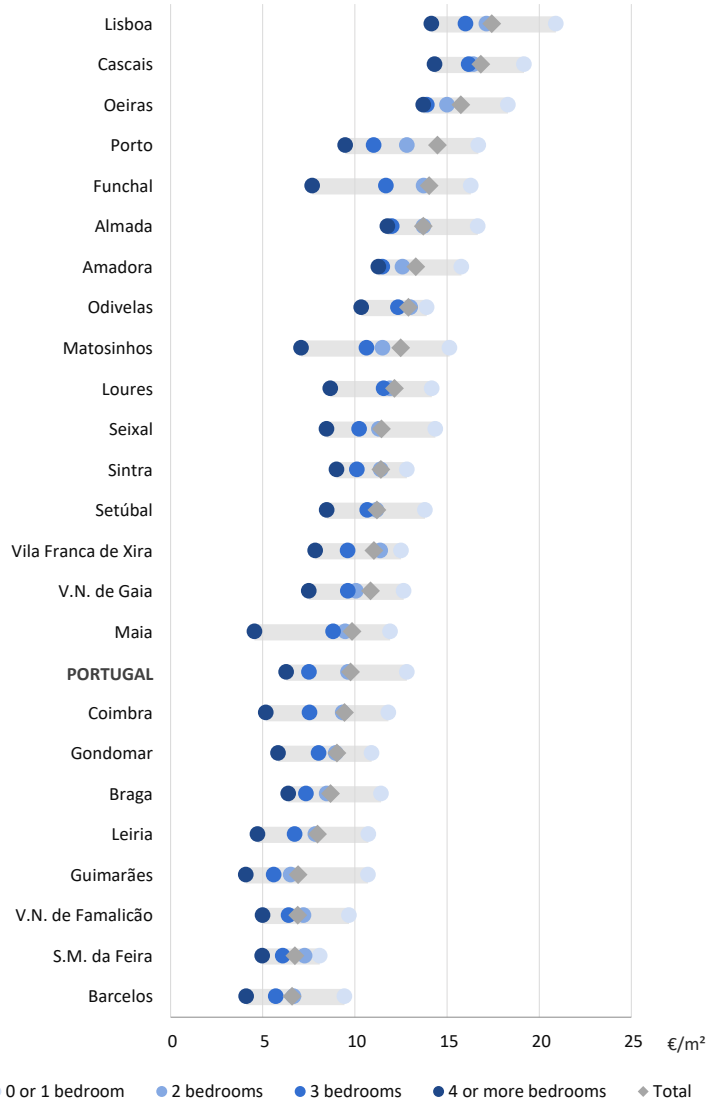


Note: Results are presented for territorial units with a minimum number of 33 observations.

From July 2025 to June 2026, all municipalities with more than 100 thousand inhabitants presented higher median rent values for 0- or 1-bedroom housing typology. Lisboa presented the highest values for 0- or 1-bedroom (20.90 €/m^2) and 2 bedrooms (17.14 €/m^2) housing types, and Cascais for 3 bedrooms (16.18 €/m^2) and 4 or more bedrooms (14.33 €/m^2). The largest difference between the median rental values in the four housing typologies was recorded in the municipality of Funchal between 0- or 1-bedroom (16.29 €/m^2) and 4 or more bedrooms (7.69 €/m^2): 8.60 €/m^2.

Figure 11

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS PER TYPOLOGY OF HOUSING UNIT, PORTUGAL AND MUNICIPALITIES WITH MORE THAN 100 THOUSAND INHABITANTS, LAST 12 MONTHS ENDING IN JUNE 2026



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

From July 2025 to June 2026, five of Lisboa's 24 parishes recorded higher rental values and year-on-year growth rates than the municipality (17.43 €/m^2 and 4.6%): Estrela (20.00 €/m^2 and 5.9%), Santa Maria Maior (19.92 €/m^2 and 6.5%), Campolide (18.48 €/m^2 and 5.3%), São Vicente (18.44 €/m^2 and 6.3%), and Marvila (18.33 €/m^2 and 9.0%).

The median rental value was also higher than that of the municipality in the parishes of Santo António (21.55 €/m^2 and 3.0%), Misericórdia (19.95 €/m^2 and 1.2%), Campo de Ourique (19.23 €/m^2 and 4.2%), Parque das Nações (18.88 €/m^2 and 2.9%), Ajuda (18.47 €/m^2 and 2.1%), and Avenidas Novas (18.26 €/m^2 and 3.8%).

Santa Clara (13.39 €/m^2 and 12.0%) presented the lowest median rental value and the largest year-on-year variation.

The parishes of Alcântara, Alvalade, Beato, Areeiro, and Lumiar recorded rental values and year-on-year growth rates lower than those of the municipality of Lisboa, in the period under analysis.

Arroios recorded the highest number of new lease agreements (1,664 agreements signed) and Carnide the lowest (203).

Figure 12

MEDIAN HOUSE VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS AND CORRESPONDING YEAR-ON-YEAR GROWTH RATE IN THE MUNICIPALITY OF LISBOA AND ITS PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026

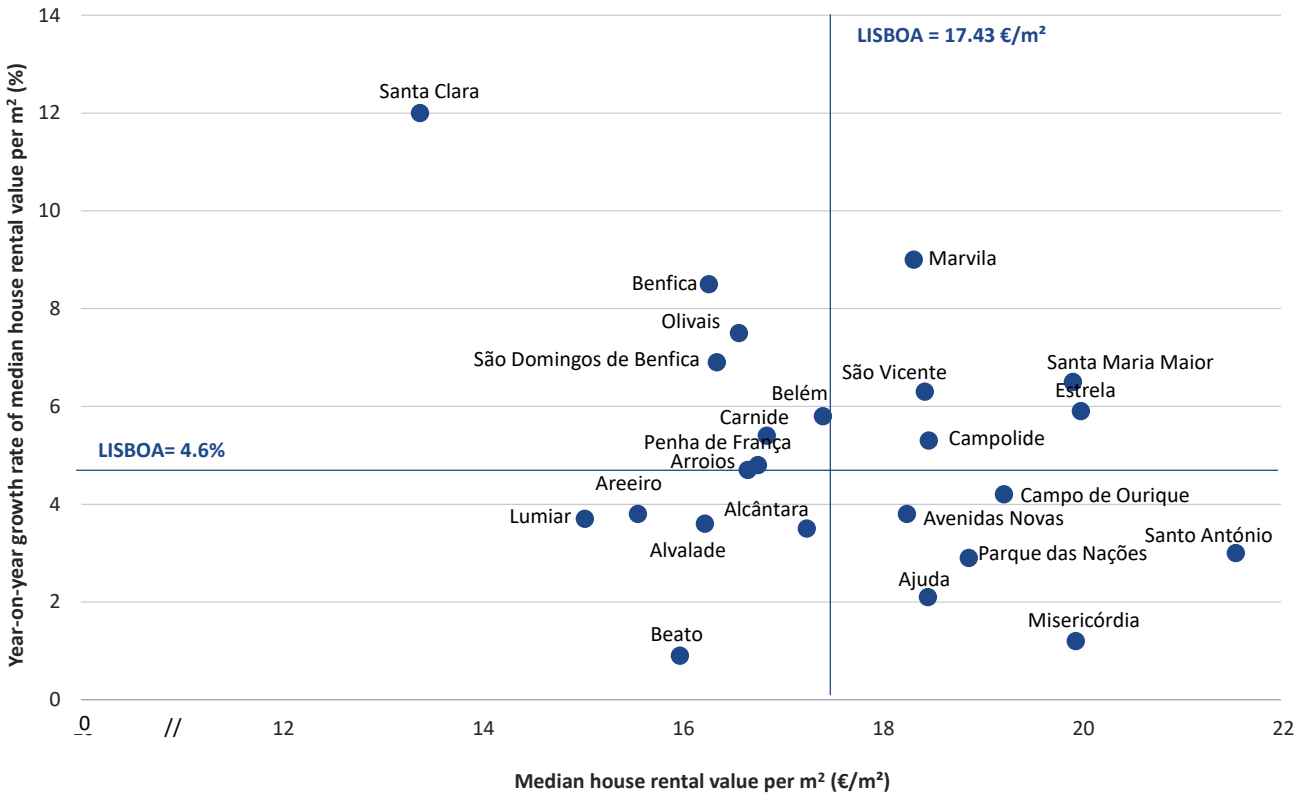


Figure 13

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, LISBOA AND PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026

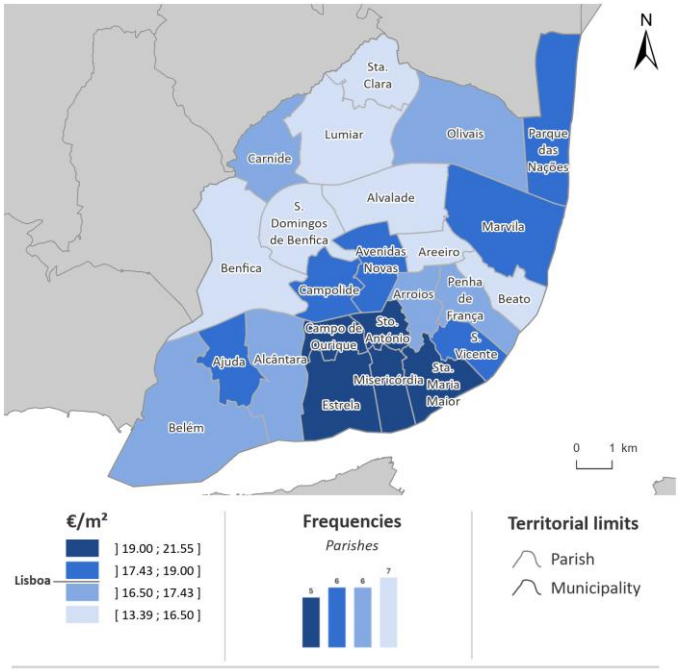
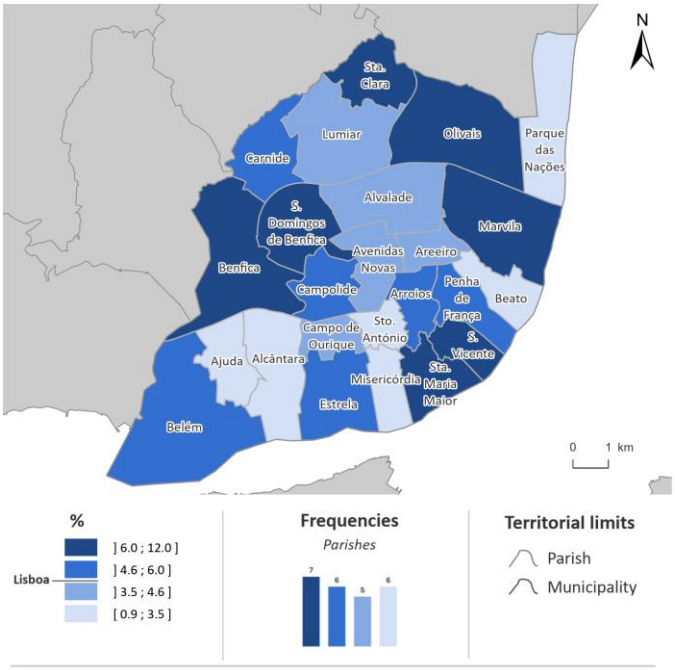


Figure 14

YEAR-ON-YEAR GROWTH RATE OF MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, LISBOA AND PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026



From July 2025 to June 2026, the parish of Bonfim (14.89 €/m^2 and 8.4%), was the only parish in Porto to simultaneously register higher rental values and year-on-year growth rates than the municipality (14.48 €/m^2 and 5.4%).

The União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória (15.20 €/m^2 and 3.5%), stood out for registering the highest rental value for new contracts among the seven parishes of the municipality of Porto, with the highest year-on-year variation rate being recorded in Ramalde (13.28 €/m^2 and 8.8%).

During the period under review, Paranhos (14.33 €/m^2 and 5.4%) and Campanhã (13.30 €/m^2 and -1.5%) recorded rental values and year-on-year growth rates lower than those of the municipality of Porto, compared to the same period of the previous year. The latter parish was the only one to show a decrease in rental value.

The União de freguesias de Lordelo do Ouro e Massarelos (14.15 €/m^2 and 6.2%) recorded, in the period under analysis, rental values lower than those of the municipality, although the rate of change was higher.

In the period under analysis, the number of new lease agreements in the parishes of the municipality of Porto ranged from 2,268 agreements signed in the União de freguesias de Cedofeita, Santo Ildefonso, Sé, Miragaia, São Nicolau e Vitória and 438 in the União das freguesias de Aldoar, Foz do Douro e Nevogilde.

Figure 15

MEDIAN HOUSE VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS AND CORRESPONDING YEAR-ON-YEAR GROWTH RATE IN THE MUNICIPALITY OF PORTO AND ITS PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026

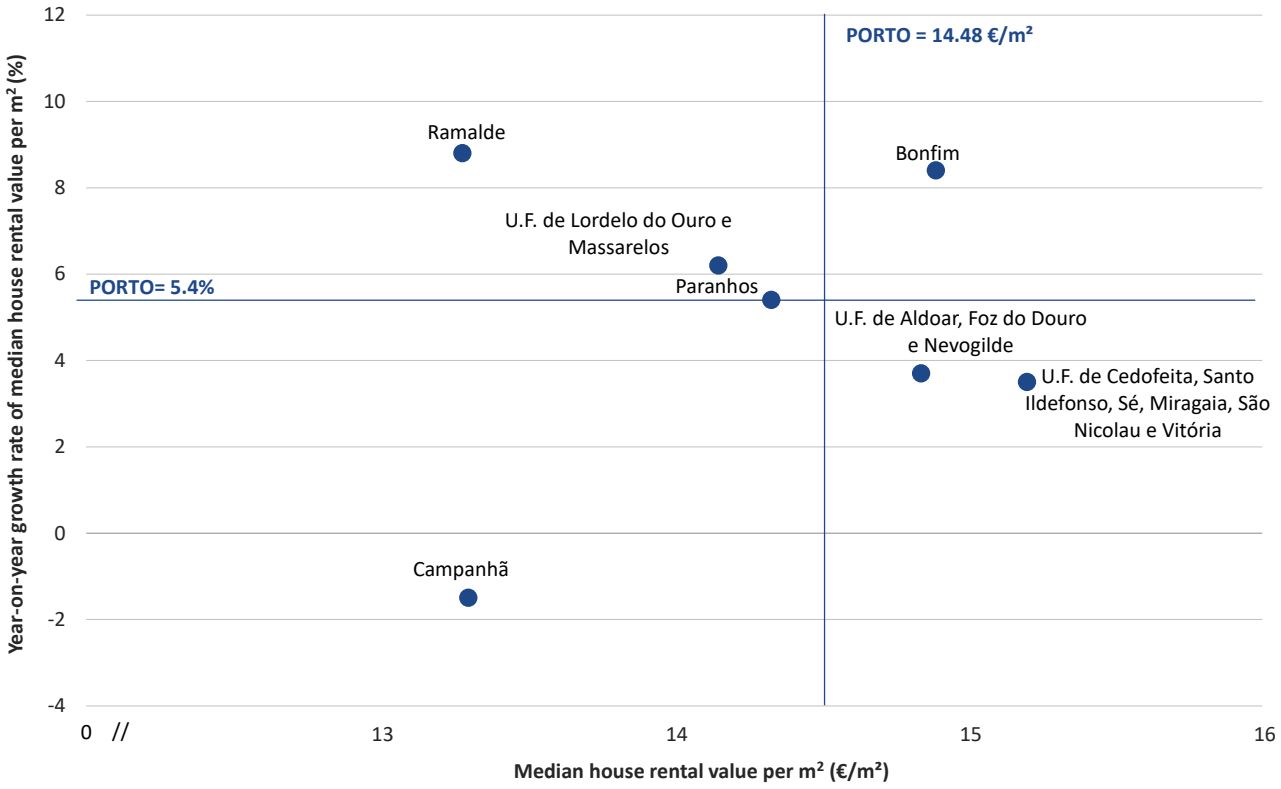


Figure 16

MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, PORTO AND PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026

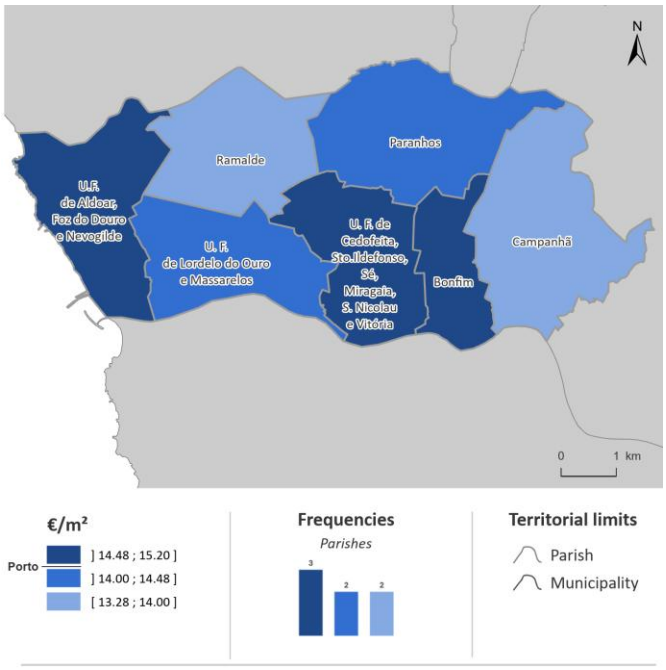
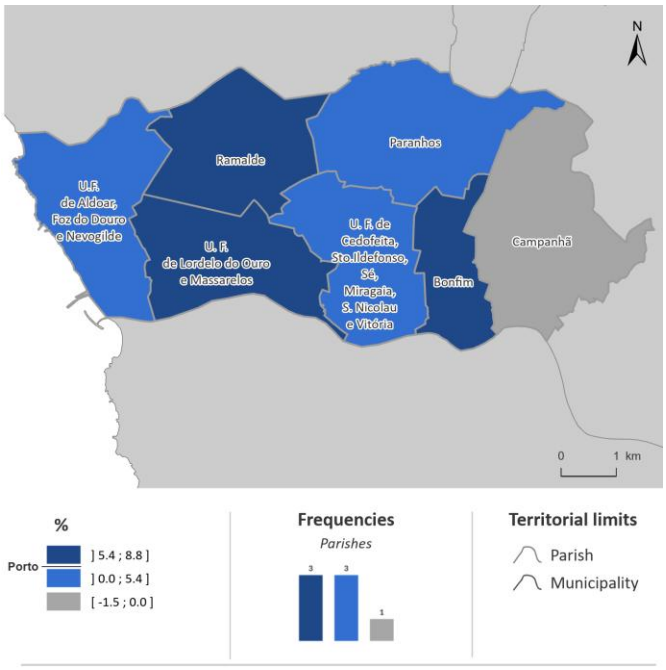


Figure 17

YEAR-ON-YEAR GROWTH RATE OF MEDIAN HOUSE RENTAL VALUE PER M^2 OF NEW LEASE AGREEMENTS OF DWELLINGS, PORTO AND PARISHES, LAST 12 MONTHS ENDING IN JUNE 2026



TECHNICAL 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 and the replacement 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 m^2 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 m^2 and 600 m^2 and with a rent value between 100 € and 6,000 €.

New lease agreements (No.) of family dwellings: Number of new lease agreements of dwellings for residential proposes with a gross dwelling area between 20 m^2 and 600 m^2 and with a rent value between 100 € e 6,000 €.

For the purposes of calculating results, a minimum number of 33 lease agreements 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.

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.

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 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.

Institutional sector: Group of institutional units which have a similar type of economic behaviour. Notes: Institutional units are classified in sectors based on the type of producer they are and depending on their primary activity and function, which are considered indicative of the units' economic behaviour. A sector is divided into sub-sectors according to its own criteria, which makes for a more accurate description of the units' economic behaviour. Each institutional unit belongs to a single sector or sub-sector.

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 2nd quarter 2026):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions and municipalities with more than 100 thousand inhabitants (2021 Census):

Median house rental value of new lease agreements of household dwellings (Methodology 2026 - €/ m²) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Dwelling typology; Quarterly

New lease agreements of dwellings (Metodologia 2026 - No.) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Dwelling typology; Quarterly

Indicators with quarterly periodicity, but referring to the last 12 months ending in the months of December 2020 to June 2026:

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 of new lease agreements of dwellings in the last 12 months (Methodology 2026 - €/ m²) by Geographic location (NUTS - 2024); Quarterly

New lease agreements of dwellings in the last 12 months (Methodology 2026 - No.) by Geographic location (NUTS - 2024); Quarterly

Indicators with quarterly periodicity, but referring to the last 12 months ending in June 2026 (2nd quarter 2026):

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions, municipalities and parishes [2] of Grande Lisboa, Península de Setúbal and Área Metropolitana do Porto:

Median house rental value of new lease agreements of dwellings in the last 12 months (2026 Methodology - €/ m²) by Geographic localization (NUTS - 2024 - geography 2025); Quarterly

New lease agreements of dwellings in the last 12 months (2026 Methodology - No.) by Geographic localization (NUTS - 2024 - geography 2025); Quarterly

Results for the total of the country and the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions and municipalities with more than 100 thousand inhabitants (2021 Census):

[2] Based on version CAOP 2024.1, which incorporates the changes to parishes resulting from Law No. 25-A/2025, of March 13, in its current wording.

Median house rental value of new lease agreements (lessees with residence in Portugal) of household dwellings in the last 12 months (Methodology 2026 - €/ m²) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Lessee´s institucional sector; Quarterly

New lease agreements of dwellings (lessees with residence in Portugal) in the last 12 months (No.) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Lessee´s institucional sector; Quarterly

Median house rental value of new lease agreements of dwellings in the last 12 months (Methodology 2026 - €/ m²) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Lessor institutional sector; Quarterly

New lease agreements of dwellings in the last 12 months (Methodology 2026 - No.) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Lessor institutional sector; Quarterly

Median house rental value of new lease agreements of dwellings in the last 12 months (Methodology 2026 - €/ m²) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Dwelling typology; Quarterly

New lease agreements of dwellings in the last 12 months (Methodology 2026 - No.) by Geographic localization (Municipalities with more than 100 000 inhabitants) (NUTS - 2024) and Dwelling typology; Quarterly

Indicators with annual periodicity (2020 to 2025):

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 of new lease agreements of household dwellings (Methodology 2026 - €/ m²) by Geographic location (NUTS - 2024); Annual

New lease agreements of dwellings (Metodologia 2026 - No.) by Geographic location (NUTS - 2024); Annual

Data from the first quarter of 2020 to the first quarter of 2026 has been revised with this release, following a correction that resulted in slight changes to the figures for some NUTS 3 sub-regions.

Methodological document of House rental statistics at local level

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

Date of the next press release - 8 January 2027