



21 April 2022

Statistics on house prices at local level
4th quarter of 2021

IN A.M. LISBOA, THE MEDIAN HOUSE PRICE ACQUIRED BY PURCHASERS WITH TAX RESIDENCE IN FOREIGN COUNTRIES WAS MORE THAN DOUBLE THE PRICE OF HOUSING ACQUIRED BY PURCHASERS FROM NATIONAL TERRITORY

In the 4th quarter of 2021, median house price of dwellings sales in Portugal was 1 355 €/m², representing a year-on-year growth rate of +14.1% (+12.2% in the previous quarter). In 23 of the 25 NUTS 3 sub-regions, there was also an increase in median house prices compared to the same period in the previous year.

The two sub-regions with the highest median house prices - Algarve (2 114 €/m²) and Área Metropolitana de Lisboa (1 904 €/m²) - also had the highest values in both categories of purchase's tax residence: National Territory (respectively, 1 969 €/m² and 1 858 €/m²) and foreign (2 547 €/m² and 4 283 €/m²).

In the 4th quarter of 2021, the year-on-year growth rate in house prices increased in 7 out of the 11 municipalities with more than 100 thousand inhabitants in the Área Metropolitana de Lisboa, with this acceleration being higher than the observed at national level (+1.9 p.p.) in Setúbal (+9.8 p.p.) Loures (+3.0 p.p.), Almada (+2.2 p.p.) and Oeiras (+2.1 p.p.).

In the Área Metropolitana do Porto, the municipalities of Maia (+10,5 p.p.) and Vila Nova de Gaia (+8,1 p.p.) also scored an increase in the year-on-year rates of change higher than the country. In Lisboa (+0,4 p.p.) and Porto (+0,9 p.p.) the acceleration was less expressive.

Introductory Note

With this Editions of the Statistics on house prices at local level, Statistics Portugal begins the release of a new data series, starting in 2019, benefiting from the amendment to the collaboration agreement between Statistics Portugal and the Tax and Customs Authority, which now includes sending new variables to Statistics Portugal from the Municipal Property Transfer Tax (IMT), namely, the identification of the purchasers according to their institutional sector and their tax residence (see methodological note at the end of this note).

The detail of the information now provided also allowed the robustness of the data validation processes, namely, the elimination of redundant records from IMT settlement statements. On the other hand, the criteria for the consolidation of the primary data for output data computation were articulated with those associated with the results of the Housing Price Index, an operation that also began a new data series with the press release issued on March 23, 2022. At the end of this press release, a box presents a comparative analysis of the previous series with the current one, noting that the differences are not significant in most regions.

As usual, 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 (€/m²). But additionally, with the new series, in the data file presented



along with this press release, the results for the 1st and 3rd quartiles (values corresponding to the first quarter and the third quarter of the sorted data) start to be released, allowing an interpretation of the price disparity in each territorial unit.

This press release is structured in two sections. The first presents results for the 4th quarter of 2021 for all NUTS 3 and for the 24 municipalities with more than 100 thousand inhabitants, thus obtaining an indication of the most recent market trends. However, this analysis cannot be extended to the less populated municipalities, given the small number of sales carried out. For this reason, the section 2 presents the results corresponding for the last 12 months ending in the reference quarter for the country and the NUTS 3 sub-regions/Intermunicipal Entities, 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 with results from the new data series. This platform allows the interactive search of median price of dwellings sales (€/m²) 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: NUTS 3/Inter-municipality Entities and municipalities with over 100 thousand inhabitants

Figure 1. Median value per m² of dwellings sales, Portugal and NUTS 3, 4th Q2021 and 4th Q2020

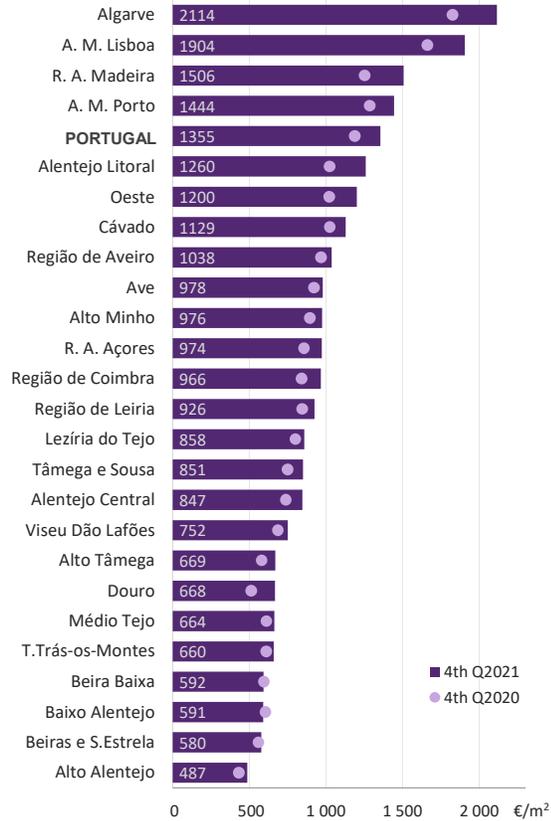


Figure 2. Median value per m² of dwellings sales, Portugal and NUTS 3, 4th Q2021

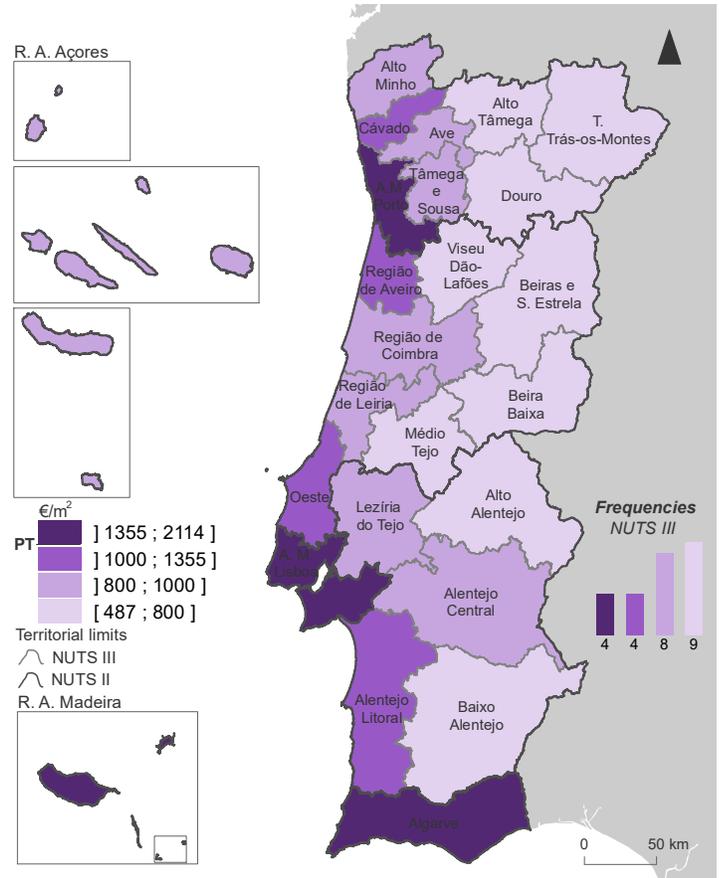


Figure 3. Median value per m² of dwellings sales per Tax residence of the purchaser, Portugal and NUTS 3, 4th Q2021

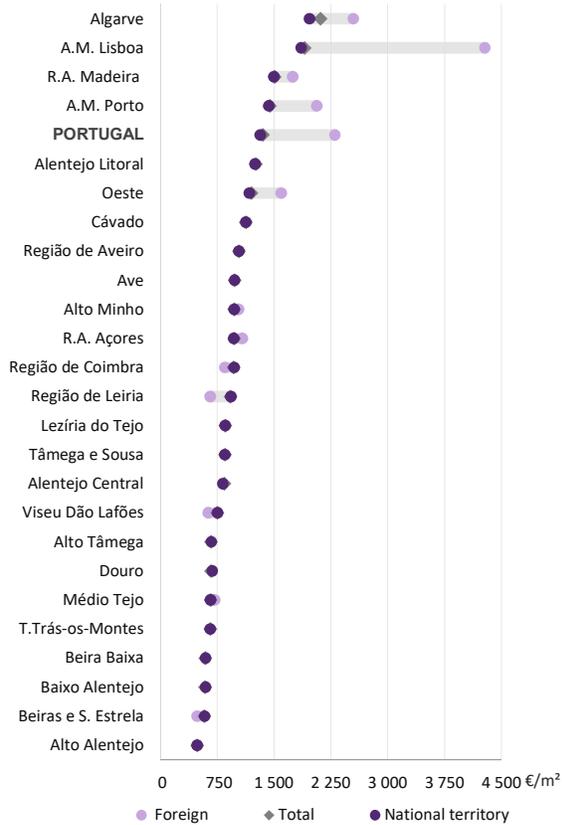
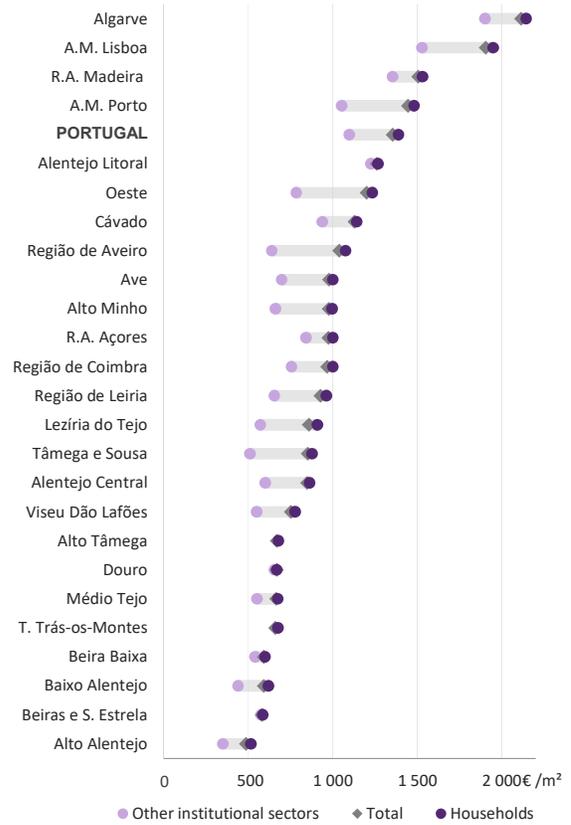


Figure 4. Median value per m² of dwellings sales per Institutional sector of the purchaser, Portugal and NUTS 3, 4th Q2021



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

Figure 5. Median value and year-on-year growth rate of median value per m² of dwellings, municipalities with more than 100 thousand inhabitants and Portugal, 4th Q2021

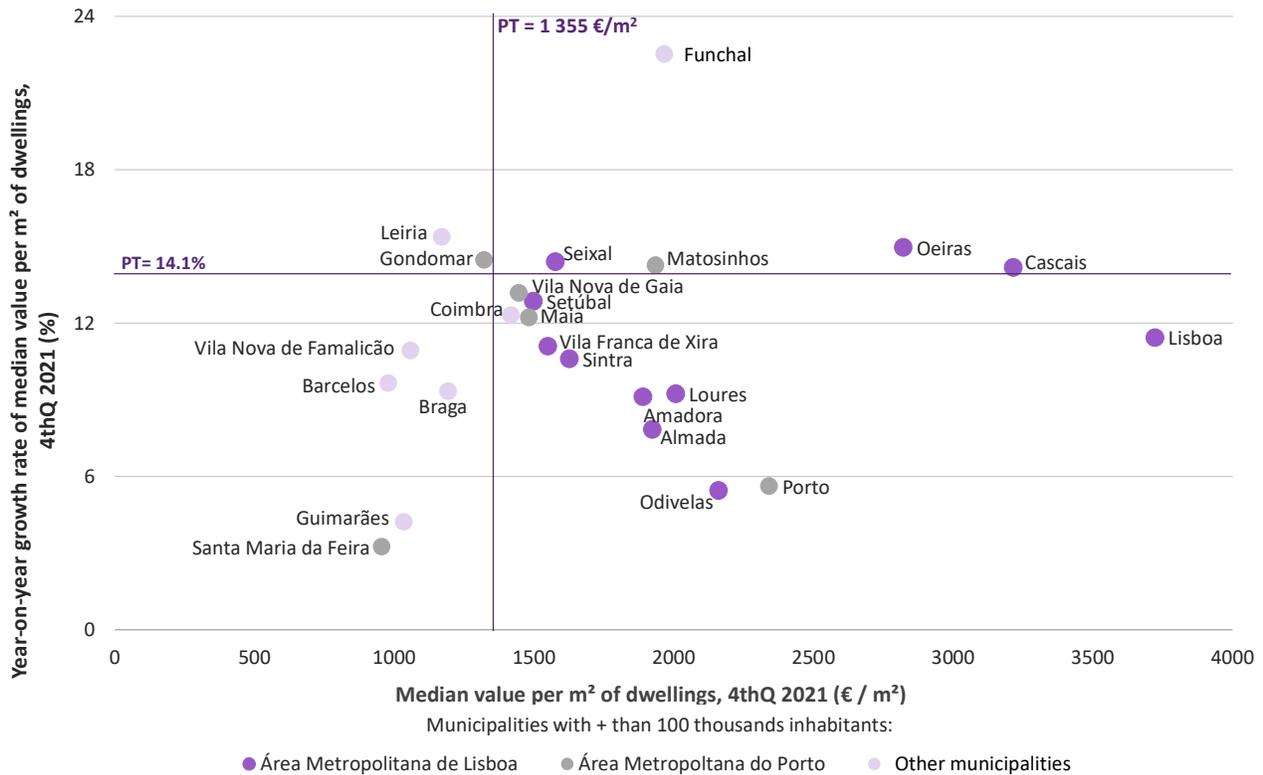
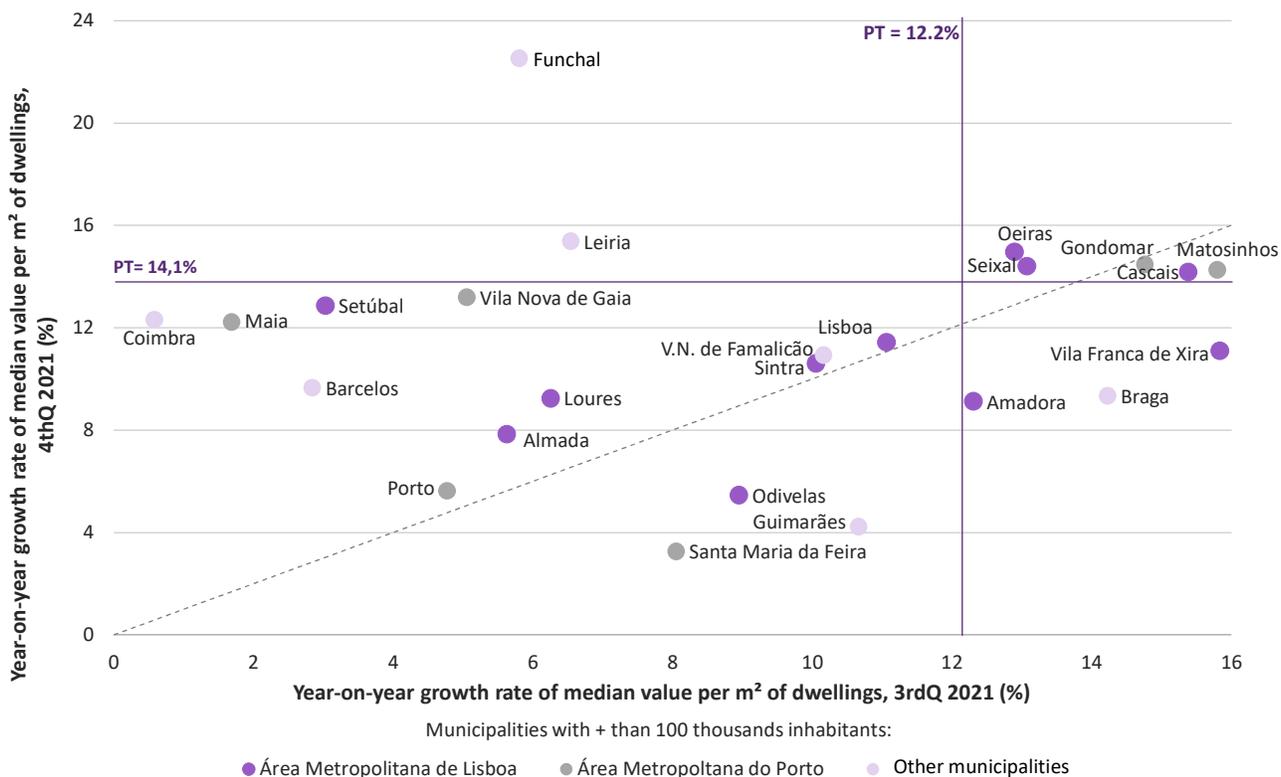
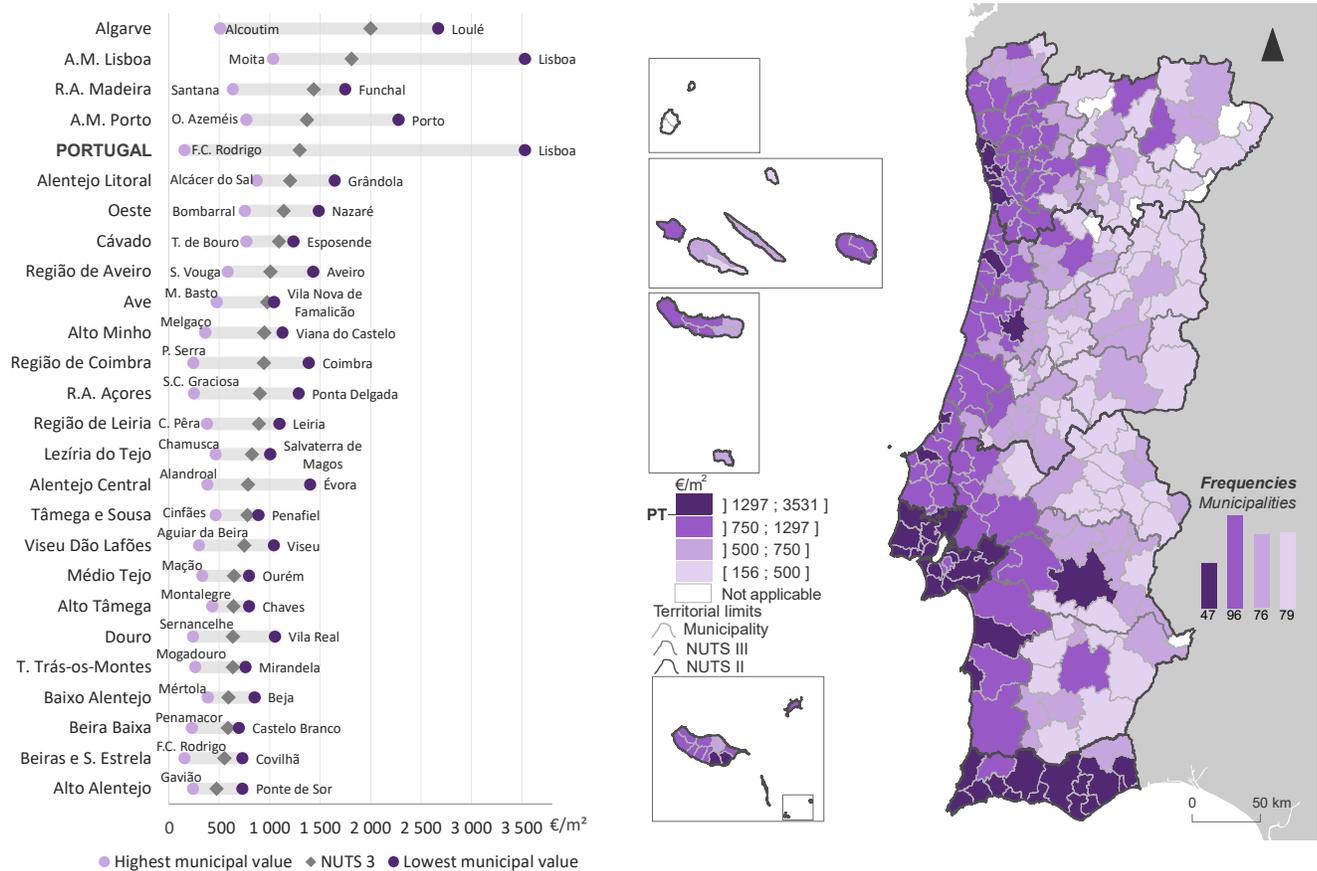


Figure 6. Year-on-year growth rate of median value per m² of dwellings, municipalities with more than 100 thousand inhabitants and Portugal, 3rd Q2021 and 4th Q2021



2. Results of the last 12 months between January and December 2021¹: municipalities and parishes of Lisboa and Porto

Figure 7. Median value per m² of dwellings sales, Portugal, NUTS 3 and municipality, 4th Q2021 (12 months)



¹ The results released in this section correspond to the information observed for the reference quarter and the previous three quarters, reflecting the sales associated to the 12-month period, which reduces the impact of irregularities associated with the heterogeneity of the dwellings transacted while still reflecting the trend in the sales value per m² as well as eliminating the effect of potential seasonal fluctuations

Figure 8. Median value per m² of dwellings sales per Tax residence of the purchaser, Portugal and municipalities with more than 100 thousand habitants, 4th Q2021 (12 months)

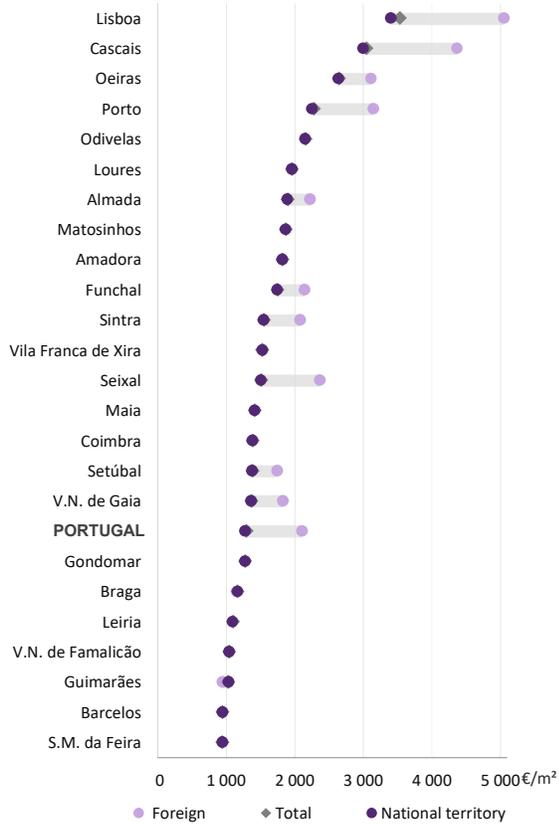
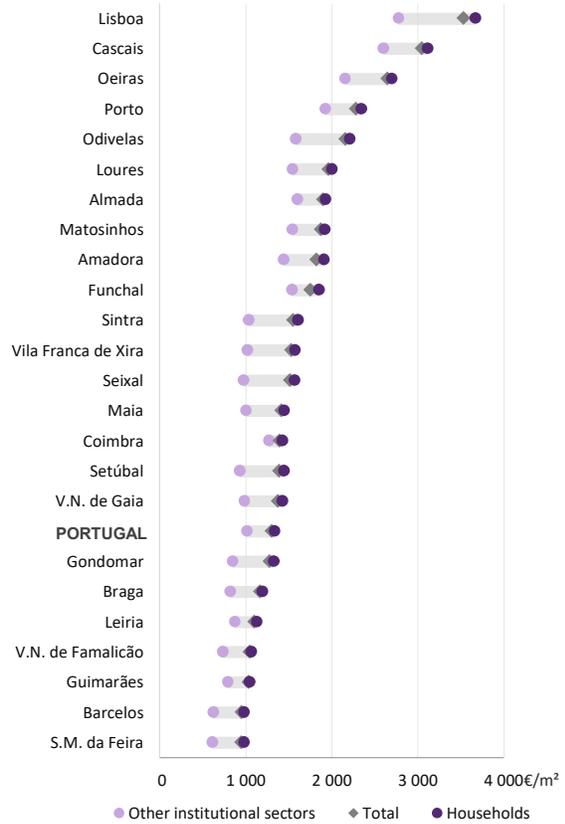


Figure 9. Median value per m² of dwellings sales per Institutional sector of the purchaser, Portugal and municipalities with more than 100 thousand habitants, 4th Q2021 (12 months)



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

Figure 10. Median value per m² of dwellings sales per category of housing unit, Portugal and municipalities with more than 100 thousand habitants, 4th Q2021 (12 months)

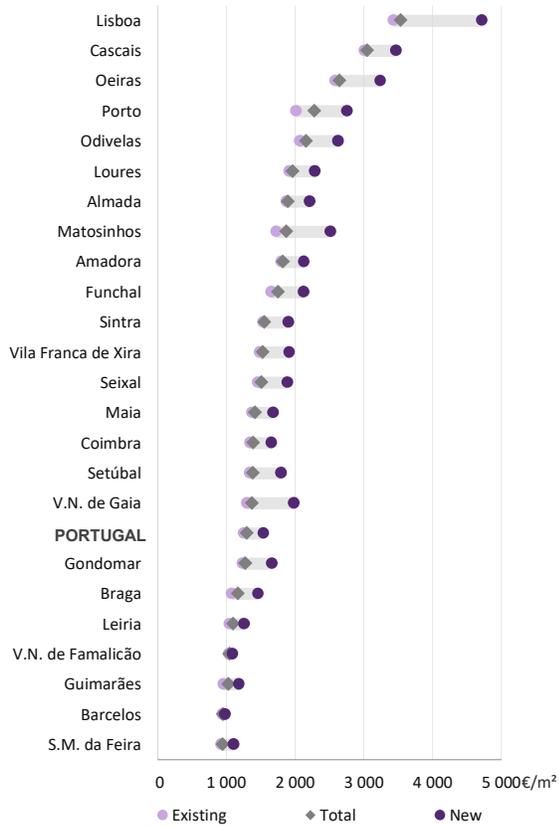


Figure 11. Median value per m² of dwellings sales per by typology of housing unit, Portugal and municipalities with more than 100 thousand habitants, 4th Q2021 (12 months)

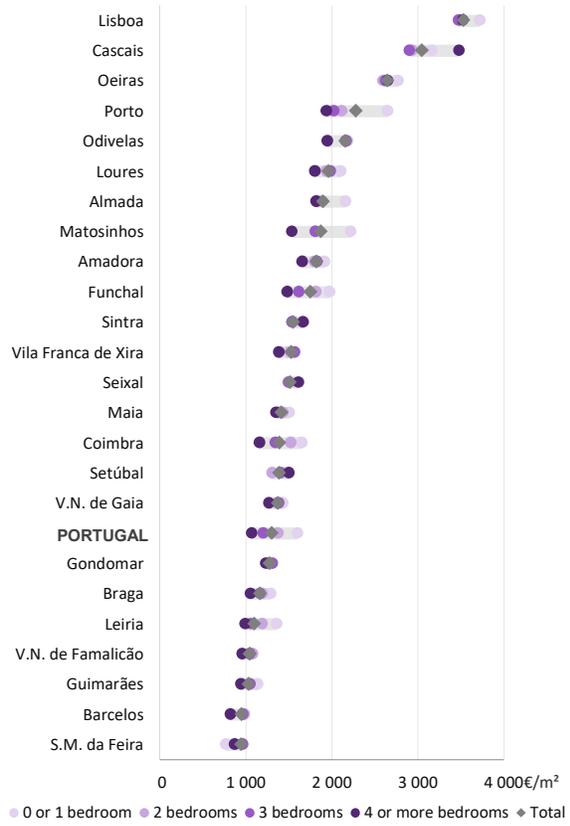


Figure 12. Median value and year-on-year growth rate of median value per m² of dwellings sales, Lisboa and parishes, 4th Q2021 (12 months)

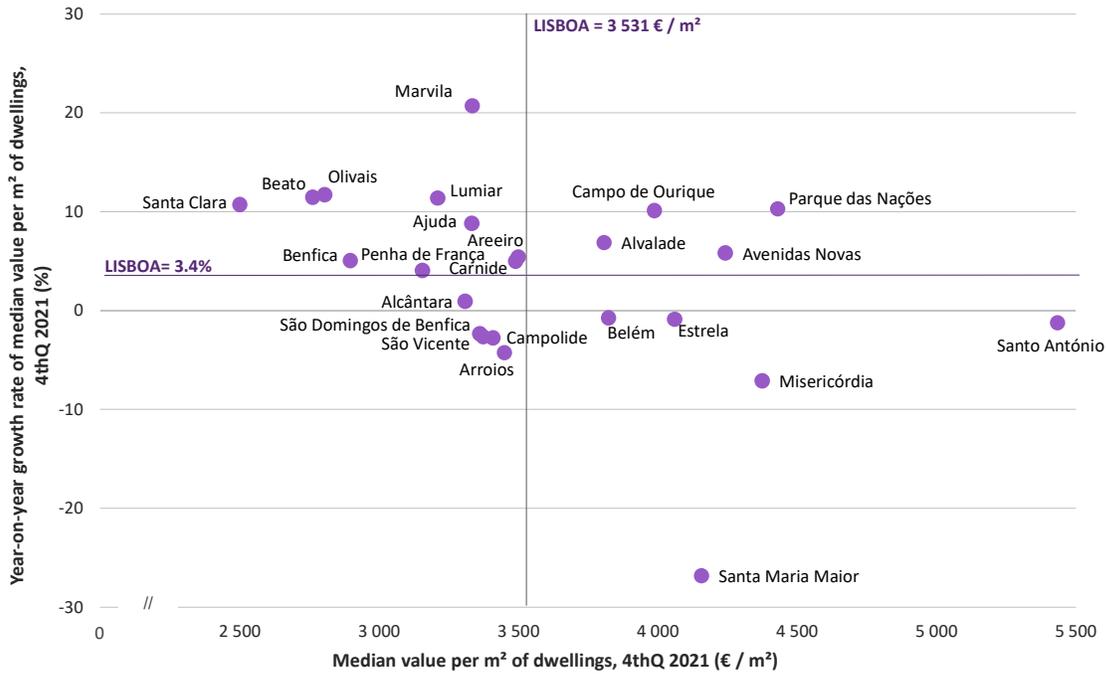


Figure 13. Median value per m² of dwellings sales, Lisboa and parishes, 4th Q2021 (12 months)

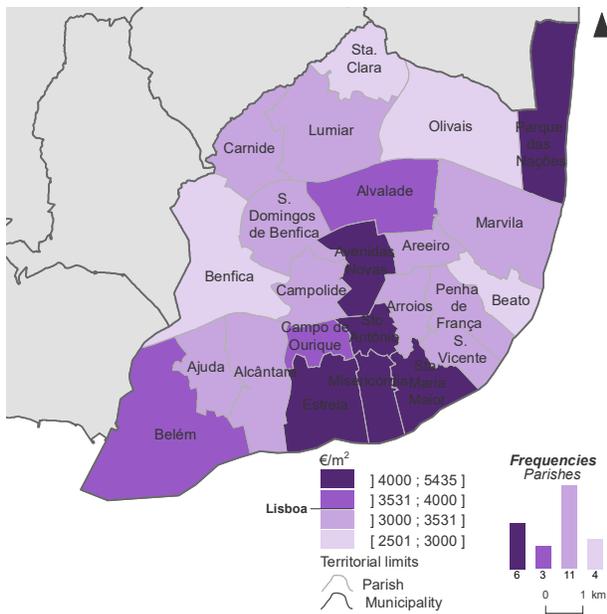


Figure 14. Year-on-year growth rate of median value per m² of dwellings sales, Lisboa and parishes, 4th Q2021 (12 months)

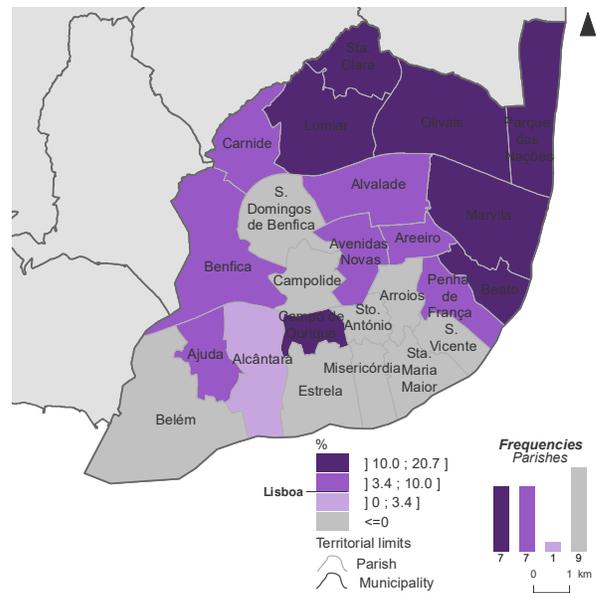


Figure 15. Median value and year-on-year growth rate of median value per m² of dwellings sales, Porto and parishes, 4th Q2021 (12 months)

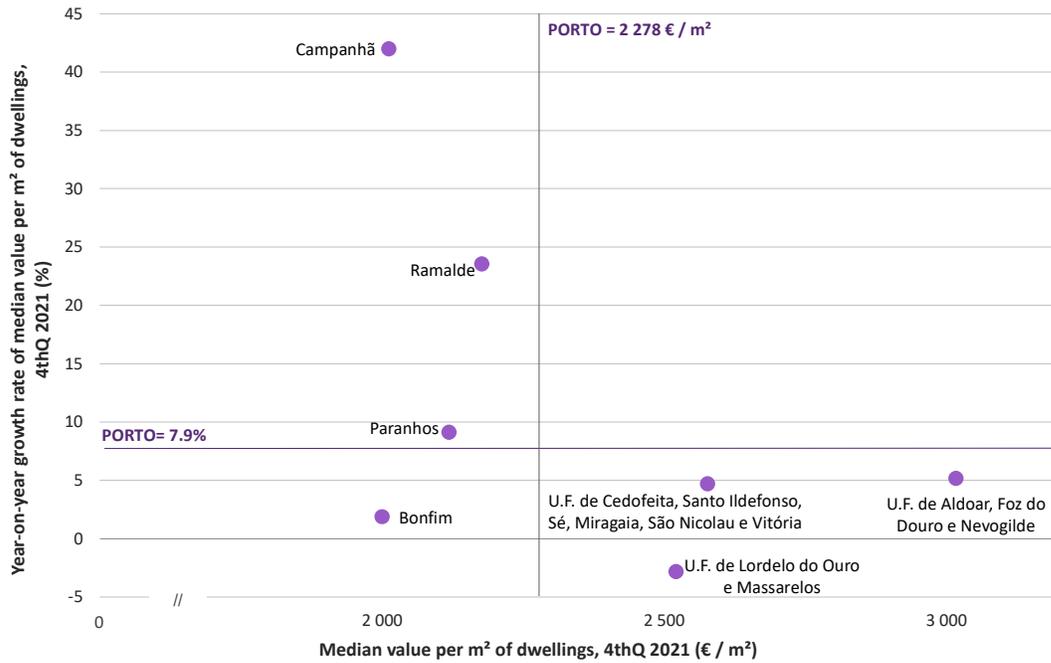
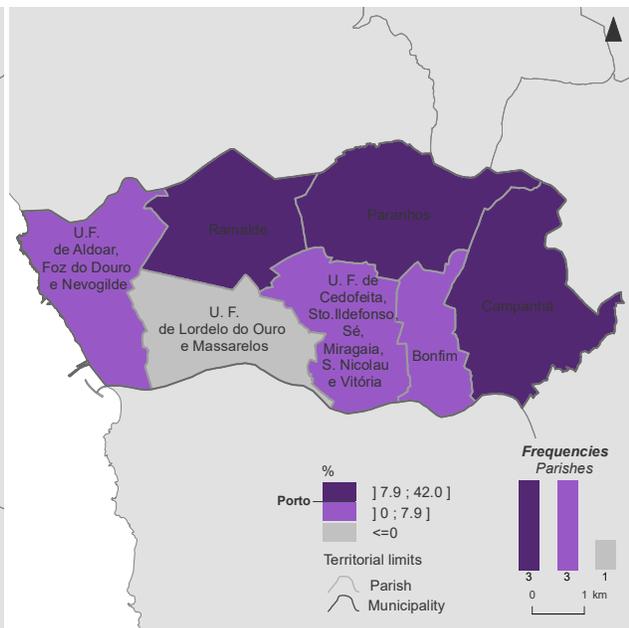
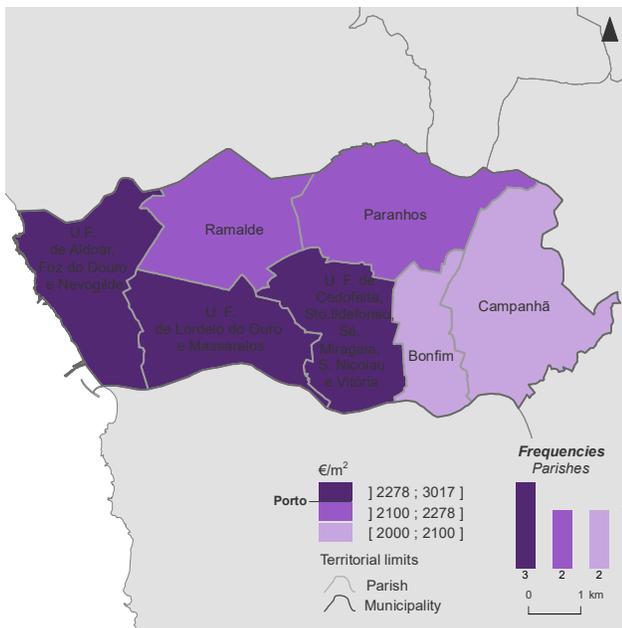


Figure 16. Median value per m² of dwellings sales, Porto and parishes, 4th Q2021 (12 months)

Figure 17. Year-on-year growth rate of median value per m² of dwellings sales, Porto and parishes, 4th Q2021 (12 months)





Box: New series of Statistics on house prices at the local level and comparative analysis of results of the previous and current series

The new series of the Statistics on house prices at the local level

This press release starts the publication of the new series of Statistics on house prices at the local level (EPHab_local). The release of this new series of the median value per m² of dwellings sales results from the availability of additional and more detailed information to Statistics Portugal by the Portuguese Tax and Customs Authority (AT), and follows the release of the new series of the Housing Price Index (IPHab) on March 23, 2022.

This information makes it possible, among other aspects: i) to know the institutional sector of those involved in the transactions, namely allowing to separate acquisitions made by individuals from those made by corporate entities; ii) to identify acquisitions by purchasers with tax residence outside Portugal; iii) with the increase of the information detail, to improve the validation and statistical processing procedures, namely regarding the identification of the universe of transactions actually carried out at each moment.

With the access to new information, the following changes were incorporated into the statistical treatment procedures:

- Only transactions of dwellings with a gross private area equal to or greater than 20 m² are considered. In the previous series, dwellings with a gross private area between 20 m² and 600 m² were considered;
- Exclusion of transactions covering properties under construction (with or without an approved project);
- Exclusion of real estate transactions involving the same actors (buyer and seller at the same time, the same buyer, or the same seller, these last two cases, without transactions having occurred at an intermediate moment) at different moments in time. Previously, under EPHab_Local, only repeated records of sale of the same dwelling with the same value on the same day were eliminated;
- Changes in the criteria for classifying a dwelling as new, no longer considering as "new" the dwellings identified, based on the IMI information, as "Improved/modified building", while, at the same time, dwellings transacted for the first time for housing purposes and which in the past have had a different use.

The procedures now adopted approximate the reference universe used in EPHab_Local with those used in IPHab, namely, regarding the number and value of transactions considered.

In addition, if there are enough observations, besides the availability of new variables for the segmentation of results – tax residence of the purchaser and institutional sector – the indicators presented in the Statistical Portugal online database now have greater territorial detail, namely:

- In the quarterly data, the information is structured up to the NUTS 3 level and for the municipalities of the Metropolitan Areas of Lisboa and Porto, the Algarve region and other municipalities with more than



100 thousand inhabitants. Previously, information was only available for municipalities with more than 100 thousand inhabitants;

- In the data with a time frame of 12 months, the information is structured up to the municipality level and for the parishes of the Metropolitan Areas of Lisboa and Porto, the Algarve region and other municipalities with more than 100 thousand inhabitants. Previously, information was only available for the parishes of the Metropolitan Areas of Lisboa and Porto and the Algarve region.

Finally, the data file provided along with this press release also presents results for the 1st and 3rd quartiles (values corresponding to the first quarter and the third quarter of the ordered data), allowing an interpretation of the price disparity in each territorial unit.

In favour of the robustness of these parameters, and in line with the options already adopted in the House Rental Statistics at the local level and in the Survey on bank evaluation on housing, the presentation of results was conditioned to a minimum of 33 observations.

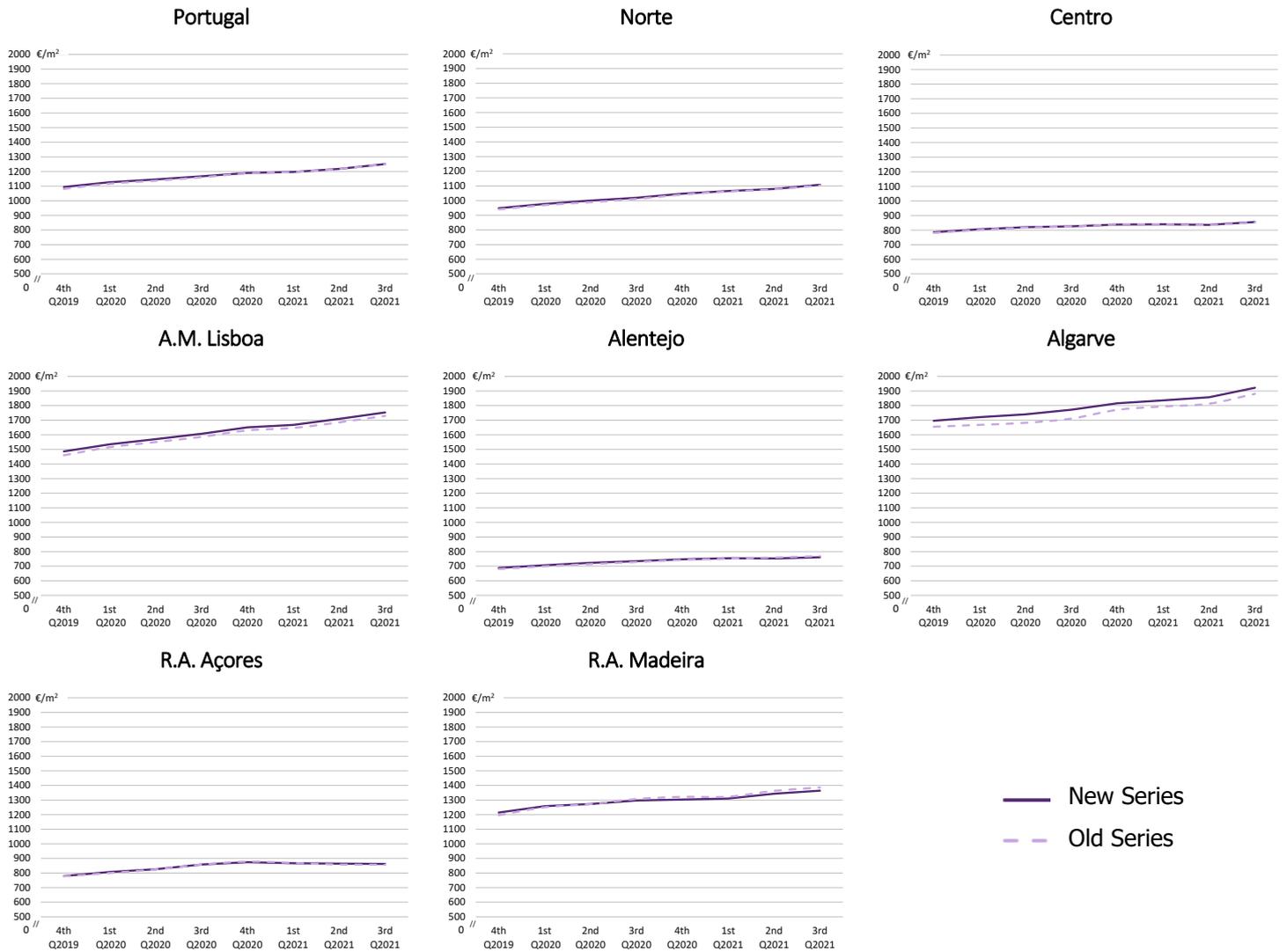
Comparative analysis of results of the previous and current series

The changes were not such as to give rise to significant alterations in the EPHab_local results. Indeed, as can be observed in the figure below, the "New series" line has the same behaviour as the "Old series" line for most NUTS 2 regions, and the magnitude of the differences between the old and the new series is qualitatively not very relevant in the common period.

However, we should note the situation in the Algarve, which shows an upward revision in the new series of the median value per m² of dwellings sale, suggesting the effect of not applying the maximum threshold for the gross private area of dwellings in the new series (which was previously 600 m²) in a region where there are transactions of larger dwellings in prime housing segments.



Figure 18: Median value per m² of dwellings sales, Portugal and NUTS 2, 4thQ 2019 – 3rdQ 2021 (12 months)





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 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 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 m².

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

ACRONYMS AND DESIGNATIONS

Dwelling: A separate and independent place which was built, rebuilt, enlarged or converted to be used as a private accommodation, and that is not totally occupied for other purposes during the reference period.

Family dwelling: Dwelling that is normally intended to accommodate only one family, on the condition that it is not being used for other purposes at the period of reference.

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 4th quarter 2021):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS) regions and municipalities in the metropolitan areas of Lisboa and 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 \(NUTS - 2013\); Quarterly](#)

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2013\) and Tax residence of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales by Geographic location \(NUTS - 2013\) and Institutional sector of the purchaser; Quarterly](#)

Indicators with quarterly periodicity, last 12 months (4th quarter 2019 to 4th quarter 2021):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of the metropolitan areas of Lisboa and Porto, the Algarve region 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 \(NUTS - 2013\) and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats in the last 12 months \(€\) by Geographic location \(NUTS - 2013\); Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2013\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic location \(NUTS - 2013\) 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 the metropolitan areas of Lisboa and Porto, the Algarve region 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 \(NUTS - 2013\) 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 and Category of housing unit; Quarterly](#)

[Median value per m² of dwellings sales in flats in the last 12 months \(€\) by Geographic localization; 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 \(Cities with more than 100 000 inhabitants\) and Dwelling typology; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(Cities with more than 100 000 inhabitants\) and Institutional sector of the purchaser; Quarterly](#)

[Median value per m² of dwellings sales in the last 12 months \(€\) by Geographic localization \(Cities with more than 100 000 inhabitants\) and Tax residence of the purchaser; Quarterly](#)

Indicators with annual periodicity (2019 to 2021):

Results for the total of the country, the three levels of Nomenclature of Territorial Units for Statistics (NUTS), municipalities and only the parishes of the metropolitan areas of Lisboa and 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 \(NUTS - 2013\) 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 Lisboa and 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 \(NUTS - 2013\) and Dwelling typology; Annual](#)

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

Date of next the press release -- 14 July 2022
