

Bank appraisals on housing

December 2018

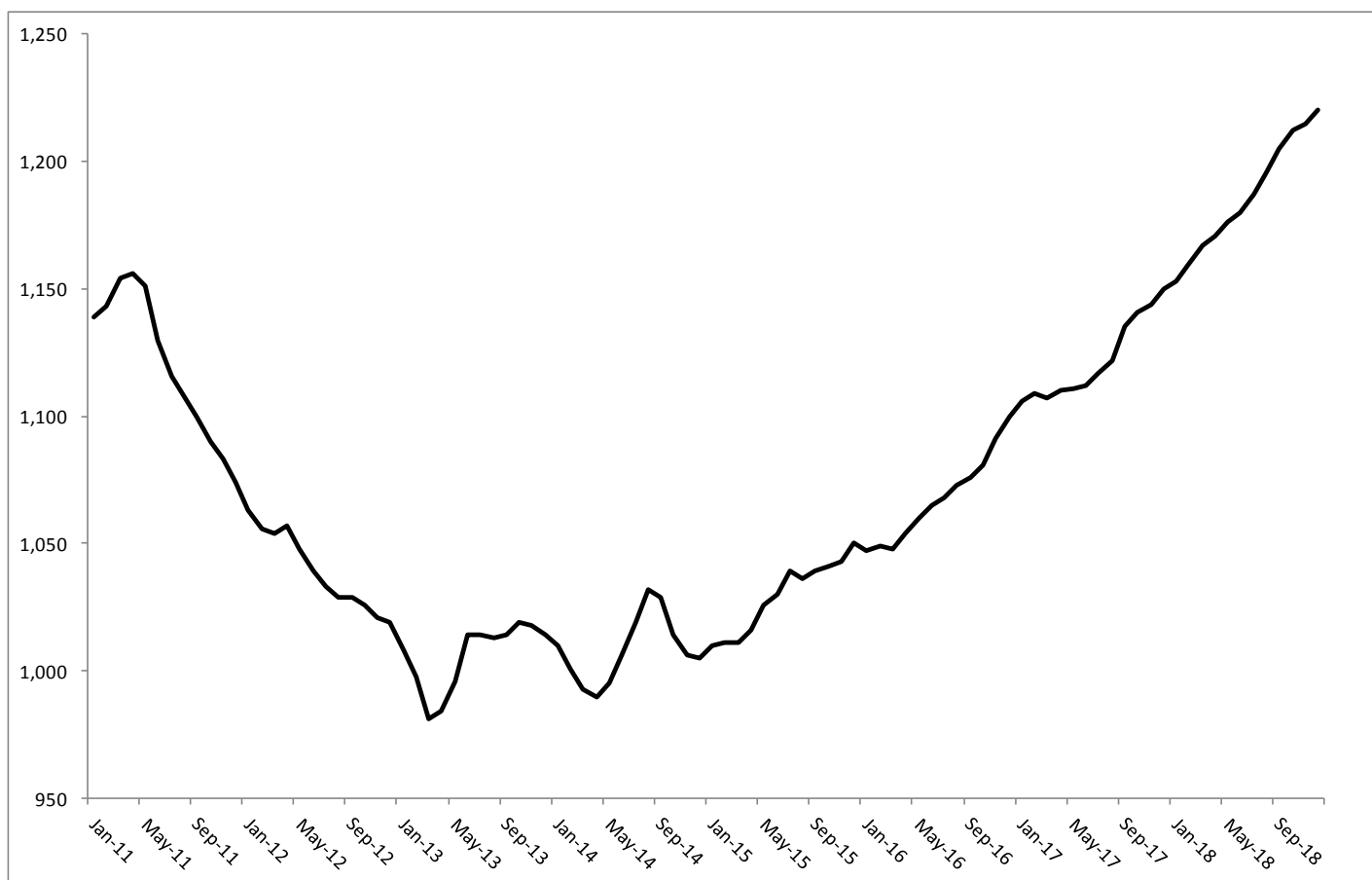
Bank appraisals increased to 1,220 Euros per square meter

The average value of bank appraisals on housing reached €1,220 per square meter in December, €5 more than in the previous month. This represents a 0.4% increase when compared with November and a year-on-year growth rate of 6.1%.

In 2018, the average value of housing bank appraisals was €1,192 per square meter, up by 5.8% when compared with the result observed in the previous year.

Evolution of the average value of bank appraisals per square meter in Euros

January 2011 – December 2018



Month	Portugal			NUTS II Regional breakdown																				
				Norte			Centro			Área metropolitana de Lisboa			Alentejo			Algarve			Região Autónoma dos Açores			Região Autónoma da Madeira		
	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses	All Dwellings	Flats	Houses
Dec-17	1,150	1,200	1,067	1,027	1,039	1,012	958	987	926	1,392	1,391	1,396	974	972	976	1,451	1,456	1,435	999	1,170	958	1,304	1,327	1,278
Jan-18	1,153	1,205	1,065	1,035	1,051	1,013	959	988	927	1,404	1,403	1,406	977	981	974	1,446	1,448	1,442	1,013	1,230	966	1,279	1,288	1,268
Feb-18	1,160	1,213	1,069	1,044	1,066	1,014	955	980	928	1,422	1,417	1,444	981	970	989	1,454	1,453	1,455	1,027	1,239	982	1,271	1,286	1,252
Mar-18	1,167	1,218	1,077	1,054	1,077	1,021	963	989	933	1,420	1,411	1,462	973	962	982	1,463	1,465	1,456	1,053	1,241	1,014	1,268	1,310	1,220
Apr-18	1,171	1,224	1,074	1,051	1,077	1,015	959	987	928	1,423	1,417	1,452	973	965	979	1,467	1,478	1,426	1,074	1,239	1,042	1,292	1,345	1,235
May-18	1,176	1,232	1,074	1,056	1,082	1,018	960	993	923	1,428	1,425	1,445	981	980	982	1,487	1,501	1,437	1,056	1,225	1,026	1,293	1,352	1,230
Jun-18	1,180	1,238	1,077	1,057	1,086	1,015	965	996	929	1,447	1,440	1,482	981	993	971	1,503	1,525	1,427	1,035	1,194	1,003	1,317	1,370	1,255
Jul-18	1,187	1,243	1,090	1,071	1,097	1,033	973	1,002	941	1,456	1,442	1,520	983	999	971	1,524	1,550	1,435	1,015	1,169	984	1,315	1,368	1,246
Aug-18	1,196	1,252	1,102	1,078	1,107	1,038	989	1,015	962	1,468	1,454	1,529	997	1,012	987	1,547	1,577	1,454	1,027	1,154	999	1,346	1,375	1,306
Sep-18	1,205	1,264	1,111	1,090	1,118	1,052	997	1,030	966	1,475	1,461	1,532	1,012	1,029	1,000	1,567	1,584	1,512	1,039	1,191	1,006	1,341	1,337	1,346
Oct-18	1,212	1,277	1,110	1,092	1,128	1,043	1,006	1,045	971	1,483	1,469	1,540	1,016	1,036	1,002	1,586	1,606	1,528	1,037	1,209	1,002	1,339	1,319	1,368
Nov-18	1,215	1,277	1,115	1,096	1,131	1,049	1,001	1,040	965	1,489	1,473	1,560	1,001	1,015	992	1,574	1,589	1,533	1,044	1,262	997	1,322	1,321	1,323
Dec-18	1,220	1,284	1,119	1,098	1,137	1,045	999	1,031	969	1,502	1,490	1,554	1,003	1,014	996	1,584	1,593	1,565	1,058	1,296	1,009	1,341	1,355	1,324
Month-on-month growth rates, in % (*)																								
Dec-17	0.5	0.5	0.3	1.1	1.0	1.3	0.1	0.1	-0.1	0.4	0.5	0.2	1.0	0.8	1.1	0.3	0.8	-1.2	-0.9	-1.1	-1.1	0.3	-0.7	1.0
Jan-18	0.3	0.4	-0.2	0.8	1.2	0.1	0.1	0.1	0.1	0.9	0.9	0.7	0.3	0.9	-0.2	-0.3	-0.5	0.5	1.4	5.1	0.8	-1.9	-2.9	-0.8
Feb-18	0.6	0.7	0.4	0.9	1.4	0.1	-0.4	-0.8	0.1	1.3	1.0	2.7	0.4	-1.1	1.5	0.6	0.3	0.9	1.4	0.7	1.7	-0.6	-0.2	-1.3
Mar-18	0.6	0.4	0.7	1.0	1.0	0.7	0.8	0.9	0.5	-0.1	-0.4	1.2	-0.8	-0.8	-0.7	0.6	0.8	0.1	2.5	0.2	3.3	-0.2	1.9	-2.6
Apr-18	0.3	0.5	-0.3	-0.3	0.0	-0.6	-0.4	-0.2	-0.5	0.2	0.4	-0.7	0.0	0.3	-0.3	0.3	0.9	-2.1	2.0	-0.2	2.8	1.9	2.7	1.2
May-18	0.4	0.7	0.0	0.5	0.5	0.3	0.1	0.6	-0.5	0.4	0.6	-0.5	0.8	1.6	0.3	1.4	1.6	0.8	-1.7	-1.1	-1.5	0.1	0.5	-0.4
Jun-18	0.3	0.5	0.3	0.1	0.4	-0.3	0.5	0.3	0.7	1.3	1.1	2.6	0.0	1.3	-1.1	1.1	1.6	-0.7	-2.0	-2.5	-2.2	1.9	1.3	2.0
Jul-18	0.6	0.4	1.2	1.3	1.0	1.8	0.8	0.6	1.3	0.6	0.1	2.6	0.2	0.6	0.0	1.4	1.6	0.6	-1.9	-2.1	-1.9	-0.2	-0.1	-0.7
Aug-18	0.8	0.7	1.1	0.7	0.9	0.5	1.6	1.3	2.2	0.8	0.8	0.6	1.4	1.3	1.6	1.5	1.7	1.3	1.2	-1.3	1.5	2.4	0.5	4.8
Sep-18	0.8	1.0	0.8	1.1	1.0	1.3	0.8	1.5	0.4	0.5	0.5	0.2	1.5	1.7	1.3	1.3	0.4	4.0	1.2	3.2	0.7	-0.4	-2.8	3.1
Oct-18	0.6	1.0	-0.1	0.2	0.9	-0.9	0.9	1.5	0.5	0.5	0.5	0.5	0.4	0.7	0.2	1.2	1.4	1.1	-0.2	1.5	-0.4	-0.1	-1.3	1.6
Nov-18	0.2	0.0	0.5	0.4	0.3	0.6	-0.5	-0.5	-0.6	0.4	0.3	1.3	-1.5	-2.0	-1.0	-0.8	-1.1	0.3	0.7	4.4	-0.5	-1.3	0.2	-3.3
Dec-18	0.4	0.5	0.4	0.2	0.5	-0.4	-0.2	-0.9	0.4	0.9	1.2	-0.4	0.2	-0.1	0.4	0.6	0.3	2.1	1.3	2.7	1.2	1.4	2.6	0.1
Year-on-year growth rates, in % (*)																								
Dec-17	4.5	5.0	4.0	5.8	5.7	6.0	6.7	6.8	6.1	4.7	5.1	2.7	2.9	2.5	3.2	8.8	11.5	1.8	0.5	7.2	-2.0	5.9	5.7	6.1
Jan-18	4.2	4.9	3.0	5.4	5.8	4.8	6.3	6.0	6.4	4.7	5.1	3.2	1.6	3.3	0.4	6.2	9.4	-1.0	2.6	11.2	-0.4	4.6	3.0	6.2
Feb-18	4.6	5.2	3.4	6.1	7.2	4.4	5.3	4.9	5.6	5.5	5.3	6.6	2.8	3.2	2.7	5.4	8.2	-1.6	4.2	14.3	1.0	5.3	5.7	4.7
Mar-18	5.4	5.5	5.0	7.8	8.6	6.5	6.3	5.1	7.1	5.0	4.4	7.7	2.5	2.0	2.9	4.9	7.6	-2.5	7.3	17.6	4.8	4.9	7.6	1.9
Apr-18	5.5	5.4	4.9	7.5	8.1	6.5	5.2	4.8	5.6	5.3	4.9	7.7	2.6	2.9	2.5	5.5	8.0	-2.5	7.9	14.1	6.7	5.4	9.2	1.2
May-18	5.9	6.1	4.4	7.4	8.3	5.9	4.9	4.9	4.4	5.8	5.6	7.3	2.3	3.5	1.4	6.6	9.0	-1.0	6.8	10.6	6.7	5.0	8.9	0.6
Jun-18	6.1	6.9	4.1	7.0	8.5	4.6	5.1	5.6	3.8	7.7	7.2	9.7	2.6	5.3	0.6	7.3	9.9	-1.0	4.9	5.2	5.4	8.0	11.5	4.0
Jul-18	6.3	6.5	5.1	7.9	9.0	6.1	5.0	4.9	4.6	7.4	6.3	12.2	2.4	6.1	0.0	8.5	11.6	-1.2	3.7	2.9	3.9	7.6	9.4	4.7
Aug-18	6.6	6.7	5.6	7.6	8.6	5.9	6.3	7.0	5.4	7.9	6.9	12.6	3.6	6.4	1.9	9.6	13.2	-0.7	5.4	1.2	5.7	8.1	8.0	7.8
Sep-18	6.2	6.0	5.7	8.1	8.5	7.3	5.6	6.6	4.4	6.8	5.5	12.1	4.3	7.4	2.4	9.7	12.4	1.5	4.5	1.1	4.1	5.6	2.9	8.8
Oct-18	6.2	7.1	4.5	7.5	9.3	4.9	6.1	7.7	4.7	7.3	6.3	11.4	4.6	7.4	2.9	9.4	11.8	2.8	4.9	6.2	4.5	3.7	-0.2	8.7
Nov-18	6.2	7.0	4.8	7.9	9.9	5.0	4.6	5.5	4.1	7.4	6.4	12.0	3.8	5.3	2.8	8.8	10.0	5.5	3.6	6.7	2.9	1.7	-1.1	4.6
Dec-18	6.1	7.0	4.9	6.9	9.4	3.3	4.3	4.5	4.6	7.9	7.1	11.3	3.0	4.3	2.0	9.2	9.4	9.1	5.9	10.8	5.3	2.8	2.1	3.6

(*) For a definition of the growth rates, see the explanatory notes at the end of this Press release.

EXPLANATORY NOTES

The information reported in this press release is based on bank appraisals data taken from a survey sent to the financial institutions that provide loans for the acquisition of residential properties. The survey covers a total of eight reporting units, which represent around 90% of the total amount of housing loans provided in Portugal.

The geometric mean is used to calculate the average value of bank appraisals per square meter of useful floor space. A moving average of three months is used to compile monthly averages.

Month-on-month growth rate

This growth rate provides the change in the average value of bank appraisals of a given month compared with the average value of the previous month expressed as a percentage.

Year-on-year growth rate

This growth rate gives the change in the average value of a given month compared with the average value of the same month in the previous year expressed as a percentage.

More information on this statistical product can be obtained from Statistics Portugal's [website](#) (information only available in Portuguese).