

Bank appraisals on housing

November 2020

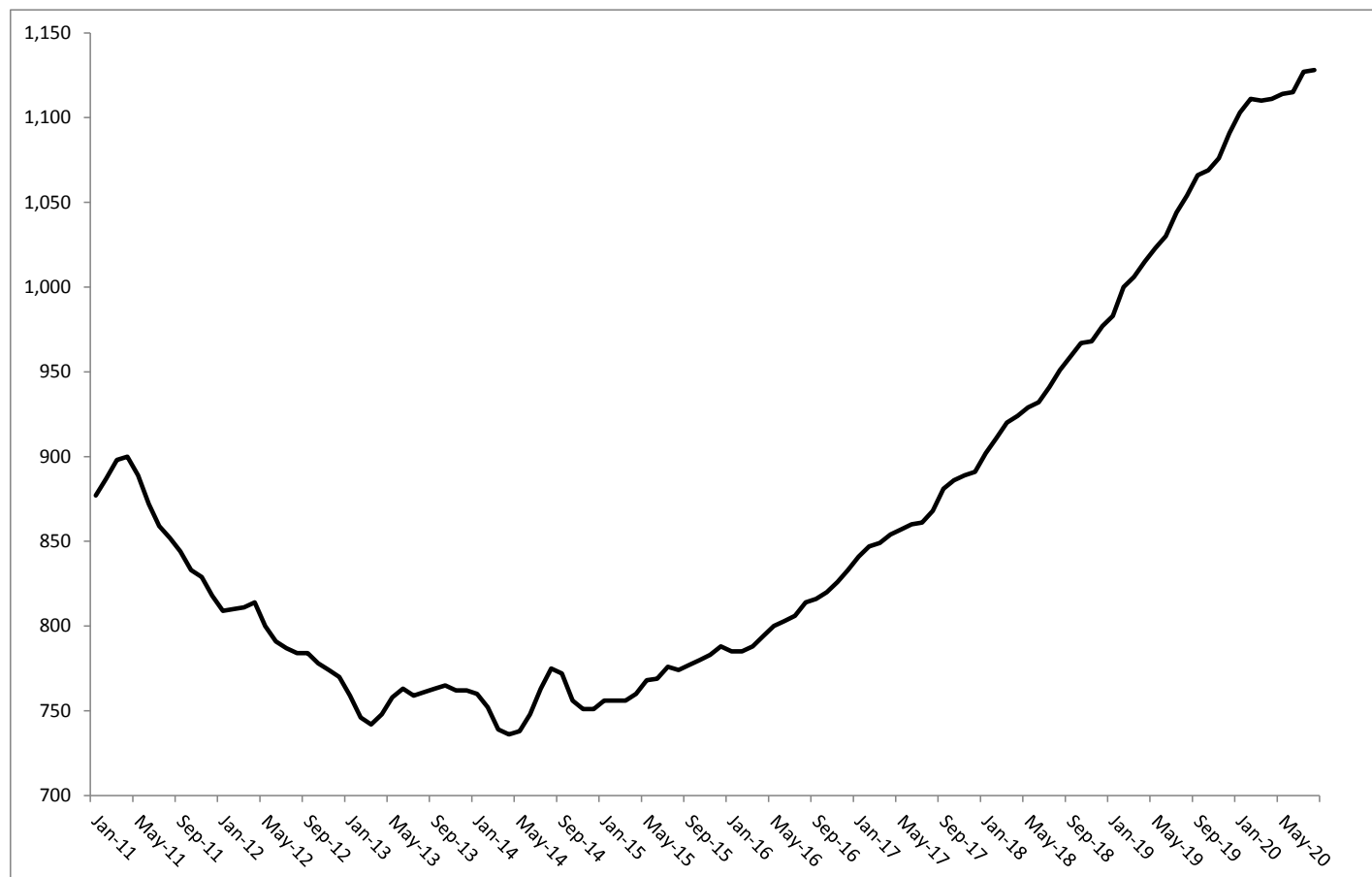
Bank appraisals increased 13 Euros to 1,144 Euros per square meter

The median value of bank appraisals on housing reached €1,144 per square meter in November, €13 more than in the previous month. On a year-on-year basis, the rate of change rose to 6.3% (5.8% in October). It should be noticed that the number of bank appraisals reported rose to around 27 thousand in the current period, 8.2% higher than reported in the same period of the previous year.

Despite the circumstances determined by the pandemic COVID-19, Statistics Portugal calls for the best collaboration by companies, families and public entities in responding to Statistics Portugal's data requests. The quality of official statistics, particularly its ability to identify the impacts of the pandemic COVID-19, crucially depends on this collaboration, which Statistics Portugal thanks in advance.

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

January 2011 – November 2020



Bank appraisals' median values (euros/square meter), November 2020

Month	Portugal			NUTS II Regional breakdown																				
				Norte			Centro			Área metropolitana de Lisboa			Alentejo			Algarve			Região Autónoma dos Açores			Região Autónoma da Madeira		
	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses	All Dwellings	Apartments	Houses
Nov-19	1,076	1,169	912	933	981	857	802	848	750	1,424	1,426	1,415	810	827	805	1,456	1,442	1,531	909	1,113	871	1,139	1,139	1,140
Dec-19	1,091	1,183	923	940	989	863	816	855	763	1,439	1,441	1,433	818	846	807	1,449	1,437	1,522	925	1,138	875	1,129	1,120	1,131
Jan-20	1,103	1,200	923	955	1,002	867	820	854	777	1,459	1,466	1,429	839	885	813	1,452	1,428	1,544	893	1,143	842	1,106	1,126	1,091
Feb-20	1,111	1,208	928	962	1,008	875	823	849	788	1,480	1,487	1,433	818	859	774	1,465	1,441	1,544	896	1,110	848	1,114	1,143	1,076
Mar-20	1,110	1,209	923	960	1,014	875	818	846	780	1,483	1,493	1,441	804	859	767	1,483	1,450	1,564	908	1,126	853	1,138	1,164	1,091
Apr-20	1,111	1,210	939	963	1,017	887	831	863	800	1,483	1,490	1,462	802	858	763	1,482	1,444	1,602	937	1,126	875	1,147	1,156	1,144
May-20	1,114	1,212	953	972	1,025	908	847	884	815	1,485	1,485	1,485	827	864	805	1,512	1,478	1,612	949	1,176	910	1,141	1,138	1,147
Jun-20	1,115	1,209	971	982	1,034	924	869	904	844	1,477	1,475	1,483	859	867	845	1,538	1,519	1,612	964	1,193	928	1,141	1,113	1,150
Jul-20	1,127	1,229	964	996	1,055	922	849	886	818	1,488	1,480	1,513	829	844	822	1,532	1,530	1,539	934	1,140	901	1,110	1,125	1,105
Aug-20	1,128	1,234	956	1,000	1,067	910	844	881	804	1,499	1,492	1,529	819	844	800	1,508	1,495	1,577	916	1,122	864	1,107	1,120	1,077
Sep-20	1,128	1,233	953	992	1,058	904	832	870	797	1,493	1,486	1,528	825	842	811	1,518	1,507	1,548	927	1,071	886	1,142	1,158	1,113
Oct-20	1,131	1,239	947	993	1,061	903	830	870	789	1,504	1,496	1,533	826	852	804	1,550	1,535	1,607	930	1,141	894	1,169	1,187	1,126
Nov-20	1,144	1,252	954	994	1,063	902	833	871	796	1,507	1,495	1,555	833	855	815	1,562	1,552	1,594	940	1,194	905	1,168	1,184	1,143
Month-on-month growth rates, in % (*)																								
Nov-19	0.7	1.2	-0.2	0.5	0.6	-0.1	0.6	1.2	0.1	1.1	1.1	0.6	0.4	2.6	-0.4	1.0	1.5	1.3	2.1	0.0	0.8	0.1	-0.9	1.1
Dec-19	1.4	1.2	1.2	0.8	0.8	0.7	1.7	0.8	1.7	1.1	1.1	1.3	1.0	2.3	0.2	-0.5	-0.3	-0.6	1.8	2.2	0.5	-0.9	-1.7	-0.8
Jan-20	1.1	1.4	0.0	1.6	1.3	0.5	0.5	-0.1	1.8	1.4	1.7	-0.3	2.6	4.6	0.7	0.2	-0.6	1.4	-3.5	0.4	-3.8	-2.0	0.5	-3.5
Feb-20	0.7	0.7	0.5	0.7	0.6	0.9	0.4	-0.6	1.4	1.4	1.4	0.3	-2.5	-2.9	-4.8	0.9	0.9	0.0	0.3	-2.9	0.7	1.5	-1.4	-1.4
Mar-20	-0.1	0.1	-0.5	-0.2	0.6	0.0	-0.6	-0.4	-1.0	0.2	0.4	0.6	-1.7	0.0	-0.9	1.2	0.6	1.3	1.3	-1.4	0.6	2.2	1.8	1.4
Apr-20	0.1	0.1	1.7	0.3	0.3	1.4	1.6	2.0	2.6	0.0	-0.2	1.5	-0.2	-0.1	-0.5	-0.1	-0.4	2.4	3.2	0.0	2.6	0.8	-0.7	4.9
May-20	0.3	0.2	1.5	0.9	0.8	2.4	1.9	2.4	1.9	0.1	-0.3	1.6	3.1	0.7	5.5	2.0	2.4	0.6	1.3	4.4	4.0	-0.5	-1.6	0.3
Jun-20	0.1	-0.2	1.9	1.0	0.9	1.8	2.6	2.3	3.6	-0.5	-0.7	-0.1	3.9	0.3	5.0	1.7	2.8	0.0	1.6	1.4	2.0	0.0	-2.2	0.3
Jul-20	1.1	1.7	-0.7	1.4	2.0	-0.2	-2.3	-2.0	-3.1	0.7	0.3	2.0	-3.5	-2.7	-2.7	-0.4	0.7	-4.5	-3.1	-4.4	-2.9	-2.7	1.1	-3.9
Aug-20	0.1	0.4	-0.8	0.4	1.1	-1.3	-0.6	-0.6	-1.7	0.7	0.8	1.1	-1.2	0.0	-2.7	-1.6	-2.3	2.5	-1.9	-1.6	-4.1	-0.3	-0.4	-2.5
Sep-20	0.0	-0.1	-0.3	-0.8	-0.8	-0.7	-1.4	-1.2	-0.9	-0.4	-0.4	-0.1	0.7	-0.2	1.4	0.7	0.8	-1.8	1.2	-4.5	2.5	3.2	3.4	3.3
Oct-20	0.3	0.5	-0.6	0.1	0.3	-0.1	-0.2	0.0	-1.0	0.7	0.7	0.3	0.1	1.2	-0.9	2.1	1.9	3.8	0.3	6.5	0.9	2.4	2.5	1.2
Nov-20	1.1	1.0	0.7	0.1	0.2	-0.1	0.4	0.1	0.9	0.2	-0.1	1.4	0.8	0.4	1.4	0.8	1.1	-0.8	1.1	4.6	1.2	-0.1	-0.3	1.5
Year-on-year growth rates, in % (*)																								
Nov-19	11.2	13.1	6.5	11.1	13.0	6.3	7.4	9.1	4.5	11.7	13.3	6.2	6.6	8.1	7.3	10.2	10.0	13.5	10.9	7.6	11.1	11.1	13.6	7.3
Dec-19	11.7	13.6	7.0	11.0	12.5	6.8	8.9	10.5	5.8	11.8	12.8	8.1	7.9	11.3	6.9	5.8	9.2	0.9	11.9	7.9	11.7	6.7	6.1	5.4
Jan-20	12.2	14.7	5.8	12.2	13.9	6.3	8.6	10.1	7.0	12.0	13.4	6.6	10.0	17.2	5.6	4.8	8.9	-2.5	6.3	15.9	5.5	4.3	7.8	0.6
Feb-20	11.1	13.1	5.6	11.3	13.1	6.1	7.6	7.9	7.4	12.6	13.8	7.0	5.3	11.0	-1.0	4.0	7.0	-3.1	5.9	8.5	3.3	3.3	5.7	0.0
Mar-20	10.3	11.7	5.1	10.0	12.2	4.9	6.2	6.8	4.4	12.1	13.4	6.4	1.8	10.4	-4.1	8.0	6.9	6.6	7.2	8.5	3.6	7.5	9.3	6.2
Apr-20	9.5	10.3	6.7	9.2	9.9	6.6	7.4	8.8	6.8	11.0	11.9	7.7	0.0	8.5	-7.0	7.3	4.7	14.8	10.0	6.8	6.6	6.2	5.1	11.2
May-20	8.9	9.4	8.0	9.1	8.6	10.1	8.9	9.7	9.0	11.2	11.4	9.2	2.5	7.2	-0.2	10.7	8.7	17.2	9.6	15.6	8.7	7.8	7.1	12.6
Jun-20	8.3	8.4	9.7	9.7	9.1	11.7	11.0	10.8	13.4	10.0	10.4	8.0	5.8	6.4	4.3	11.9	10.2	17.8	12.9	16.3	13.2	6.1	2.6	7.8
Jul-20	8.0	8.8	7.7	10.4	10.7	10.6	7.7	7.0	10.2	8.9	8.5	9.1	2.2	1.7	2.8	9.3	10.4	6.1	9.4	3.6	10.0	3.4	4.9	2.9
Aug-20	7.0	8.6	5.4	9.8	11.3	7.7	6.6	6.3	7.1	8.2	7.9	8.8	0.7	2.8	-1.1	6.6	7.3	7.7	8.9	1.3	7.3	-2.7	-2.5	-3.8
Sep-20	5.8	7.1	4.3	7.4	8.7	6.1	4.8	4.4	6.3	6.0	5.5	8.8	1.5	3.6	-0.4	6.8	7.3	2.4	7.3	-2.4	9.7	-0.2	0.9	-2.3
Oct-20	5.8	7.3	3.6	7.0	8.8	5.2	4.1	3.8	5.3	6.7	6.1	9.0	2.4	5.7	-0.5	7.5	8.0	6.4	4.5	2.5	3.5	2.7	3.3	-0.2
Nov-20	6.3	7.1	4.6	6.5	8.4	5.3	3.9	2.7	6.1	5.8	4.8	9.9	2.8	3.4	1.2	7.3	7.6	4.1	3.4	7.3	3.9	2.5	4.0	0.3

(*) 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 seven reporting units, which represented around 90% of the total amount of new housing loans provided in 2018 in Portugal. Data for the current month and the previous two months is considered in each monthly release.

The value of bank appraisals per square meter of gross floor space is represented by its median. 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).

The next press release is scheduled for January 28th, 2021.