

23 February 2011

Housing Price Index (HPI). Base 2007
Fourth quarter of 2012

The annual rate of the Housing Price Index stands at -12.8%

The price of housing drops 1.4% as compared with the third quarter

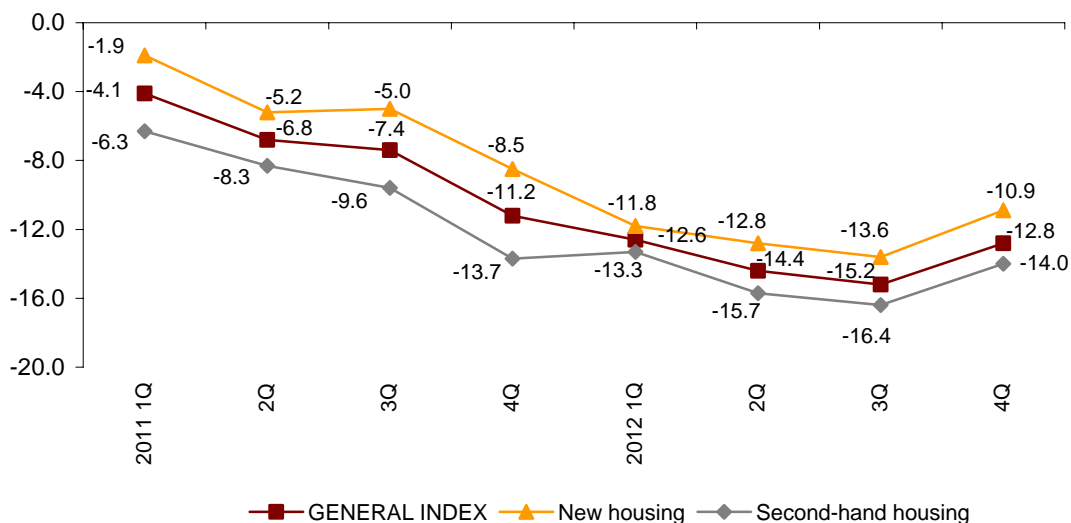
In 2012 the HPI average rate drops 13.7%

Annual performance of the price of housing

The annual rate of the Housing Price Index (HPI) in the fourth quarter of 2012 increased almost two and a half points, standing at -12.8%.

By type of housing, the annual variation of **new housing** stood at **-10.9%**, almost three points higher than the previous quarter. In turn, the annual rate of the **second-hand housing** increased 2.4 points up to **-14.0%**.

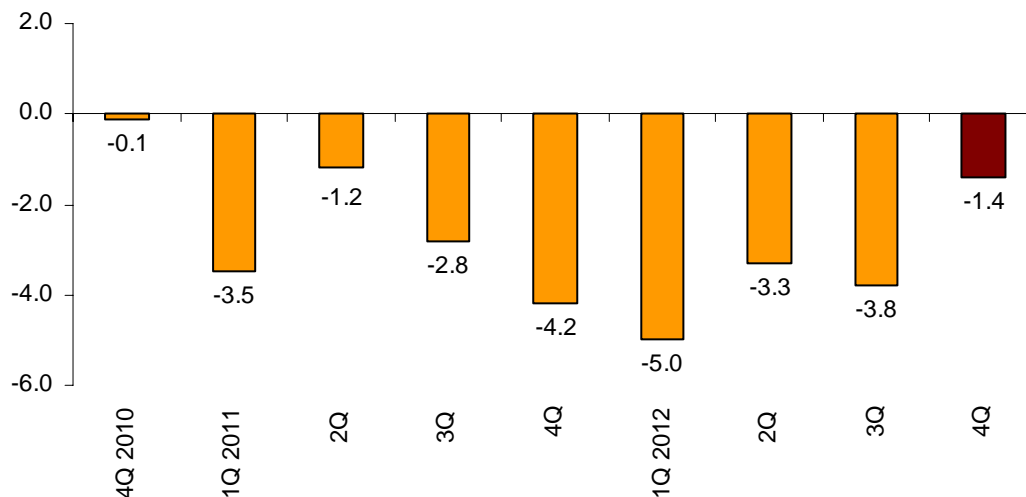
Annual performance of the HPI
General index, new housing and second-hand housing



Quarterly Housing Price Performance

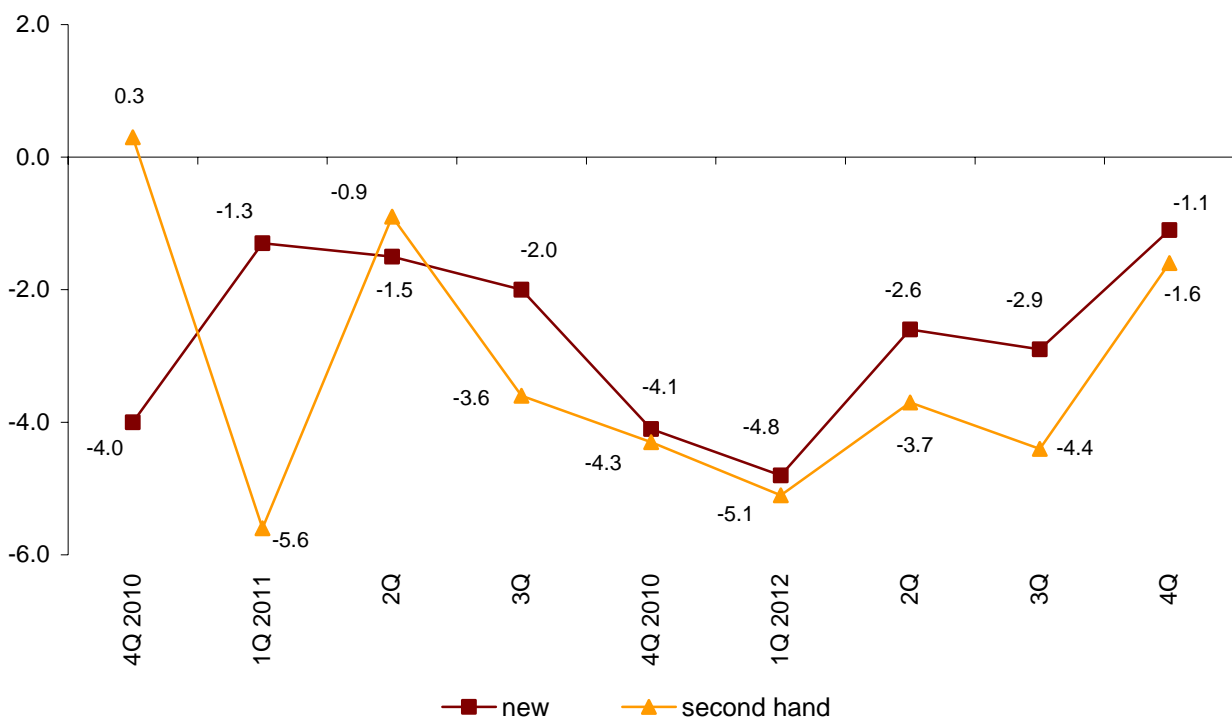
The general HPI variation as compared with the third quarter of 2012 (quarterly variation) was **-1.4%**, almost two and a half points higher than previous quarter. This variation registered negative values since the third quarter of 2010.

Quarterly HPI Performance in the last two years



By type of housing, the prices of new housing decreased 1.1% between the third and the fourth quarter of 2012. In turn, the second-hand housing decreased 1.6% in the quarterly rate.

Quarterly HPI in the last two years by type of housing (new/second had)



Results by Autonomous Community. Interannual variation rates

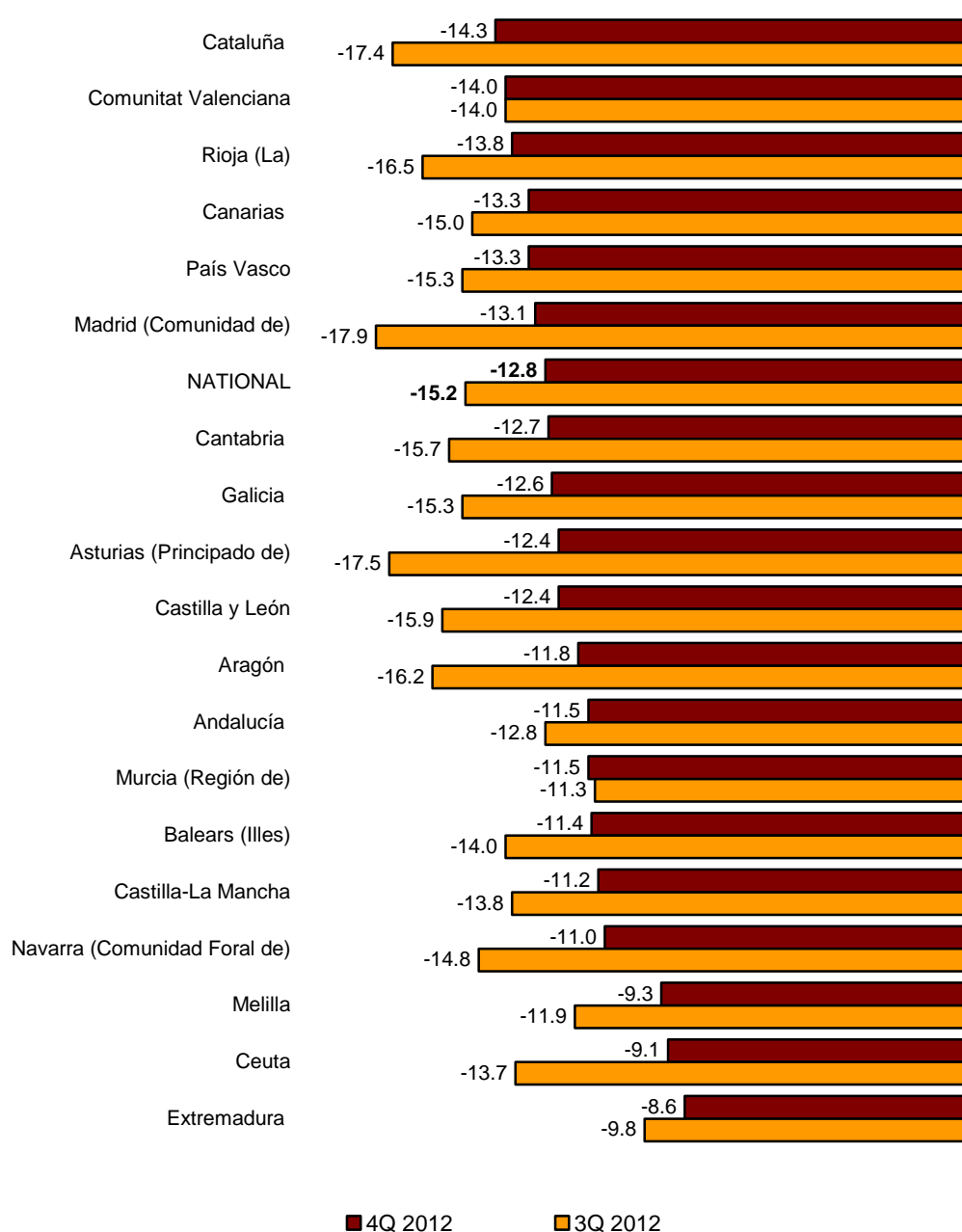
The interannual variation of the HPI was negative in almost all Autonomous Communities in the fourth quarter of 2012.

The greatest increases in this variation were in Principado de Asturias (-12.4%) and Comunidad de Madrid (-13.1%), whose variations increased 5.1 and 4.8 points, respectively.

In turn, Región de Murcia was the only Autonomous Community where the annual rate dropped, with a decrease of two tenths, up to -11.5%.

Annual rates of the HPI, base 2007

General index by autonomous cities and communities

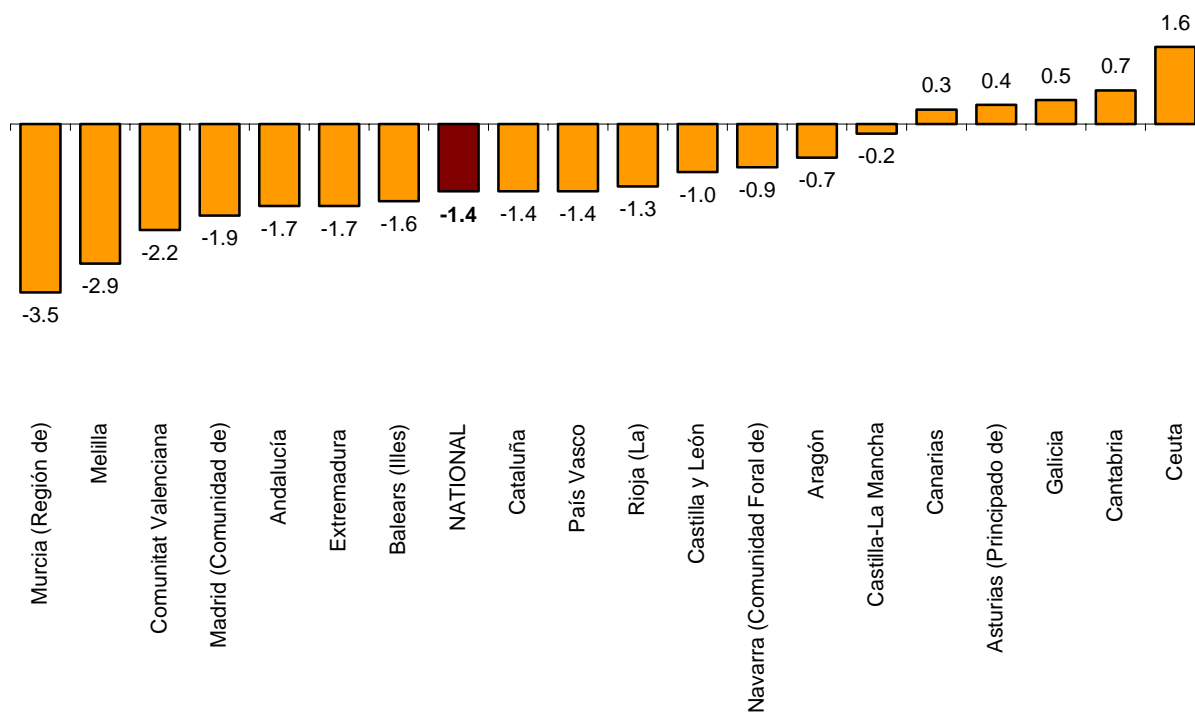


Results by Autonomous Community. Quartely variation rates

The quarterly variation of the HPI was negative in almost all the Autonomous Communities in the fourth quarter of 2012.

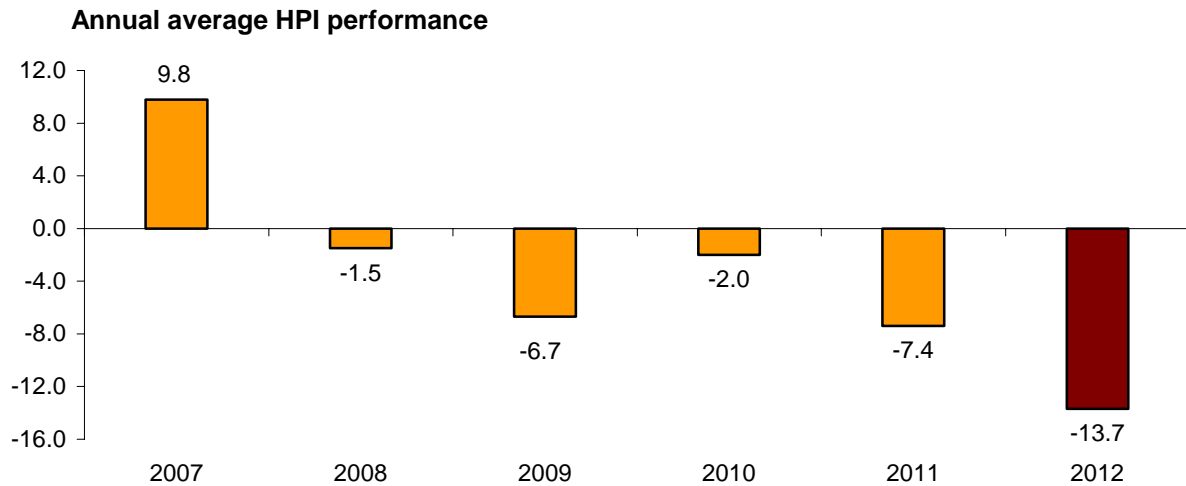
The greatest decreases were in Región de Murcia (-3.5%), Comunitat Valenciana (-2.2%) and Comunidad de Madrid (-1.9%).

In turn, the Autonomous Communities whose prices increased in the fourth quarter were Cantabria (0.7%) and Galicia (0.5%).



Average Housing Price Performance

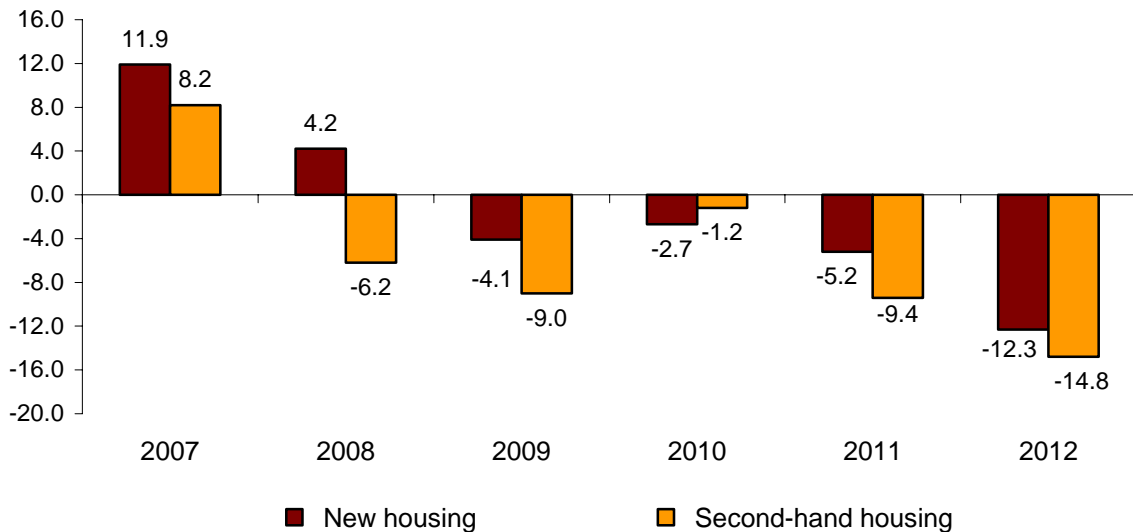
In 2012, the average rate of the Housing Price Index was –13.7%. This rate has presented negative variations each year since 2008.



By type of housing, in 2012 the average rate of the prices of new housing was –12.3%. This decrease was greater in the second-hand housing, whose prices decreased a 14.8%.

Both the general index and the housing type, represented the lowest average rates since the beginning of the publication.

Annual average HPI performance by type of housing (new/second hand)

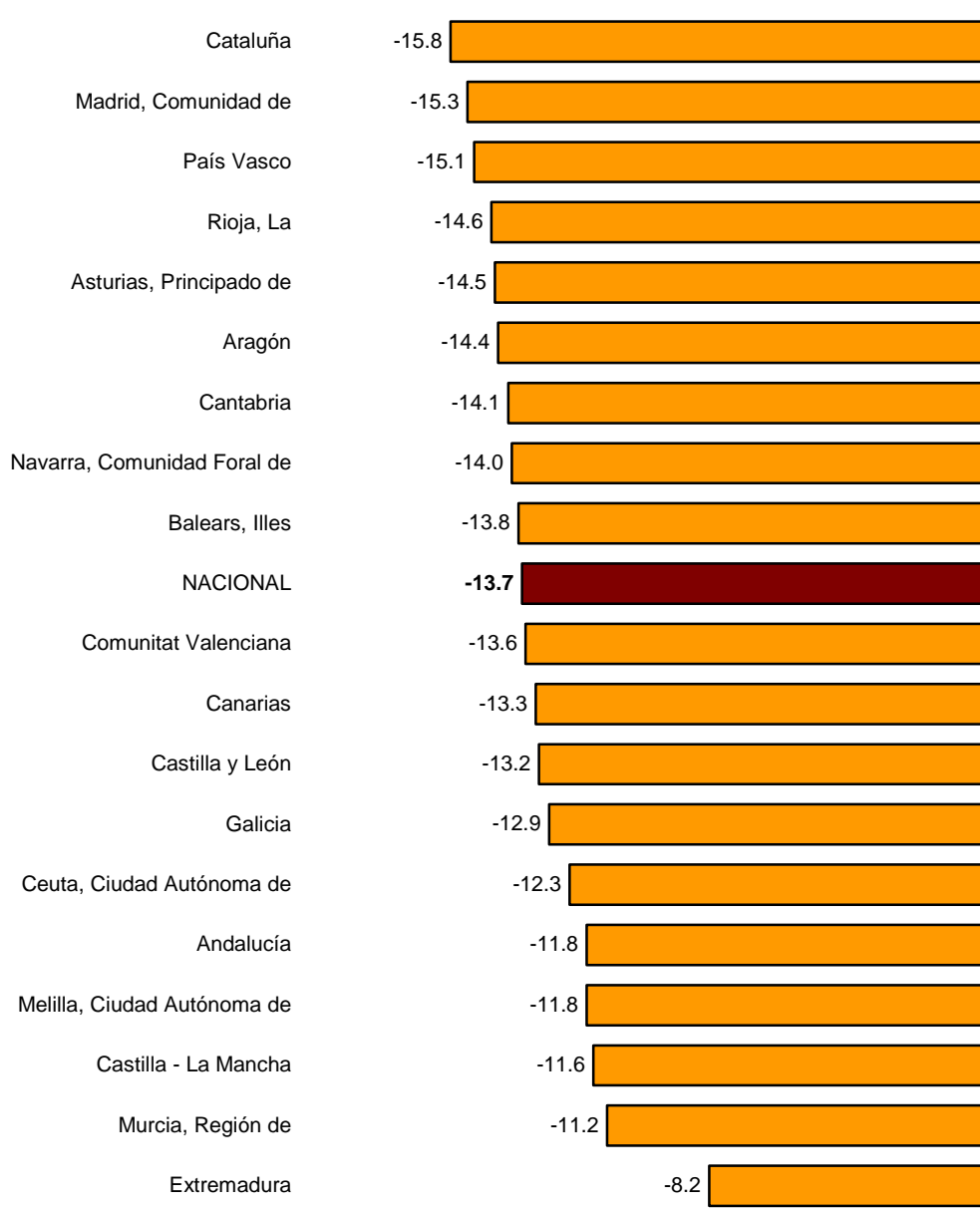


Results by Autonomous Community. Annual average variation

In 2012, in average the housing prices were negative in all the Autonomous Communities.

Cataluña (–15.8%), Comunidad de Madrid (–15.3%) and País Vasco (–15.1%) registered the greatest decreases. In turn, Extremadura registered the most moderate drop (–8.2%).

Variation of the annual average of the HPI by autonomous cities and communities



15-Mar-2013

Housing price indices. Base 2007

Fourth quarter of 2012

1. National index: general and by type of housing

Housing	Index	% Variation			Effect	
		Quarterly	Year-to-date	Annual	Quarterly	Year-to-date
GENERAL INDEX	69.2	-1.4	-12.8	-12.8	-1.4	-12.8
New housing	78.5	-1.1	-10.9	-10.9	-0.454	-4.404
Second-hand housing	62.2	-1.6	-14.0	-14.0	-0.955	-8.383

2. General Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	78.0	-1.7	-11.5	-11.5
Aragón	64.1	-0.7	-11.8	-11.8
Asturias, Principado de	77.5	0.4	-12.4	-12.4
Balears, Illes	70.9	-1.6	-11.4	-11.4
Canarias	75.5	0.3	-13.3	-13.3
Cantabria	67.0	0.7	-12.7	-12.7
Castilla y León	75.8	-1.0	-12.4	-12.4
Castilla-La Mancha	78.8	-0.2	-11.2	-11.2
Cataluña	58.7	-1.4	-14.3	-14.3
Comunitat Valenciana	71.6	-2.2	-14.0	-14.0
Extremadura	87.2	-1.7	-8.6	-8.6
Galicia	80.4	0.5	-12.6	-12.6
Madrid, Comunidad de	62.4	-1.9	-13.1	-13.1
Murcia, Región de	82.1	-3.5	-11.5	-11.5
Navarra, Comunidad Foral de	64.4	-0.9	-11.0	-11.0
País Vasco	64.4	-1.4	-13.3	-13.3
Rioja, La	66.4	-1.3	-13.8	-13.8
Ceuta	73.6	1.6	-9.1	-9.1
Melilla	81.7	-2.9	-9.3	-9.3

3. New housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	87.3	-2.4	-10.5	-10.5
Aragón	73.1	0.3	-9.2	-9.2
Asturias, Principado de	83.6	0.7	-11.4	-11.4
Balears, Illes	82.6	-1.6	-9.1	-9.1
Canarias	83.2	0.2	-11.9	-11.9
Cantabria	71.6	2.2	-11.2	-11.2
Castilla y León	83.3	-0.9	-10.9	-10.9
Castilla-La Mancha	83.0	-1.3	-11.5	-11.5
Cataluña	66.6	-0.4	-11.5	-11.5
Comunitat Valenciana	78.5	-2.7	-12.8	-12.8
Extremadura	95.6	-3.7	-8.8	-8.8
Galicia	86.3	0.4	-12.1	-12.1
Madrid, Comunidad de	70.8	-0.8	-10.0	-10.0
Murcia, Región de	88.6	-3.6	-10.5	-10.5
Navarra, Comunidad Foral de	71.0	0.2	-8.0	-8.0
País Vasco	72.8	0.8	-9.9	-9.9
Rioja, La	69.7	-0.9	-12.8	-12.8

4. Second-hand housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	69.7	-1.2	-12.2	-12.2
Aragón	56.7	-1.5	-13.7	-13.7
Asturias, Principado de	70.1	0.0	-13.7	-13.7
Balears, Illes	64.7	-1.6	-12.6	-12.6
Canarias	69.1	0.4	-14.1	-14.1
Cantabria	62.5	-1.3	-14.7	-14.7
Castilla y León	65.8	-1.0	-13.9	-13.9
Castilla-La Mancha	70.3	1.7	-10.7	-10.7
Cataluña	55.5	-1.8	-15.3	-15.3
Comunitat Valenciana	65.5	-1.9	-14.7	-14.7
Extremadura	78.3	0.6	-8.4	-8.4
Galicia	71.2	0.7	-13.4	-13.4
Madrid, Comunidad de	57.6	-2.4	-14.5	-14.5
Murcia, Región de	72.9	-3.5	-13.0	-13.0
Navarra, Comunidad Foral de	56.7	-2.1	-14.4	-14.4
País Vasco	59.8	-2.8	-15.3	-15.3
Rioja, La	62.4	-1.9	-15.1	-15.1