7 September 2026

Housing Price Index (HPI). Base 2025

Second Quarter 2026

Main results

- The annual variation rate of the Housing Price Index stood at 12.2%.
- The annual variation of new homes was 7.4%, while the rate for used homes was 12.9%.
- Housing prices rose by 3.4% compared with the previous quarter.

More information

- Annex of tables (includes information from the Autonomous Communities)
- Detailed quarterly results
- Annual averages

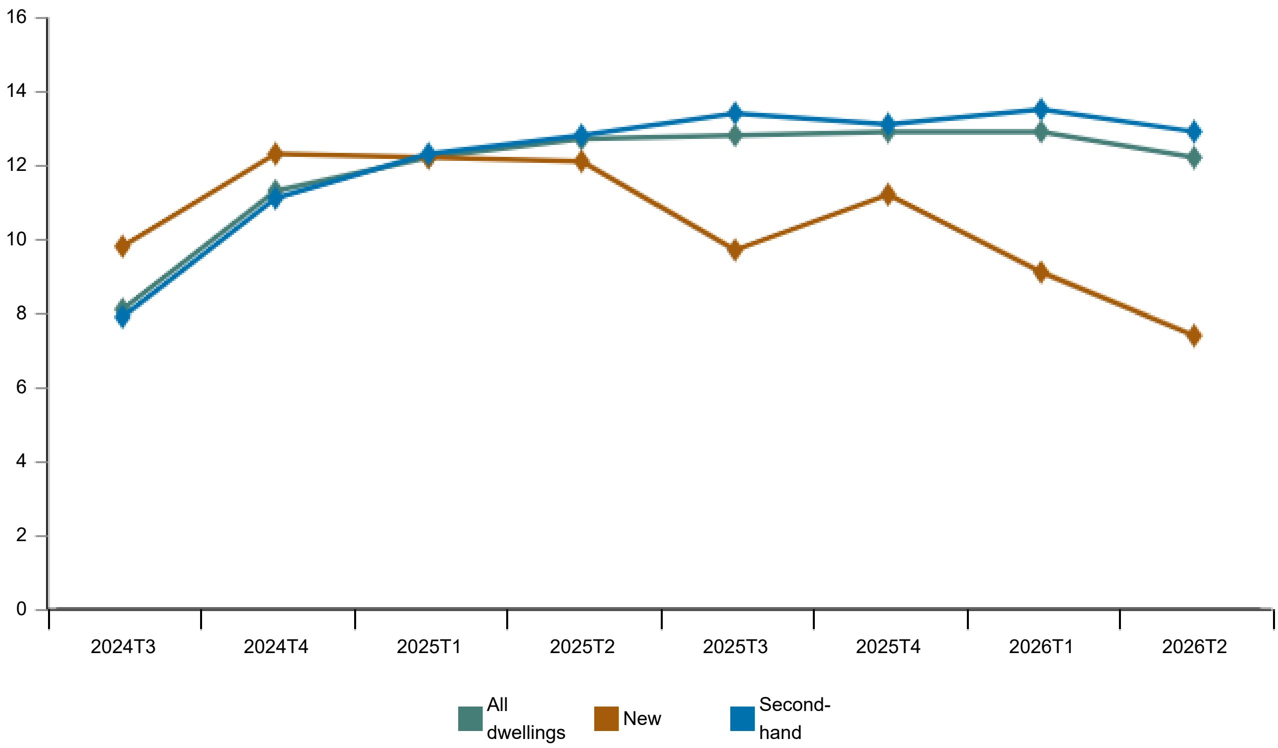
In the second quarter of 2026, the annual variation in the Housing Price Index (HPI) fell by 0.7 points to 12.2%.

By type of housing, the annual rate for new homes dropped by 1.7 points to 7.4%.

On the other hand, the change in second-hand homes was 12.9%, falling 0.6 points with respect to that recorded in the previous quarter.

Annual rates of HPI

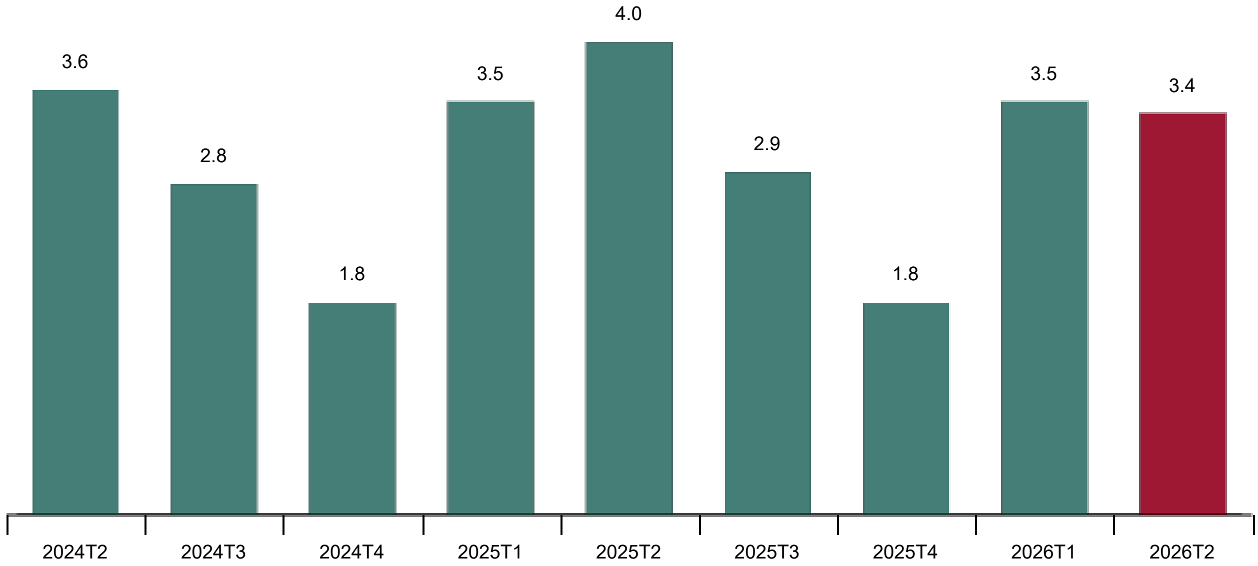
Total, new and used housing. Percentage



Quarterly evolution of housing prices

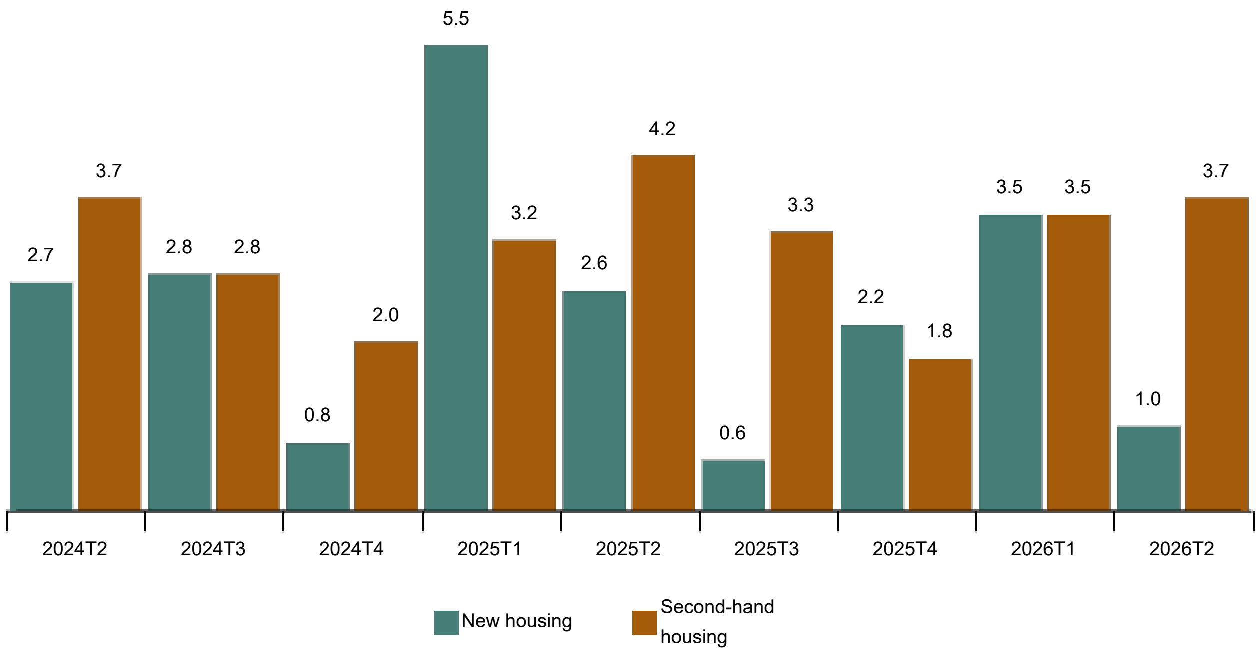
The quarterly variation of the general HPI in the second quarter was 3.4%.

Quarterly rate of the HPI
Total housing. Percentage



By type of housing, new housing prices increased by 1.0% in the second quarter of 2026 with respect to the first quarter. Meanwhile, second-hand housing prices rose by 3.7%.

Quarterly HPI rate by type of housing
New and used housing. Percentage

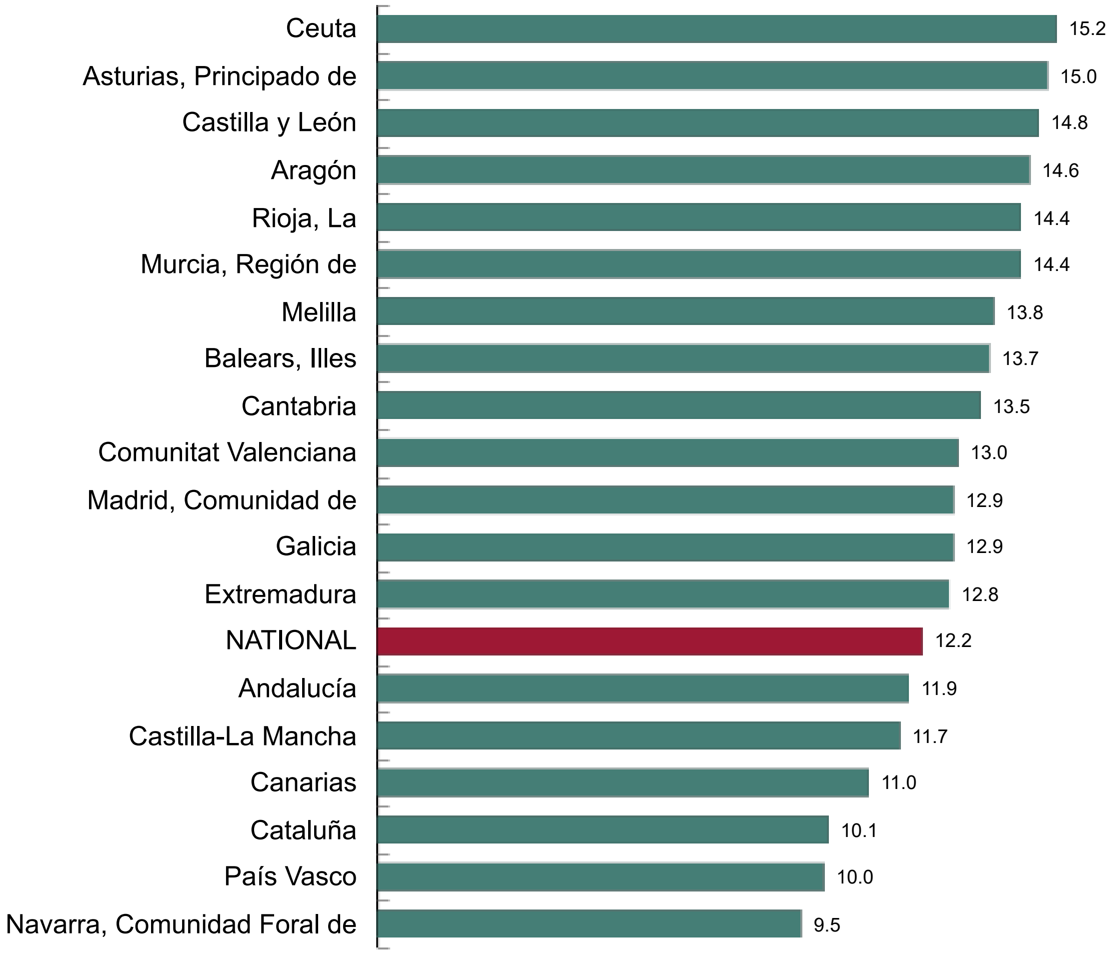


Results by Autonomous Communities. Annual variation rates

Housing prices showed positive annual rates in all the autonomous communities and cities in the second quarter.

The largest rises were recorded in the autonomous city of Ceuta (15.2%), Principado de Asturias (15.0%) and Castilla y León (14.8%). The lowest were in Comunidad Foral de Navarra (9.5%), País Vasco (10.0%) and Cataluña (10.1%).

Annual RHPI rates by Autonomous Cities and Communities. Second quarter of 2026
Percentage



Revision and updating of data

The data published today are final. All results of this operation are available on INEBase.

Methodological note

The main objective of the Housing Price Index (HPI) is to measure the evolution of the sales price of private dwellings acquired by households in Spain, both new and second-hand dwellings, adjusting for changes in the composition and quality of the dwellings acquired in different periods by means of a method that combines stratification with a regression model.

Type of survey: continuous quarterly survey.

Base period: 2025.

Reference period for the weightings: two years prior to the current year.

Geographical scope: the entire national territory.

Number of observations: around 95% of housing sales made in the quarter.

Functional classification: new and used housing.

General calculation method: Laspeyres' Chain Index.

Collection method: administrative records.

More information on the methodology and the standardised methodological report.

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. More information on Quality at INE and Code of Best Practices.

For further information see INEbase Official INE account on X @es_ine

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