5 December 2024

Housing Price Index (HPI). Base 2015

Third Quarter 2024

Main results

- The annual variation rate of the Housing Price Index stood at 8.1%.
- The annual variation rate of new houses was of 9.8%, and the one from used houses was of 7.9%.
- Housing prices rose by 2.8% compared to the previous quarter.

More information

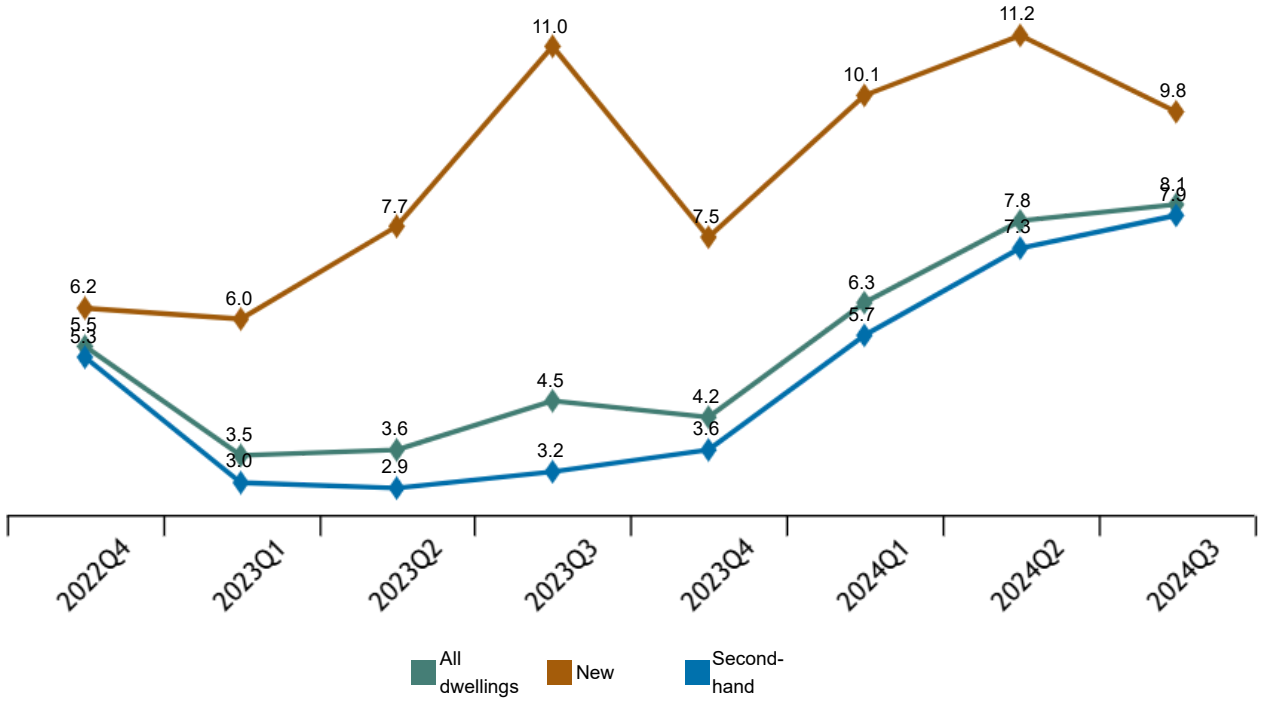
- Annex of tables (includes information from the Autonomous Communities)
- Detailed quarterly results
- Annual averages

In the third quarter of 2024, the annual variation in the Housing Price Index (HPI) rose by 0.3 points to 8.1%.

By type of housing, the annual rate for new housing fell by 1.4 points to 9.8%.

On the other hand, the change in second-hand housing was 7.9%, an increase of 0.6 points above that recorded in the previous quarter.

Annual rates of HPI
Total, new and used housing. Percentage



Current press release at:https://www.ine.es/dyngs/Prensa/en/IPV3T24.htm

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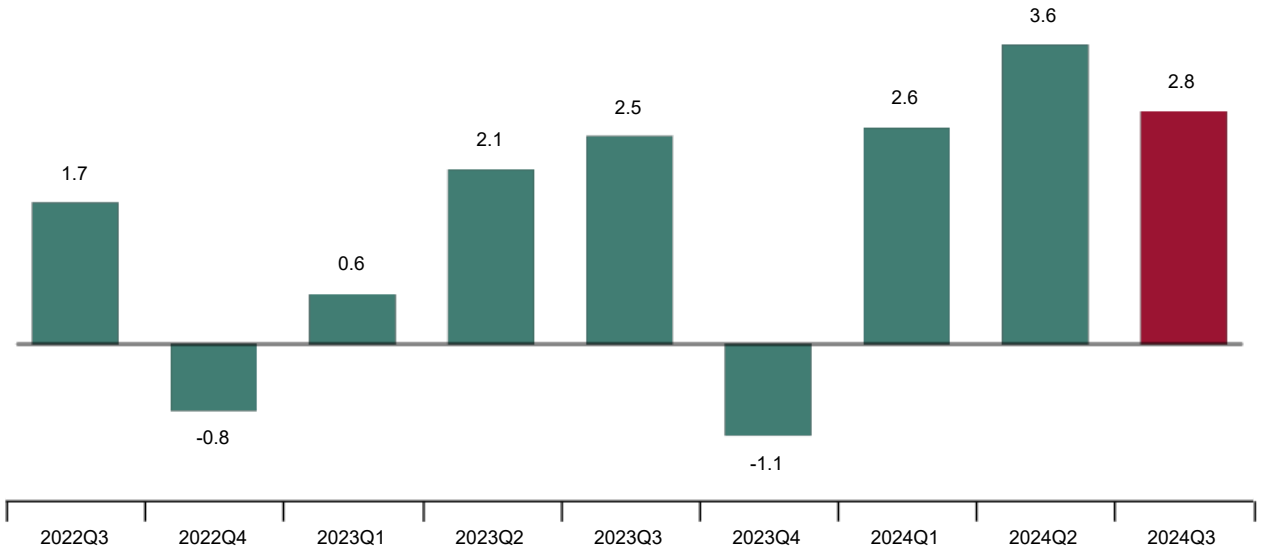
Quarterly evolution of housing prices

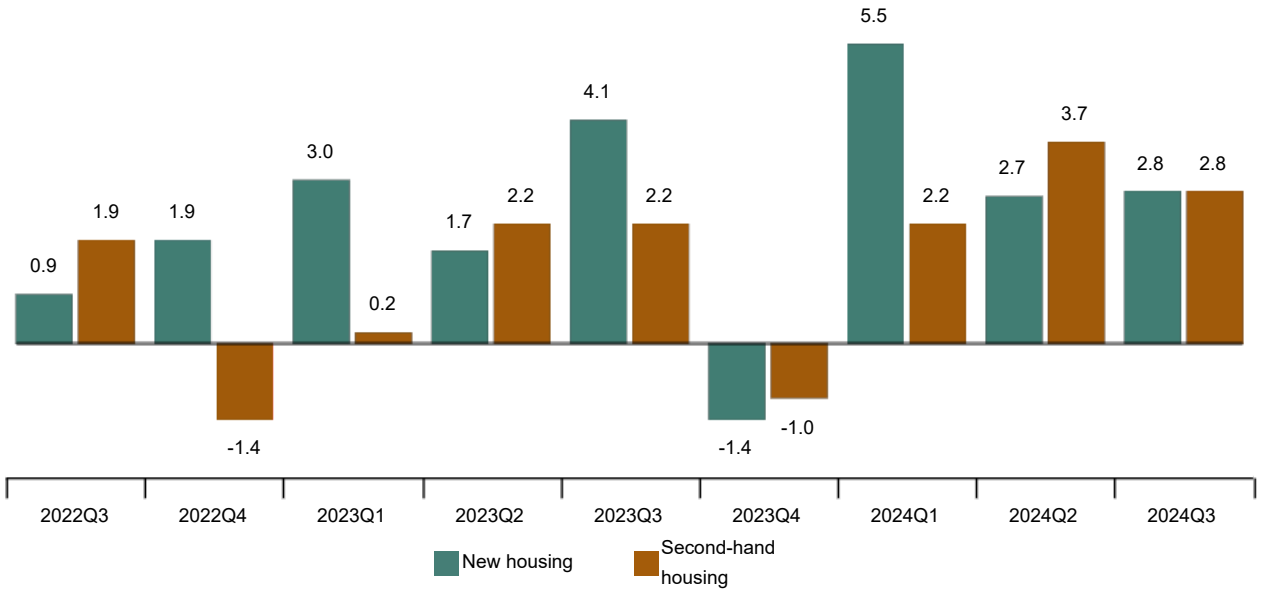
The quarterly variation of the general HPI in the third quarter was 2.8%.

Quarterly rate of the HPI
Total housing. Percentage



By type of housing, both new and pre-owned housing prices increased by 2.8% in the third quarter of 2024 with respect to the second quarter.

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

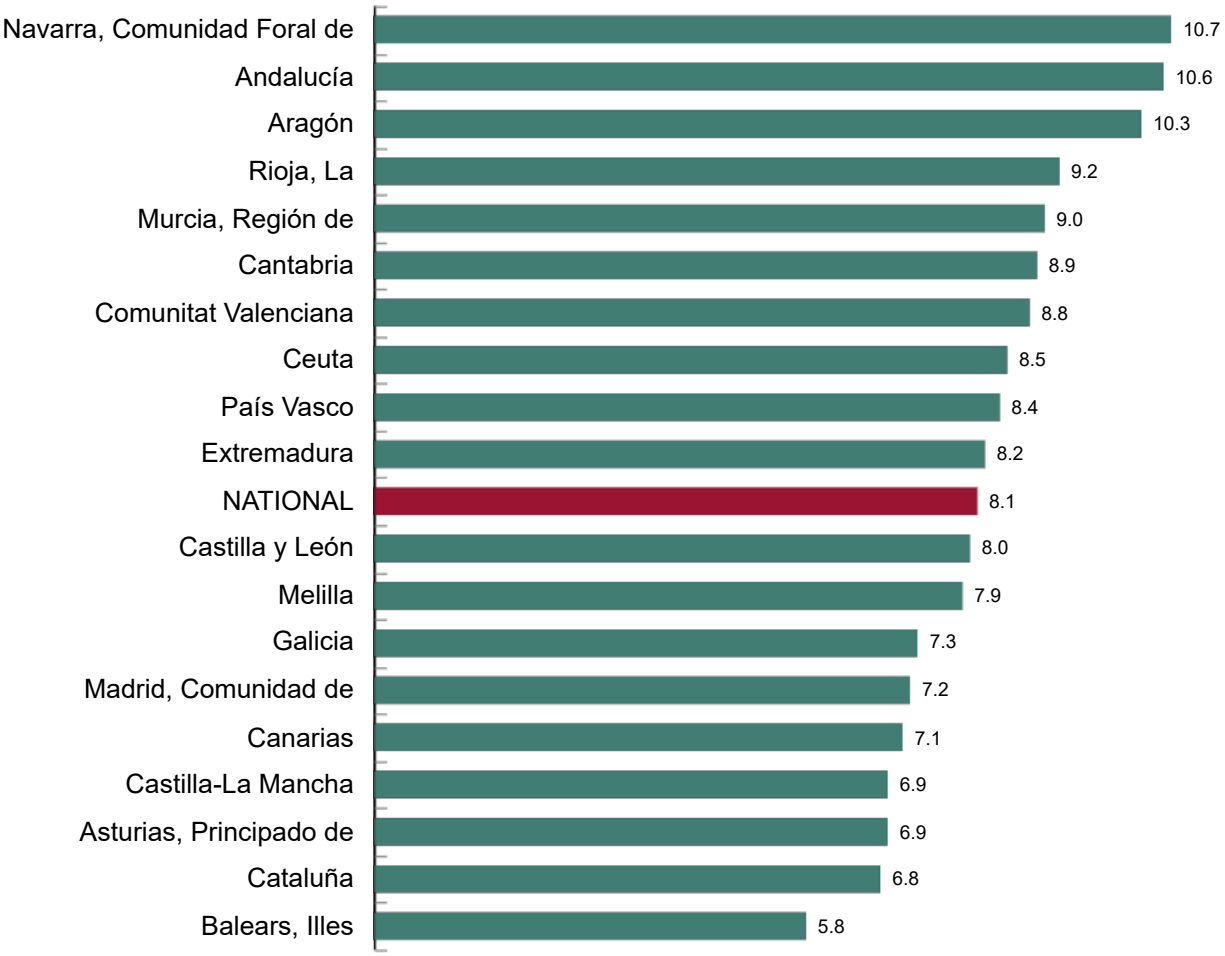


Results by Autonomous Communities. Annual variation rates

Housing prices showed positive annual rates in all the autonomous communities in the third quarter.

The largest price increases were recorded in Comunidad Foral de Navarra (10.7%), Andalucía (10.6%) and Aragón (10.3%). The smallest increases were in Illes Balears (5.8%), Cataluña (6.8%), Principado de Asturias and Castilla-La Mancha (both 6.9%).

Annual RHPI rates by Autonomous Cities and Communities. Third quarter of 2024
Percentage



Revision and updating of data

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

Current press release at:https://www.ine.es/dyngs/Prensa/en/IPV3T24.htm

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: 2015.

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 INE base

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