

7 March 2025

## Housing Price Index (HPI). Base 2015 Fourth Quarter 2024

### Main results

- The annual variation rate of the Housing Price Index stood at 11.3%.
- The annual variation rate of new houses was 12.3%, while the rate for used houses was 11.1%.
- Housing prices rose by 1.8% compared with the previous quarter.

### More information

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

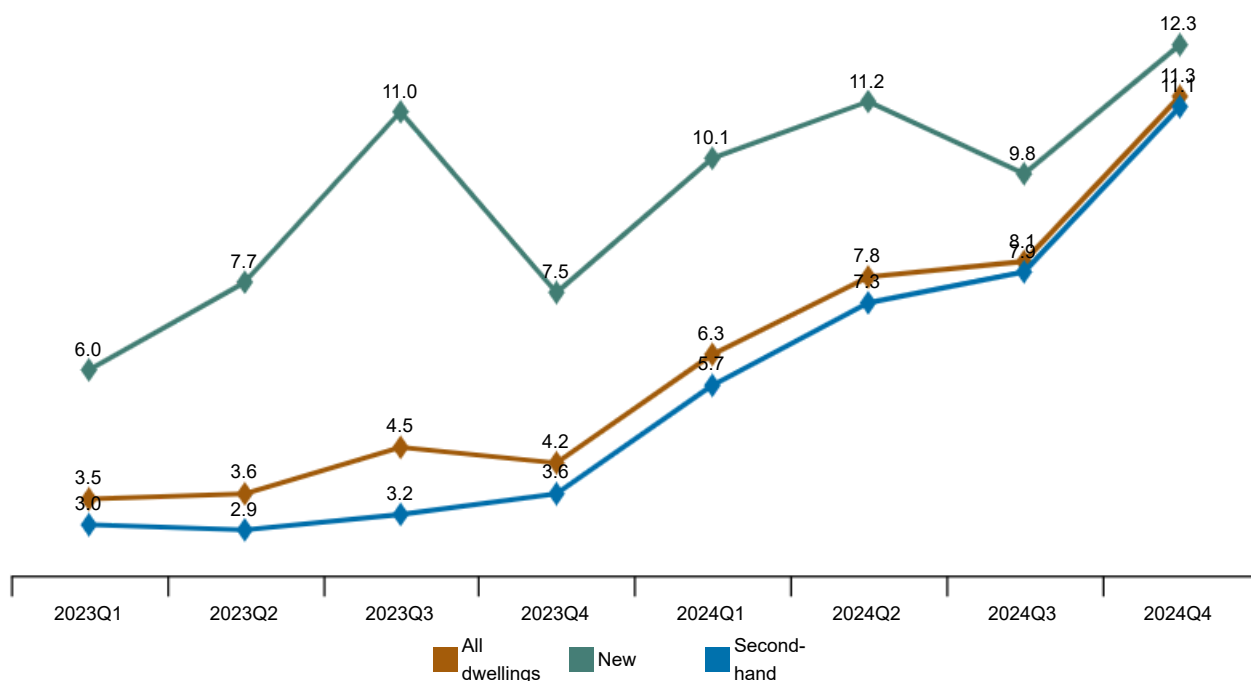
In the fourth quarter of 2024, the annual variation in the Housing Price Index (HPI) rose by 3.2 points to 11.3%.

By type of housing, the annual rate for new housing rose by 2.5 points to 12.3%.

Meanwhile, the change in second-hand housing was 11.1%, an increase of 3.2 points above that recorded in the previous quarter.

#### Annual rates of HPI

Total, new and used housing. Percentage

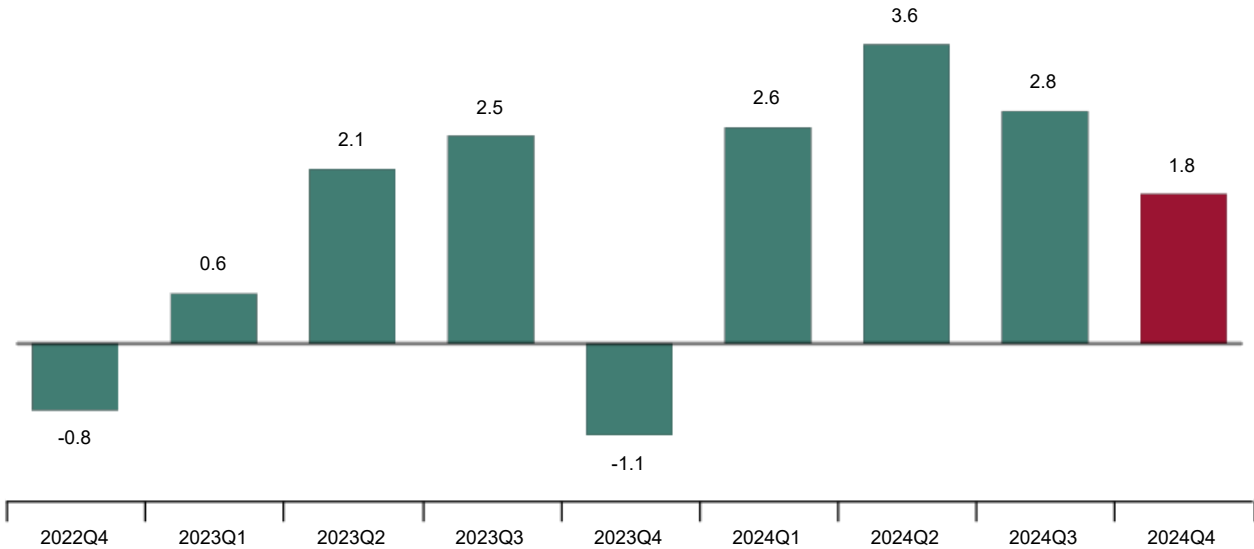


Quaterly evolution of housing prices

The quarterly variation of the general HPI in the fourth quarter was 1.8%.

Quaterly rate of the HPI

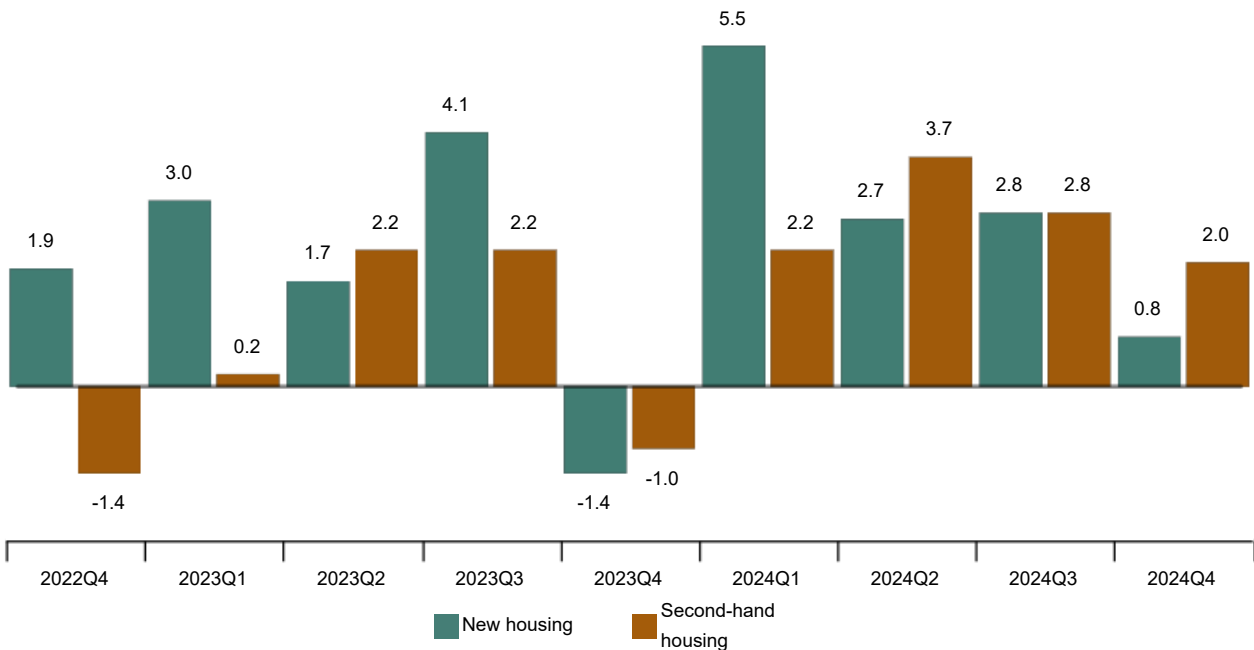
Total housing. Percentage



By type of housing, new house prices increased by 0.8% in the fourth quarter of 2024 with respect to the third quarter. Meanwhile, second-hand housing prices rose by 2.0%.

Quaterly HPI rate by type of housing

Quaterly HPI rate by type of housing



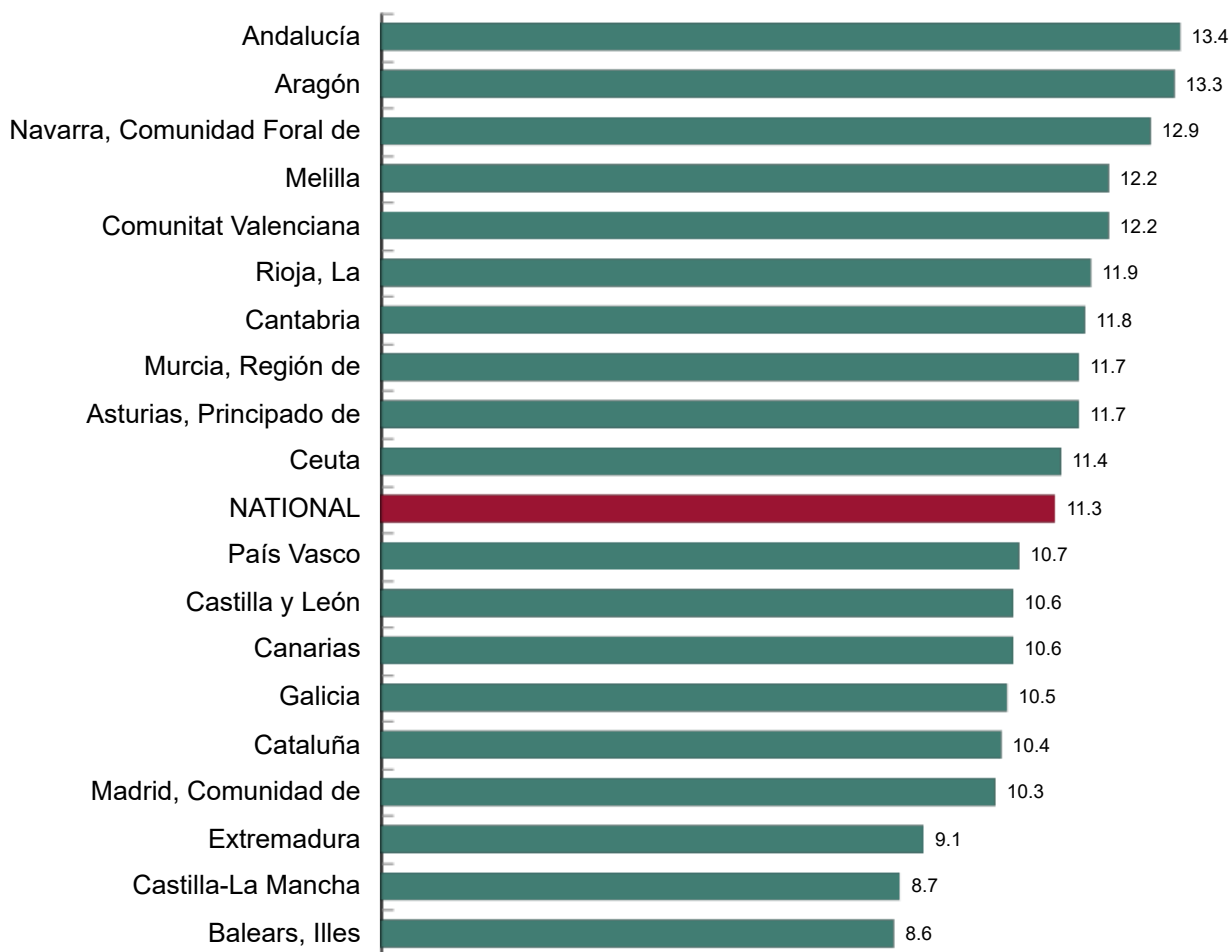
## Results by Autonomous Communities. Annual variation rates

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

The largest increases were recorded in Andalucía (13.4%), Aragón (13.3%) and Comunidad Foral de Navarra (12.9%). The lowest rises were in Illes Balears (8.6%), Castilla-La Mancha (8.7%) and Extremadura (9.1%).

### Annual RHPI rates by Autonomous Cities and Communities. Fourth quarter of 2024

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:** 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](#).

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For further information see **INE base**

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