

Housing Price Index (HPI). Base 2015
Third quarter 2022

The annual variation rate of the Housing Price Index has decreased four tenths to 7.6%

Housing prices rise 1.7% compared to the previous quarter

Annual evolution of housing prices

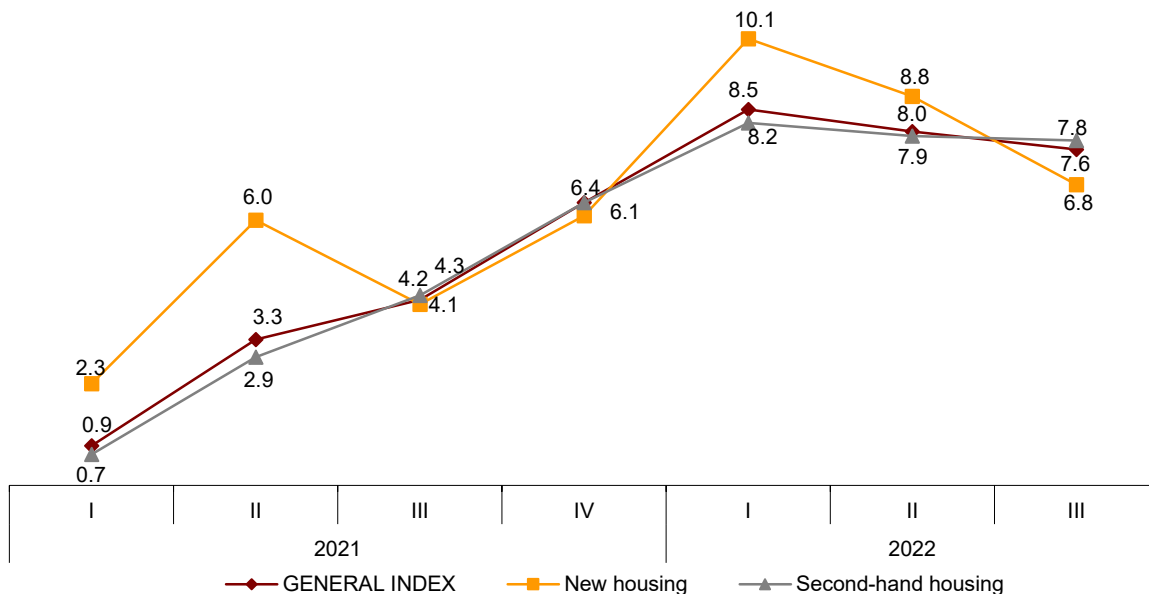
The annual variation rate of the Housing Price Index (HPI) decreased by four tenths to 7.6% in fourth quarter of 2022.

By type of home, the annual rate for new homes fell 1.3 points, to 6.8%.

For its part, the variation of second-hand housing stood at 8%, one tenth below that registered the previous quarter.

Annual rates of HPI

General index, new and second-hand housing. Percentage

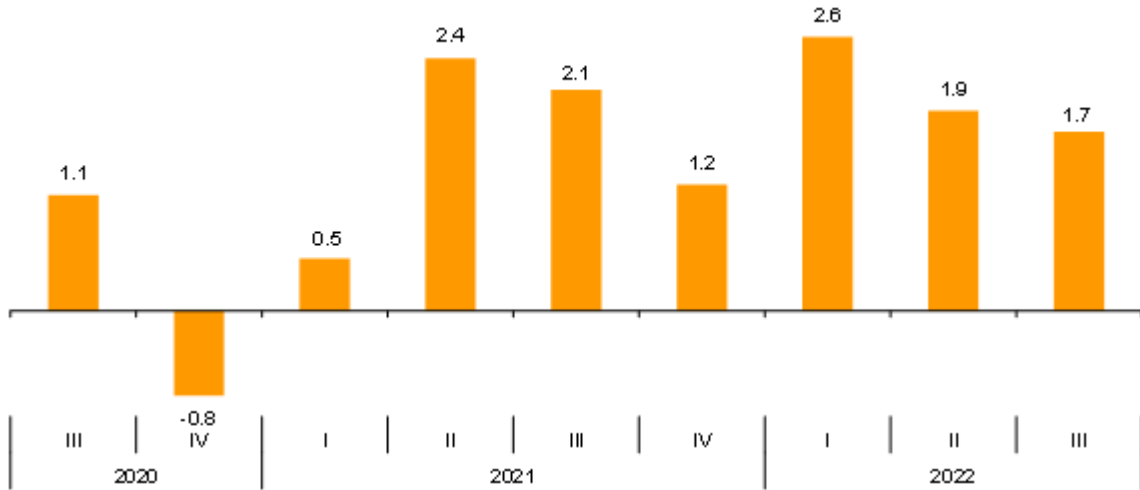


Quarterly evolution of housing prices

The quarterly variation of the general HPI in the third quarter was 1.7%.

Quarterly rate of the HPI

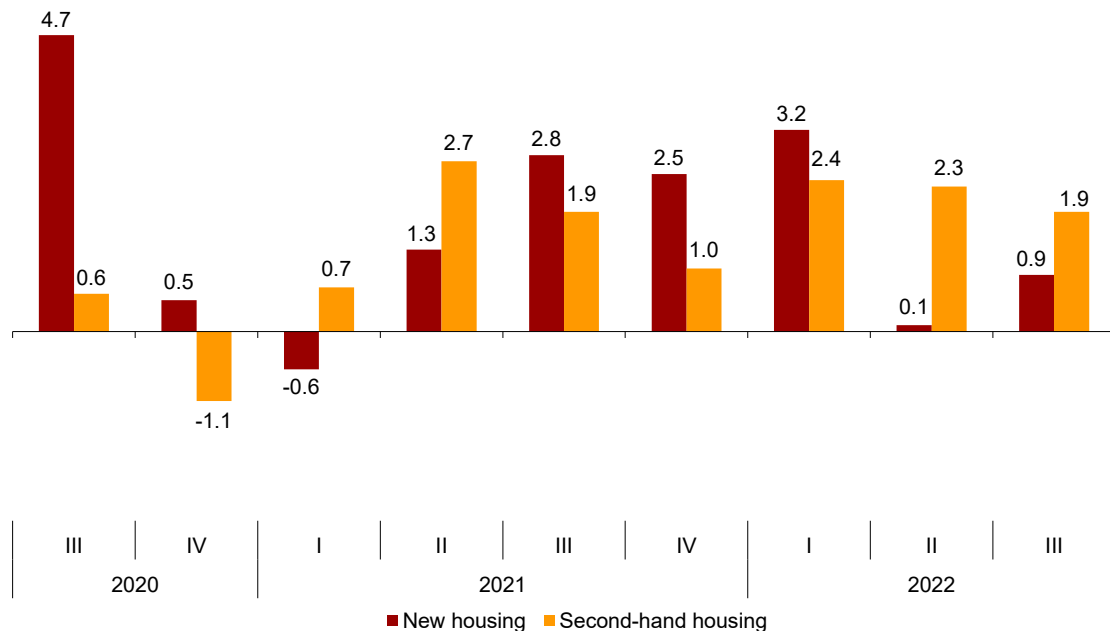
Overall index. Percentage



By type of housing, new housing prices increased by 0.9% between the third and second quarter of 2022. Meanwhile, second-hand housing prices increased by 1.9%.

Quarterly rate of HPI by type of housing

New and second-hand housing. Percentage



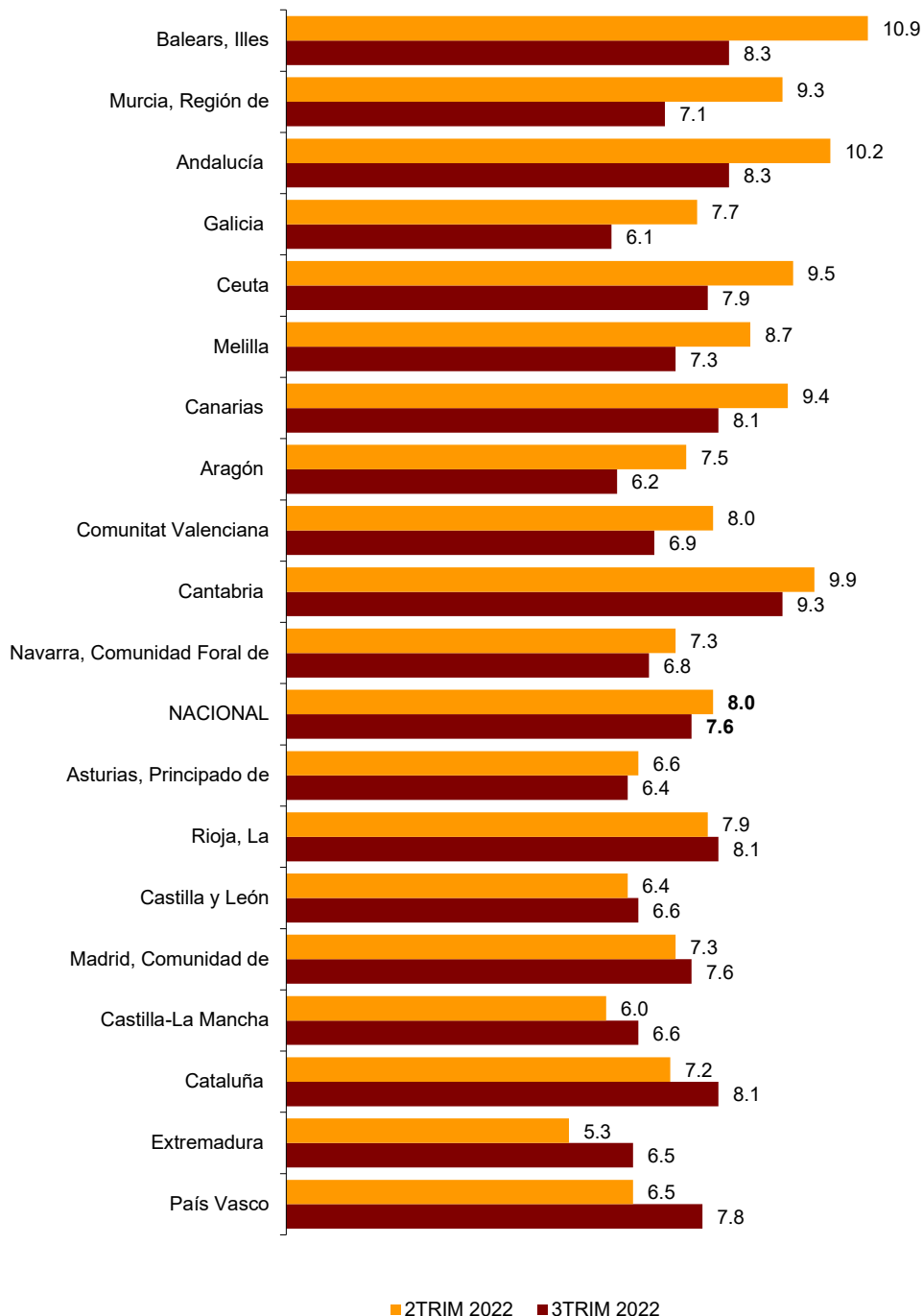
Results by Autonomous Communities. Annual variation rates

The annual rate of the HPI decreased in the third quarter compared to the second in all the Autonomous Communities. The greatest decreases, of 2.6, 2.2 and 1.9 points, occurred in Illes Balears, Región de Murcia and Andalucía, respectively.

For their part, the communities where the annual rate rose the most were País Vasco, Extremadura and Cataluña, with increases of 1.3, 1.2 and 0.9 points, respectively.

Annual rates of HPI

General index by Autonomous Communities and Cities. Percentage



Results by Autonomous Communities. Quarterly variation rates

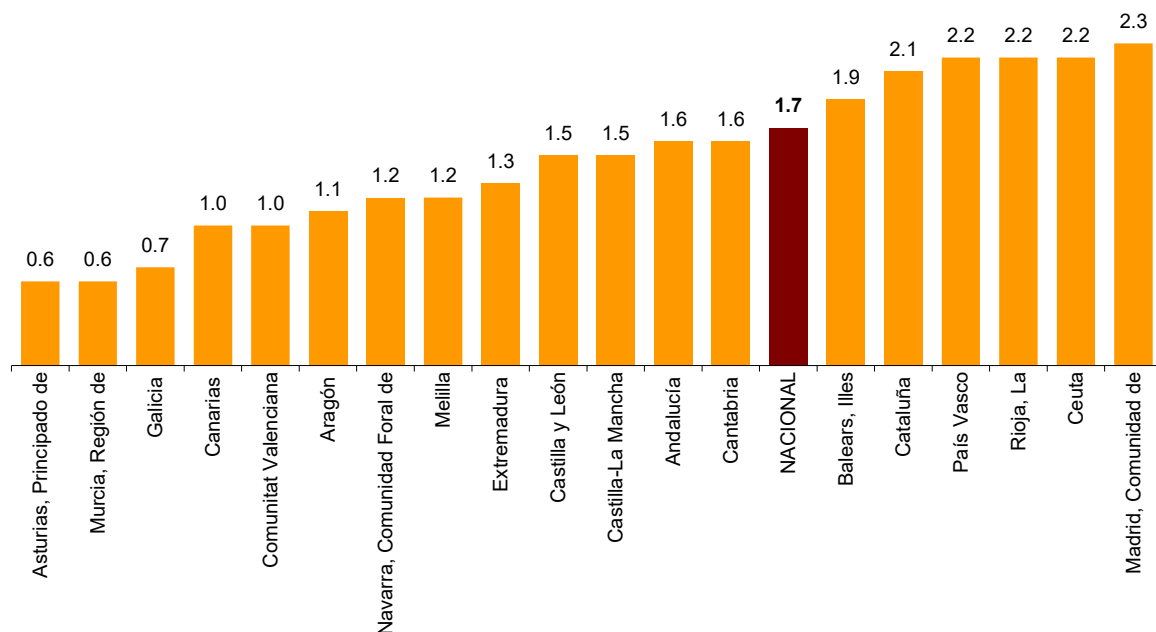
Housing prices showed positive quarterly rates in the third quarter in all Autonomous Communities.

The greatest increases occurred in Comunidad de Madrid, with a rate of 2.3%, and País Vasco and La Rioja, with increases of 2.2% in both.

For their part, the communities where the annual rate increased the least were Principado de Asturias, Región de Murcia and Galicia, with increases of six tenths in the first two and seven tenths in the third.

Quarterly rate of the HPI

General index by Autonomous Communities and Cities. Percentage



Revision and updating of data

The data published today is final and is not subject to further revision. All results 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 free 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 second-hand housing.

General calculation method: Laspeyres' Chain Index.

Collection method: administrative records.

For more information, the methodology can found at:

<https://www.ine.es/daco/daco42/ipv/metodologia2015.pdf>

And the standardised methodological report at:

<https://www.ine.es/dynt3/metadatos/es/RespuestaDatos.html?oe=30457>

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Housing price indices. Base 2015

Third quarter 2022

1. National index: general and by type of housing

Housing	Index	% Variation			Effect	
		Quarterly	Year-to-date	Annual	Quarterly	Year-to-date
GENERAL INDEX	143,9	1,7	6,3	7,6	1,7	6,3
New housing	154,9	0,9	4,2	6,8	0,162	0,752
Second-hand housing	142,3	1,9	6,8	7,8	1,553	5,582

2. General Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	138,7	1,6	6,6	8,3
Aragón	133,4	1,1	5,1	6,2
Asturias, Principado de	127,5	0,6	5,0	6,4
Balears, Illes	160,1	1,9	7,1	8,3
Canarias	138,4	1,0	7,6	8,1
Cantabria	138,1	1,6	8,3	9,3
Castilla y León	128,0	1,5	5,5	6,6
Castilla-La Mancha	120,4	1,5	5,7	6,6
Cataluña	154,6	2,1	6,8	8,1
Comunitat Valenciana	132,1	1,0	5,3	6,9
Extremadura	116,4	1,3	4,2	6,5
Galicia	128,9	0,7	5,1	6,1
Madrid, Comunidad de	160,0	2,3	6,4	7,6
Murcia, Región de	131,0	0,6	6,0	7,1
Navarra, Comunidad Foral de	126,1	1,2	6,5	6,8
País Vasco	134,2	2,2	6,6	7,8
Rioja, La	132,8	2,2	7,5	8,1
Ceuta	155,6	2,2	6,1	7,9
Melilla	153,0	1,2	7,3	7,3

3. New housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	158,4	0,9	4,7	6,5
Aragón	137,4	2,2	4,4	5,5
Asturias, Principado de	139,2	1,3	6,3	7,1
Balears, Illes	169,5	1,7	5,5	8,8
Canarias	149,4	3,1	7,7	8,1
Cantabria	140,5	3,1	7,0	7,9
Castilla y León	142,3	0,8	3,4	4,2
Castilla-La Mancha	137,3	0,1	3,0	4,3
Cataluña	165,5	1,0	4,3	8,1
Comunitat Valenciana	147,1	0,9	4,4	7,0
Extremadura	144,0	1,2	3,7	6,3
Galicia	147,2	1,1	5,7	6,0
Madrid, Comunidad de	163,6	0,6	3,4	6,6
Murcia, Región de	153,5	-0,8	4,2	4,8
Navarra, Comunidad Foral de	133,6	2,9	6,3	6,7
País Vasco	150,1	0,6	3,7	7,3
Rioja, La	150,6	0,9	5,0	5,3

4. Second-hand housing Index by Autonomous Community

	Index	% Variation		
		Quarterly	Year-to-date	Annual
Andalucía	136,6	1,8	7,0	8,7
Aragón	132,3	0,8	5,3	6,4
Asturias, Principado de	125,8	0,5	4,8	6,3
Balears, Illes	159,8	2,0	7,3	8,3
Canarias	137,4	0,8	7,6	8,0
Cantabria	137,9	1,3	8,5	9,5
Castilla y León	126,2	1,6	5,9	7,0
Castilla-La Mancha	117,2	1,8	6,2	7,0
Cataluña	153,6	2,3	7,1	8,1
Comunitat Valenciana	129,9	1,0	5,5	6,9
Extremadura	114,3	1,4	4,2	6,5
Galicia	125,6	0,6	5,0	6,1
Madrid, Comunidad de	159,1	2,8	7,4	7,9
Murcia, Región de	127,9	0,8	6,3	7,4
Navarra, Comunidad Foral de	123,4	0,5	6,6	6,8
País Vasco	130,9	2,6	7,3	7,9
Rioja, La	130,7	2,4	7,8	8,4