

**23 February 2022**  
**(Text in translation process)**



**Experimental Statistics - Rental Housing Price Index (RHPI)**  
Year 2020

**Rental home prices rose by 0.9% in 2020**

**A total of 41.4% of rental homes increased in price, while 23.0% decreased**

In response to its commitment to offer relevant information for all of society, the National Statistics Institute (INE) is today launching a new annual experimental operation: the Rental Housing Price Index (RHPI). Its objective is to measure the evolution of rental housing prices for housing used as regular residences.

The main source of information used for its calculation comes from the State Tax Administration Agency (AEAT), which combines tax data with information from the General Directorate of Cadastre.

In this experimental phase, the RHPI will provide an estimate of the evolution of rental housing prices, focusing exclusively on homes that are rented for at least two consecutive years. In the future, the coverage of this indicator will be expanded, incorporating dwellings that are rented yearly and that were not rented the previous year.

Since the information comes from the AEAT and cadastral tax sources, and due to the experimental nature of said operation, for the time being the geographical scope will be the common fiscal territory; that is, the entire national territory except Comunidad Foral de Navarra and País Vasco.

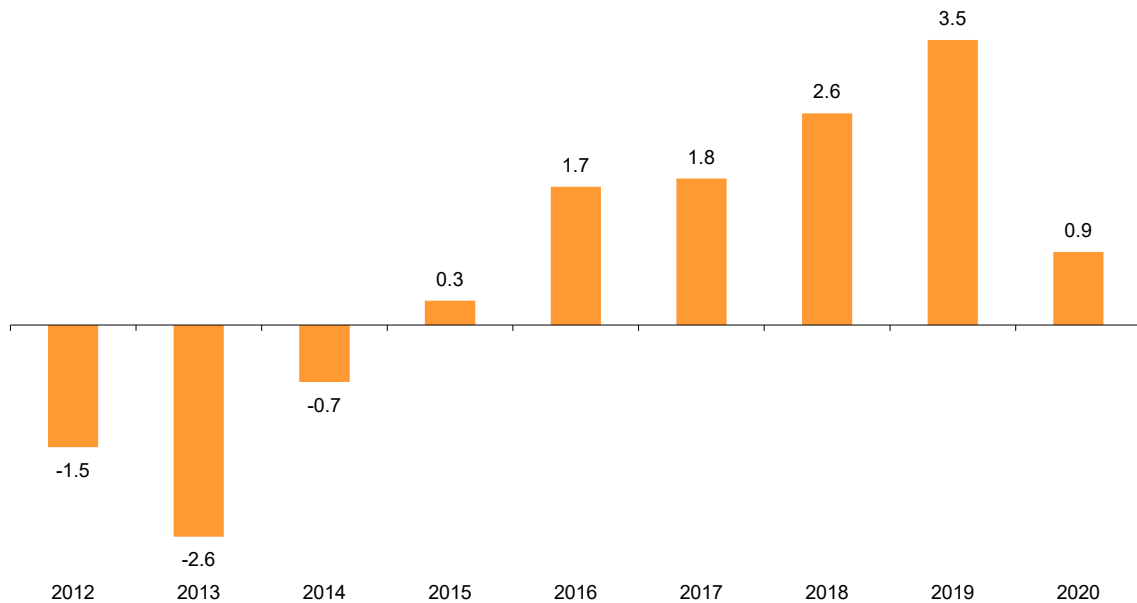
In order to offer a better historical perspective of the evolution of the rental housing market, this first publication publishes information since 2011.

**Annual evolution of rental housing prices**

The annual variation of the Rental Housing Price Index (RHPI) was 0.9% in 2020, or more than two and a half points below that of 2019. This is the lowest rate recorded since 2015.

**Evolution of the annual RHPI rate**

Unit: so much per hundred (%)

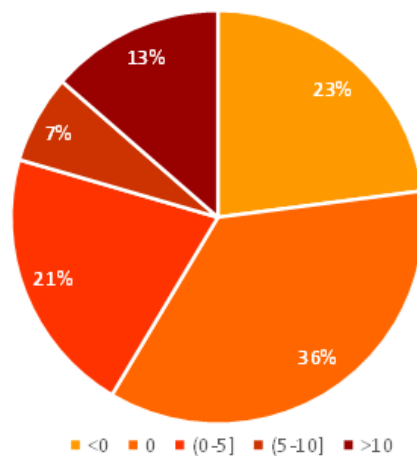


Of the total of homes rented, 35.6% showed no change in price between 2019 and 2020, while the price declined in 23.0%.

On the other hand, 41.4% of landlords increased the rental price of their homes. Of them, half increased prices by under 5.0% and one in three by more than 10.0%.

**Percentage of dwellings according to the annual variation in rent in 2020**

Unit: so much per hundred (%)



**Results according to dwelling characteristics**

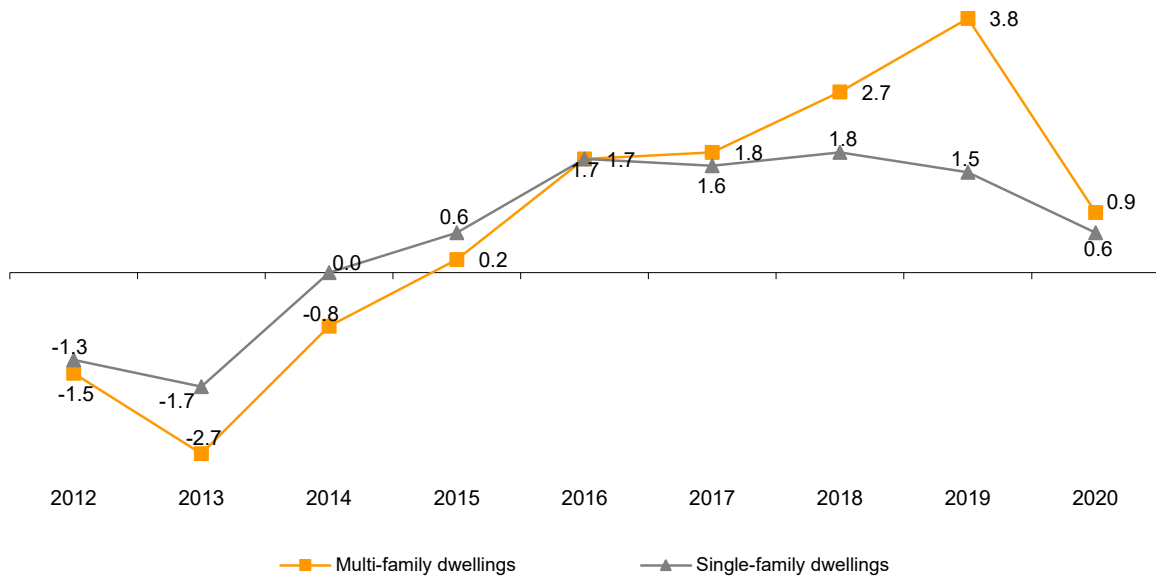
By type of building, collective housing (those located in buildings) saw the greatest price increases, with a rise of 0.9%. This was nearly three points less than in 2019.

On the other hand, the prices of rented single-family homes increased by 0.6% in 2020, nine tenths less than in the previous year.

Since 2017, the variation rates in pricing for rented single-family housing have been below those of collective housing.

**Evolution of the annual RHPI rate by building type**

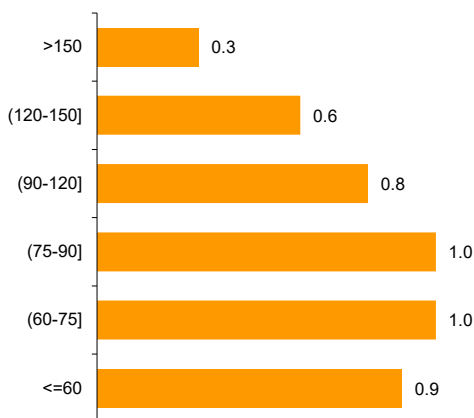
Unit: so much per hundred (%)



By size of the dwelling, the greatest increases occurred in the smallest dwellings. The smallest (0.3%) increase occurred in dwellings with a size greater than 150 m<sup>2</sup>.

**Annual RHPI rate by size of the dwelling. Year 2020.**

Unit: so much per hundred (%)



### Results by Autonomous Communities

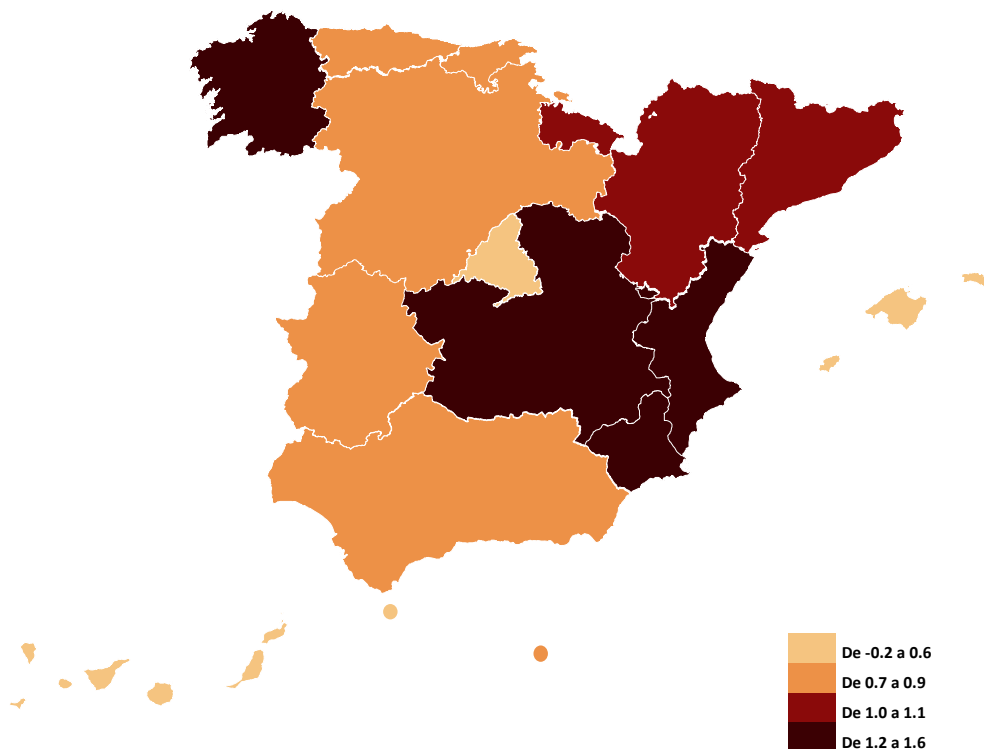
In 2020, the prices of rental housing increased compared to 2019 in all the autonomous communities; with the exception of Illes Balears, where they fell by two tenths.

The highest increases were recorded in Castilla - La Mancha, Comunitat Valenciana and Región de Murcia, with increases of 1.6%, 1.5% and 1.3%, respectively.

In turn, Canarias (0.2%) and Comunidad de Madrid (0.6%) registered the lowest increases.

### Annual RHPI rates by Autonomous Community Year 2020.

Unit: so much per hundred (%)



## Results by municipalities

The following table shows the municipalities with more than 10,000 inhabitants in which the price of rental housing increased the most in 2020.

### Municipalities with the highest annual variation in rental pricing. Year 2020.

<b>Municipio</b>	<b>Provincia</b>	<b>Variación anual (%)</b>
Puebla de Cazalla, La	Sevilla	6.2
Solana, La	Ciudad Real	5.5
Sonseca	Toledo	5.1
Bolaños de Calatrava	Ciudad Real	4.3
Canovelles	Barcelona	4.2
Íllora	Granada	4.2
Aguilar de la Frontera	Córdoba	4.0
Albox	Almería	3.8
Illescas	Toledo	3.7
Pobla de Vallbona, la	Valencia/València	3.7
Jódar	Jaén	3.7
Riba-roja de Túria	Valencia/València	3.6
Torelló	Barcelona	3.6
Puçol	Valencia/València	3.5
Alaquàs	Valencia/València	3.5
Palacios y Villafranca, Los	Sevilla	3.5
Marchena	Sevilla	3.5
Ocaña	Toledo	3.4
Bargas	Toledo	3.4
Griñón	Madrid	3.3

The results by district for all provincial capitals are available on the INE website (<https://www.ine.es/dynt3/inebase/es/index.htm?padre=8306&dh=1>).

## Methodological note

The main objective of the Rental Housing Price Index is to measure the evolution of the price of housing rented as a regular residence, over consecutive years, regardless of whether the tenant has changed in that period.

**Statistic type:** Experimental, annual.

**Base period:** 2015

**Reference period for the weightings:** The year prior to the present year

**Geographical scope:** Since this is an exploitation of tax sources, the geographical scope is constituted by the common fiscal territory; that is, the entire national territory except the Comunidad Foral de Navarra and País Vasco.

**Number of observations:** 1.8 million rented homes, in both 2020 and 2019

**Functional classification:** Type of building (collective/single-family dwelling), size of the dwelling (six intervals)

**Geographic breakdown:** Autonomous community, province, municipality (those with less than 10,000 inhabitants grouped into a single category) and by district of all the provincial capitals

**General calculation method:** Laspeyres chained formula

**Collection method:** Administrative Records (AT)

For more information, the technical project can found at:

[https://www.ine.es/experimental/ipva/exp\\_precios\\_vivienda\\_alquiler.pdf](https://www.ine.es/experimental/ipva/exp_precios_vivienda_alquiler.pdf)

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information see the section on Quality at INE and the Code of Best Practices on the INE website.

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## Rental Housing Price Indices. Base 2015

Year 2020

### Overall index in provinces

Province	Index	% Change	
		Monthly	From 2015
<b>TOTAL</b>	<b>110,9</b>	<b>0,9</b>	<b>10,9</b>
<b>Andalucía</b>	<b>110,4</b>	<b>0,7</b>	<b>10,4</b>
Almería	109,5	1,6	9,5
Cádiz	108,1	0,9	8,1
Córdoba	106,7	0,2	6,7
Granada	109,0	0,5	9,0
Huelva	108,8	1,0	8,8
Jaén	106,9	0,3	6,9
Málaga	113,8	0,7	13,8
Sevilla	110,3	0,7	10,3
<b>Aragón</b>	<b>108,5</b>	<b>1,1</b>	<b>8,5</b>
Huesca	108,9	1,6	8,9
Teruel	107,7	1,2	7,7
Zaragoza	108,5	1,0	8,5
<b>Asturias, Principado de</b>	<b>106,4</b>	<b>0,9</b>	<b>6,4</b>
<b>Balears, Illes</b>	<b>113,3</b>	<b>-0,2</b>	<b>13,3</b>
<b>Canarias</b>	<b>111,0</b>	<b>0,2</b>	<b>11,0</b>
Palmas, Las	110,4	-0,1	10,4
Santa Cruz de Tenerife	111,7	0,6	11,7
<b>Cantabria</b>	<b>107,7</b>	<b>0,9</b>	<b>7,7</b>
<b>Castilla y León</b>	<b>107,0</b>	<b>0,7</b>	<b>7,0</b>
Ávila	109,0	1,2	9,0
Burgos	107,3	0,8	7,3
León	105,0	0,7	5,0
Palencia	107,4	0,9	7,4
Salamanca	106,0	0,3	6,0
Segovia	106,2	0,9	6,2
Soria	107,6	1,2	7,6
Valladolid	108,8	0,8	8,8
Zamora	104,9	0,6	4,9
<b>Castilla-La Mancha</b>	<b>110,1</b>	<b>1,6</b>	<b>10,1</b>
Albacete	107,7	0,8	7,7
Ciudad Real	107,1	1,1	7,1
Cuenca	107,8	1,0	7,8
Guadalajara	112,0	1,9	12,0
Toledo	112,0	2,1	12,0
<b>Cataluña</b>	<b>112,4</b>	<b>1,1</b>	<b>12,4</b>
Barcelona	113,0	1,0	13,0
Girona	109,4	1,1	9,4
Lleida	107,7	1,4	7,7
Tarragona	109,2	1,2	9,2
<b>Comunitat Valenciana</b>	<b>111,7</b>	<b>1,5</b>	<b>11,7</b>
Alicante/Alacant	109,8	0,7	9,8
Castellón/Castelló	109,5	1,5	9,5
Valencia/València	113,2	1,9	13,2
<b>Extremadura</b>	<b>107,4</b>	<b>0,9</b>	<b>7,4</b>
Badajoz	107,6	1,0	7,6
Cáceres	107,1	0,8	7,1
<b>Galicia</b>	<b>106,7</b>	<b>1,2</b>	<b>6,7</b>
Coruña, A	106,8	1,2	6,8
Lugo	105,3	0,8	5,3
Ourense	105,9	0,6	5,9
Pontevedra	107,2	1,4	7,2
<b>Madrid, Comunidad de</b>	<b>111,4</b>	<b>0,6</b>	<b>11,4</b>
<b>Murcia, Región de</b>	<b>109,4</b>	<b>1,3</b>	<b>9,4</b>
<b>Rioja, La</b>	<b>108,7</b>	<b>1,1</b>	<b>8,7</b>
<b>Ceuta</b>	<b>105,4</b>	<b>0,0</b>	<b>5,4</b>
<b>Melilla</b>	<b>105,1</b>	<b>0,7</b>	<b>5,1</b>