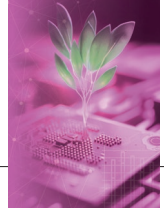
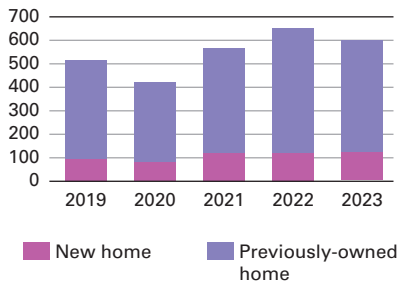


Construction and housing



Sale of new and used homes

Thousands



Housing sales. 2023

Provisional data

		Inter-annual variation (%)
Total	586,913	-9.7
New	110,894	-4.8
Used	476,019	-10.8
Free-market	542,324	-9.5
Protected	44,589	-12.1

Net turnover per employee in Construction. 2022

Thousands of euros

European Union	155.8
Ireland	268.4
Sweden	267.8
Belgium	267.7
Netherlands	266.7
Denmark	262.8
Finland	255.7
Luxembourg	199.2
Austria	192.7
France	184.1
Italy	177.7
Cyprus	151.1
Germany	147.4
Malta	138.4
Estonia	136.8
Spain	126.4
Czechia	117.9
Slovenia	110.4
Poland	100.4
Hungary	89.1
Latvia	86.1
Portugal	80.2
Slovakia	78.5
Bulgaria	78.2
Lithuania	76.8
Greece	74.8
Croatia	74.3
Romania	72.9

Provisional data.

Source: Eurostat

Change of trend in the sale and purchase of homes

During 2023, 2.11 million properties were transferred and recorded in the land registers, 6.1% less than the previous year, according to the Statistics on Transfer of Property Rights.

Home sales and purchases (586,913) decreased 9.7% compared with 2022. Previously-owned homes decreased by 10.8% and new ones by 4.8%. A total of 92.4% of housing transfers due to sales and purchases were free housing, and 7.6% were protected housing.

Housing prices continue to rise

Housing prices increased 4.0% on average during 2023. This increase is higher for new housing against second hand housing (8.0% and 3.2%, respectively), a situation that has been repeating since 2019.

Average annual price variation by type of home



Mortgages constituted. 2023

Provisional data

		Inter-annual variation (%)
Total mortgages properties	497,224	-18.3
Rural properties	9,391	-19.5
Urban properties	487,833	-18.3
Housing	381,560	-17.8
Average amounts (euros)	142,074	-2.0

18.3% less mortgages

In 2023, 497,224 new mortgages were registered, 18.3% less than the previous year.

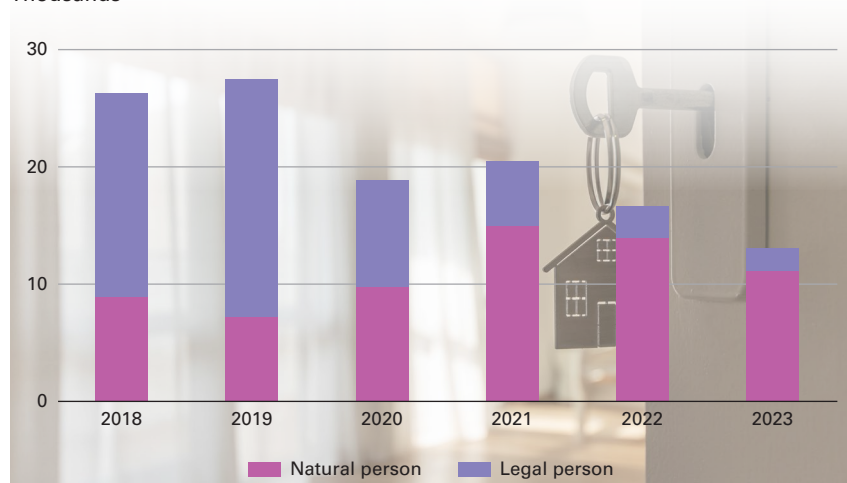
There is a 17.8% decrease in housing, and it represents a reversal of the upward trend of the previous two years. Their average price has decreased as well, standing at 142,074 euros, 2.0% less than in 2022.

Foreclosures are down on all types of houses

The number of foreclosures certifications initiated in 2023 was 19,270, which means 26.7% less than in 2022. The number is decreasing in all types of houses. The greatest decrease corresponded to homes owned by legal entities (-36.6%). Habitual residence of natural persons decreased by 21.0%.

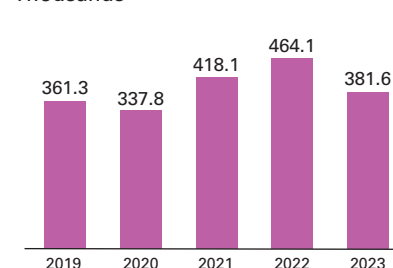
Homes with foreclosure initiated according to owner of housing

Thousands



Number of mortgages on homes

Thousands



Owner with mortgage or loan. 2022

% population

Country	% population
European Union	24.7
Netherlands	60.3
Sweden	50.4
Denmark	47.4
Belgium	45.7
Luxembourg	43.2
Finland	39.2
Portugal	36.3
Ireland	34.8
Spain	30.5
France	30.4
Estonia	26.8
Slovakia	24.9
Malta	23.4
Austria	22.1
Germany	21.7
Czechia	20.6
Cyprus	19.5
Hungary	17.9
Slovenia	17.3
Lithuania	16.0
Italy	14.6
Poland	12.9
Latvia	12.6
Greece	11.0
Croatia	6.7
Bulgaria	2.4
Romania	1.2

Source: Eurostat