

House Price Index
4th Quarter of 2016

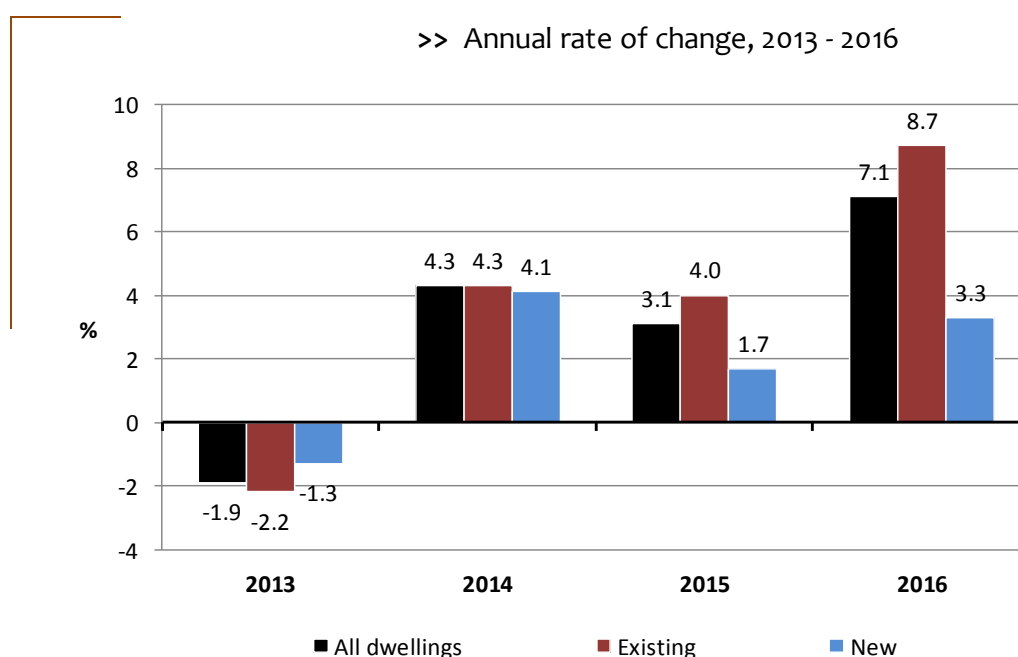
House Price Index increased 7.1% in 2016

In 2016, the House Price Index (HPI) increased 7.1% when compared with the previous year. This rate of change was 4 percentage points (p.p.) higher than the rate observed in 2015, with existing dwellings recording an average increase (8.7%) higher than new dwellings (3.3%).

In the fourth quarter of 2016, the HPI rose 7.6% when compared with the same quarter of 2015, the same as in the third quarter of 2016. As it has been the case since the last quarter of 2016, the prices of existing dwellings increased at a higher annual rate than the prices of new dwellings (9.2% and 3.5%, respectively).

On a quarter-to-quarter basis, the HPI increased 1.2% (1.3% in the third quarter).

A total of 127,106 dwellings were transacted in 2016, 18.5% more than in 2015. In 2016, total sales value exceeded the 14.8 billion Euros, which represented an increase of 18.7% when compared to the previous year.



1. House Price Index

On a year-on-year basis, the HPI increased 7.1%, an annual rate of change that was more than the double compared to 2015 (3.1%) and the highest available for the HPI series. The prices of existing and new dwellings increased, with the prices of the former type of properties increasing 8.7% and the latter 3.3%.

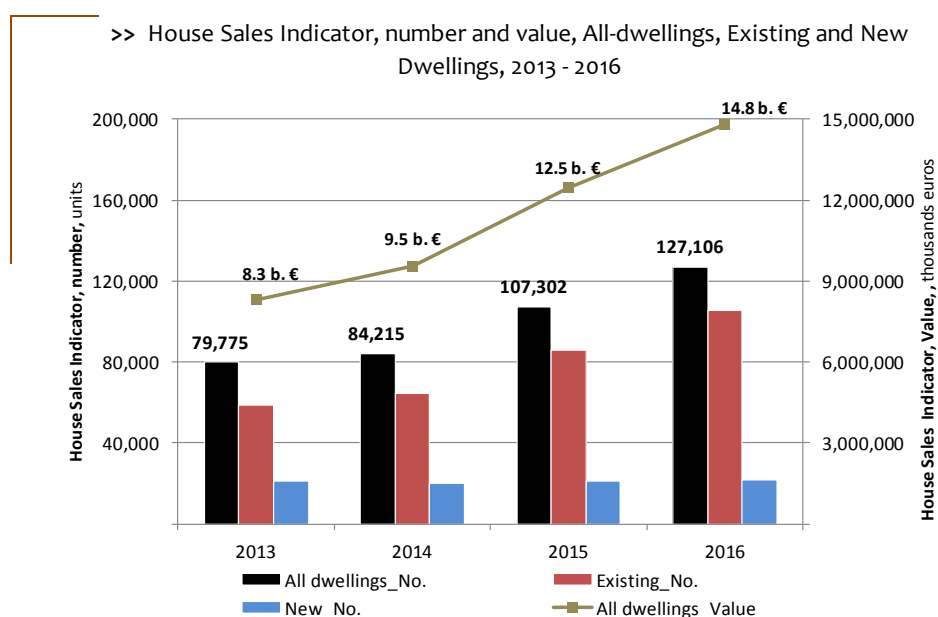
In the last three months of 2016, and when compared with the same quarter of 2015, the HPI increased 7.6%, the same value that was observed in the previous quarter. This rate of price change was essentially driven by the prices of existing dwellings, which grew 9.2% when compared with the last quarter of 2015 (new dwellings increased 3.5%).

On a quarter-to-quarter basis, the HPI increased 1.2%, 0.1 p.p. lower than in the previous quarter. This was the seventh consecutive quarterly in which the HPI records quarterly price increases. By category, the prices of existing dwellings increased 1.2%, almost the same as for new dwellings (1%).

2. Number and value of house sales

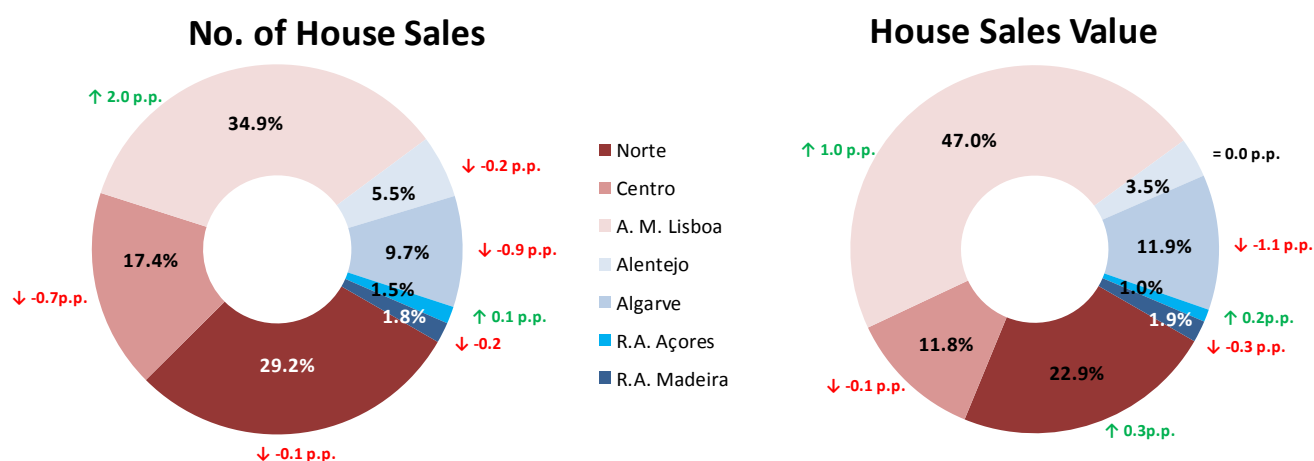
A total of 127,106 dwellings were transacted in 2016, a number that is close to the maximum number of sales that was observed for 2010 (129,950). This was the fourth consecutive year in which the number of transactions increased. When compared with 2015, the number of transactions increased 18.5%, the second highest annual rate of change observed for the available series. In the year under analysis, the number of sales of existing dwellings represented 83% of the total sales number, 2.9 p.p. more than in 2015. In 2016, the value of transacted dwellings was approximately 14.8 billion Euros, 2.3 billion Euros more than in 2015.

The following figure depicts the evolution of the number and value of sales of dwellings in the last four years.



The next figure shows the distribution of the number and value of house sales by NUTS II region for 2016.

>> Percentage distribution of the number and value of house sales, by NUTS II, 2016
(percentage points difference compared with 2015)



In 2016, the Área Metropolitana de Lisboa and Algarve regions achieved maximums in their respective number of sales series (44,311 and 12,361 transactions, respectively). For the same year, only the Área Metropolitana de Lisboa and the Região Autónoma dos Açores reinforced its relative importance, with the former region increasing 2 p.p. (to 34.9%) and the latter 0.1 p.p. (to 1.5%).

The dwellings transacted in the Área Metropolitana de Lisboa reached a value of 6.9 billion Euros, which represents 47% of the total sales value found for 2016. For the first time, the share in total transactions value of the Lisbon region surpassed the sum of the Norte (22.9%), Algarve (11.9%) and Centro (11.8%) regions.

EXPLANATORY NOTES

House Price Index

The House Price Index (HPI) measures the evolution of the acquisition prices of the dwellings purchased in the residential market in Portugal. The HPI is compiled using anonymised fiscal administrative information provided by the Tax and Customs Authority on the Municipal Property Transfer Tax (IMT) and the Municipal Property Tax (IMI).

The HPI is derived through the estimation of a functional relationship between the logarithm of the transaction prices of dwellings and their characteristics (e.g., area, location), being included in the probabilistic models of hedonic prices. The estimation is performed quarterly with data from two adjacent quarters. With this approach, it is possible to estimate the rate of change of prices controlling for changes in the quality of dwellings.

The HPI is a chained index with base 100 = 2010. The followed methodology enables the weighting structure to be updated annually with information on the value of dwelling transactions in the year immediately preceding the year in which the index refers.

Quarterly rate

The quarterly rate is the change in the index of a certain quarter compared with the index of the previous quarter expressed as a percentage. Although up-to-date, this measure can be affected by seasonal and other effects.

Annual rate

The annual rate is the change in the index of a certain quarter compared with the index of the same quarter in the previous year expressed as a percentage. In the presence of a stable seasonal pattern, seasonal effects do not influence this measure.

4-quarter average rate

The rolling 4-quarter average rate is the change in the average index of one year compared with the average index of the previous year expressed as a percentage. This moving average is less sensitive to transient changes in prices.

New dwellings

Dwellings that, at the time of the transaction, had never been used for residential purposes.

Existing dwellings

Dwellings that, at the time of the transaction, had already been used for residential purposes.

House Sales Indicator

Indicator that estimates the number of housing transactions carried out in a quarter for the national total and the segments of new homes and existing homes. The compilation of this statistic is based on information from the IMT and is based on transactions of urban articles. In calculating this indicator are not considered, similarly to what happens with the estimation of the rate of change in prices between two successive quarters, transaction parts of dwellings (i.e., are considered only transactions of dwellings in full).

The number of sales is available for the whole country and for the second level of geographical breakdown, as defined by the Nomenclature of Territorial Units for Statistics (NUTS II).

House Value Indicator

As the indicator of the number of sales, this statistic is based on information taken from the IMT on paid real estate tax. Following what was defined for the house sales indicator, the total value of transactions does not cover transactions of parts of dwellings.

The value of sales is also available to the second level of geographical breakdown, as defined by NUTS II.

Additional information

Further methodological information on the HPI is available on the National Statistics Institute website <http://smi.ine.pt/DocumentacaoMetodologica/Detalhes/1269>; available only in Portuguese).

Next press release

The HPI of the 1st quarter of 2017 is expected to be released on June 23rd, 2017.

Annex I: House Price Index and House Sales Indicator

All dwellings, 4th quarter 2010 - 4th quarter 2016

Quarter	Indexes			Quarterly rate of change (%)			Annual rate of change (%)			Rolling 4-quarter average rate of change (%)			House sales (n ^o)		
	All dwellings	Existing	New	All dwellings	Existing	New	All dwellings	Existing	New	All dwellings	Existing	New	All dwellings	Existing	New
4Q2010	98.93	98.29	99.64	-1.0	-1.6	-0.4	-0.9	-2.2	0.6	0.8	0.8	0.7	31,809	20,583	11,226
1Q2011	98.23	97.24	99.34	-0.7	-1.1	-0.3	-2.1	-3.5	-0.5	-0.3	-0.9	0.4	25,430	16,944	8,486
2Q2011	96.11	94.93	97.44	-2.2	-2.4	-1.9	-4.6	-6.1	-2.9	-1.8	-2.9	-0.5	23,676	16,360	7,316
3Q2011	94.53	92.54	96.82	-1.6	-2.5	-0.6	-5.4	-7.3	-3.3	-3.3	-4.8	-1.5	21,313	14,682	6,631
4Q2011	91.51	88.80	94.65	-3.2	-4.0	-2.2	-7.5	-9.7	-5.0	-4.9	-6.6	-2.9	23,199	16,005	7,194
1Q2012	90.21	87.55	93.28	-1.4	-1.4	-1.4	-8.2	-10.0	-6.1	-6.4	-8.2	-4.3	18,440	13,370	5,070
2Q2012	88.16	86.17	90.31	-2.3	-1.6	-3.2	-8.3	-9.2	-7.3	-7.3	-9.0	-5.4	19,100	13,401	5,699
3Q2012	87.28	84.82	90.10	-1.0	-1.6	-0.2	-7.7	-8.3	-6.9	-7.9	-9.3	-6.3	18,755	13,422	5,333
4Q2012	87.85	85.75	90.16	0.7	1.1	0.1	-4.0	-3.4	-4.7	-7.1	-7.8	-6.3	20,103	14,768	5,335
1Q2013	86.11	82.81	90.44	-2.0	-3.4	0.3	-4.5	-5.4	-3.0	-6.2	-6.7	-5.5	15,927	11,891	4,036
2Q2013	85.93	83.53	88.76	-0.2	0.9	-1.9	-2.5	-3.1	-1.7	-4.7	-5.1	-4.2	19,278	14,522	4,756
3Q2013	86.39	83.99	89.23	0.5	0.6	0.5	-1.0	-1.0	-1.0	-3.0	-3.2	-2.6	20,295	14,984	5,311
4Q2013	88.39	86.31	90.68	2.3	2.8	1.6	0.6	0.7	0.6	-1.9	-2.2	-1.3	24,275	17,163	7,112
1Q2014	89.57	86.74	93.09	1.3	0.5	2.7	4.0	4.7	2.9	0.3	0.3	0.2	18,590	13,743	4,847
2Q2014	91.01	88.18	94.51	1.6	1.7	1.5	5.9	5.6	6.5	2.4	2.5	2.2	19,637	14,667	4,970
3Q2014	90.64	87.59	94.52	-0.4	-0.7	0.0	4.9	4.3	5.9	3.8	3.8	4.0	20,454	15,808	4,646
4Q2014	90.34	88.72	91.81	-0.3	1.3	-2.9	2.2	2.8	1.2	4.3	4.3	4.1	25,534	20,093	5,441
1Q2015	90.30	88.55	92.02	0.0	-0.2	0.2	0.8	2.1	-1.1	3.4	3.7	3.1	25,716	20,162	5,554
2Q2015	93.68	91.18	96.88	3.7	3.0	5.3	2.9	3.4	2.5	2.7	3.1	2.1	24,512	19,576	4,936
3Q2015	93.75	92.16	95.11	0.1	1.1	-1.8	3.4	5.2	0.6	2.4	3.4	0.8	27,239	22,094	5,145
4Q2015	94.86	93.23	96.26	1.2	1.2	1.2	5.0	5.1	4.8	3.1	4.0	1.7	29,835	24,067	5,768
1Q2016	96.56	95.53	96.34	1.8	2.5	0.1	6.9	7.9	4.7	4.6	5.4	3.1	29,464	23,956	5,508
2Q2016	99.58	98.89	98.36	3.1	3.5	2.1	6.3	8.5	1.5	5.4	6.7	2.9	31,768	26,329	5,439
3Q2016	100.89	100.57	98.64	1.3	1.7	0.3	7.6	9.1	3.7	6.5	7.7	3.7	31,535	26,341	5,194
4Q2016	102.06	101.81	99.60	1.2	1.2	1.0	7.6	9.2	3.5	7.1	8.7	3.3	34,339	28,876	5,463

Notes: (*) HPI base 100 = 2010. The definition of the rates of change used in this table are available in the explanatory notes.

Source: Statistics Portugal, National Accounts Department

House Price Index – 4th Quarter of 2016

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Annex II: Value (*) and number of dwelling sales
National and regional totals, 4th quarter 2010 - 4th quarter 2016

Quarter	PORTUGAL		Norte				Centro		Área Metropolitana de Lisboa		Alentejo		Algarve		Região Autónoma dos Açores		Região Autónoma da Madeira	
	Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .	Área Metropolitana do Porto (NUTS III)		Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .	Value (10 ³ euros)	N ^o .
					Value (10 ³ euros)	N ^o .												
4Q2010	3,811,200	31,809	952,218	9,670	603,680	5,339	529,655	5,925	1,548,254	9,980	174,666	1,936	417,948	2,558	96,871	947	91,586	793
1Q2011	3,005,938	25,430	749,940	7,642	484,763	4,310	442,010	4,855	1,223,274	7,942	124,028	1,492	313,819	2,039	62,432	686	90,436	774
2Q2011	2,694,706	23,676	672,908	7,281	436,958	4,234	401,549	4,766	1,160,160	7,569	102,257	1,378	266,299	1,841	28,353	343	63,182	498
3Q2011	2,267,907	21,313	635,411	7,153	392,970	3,830	364,821	4,581	833,256	5,709	98,032	1,331	250,802	1,721	27,500	348	58,086	470
4Q2011	2,456,555	23,199	714,007	7,610	447,364	4,066	379,893	4,663	872,095	6,326	118,318	1,383	266,917	2,128	35,884	440	69,442	649
1Q2012	1,927,800	18,440	534,762	6,021	345,025	3,260	289,763	3,722	721,841	5,231	79,095	1,049	218,245	1,625	26,210	354	57,885	438
2Q2012	1,931,395	19,100	511,833	6,198	335,840	3,616	298,372	3,769	756,247	5,559	84,895	1,209	223,617	1,756	14,942	236	41,489	373
3Q2012	1,812,249	18,755	503,694	6,211	302,311	3,259	288,799	3,919	618,789	4,828	75,548	1,038	220,352	1,603	32,147	431	72,920	725
4Q2012	2,054,821	20,103	512,317	6,167	311,625	3,264	301,635	4,166	797,669	5,734	82,341	1,232	230,153	1,754	47,730	477	82,976	573
1Q2013	1,573,794	15,927	396,866	5,013	237,398	2,694	242,576	3,232	632,626	4,770	62,109	948	169,804	1,338	16,139	231	53,675	395
2Q2013	1,922,703	19,278	477,955	5,995	302,525	3,362	276,195	3,723	804,493	5,905	77,334	1,252	224,061	1,768	18,679	234	43,985	401
3Q2013	2,117,652	20,295	523,989	6,295	330,443	3,384	269,258	3,899	909,874	5,986	74,645	1,111	267,309	2,242	25,978	373	46,597	389
4Q2013	2,704,766	24,275	635,560	7,060	422,606	4,060	357,128	4,558	1,140,482	7,590	112,440	1,528	372,928	2,675	32,307	403	53,921	461
1Q2014	2,103,538	18,590	481,303	5,603	300,134	2,962	253,976	3,318	946,509	6,096	79,091	1,099	276,670	1,818	19,691	285	46,297	371
2Q2014	2,287,940	19,637	510,421	5,701	332,323	3,253	275,311	3,671	1,025,992	6,435	82,215	1,110	333,766	2,100	18,745	254	41,489	366
3Q2014	2,270,175	20,454	506,134	6,171	324,223	3,315	279,557	3,913	1,038,427	6,412	77,213	1,094	302,184	2,205	20,529	286	46,132	373
4Q2014	2,879,367	25,534	629,926	7,624	383,504	3,923	363,065	5,041	1,326,988	7,995	97,140	1,426	354,430	2,435	42,228	562	65,590	451
1Q2015	3,031,232	25,716	663,418	7,474	421,554	4,214	351,455	4,727	1,392,264	8,169	102,635	1,451	386,314	2,930	27,531	311	107,614	654
2Q2015	2,872,690	24,512	655,968	7,192	441,380	4,192	341,419	4,432	1,329,323	8,173	96,015	1,362	379,111	2,570	21,393	303	49,461	480
3Q2015	3,077,389	27,239	697,899	8,057	450,137	4,418	374,228	4,910	1,401,297	8,994	112,583	1,535	411,926	2,876	27,735	390	51,720	477
4Q2015	3,493,876	29,835	794,859	8,727	521,209	4,984	411,796	5,403	1,616,789	9,981	126,752	1,757	443,712	3,015	35,660	440	64,307	512
1Q2016	3,424,551	29,464	798,707	8,735	524,767	5,035	395,615	4,980	1,581,665	10,453	116,611	1,593	415,675	2,749	33,635	401	82,642	553
2Q2016	3,718,224	31,768	830,684	8,980	546,089	5,348	433,710	5,425	1,747,666	11,311	142,022	1,831	468,783	3,244	37,027	454	58,332	523
3Q2016	3,617,902	31,535	853,133	9,518	554,316	5,398	428,306	5,664	1,714,917	10,756	120,500	1,638	390,871	2,865	42,596	532	67,579	562
4Q2016	4,047,495	34,339	906,377	9,923	585,498	5,620	483,225	6,040	1,914,969	11,791	139,849	1,971	492,999	3,503	42,796	502	67,281	609

Note: (*) The sum of the regional values may not be exactly the same as the national total due to the presence of rounding errors.

Source: Statistics Portugal, National Accounts Department