



tinza unie

Local Markets

Q2 2018

Regions, Provinces and Capitals

QUARTERLY Report



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CONTENTS

This report aims to provide a snapshot of the residential property market situation based on price changes using information from Tinsa valuations together with other financial and market activity indicators.

The report includes the changes in market values of properties in each region, province and provincial capital in Spain. These changes are shown in a set of price series known as Tinsa IMIE Local Markets.

The indices, available for consultation online using the Interactive IMIE tool on the Tinsa website, have greater local detail than those in the Tinsa IMIE Large Markets, whose general index and five area indices represent much larger geographical areas. Another important difference between the two comes in their publication frequency. While the Tinsa IMIE Local Markets comes out on a quarterly basis, Tinsa IMIE Large Markets is published every month.

As regards everything else, all information comes from the same data base. The series share the same methodology and are therefore comparable. Quarterly data for the general index is obtained from the average of the corresponding monthly figures.

In this report, Spain's largest cities (Madrid, Barcelona, Valencia, Seville and Zaragoza) are analysed at district level. Among other information relevant to activity in the residential property sector, we provide themed maps that represent on a predefined scale square metre prices in each district and their year-on-year change.

Complementing the information about prices, the report offers additional interesting information for market analysis such as mortgages, affordability and average sales times.

The content of the report is divided into five large sections:

1 · Executive summary

2 · Price analysis

- General maps for regions, provinces and provincial capitals with their corresponding year-on-year change in property prices, shown by varying shades in colour depending on the rate of increase or decrease. Accompanying the maps are tables showing the latest average square metre price for each area, the year-on-year change, cumulative value since prices reached their peak, cumulative value so far this year (the difference between the last quarter in the previous year and the current quarter) and price changes in the same period of the previous year. *Source: Tinsa.*
- Maps of districts in the five largest cities in Spain (Madrid, Barcelona, Valencia, Seville and Zaragoza) with the year-on-year price change in each, shown varying shades in colour depending on the rate of increase or decrease. Accompanying the maps is a table with the latest average square metre price in each district and the year-on-year change. *Source: Tinsa*

3 · Financial indicators

- A map of the provinces showing the average size of mortgage, indicated by shade of colour depending on the amount. This is accompanied by a regional and provincial table. *Source: Spanish National Statistical Institute (INE).*
- A map of the provinces showing annual mortgage payments, indicated by shade of color depending on the amount. This is accompanied by a regional and provincial table. *Source: Registrars Association, INE and own.*
- A map of the provinces showing affordability, measured as a percentage of gross annual salary needed to pay the first year of a mortgage. The percentage of affordability is indicated by shade of colour depending on the amount. This is accompanied by a regional and provincial table plus affordability maps in the districts of Spain's five largest cities. *Source: Tinsa.*

4 · Activity indicators

- Liquidity map for each province showing the average time it takes to sell a property. It is accompanied by a table for the regions, provinces and five largest cities. *Source: Tinsa.*
- Graphics showing the number of sales and building licences per 10,000 properties (provincial supply). *Source: Spanish Development Ministry (Ministerio de Fomento).*

5 · Short methodology summary on how the indices are constructed.

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EXECUTIVE SUMMARY

The recovery of the residential property market is growing both in strength and reach. The average property price in Spain reached €1,328 per square metre in Q2 this year, which translates to an increase of 6.6% over the last 12 months, against the 3.9% year-on-year rise registered in Q1 2018. Average values have not exceeded €1,300 per square metre since Q1 2013.

Spanish property has increased in value by 10.9% since its lowest in Q1 2015, boosted mainly by the changes in the residential markets in Barcelona and Madrid, where property has gone up by an average of 48.8% and 41.8% respectively, since the corresponding minimum amounts registered during the economic crisis. Despite accumulating 11 consecutive quarters of year-on-year rises, average prices in Spain remain 35.2% below their 2007 peak.

Regions

The Community of Madrid (up 15.5%), Navarre (up 10.5%) and La Rioja (up 10.1%) were the regions that registered the highest year-on-year price increases in Q2 this year. A further five regions, led by the Balearics (up 9.9%), Asturias (up 6.1%) and the Canaries (up 5.7%), showed over 5% growth over the 12 months. Catalonia, which a year ago was the region showing the biggest price changes with year-on-year increases in excess of 11%, continues to grow, albeit at the lower rate of 4.6% over the year.

Recovery has still yet to arrive in Extremadura, Galicia and Castilla-La Mancha, where average prices fell by 3.4%, 2.2% and 0.7% respectively over the last year. In Castilla-La Mancha property has lost over half its value since its peak in 2007 (52.8% less). Other regions with significant adjustment over the last decade include La Rioja (49.9% less), Aragon (48.2% less) and Murcia (46.3% less). On the other hand, the regions currently nearest their 2007 scenario are the Balearics (23% less), Madrid (30.1% less) and Extremadura (32.7% less).

Price statistics for this quarter are not available in Ceuta and Melilla since they are not representative.

Provinces

The residential property market continued to be characterised by movement at different speeds. The regions with just one province Madrid (up 15.5%), Navarre (up 10.5%) and La Rioja (up 10.1%) stood out among provinces generally as those with the highest growth in property prices over the last year. They were followed by the Balearics (up 9.9%) and the provinces of Valladolid (up 9.8%), Guipuzcoa (up 7.6%) and Las Palmas (up 7%).

At the other extreme, there were no clear signs of improvement in Castilla-La Mancha, Castilla León, Extremadura or Galicia. Statistics for Q2 show that in up to 15 provinces prices were lower than a year ago, led by Teruel* where the year-on-year drop was 9.3%, Cuenca* (down 6.5%) and Ourense* (down 6.3%).

In five provinces, average prices had still not regained half their value in 2007: Toledo, where adjustment over the last decade was 56.5%, Guadalajara (54.8% less), Zaragoza (51.1% less), Castellon (50.6% less) and Tarragona (50.2% less). On the other hand, the lowest drops from peak prices are found in the provinces in the Balearics (23% less), Ourense* (25.2% less) and Santa Cruz de Tenerife (28.6% less).

Price statistics for this quarter are not available in Ceuta, Melilla or the province of Soria since they are not representative.

Provincial Capitals

Property prices increased much more significantly in provincial capitals than elsewhere in Spain. A higher number of cities than in previous quarters registered year-on-year price rises of over 5%. Madrid continued to stand out as the most dynamic capital with an increase of 18.9% in average prices over the last 12 months, followed by Malaga, which registered an increase of 15.8%, Palma de Mallorca, with a year-on-year rise of 12.9% and Pamplona*, with a 12.3% increase.

Other cities with notable growth compared to Q2 2017 were Valencia (up 9.2%), Castellón (up 7.7%), Logroño (up 7.6%), Valladolid (up 7.5%) and Granada (up 7.1%). Things were very different in 15 other provincial capitals in Spain where property was cheaper than a year ago. The highest year-on-year drop in Q2 was in Lleida (down 10.8%), followed by Ciudad Real and Teruel* (both with a decrease of 8.6%) and Caceres and Huesca, where prices fell by 8.3% in both cases over the last year.

(*) Provisional figures

Barcelona maintained its growth trend after recovering from the slow-down registered during the last months of 2017, although the rate was lower than in Madrid. Property in Barcelona recovered 48.8% of its value since its lowest in Q2 2013, while that in Madrid saw slightly less growth – 41.8%, although it's true that in a shorter period of time since the city's lowest prices after the crisis came in Q1 2015.

Despite the continual price recovery, average prices in Barcelona remained at 26.1% below their boom values and in Madrid, at 28.9%, against a drop in average prices of 35.2% in Spain as a whole since 2007. In a total of 12 provincial capitals, property was worth less than half it was a decade ago. The biggest decreases since 2007 were found in Lleida (down 59%), Guadalajara (down 56.9%), Logroño (down 56%) and Zaragoza (down 55.5%).

Districts

All districts in Madrid with the exception of Villa de Vallecas, saw price increases in excess of 10% over the previous 12 months. In three of them (Vicálvaro, Moratalaz and Fuencarral-El Pardo) growth topped 20%. This situation of general inflation is the result of the expansion of demand from the most central districts to those on the outskirts, which has at the same time brought pressure on prices with it.

Valencia also started to show significant increases in some areas. 9 of the city's 19 districts registered year-on-year increases of over 10% in Q2 with Benimaclet (up 16.7%), Camins al Grau (up 16.3%) and Campanar (up 15.4%) featuring as the areas with the sharpest rises. Unlike the situation in Madrid, in Valencia there were still areas where prices continued to fall or were stable.

Barcelona saw a softening in year-on-year price rises in the last few months. Only in the Ciudad Vella district did prices go up by more than 10% in the last 12 months, specifically by 14.9%. Other notable year-on-year increases were in Sants-Montjuïc and Horta Guinardó (both up by 9.7%) and in Les Corts (up 9.5%). Sant Martí was the Barcelona district where prices increased the least in the previous 12 months (2.7%).

The other two large provincial capitals, Seville and Zaragoza, registered year-on-year price increases in most of their districts in Q2. The rise was higher in Seville, where the Sur district stood out with a rise of 14% along with Bellavista-La Palamera with 7.3%. The Norte district was the only one to see prices fall over the year in Seville – down 3.6%. Zaragoza registered slightly lower growth and the Margen Izquierda (up 9.1%) and La Almozara (up 7.9%) were the districts that registered the highest rises over the last year.

Price statistics for this quarter are not available in Ceuta, Melilla or the provincial capitals of Ourense and Soria since they are not representative.

Average sale time

The average time taken to sell a property in Spain, which compares the supply of property on the market with the rate of sales, fell in Q2 this year to 8 months, against 8.3 months in Q1. The provinces with the fastest sales were Madrid (3.5 months), Las Palmas (4.9 months), Santa Cruz de Tenerife (5.5 months), Navarra (5.6 months) and Zaragoza (5.7 months). At the other end of scale where property takes longest to find a new owner, Cantabria (15.1 months), Salamanca (14.7 months) and Ourense (14.4 months) were the most noticeable.

Among the largest cities, Madrid continued to stand out as the city with most "liquidity" with an average sales time of less than 3 months (2.5 months), despite a slight increase on the 2.4 months in the previous quarter. Sale time increased even further in Barcelona where it went from 4.8 to 5.4 months. The other three large cities studied closely in the statistics saw their average sale time fall to 4.3 months in Zaragoza, 5.3 months in Sevilla and 6.3 months in Valencia.

Average mortgage and monthly repayments

The percentage of gross family income used by Spaniards for mortgage payments remained at 16.8% in Q1 2018 (latest available data). The average mortgage in Spain in that quarter went up by almost €1,500 to €118,339, with an average monthly payment of €543.

The Balearics and Andalusia were the least affordable regions, requiring 22.6% and 17.8% of gross income respectively. At the same time, Asturias (13.2%) and La Rioja (13.5%) were the most affordable regions.

The percentage of gross family income used by Spaniards for mortgage payments rose by 0.6% in Madrid in Q1 2018 to reach 25%, while in Barcelona it fell slightly by 0.1% to 25.3%. Zaragoza was the most affordable city (11.9% of income) among the five largest in Spain.

(*) Provisional figures

At provincial level, the average mortgage payment reached €792 in the Balearics and €716 in Barcelona, ahead of the €689 in Madrid and €631 in Guipuzcoa. The four provinces with the lowest monthly mortgage payments were Badajoz, Jaen, Caceres, Cuenca and Ciudad Real, all below €350 a month.

Sales and building licences

Over the last year (from Q2 2017 and Q1 2018, latest data available) in Spain, the national average was 21.2 sales per every 1,000 existing properties in the country, according to the Spanish Ministry of Development. The figure is an improvement on the 20.2 sales for every 1,000 properties registered in the previous quarter. The provinces of Malaga and Alicante continued to see a growth in sales, reaching 36.2 per 1,000 properties in Malaga and 32.3 in Alicante. Sales per 1,000 properties dropped in the Balearics from 30.9 to 30.1.

At the other end of the scale, the provinces with the lowest demand rate were Ourense (7.3 properties sold per 1,000), Zamora (10.4 sales) and Leon (10.6 sales).

Regarding licences for new builds, 3.2 per 1,000 existing properties were issued between Q1 and Q4 2017. Madrid and Guipuzcoa registered the best figures for development activity with 6.5 and 5.9 licences issued per 1,000 properties respectively. They were followed by the provinces of Vizcaya and Alicante, both with 4.8 licences per 1,000 properties. Development activity remained anecdotal in the provinces of Ourense, Lugo and Tarragona, where in the last year less than 1 licence was approved per 1,000 properties.

(*) Provisional figures

3

PRICES
CHANGES

SPAIN Q2 2018

(National average)

Year-on-year change*

6.6%

Change since peak *

-35.2%

Average price Q2 *

1,328 €/m²

Q1 2018

3.9%

Q4 2018

4.2%

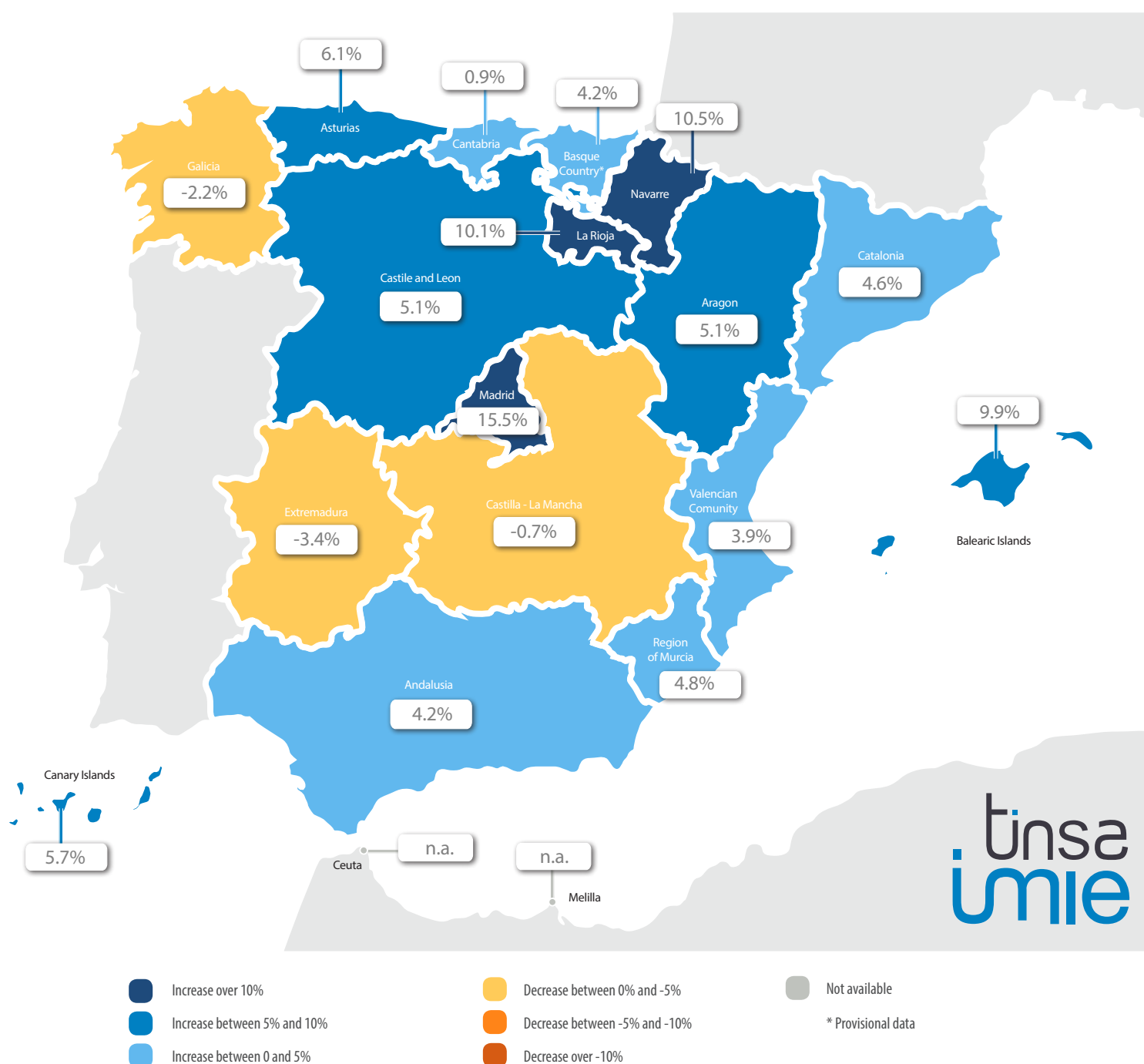
Q3 2018

3.8%

*Provisional data.

REGIONS

Year-on-year change in average prices



See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at
<https://www.tinsa.es/precio-vivienda>

REGIONS

Year-on-year change in average prices

	Price Q2 2018		Year-on-year change		Change since peak		Cumulative change Q2 2018		Cumulative change Q2 2017
Andalusia	1,187 €/m ²	⬆️	4.2%	⬇️	-39.4%		2.7%		0.6%
Aragon	1,057 €/m ²	⬆️	5.1%	⬇️	-48.2%		3.8%		-0.7%
Asturias	1,169 €/m ²	⬆️	6.1%	⬇️	-34.5%		4.1%		-1.4%
Balearic Islands	2,102 €/m ²	⬆️	9.9%	⬇️	-23.0%		3.9%		1.7%
Canary Islands	1,285 €/m ²	⬆️	5.7%	⬇️	-32.8%		3.8%		2.7%
Cantabria	1,220 €/m ²	⬆️	0.9%	⬇️	-41.6%		-2.5%		-0.6%
Castile and Leon	1,009 €/m ²	⬆️	5.1%	⬇️	-39.0%		4.9%		1.3%
Castilla-La Mancha	782 €/m ²	⬆️	-0.7%	⬇️	-52.8%		4.2%		-1.5%
Catalonia	1,825 €/m ²	⬆️	4.6%	⬇️	-37.7%		3.1%		7.3%
Valencian Community	1,032 €/m ²	⬆️	3.9%	⬇️	-45.4%		4.4%		1.3%
Extremadura	748 €/m ²	⬆️	-3.4%	⬇️	-32.7%		-2.4%		-1.2%
Galicia	1,050 €/m ²	⬆️	-2.2%	⬇️	-33.2%		-1.4%		1.4%
Community of Madrid	2,223 €/m ²	⬆️	15.5%	⬇️	-30.1%		6.8%		6.4%
Region of Murcia	935 €/m ²	⬆️	4.8%	⬇️	-46.3%		2.1%		-2.0%
Navarre	1,116 €/m ²	⬆️	10.5%	⬇️	-44.2%		-0.1%		4.2%
*Basque Country	2,036 €/m ²	⬆️	4.2%	⬇️	-36.3%		1.5%		-2.0%
Rioja (La)	902 €/m ²	⬆️	10.1%	⬇️	-49.9%		7.8%		-2.0%
**Ceuta	n.a.		n.a.		n.a.		n.a.		n.a.
**Melilla	n.a.		n.a.		n.a.		n.a.		n.a.

⬆️ Increase over 10%

⬆️ Increase between 5% and 10%

⬆️ Increase between 0 and 5%

⬆️ Decrease between 0% and -5%

⬆️ Decrease between -5% and -10%

⬆️ Decrease over -10%

⬇️ Decrease over national average

⬇️ Decrease below national average

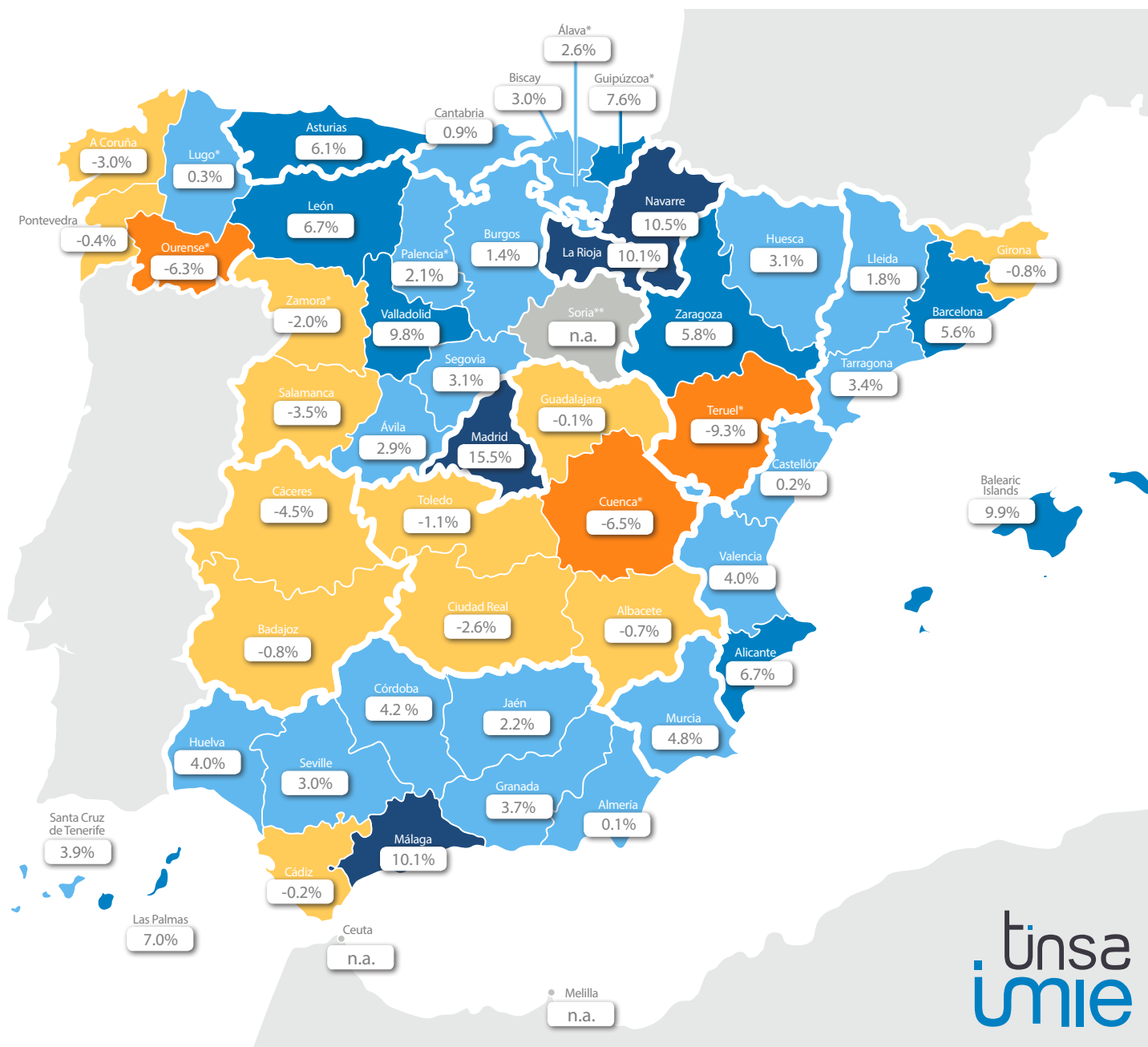
**n.a. Not available

*Provisional data

PROVINCES

Year-on-year change in average prices

National average +6.6%



Dark Blue: Increase over 10%

Medium Blue: Increase between 5% and 10%

Light Blue: Increase between 0 and 5%

Yellow: Decrease between 0% and -5%

Orange: Decrease between -5% and -10%

Dark Orange: Decrease over -10%

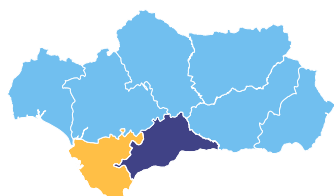
Grey: Not available

* Provisional data

See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at <https://www.tinsa.es/precio-vivienda>

PROVINCES

Year-on-year change in average prices



ANDALUSIA

	Price Q2 2018	Year-on-year change	Change since peak	Cum. Change Q2 2018	Cum. Change Q2 2017
Almería	959 €/m ²	0.1%	-49.9%	1.8%	-0.7%
Cádiz	1,257 €/m ²	-0.2%	-39.4%	0.0%	-0.4%
Córdoba	968 €/m ²	4.2%	-41.9%	2.2%	1.5%
Granada	1,018 €/m ²	3.7%	-35.3%	0.9%	2.8%
Huelva	1,114 €/m ²	4.0%	-47.6%	-0.1%	3.7%
Jaén	784 €/m ²	2.2%	-36.7%	-0.6%	-1.3%
Málaga	1,539 €/m ²	10.1%	-39.3%	5.7%	-0.2%
Seville	1,260 €/m ²	3.0%	-38.6%	2.8%	3.5%



ARAGON

Huesca	994 €/m ²	3.1%	-41.8%	-1.4%	-2.5%
*Teruel	705 €/m ²	-9.3%	-34.5%	-2.3%	-0.5%
Zaragoza	1,110 €/m ²	5.8%	-51.1%	5.1%	0.8%



ASTURIAS

Asturias	1,169 €/m ²	6.1%	-34.5%	4.1%	1.4%
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BALEARIC ISLANDS

Balearic Islands	2,102 €/m ²	9.9%	-23.0%	3.9%	1.7%
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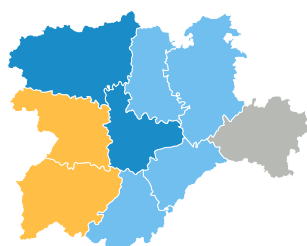
CANARY ISLANDS

Palmas (Las)	1,319 €/m ²	7.0%	-36.7%	5.7%	2.7%
Santa Cruz de Tenerife	1,239 €/m ²	3.9%	-28.6%	1.1%	2.6%



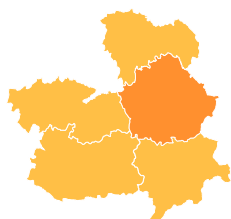
CANTABRIA

Cantabria	1,220 €/m ²	0.9%	-41.6%	-2.5%	-0.6%
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CASTILE AND LEON

Ávila	801 €/m ²	2.9%	-47.9%	0.8%	1.6%
Burgos	1,026 €/m ²	1.4%	-45.5%	0.7%	0.0%
León	878 €/m ²	6.7%	-28.9%	8.2%	5.0%
*Palencia	962 €/m ²	2.1%	-34.7%	-0.5%	-4.7%
Salamanca	1,120 €/m ²	-3.5%	-37.8%	-3.6%	4.1%
Segovia	1,010 €/m ²	3.1%	-43.8%	6.7%	-1.1%
**Soria	n.a.	n.a.	n.a.	n.a.	n.a.
Valladolid	1,109 €/m ²	9.8%	-36.3%	8.1%	3.2%
*Zamora	860 €/m ²	-2.0%	-33.1%	-2.0%	-2.4%



CASTILLA LA MANCHA

Albacete	860 €/m ²	-0.7%	-42.6%	1.8%	3.4%
Ciudad Real	696 €/m ²	-2.6%	-39.6%	4.3%	-0.1%
*Cuenca	698 €/m ²	-6.5%	-49.9%	-4.2%	-2.6%
Guadalajara	950 €/m ²	-0.1%	-54.8%	4.8%	-1.3%
Toledo	714 €/m ²	-1.1%	-56.5%	1.5%	0.0%

▲ Increase over 10%

▲ Increase between 5% and 10%

▲ Increase between 0 and 5%

▼ Decrease between 0% and -5%

▼ Decrease between -5% and -10%

▼ Decrease over -10%

▼ Decrease over national average

▼ Decrease below national average

**n.a. Not available

*Datos provisionales

PROVINCES

Year-on-year change in average prices



CATALONIA

	Price Q2 2018	Year-on-year change	Change since peak	Cum. Change Q2 2018	Cum. Change Q2 2017
Barcelona	2,073 €/m ²	▲ 5.6%	▼ -36.8%	3.3%	7.1%
Gerona/Girona	1,366 €/m ²	▼ -0.8%	▼ -48.9%	0.2%	-3.7%
Lérida/Lleida	883 €/m ²	▲ 1.8%	▼ -49.1%	4.8%	1.3%
Tarragona	1,172 €/m ²	▲ 3.4%	▼ -50.2%	4.0%	0.3%



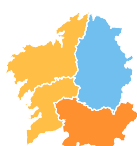
VALENCIAN COMMUNITY

Alicante/Alacant	1,166 €/m ²	▲ 6.7%	▼ -41.0%	4.1%	1.4%
Castellón/Castellón	885 €/m ²	▲ 0.2%	▼ -50.6%	1.6%	-1.7%
Valencia/València	988 €/m ²	▲ 4.0%	▼ -46.7%	5.2%	1.3%



EXTREMADURA

Badajoz	786 €/m ²	▼ -0.8%	▼ -33.1%	-0.5%	-1.5%
Cáceres	714 €/m ²	▼ -4.5%	▼ -31.3%	-3.0%	-2.8%



GALICIA

La Coruña/Coruña (A)	1,094 €/m ²	▼ -3.0%	▼ -32.7%	-1.3%	1.3%
*Lugo	783 €/m ²	▲ 0.3%	▼ -33.3%	1.6%	-1.7%
*Orense/Ourense	836 €/m ²	▼ -6.3%	▼ -25.2%	-4.4%	1.6%
Pontevedra	1,121 €/m ²	▼ -0.4%	▼ -32.5%	-2.4%	0.8%



MADRID (COMMUNITY OF)

Madrid	2,223 €/m ²	▲ 15.5%	▼ -30.1%	6.8%	6.4%
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MURCIA (REGION OF)

Murcia	935 €/m ²	▲ 4.8%	▼ -46.3%	2.1%	-2.0%
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NAVARRRE

Navarre	1,116 €/m ²	▲ 10.5%	▼ -44.2%	-0.1%	4.2%
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BASQUE COUNTRY

*Álava/Araba	1,607 €/m ²	▲ 2.6%	▼ -40.3%	0.9%	4.7%
*Guipúzcoa/Guipúzkoa	2,340 €/m ²	▲ 7.6%	▼ -30.7%	3.3%	0.2%
Biscay/Bizkaia	1,975 €/m ²	▲ 3.0%	▼ -40.8%	1.4%	-3.8%



RIOJA (LA)

La Rioja	902 €/m ²	▲ 10.1%	▼ -49.9%	7.8%	-2.0%
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CEUTA

**Ceuta	n.a.	n.a.	n.a.	n.a.	n.a.
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MELILLA

**Melilla	n.a.	n.a.	n.a.	n.a.	n.a.
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▲ Increase over 10%

▲ Increase between 5% and 10%

▲ Increase between 0 and 5%

▼ Decrease between 0% and -5%

▼ Decrease between -5% and -10%

▼ Decrease over -10%

▼ Decrease over national average

▼ Decrease below national average

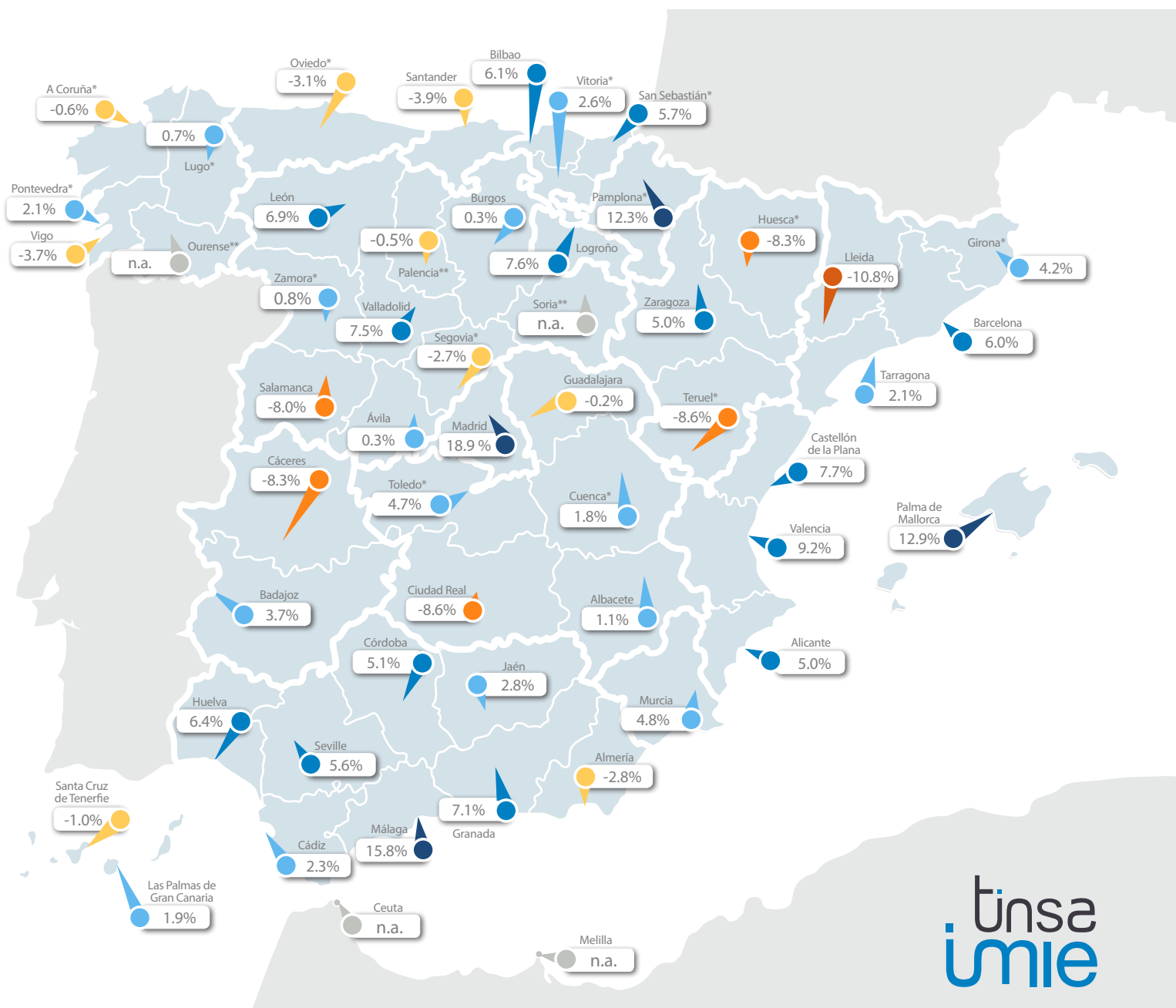
**n.a. Not available

*Datos provisionales

CAPITALS

Year-on-year change in average prices

National average +6.6 %



Vigo has been included because it is considered as representative as the provincial capital

- Increase over 10%
- Increase between 5% and 10%
- Increase between 0 and 5%

- Decrease between 0% and -5%
- Decrease between -5% and -10%
- Decrease over -10%

- Not available
- * Provisional data

See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at <https://www.tinsa.es/precio-vivienda>

CAPITALS

Year-on-year change in average prices



ANDALUSIA

	Price Q2 2018	Year-on-year change	Change since peak	Cum. Change Q2 2018	Cum. Change Q2 2017
Almería	1,066 €/m ²	▲ -2.8%	▼ -49.7%	-0.8%	1.7%
Cádiz	1,880 €/m ²	▲ 2.3%	▼ -37.2%	-3.0%	0.4%
Córdoba	1,298 €/m ²	▲ 5.1%	▼ -43.8%	5.6%	0.2%
Granada	1,459 €/m ²	▲ 7.1%	▼ -40.1%	4.2%	2.1%
Huelva	1,025 €/m ²	▲ 6.4%	▼ -50.1%	0.4%	-2.0%
Jaén	1,100 €/m ²	▲ 2.8%	▼ -41.6%	-2.9%	-2.6%
Málaga	1,556 €/m ²	▲ 15.8%	▼ -35.6%	10.0%	-0.7%
Seville	1,586 €/m ²	▲ 5.6%	▼ -40.0%	4.8%	5.2%



ARAGON

*Huesca	966 €/m ²	▼ -8.3%	▼ -51.6%	-6.4%	1.9%
*Teruel	994 €/m ²	▼ -8.6%	▼ -43.8%	-5.7%	-0.8%
Zaragoza	1,245 €/m ²	▲ 5.0%	▼ -55.5%	4.7%	-1.1%



ASTURIAS

*Oviedo	1,207 €/m ²	▼ -3.1%	▼ -39.7%	-0.6%	0.0%
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BALEARIC ISLANDS

Palma de Mallorca	1,951 €/m ²	▲ 12.9%	▼ -26.9%	6.0%	6.8%
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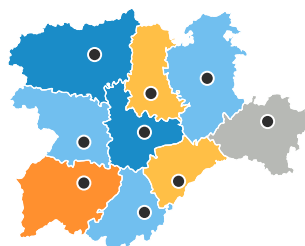
CANARY ISLANDS

Palmas (Las)	1,397 €/m ²	▲ 1.9%	▼ -32.2%	3.3%	6.2%
Santa Cruz de Tenerife	1,178 €/m ²	▼ -1.0%	▼ -32.2%	-3.2%	4.4%



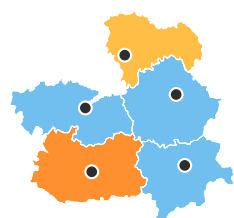
CANTABRIA

Santander	1,490 €/m ²	▼ -3.9%	▼ -43.1%	-5.5%	1.3%
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CASTILE AND LEON

Ávila	920 €/m ²	▲ 0.3%	▼ -53.3%	1.4%	2.4%
Burgos	1,240 €/m ²	▲ 0.3%	▼ -47.2%	-2.4%	5.8%
León	1,115 €/m ²	▲ 6.9%	▼ -35.8%	7.3%	-1.9%
*Palencia	1,080 €/m ²	▼ -0.5%	▼ -39.5%	-1.4%	-5.8%
Salamanca	1,361 €/m ²	▼ -8.0%	▼ -43.1%	-5.5%	5.2%
*Segovia	1,204 €/m ²	▼ -2.7%	▼ -51.6%	-1.5%	-0.6%
**Soria	n.a.	n.a.	n.a.	n.a.	n.a.
Valladolid	1,218 €/m ²	▲ 7.5%	▼ -42.8%	5.8%	4.3%
*Zamora	1,010 €/m ²	▲ 0.8%	▼ -35.8%	0.4%	-4.6%



CASTILLA LA MANCHA

Albacete	1,056 €/m ²	▲ 1.1%	▼ -50.2%	6.4%	5.5%
Ciudad Real	953 €/m ²	▼ -8.6%	▼ -53.6%	3.3%	-1.3%
*Cuenca	1,006 €/m ²	▲ 1.8%	▼ -49.4%	2.9%	-1.7%
Guadalajara	1,124 €/m ²	▼ -0.2%	▼ -56.9%	7.7%	-1.1%
*Toledo	1,175 €/m ²	▲ 4.7%	▼ -48.9%	5.0%	-6.6%

▲ Increase over 10%

▲ Increase between 5% and 10%

▲ Increase between 0 and 5%

▼ Decrease between 0% and -5%

▼ Decrease between -5% and -10%

▼ Decrease over -10%

▼ Decrease over national average

▼ Decrease below national average

**n.a. Not available

*Provisional data

CAPITALS

Year-on-year change in average prices



CATALONIA

	Price Q2 2018	Year-on-year change	Change since peak	Cum. Change Q2 2018	Cum. Change Q2 2017
Barcelona	3,281 €/m ²	▲ 6.0%	▼ -26.1%	4.9%	13.5%
*Gerona/Girona	1,538 €/m ²	▲ 4.2%	▼ -49.2%	3.6%	-0.0%
Lérida/Lleida	869 €/m ²	▼ -10.8%	▼ -59.0%	-6.9%	1.9%
Tarragona	1,206 €/m ²	▲ 2.1%	▼ -52.6%	4.8%	6.4%



VALENCIAN COMMUNITY

Alicante/Alacant	1,247 €/m ²	▲ 5.0%	▼ -36.3%	5.5%	6.2%
Castellón/Castellón	858 €/m ²	▲ 7.7%	▼ -54.5%	1.3%	-7.0%
Valencia/València	1,289 €/m ²	▲ 9.2%	▼ -46.3%	7.8%	2.5%



EXTREMADURA

Badajoz	1,114 €/m ²	▲ 3.7%	▼ -40.1%	6.7%	-0.5%
Cáceres	970 €/m ²	▼ -8.3%	▼ -39.6%	-3.5%	-5.0%



GALICIA

*Coruña (La)	1,516 €/m ²	▼ -0.6%	▼ -31.9%	-0.3%	1.0%
*Lugo	882 €/m ²	▲ 0.7%	▼ -33.0%	1.8%	0.8%
**Orense/Ourense	n.a.	n.a.	n.a.	n.a.	n.a.
*Pontevedra	1,198 €/m ²	▲ 2.1%	▼ -29.7%	2.7%	1.5%
Vigo	1,268 €/m ²	▼ -3.7%	▼ -39.1%	-0.4%	2.8%



MADRID (COMMUNITY OF)

Madrid	2,826 €/m ²	▲ 18.9%	▼ -28.9%	8.7%	7.1%
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MURCIA (REGION OF)

Murcia	1,064 €/m ²	▲ 4.8%	▼ -40.2%	4.8%	3.8%
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NAVARRRE

*Pamplona	1,508 €/m ²	▲ 12.3%	▼ -46.5%	6.0%	5.1%
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BASQUE COUNTRY

*Vitoria	1.687 €/m ²	▲ 2,6%	▼ -43,5%	0,7%	6,7%
*San Sebastián	3.262 €/m ²	▲ 5,7%	▼ -27,4%	2,3%	1,3%
Bilbao	2.215 €/m ²	▲ 6,1%	▼ -40,4%	6,2%	-3,4%



RIOJA (LA)

Logroño	1,068 €/m ²	▲ 7.6%	▼ -56.0%	7.1%	2.3%
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CEUTA

**Ceuta	n.a.	n.a.	n.a.	n.a.	n.a.
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MELILLA

**Melilla	n.a.	n.a.	n.a.	n.a.	n.a.
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▲ Increase over 10%
 ▲ Increase between 5 and 10%
 ▲ Increase between 0 and 5%

▼ Decrease between 0% and -5%
 ▼ Decrease between -5% and -10%
 ▼ Decrease over -10%

▼ Decrease over national average
 ▼ Decrease below national average

**n.a. Not available

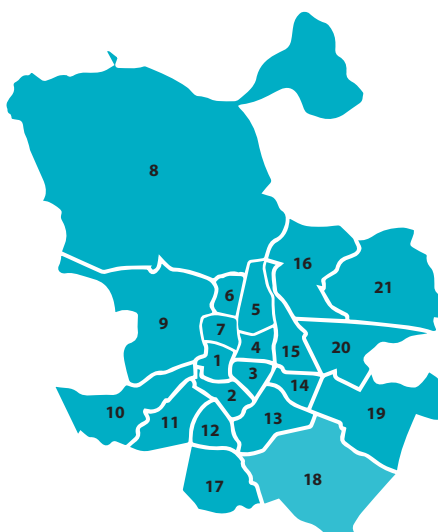
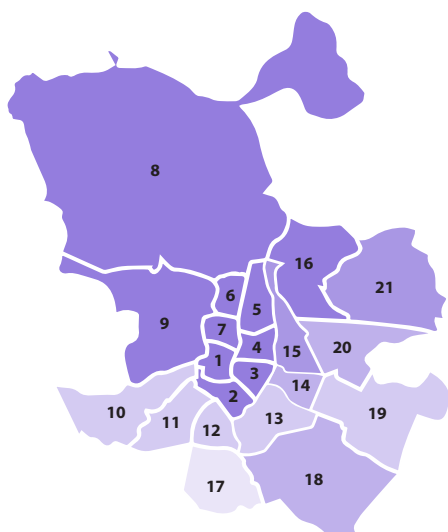
*Provisional data

PRICE CHANGES IN THE FIVE LARGEST CITIES

MADRID

AVERAGE PRICE (€/m²)
City average: **2,826 €/m²**

YEAR-ON-YEAR CHANGE (%)
City average: **+18.9%**

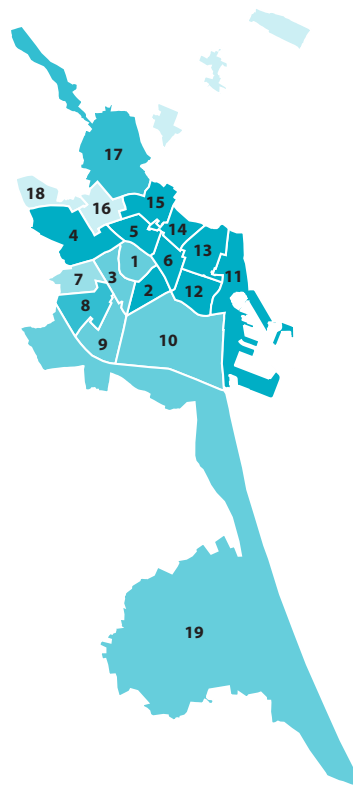
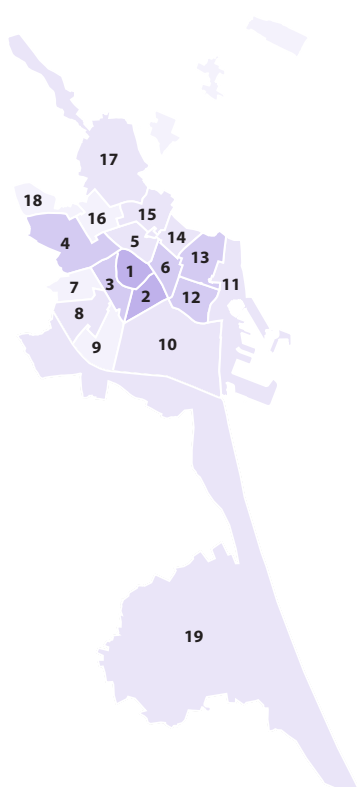


District	€/m ²	Year-on-year %
1 Centro	4,365	19.9%
2 Arganzuela	3,625	19.3%
3 Retiro	3,879	15.3%
4 Salamanca	4,647	16.4%
5 Chamartín	4,116	12.7%
6 Tetuán	3,135	16.9%
7 Chamberí	4,570	18.7%
8 Fuencarral-El Pardo	3,218	20.4%
9 Moncloa-Aravaca	3,457	13.2%
10 Latina	1,984	14.3%
11 Carabanchel	1,840	15.9%
12 Usera	1,709	11.0%
13 Puente de Vallecas	1,658	18.6%
14 Moratalaz	2,267	21.5%
15 Ciudad Lineal	2,614	15.5%
16 Hortaleza	3,139	19.8%
17 Villaverde	1,430	15.4%
18 Villa de Vallecas	2,029	7.4%
19 Vicálvaro	1,971	22.0%
20 San Blas	2,283	15.5%
21 Barajas	2,904	16.6%

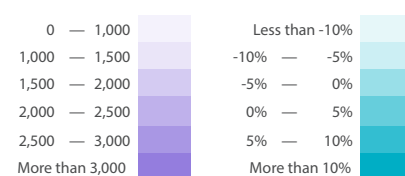
VALENCIA

AVERAGE PRICE (€/m²)
City average: **1,289 €/m²**

YEAR-ON-YEAR CHANGE (%)
City average: **+9.2%**

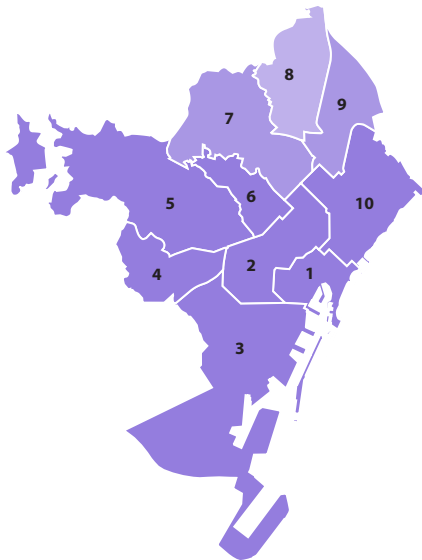


District	€/m ²	Year-on-year %
1 Ciutat Vella	2,177	3.3%
2 L'Eixample	2,129	10.8%
3 Extramurs	1,556	4.0%
4 Campanar	1,542	15.4%
5 La Saïdia	1,141	13.6%
6 El Pla del Real	1,942	10.8%
7 L'Olivereta	903	-0.8%
8 Patraix	1,116	8.2%
9 Jesús	932	0.4%
10 Quatre Carreres	1,214	4.0%
11 Poblets Marítims	1,110	13.9%
12 Camins al Grau	1,523	16.3%
13 Algirós	1,516	13.6%
14 Benimaclet	1,375	16.7%
15 Rascanya	1,071	12.1%
16 Benicalap	937	-7.8%
17 Poblados del Norte	1,021	7.3%
18 Poblados del Oeste	682	-8.6%
19 Poblados del Sur	1,098	4.1%

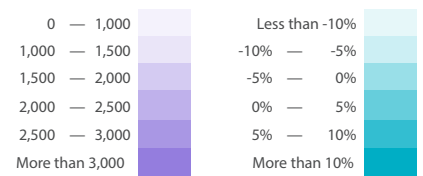
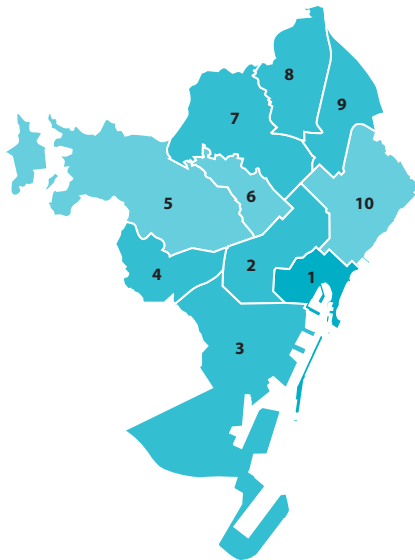


BARCELONA

AVERAGE PRICE (€/m²)
City average: **3,281 €/m²**



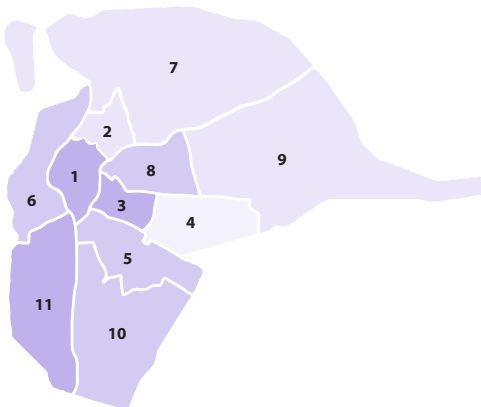
YEAR-ON-YEAR CHANGE (%)
City average: **+6.0%**



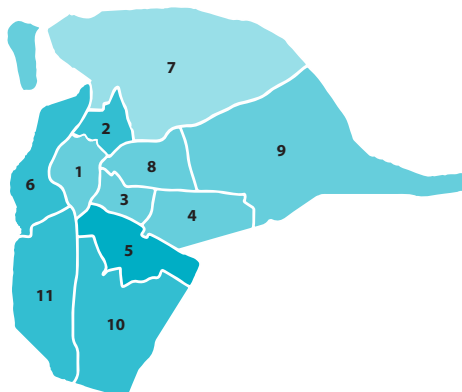
District	€/m ²	Year-on-year %
1 Ciutat Vella	3,828	14.9%
2 L'Eixample	4,004	6.8%
3 Sants-Montjuïc	3,207	9.7%
4 Les Corts	4,102	9.5%
5 Sarrià-Sant Gervasi	4,512	4.7%
6 Gràcia	3,607	3.6%
7 Horta Guinardó	2,830	9.7%
8 Nou Barris	2,281	6.2%
9 Sant Andreu	2,678	8.9%
10 Sant Martí	3,102	2.7%

SEVILLE

AVERAGE PRICE (€/m²)
City average: **1,586 €/m²**



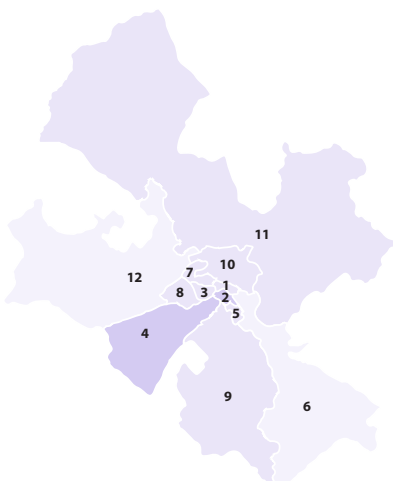
YEAR-ON-YEAR CHANGE (%)
City average: **+5.6%**



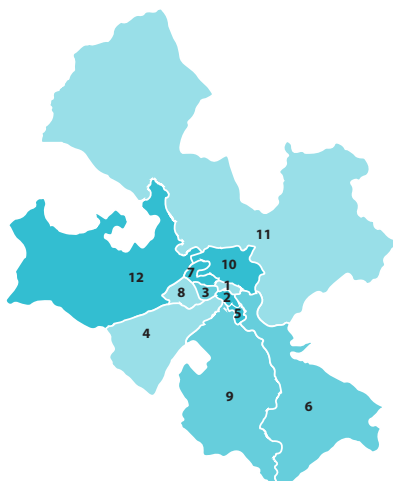
District	€/m ²	Year-on-year %
1 Casco Antiguo	2,398	2.5%
2 Macarena	1,301	5.5%
3 Nervión	2,137	3.7%
4 Cerro - Amate	974	2.8%
5 Sur	1,825	14.1%
6 Triana	1,932	5.9%
7 Norte	1,041	-3.6%
8 San Pablo - Santa Justa	1,629	2.3%
9 Este-Alcosa-Torreblanca	1,226	4.0%
10 Bellavista - La Palmera	1,578	7.3%
11 Los Remedios	2,196	6.5%

ZARAGOZA

AVERAGE PRICE (€/m²)
City average: **1,245 €/m²**



YEAR-ON-YEAR CHANGE (%)
City average: **+5.0%**



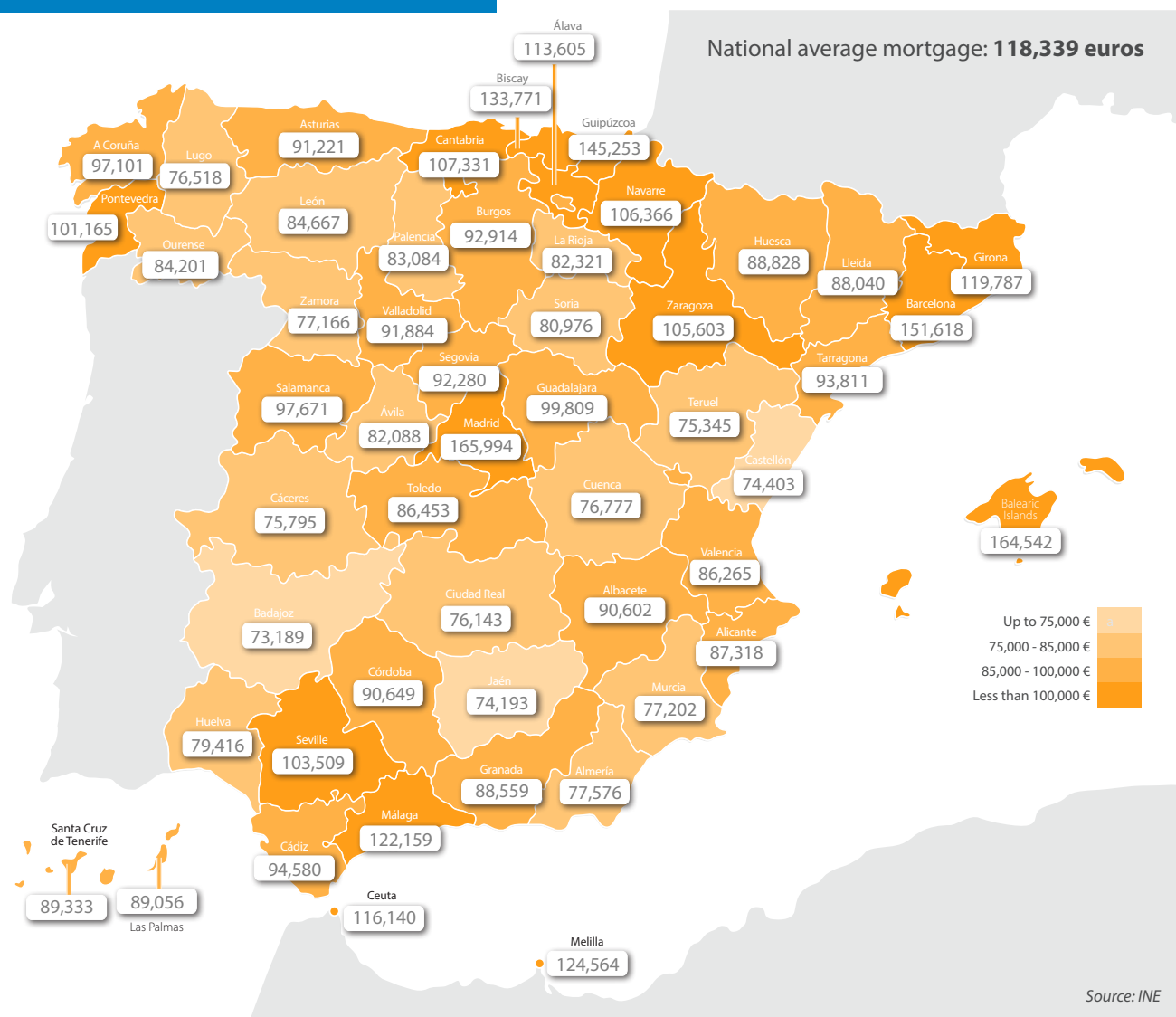
District	€/m ²	Year-on-year %
1 Casco Histórico	1,225	-2.4%
2 Centro	1,730	6.2%
3 Delicias	1,060	2.3%
4 Universidad	1,577	-0.3%
5 San José	1,225	6.2%
6 Las Fuentes	901	2.0%
7 La Almozara	1,250	7.9%
8 Oliver - Valdefierro	1,205	-2.4%
9 Torrero-La Paz	1,060	3.9%
10 Margen Izquierda	1,379	9.1%
11 Barrios rurales del norte	1,031	-2.6%
12 Barrios rurales del oeste	988	6.9%

4

FINANCIAL
INDICATORS

AVERAGE MORTGAGE

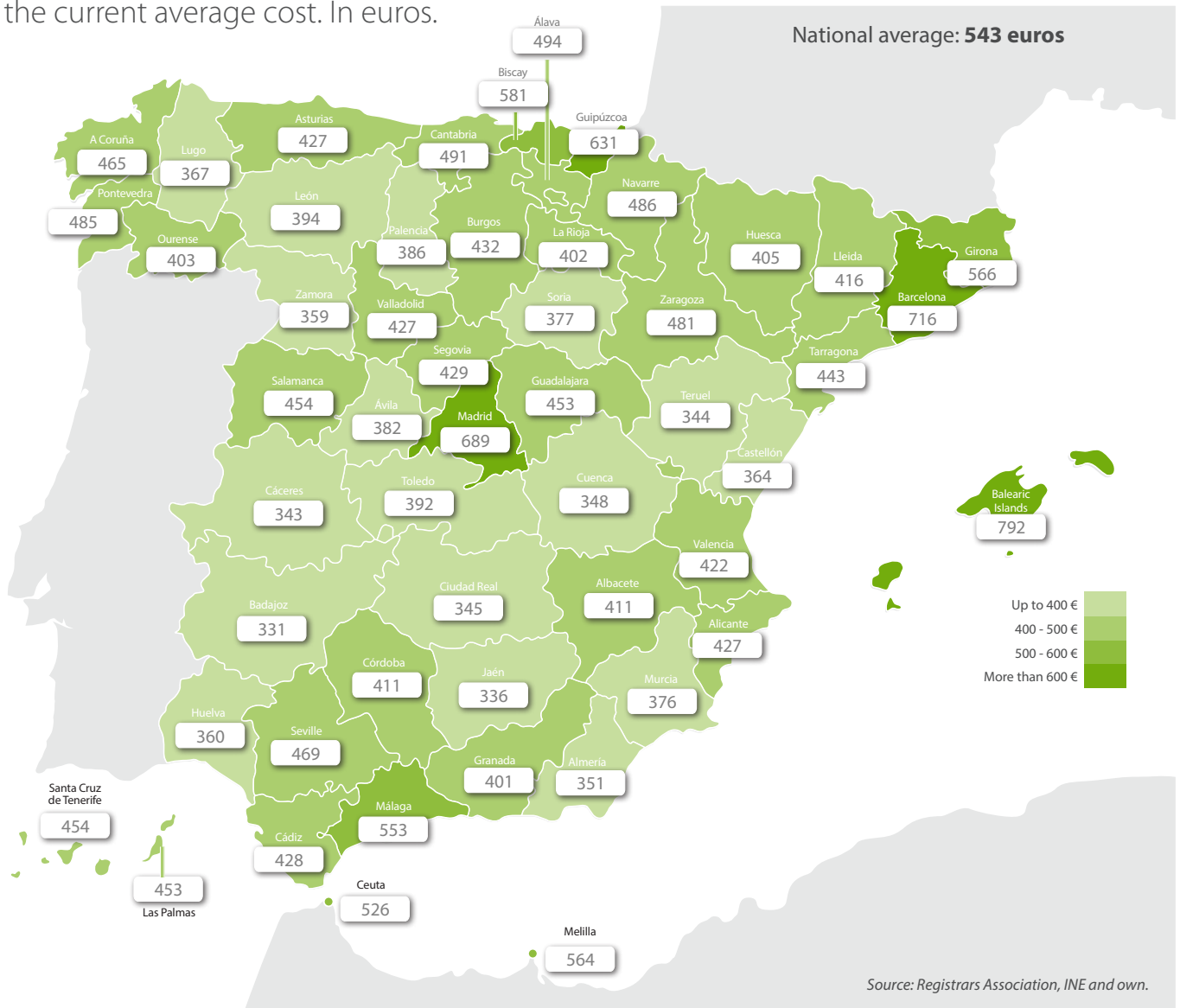
Average mortgage loan amount approved in Q4 2017. In euros.



REGIONS	Average mortgage (in euros)	PROVINCES	Average mortgage (in euros)	PROVINCES	Average mortgage (in euros)	PROVINCES	Average mortgage (in euros)
Extremadura	73,957	Badajoz	73,189	León	84,667	Coruña (A)	97,101
Murcia (Region of)	77,202	Jaén	74,193	Valencia	86,265	Salamanca	97,671
Rioja (La)	82,321	Castellón	74,403	Toledo	86,453	Guadalajara	99,809
Valencian Community	85,449	Teruel	75,345	Alicante	87,318	Pontevedra	101,165
Castilla-La Mancha	87,667	Cáceres	75,795	Lleida	88,040	Seville	103,509
Canary Islands	89,196	Ciudad Real	76,143	Granada	88,559	Zaragoza	105,603
Castile and Leon	89,677	Lugo	76,518	Huesca	88,828	Navarre	106,366
Asturias	91,221	Cuenca	76,777	Palmas (Las)	89,056	Cantabria	107,331
Galicia	95,434	Zamora	77,166	Santa Cruz Tenerife	89,333	Álava	113,605
Andalusia	99,743	Murcia (Region of)	77,202	Albacete	90,602	Ceuta	116,140
Aragon	101,482	Almería	77,576	Córdoba	90,649	Girona	119,787
Navarre	106,366	Huelva	79,416	Asturias	91,221	Málaga	122,159
Cantabria	107,331	Soria	80,976	Valladolid	91,884	Melilla	124,564
Ceuta	116,140	Ávila	82,088	Segovia	92,280	Biscay	133,771
Melilla	124,564	Rioja (La)	82,321	Burgos	92,914	Guipúzcoa	145,253
Basque Country	133,783	Palencia	83,084	Tarragona	93,811	Barcelona	151,618
Catalonia	139,980	Ourense	84,201	Cádiz	94,580	Balearic Islands	164,542
Balearic Islands	164,542					Madrid (Community of)	165,994
Madrid (Community of)	165,994						

AVERAGE MORTGAGE PAYMENT

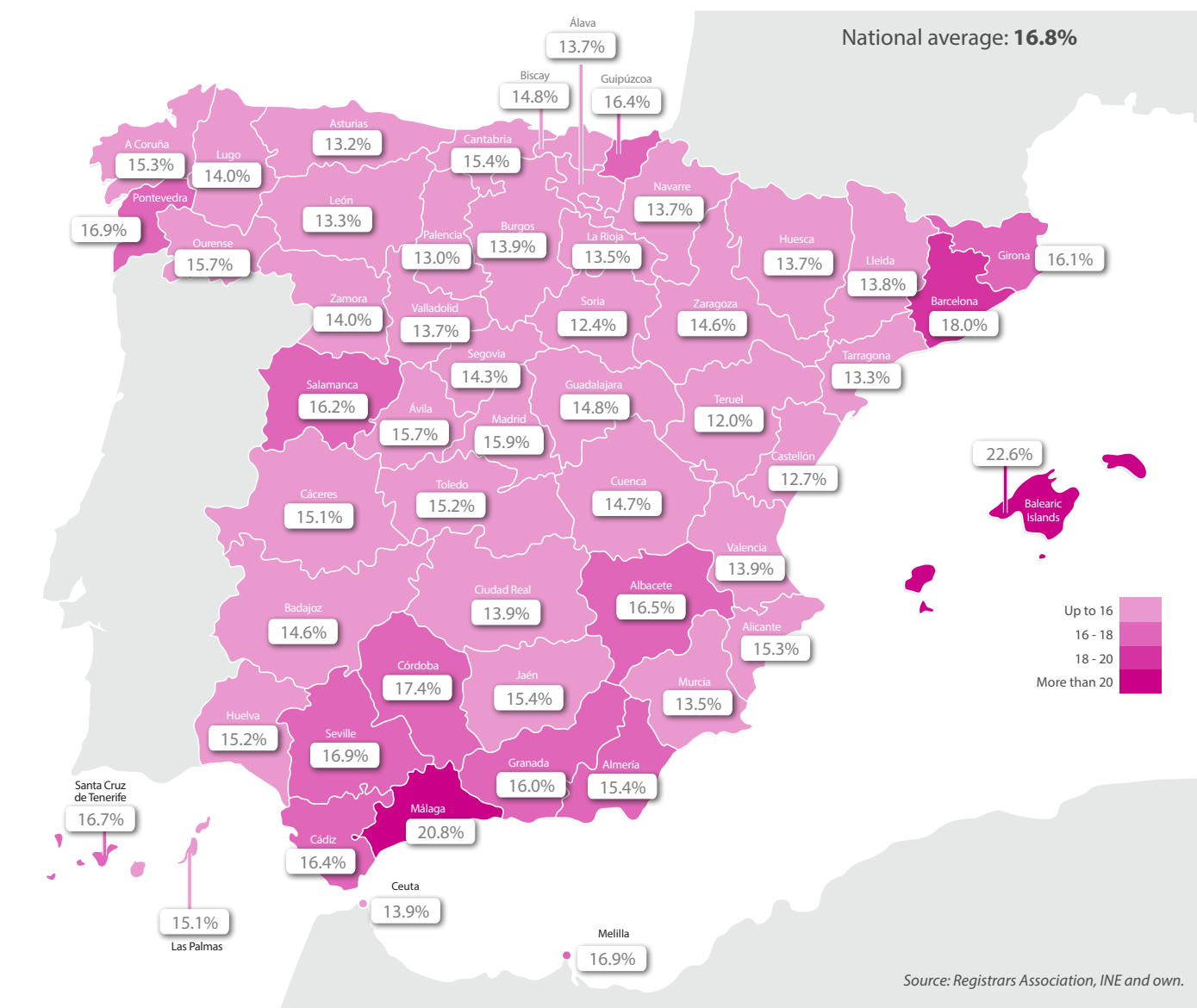
Monthly payment made by a mortgage holder, according to the current average cost. In euros.



REGIONS	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)
Extremadura	335	Badajoz	331	Granada	401	Santa Cruz Tenerife	454
Murcia (Region of)	376	Jaén	336	Rioja (La)	402	Salamanca	454
Castilla-La Mancha	398	Cáceres	343	Ourense	403	Coruña (A)	465
Rioja (La)	402	Teruel	344	Huesca	405	Seville	469
Castile and Leon	417	Ciudad Real	345	Córdoba	411	Zaragoza	481
Valencian Community	418	Cuenca	348	Albacete	411	Pontevedra	485
Asturias	427	Almería	351	Lleida	416	Navarre	486
Andalusia	452	Zamora	359	Valencia	422	Cantabria	491
Canary Islands	453	Huelva	360	Alicante	427	Álava	494
Galicia	457	Castellón	364	Valladolid	427	Ceuta	526
Aragon	463	Lugo	367	Asturias	427	Málaga	553
Navarre	486	Murcia (Region of)	376	Cádiz	428	Melilla	564
Cantabria	491	Soria	377	Segovia	429	Girona	566
Ceuta	526	Ávila	382	Burgos	432	Biscay	581
Melilla	564	Palencia	386	Tarragona	443	Guipúzcoa	631
Basque Country	581	Toledo	392	Palmas (Las)	453	Madrid (Community of)	689
Cataluña	661	León	394	Guadalajara	453	Barcelona	716
Madrid (Community of)	689					Balearic Islands	792
Balearic Islands	792						

AFFORDABILITY

Percentage of income used to pay first year of mortgage. In euros.

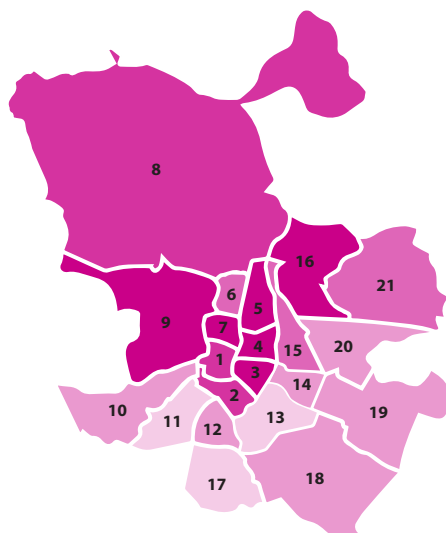


REGIONS	Affordability	PROVINCES	Affordability	PROVINCES	Affordability	PROVINCES	Affordability
Asturias	13.2%	Teruel	12.0%	Ciudad Real	13.9%	Almería	15.4%
Rioja (La)	13.5%	Soria	12.4%	Lugo	14.0%	Ourense	15.7%
Murcia (Region of)	13.5%	Castellón	12.7%	Zamora	14.0%	Ávila	15.7%
Navarre	13.7%	Palencia	13.0%	Segovia	14.3%	Madrid (Community of)	15.9%
Ceuta	13.9%	Asturias	13.2%	Zaragoza	14.6%	Granada	16.0%
Castile and Leon	14.2%	León	13.3%	Badajoz	14.6%	Girona	16.1%
Valencian Community	14.2%	Tarragona	13.3%	Cuenca	14.7%	Salamanca	16.2%
Aragon	14.4%	Rioja (La)	13.5%	Guadalajara	14.8%	Cádiz	16.4%
Extremadura	14.7%	Murcia (Region of)	13.5%	Biscay	14.8%	Guipúzcoa	16.4%
Basque Country	15.2%	Álava	13.7%	Cáceres	15.1%	Albacete	16.5%
Cantabria	15.4%	Navarre	13.7%	Palmas (Las)	15.1%	Santa Cruz Tenerife	16.7%
Castilla-La Mancha	15.4%	Huesca	13.7%	Huelva	15.2%	Melilla	16.9%
Canary Islands	15.8%	Valladolid	13.7%	Toledo	15.2%	Pontevedra	16.9%
Galicia	15.9%	Lleida	13.8%	Alicante	15.3%	Seville	16.9%
Madrid (Community of)	15.9%	Burgos	13.9%	Coruña (A)	15.3%	Córdoba	17.4%
Melilla	16.9%	Valencia	13.9%	Jaén	15.4%	Barcelona	18.0%
Catalonia	17.3%	Ceuta	13.9%	Cantabria	15.4%	Málaga	20.8%
Andalusia	17.8%					Balearic Islands	22.6%
Balearic Islands	22.6%						

AFFORDABILITY IN THE FIVE LARGEST CITIES

MADRID

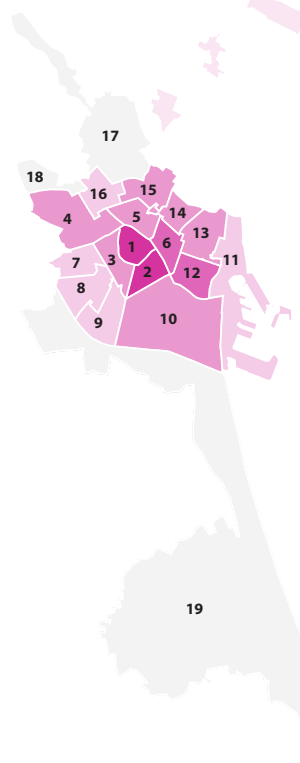
City average: **25.0%**



District	Affordability
1 Centro	28.6%
2 Arganzuela	26.9%
3 Retiro	30.9%
4 Salamanca	40.7%
5 Chamartín	36.2%
6 Tetuán	24.5%
7 Chamberí	32.7%
8 Fuencarral-El Pardo	28.3%
9 Moncloa-Aravaca	37.0%
10 Latina	16.6%
11 Carabanchel	14.9%
12 Usera	15.9%
13 Puente de Vallecas	12.7%
14 Moratalaz	18.5%
15 Ciudad Lineal	20.7%
16 Hortaleza	32.2%
17 Villaverde	13.4%
18 Villa de Vallecas	16.2%
19 Vicálvaro	17.2%
20 San Blas	19.3%
21 Barajas	24.9%

VALENCIA

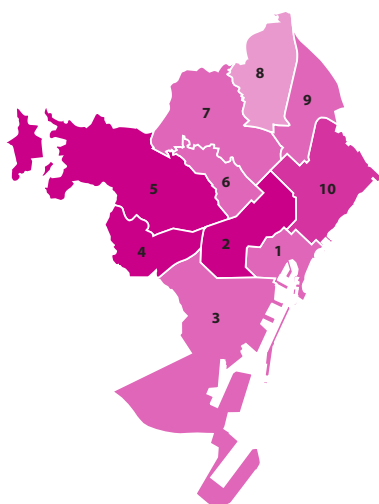
City average: **17.7%**



District	Affordability
1 Ciutat Vella	28.2%
2 L'Eixample	25.1%
3 Extramurs	18.4%
4 Campanar	19.8%
5 La Saïdia	15.2%
6 El Pla del Real	21.5%
7 L'Olivereta	11.7%
8 Patraix	14.7%
9 Jesús	12.8%
10 Quatre Carreres	16.3%
11 Poblets Marítims	13.1%
12 Camins al Grau	22.0%
13 Algirós	18.4%
14 Benimaclet	17.6%
15 Rascanya	15.0%
16 Benicalap	12.6%
17 Poblados del Norte	
18 Poblados del Oeste	
19 Poblados del Sur	

BARCELONA

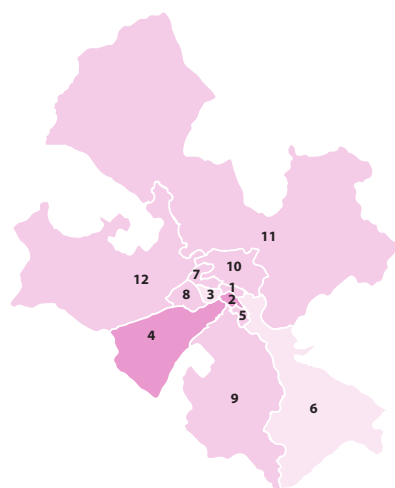
City average: **25.3%**



District	Affordability
1 Ciutat Vella	21.6%
2 L'Eixample	30.7%
3 Sants-Montjuïc	22.6%
4 Les Corts	30.0%
5 Sarrià-Sant Gervasi	43.9%
6 Gràcia	22.2%
7 Horta Guinardó	21.5%
8 Nou Barris	19.3%
9 Sant Andreu	21.1%
10 Sant Martí	25.6%

ZARAGOZA

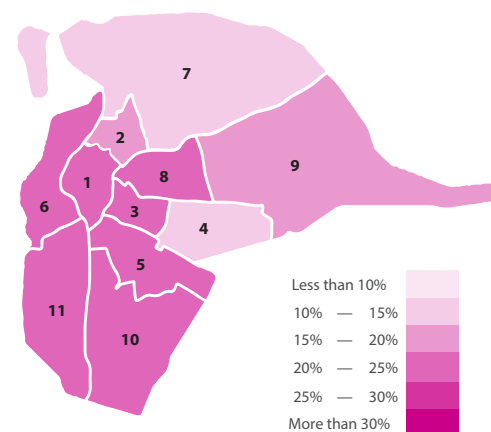
City average: **11.9%**



District	Affordability
1 Casco Histórico	11.4%
2 Centro	15.5%
3 Delicias	9.4%
4 Universidad	16.2%
5 San José	11.8%
6 Las Fuentes	9.2%
7 La Almozara	11.4%
8 Oliver - Valdefierro	12.2%
9 Torrero-La Paz	10.0%
10 Margen Izquierda	12.0%
11 Barrios rurales del norte	12.1%
12 Barrios rurales del oeste	10.4%

SEVILLE

City average: **19.3%**



Less than 10%
10% — 15%
15% — 20%
20% — 25%
25% — 30%
More than 30%

District	Affordability
1 Casco Antiguo	21.3%
2 Macarena	15.1%
3 Nervión	22.3%
4 Cerro - Amate	13.3%
5 Sur	25.4%
6 Triana	20.1%
7 Norte	11.6%
8 San Pablo - Santa Justa	20.9%
9 Este-Alcosa-Torreblanca	16.3%
10 Bellavista - La Palmera	22.4%
11 Los Remedios	24.1%

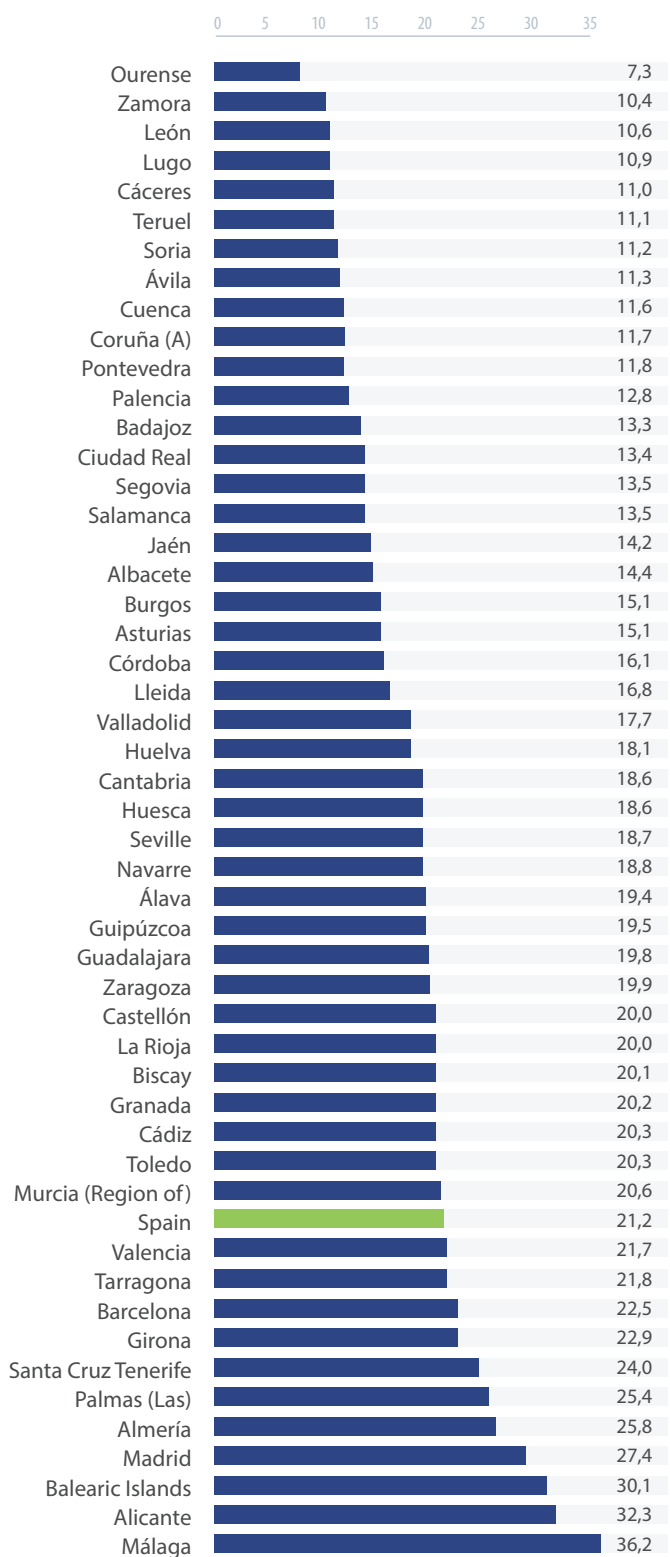
LIQUIDITY MAP: MONTHS TAKEN TO SELL A PROPERTY

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DEVELOPMENT ACTIVITY & RELATIVE SALES

Sales against current supply

Sales (year-to-date*) per 1,000 properties available in each province.

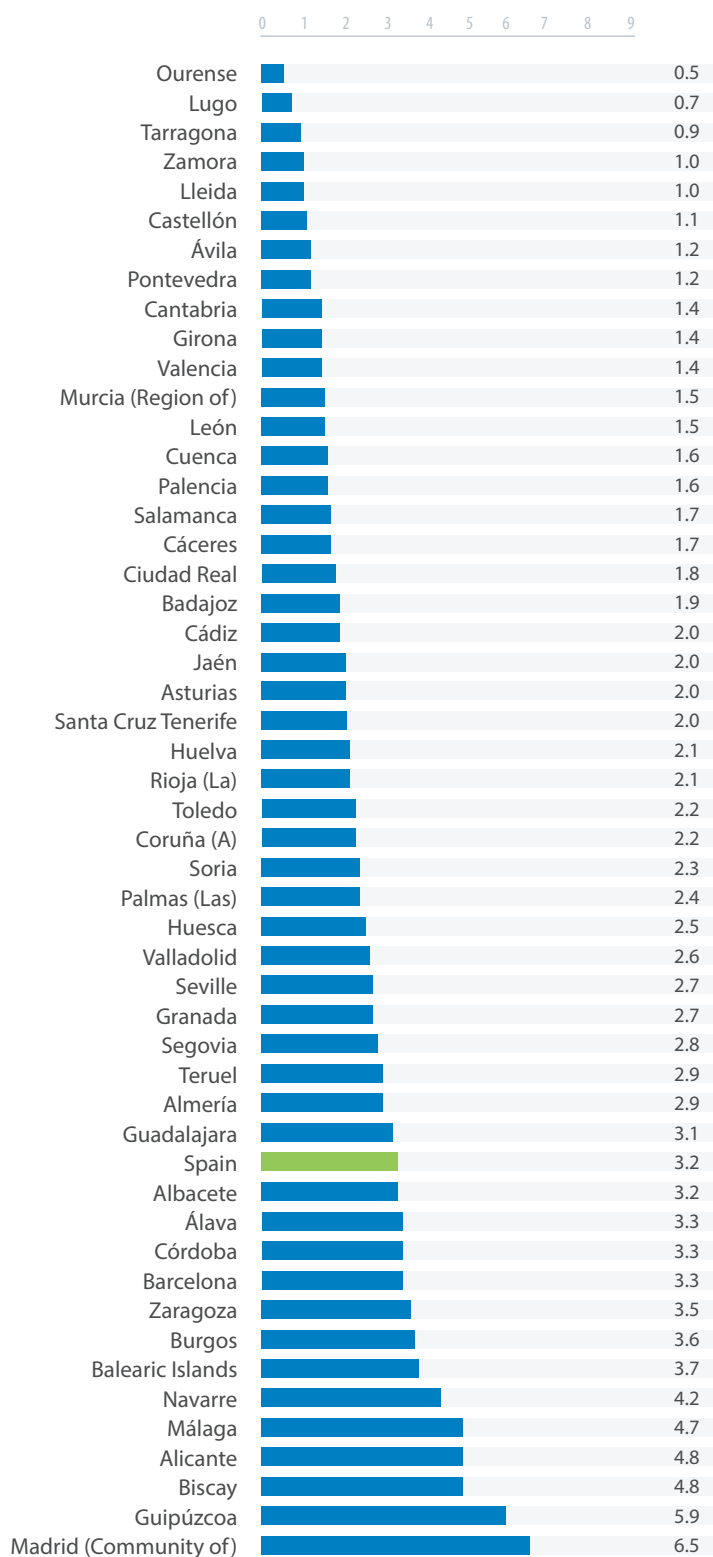


*Sales over the last four quarters, Q2 2017 to Q1 2018.

Source: Ministry of Development

Building licences against current supply

Building licences over the last year-to-date* per 1,000 properties available in each province.



*Building licences approved over the last four quarters, Q1 2017 to Q4 2017

Source: Ministry of Development

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METHODOLOGY

The IMIE Local Markets series are compiled using information from Tinsa data bases, which, with almost 6 million valuations, represent more than 25% of the total carried out in Spain. They are easily the largest data bases in the sector. Data is collected on a daily basis by a group of more than 1,300 qualified professionals (architects and technical architects) throughout the entire Spanish market. The thoroughness behind this data collection stands well ahead that of other sources, fed by non-expert staff.

Valuations are carried out in accordance with Bank of Spain regulations as set out in the ECO/805/2003. Valuation reports are completed using a computer program, developed specifically for Tinsa, which allows the data included in the reports to be strictly collected and consolidated, thus facilitating its later use in a similar and recurring basis. Each report received is subject to comprehensive quality control carried out by a team of over 80 professionals with wide experience in the type of property valued, before it is sent to the client.

The calculation methods are similar to those used in the IMIE General and Large Markets. Their main characteristics are as follows:

- Variable measurement: price per square metre of built property.
- Frequency: quarterly.
- Area: Spain.
- Sample: all property valuations carried out by Tinsa using the comparison method and for mortgage purposes.

As regards product classification, this has been done using two main characteristics of the property: location and type. Regarding location, each provincial market has been zoned by area according to, firstly, the division of urban areas depending on the size of its population (number of inhabitants) and the influence on some of them by their proximity to other main population centres (areas of influence). Areas closely linked to the second home market (coastal, mountain, island and similar) have also been considered as well as those in rural settings, whose market is smaller and less volatile. Here, we have endeavoured to maintain local administrative divisions as far as possible.

Regarding property type, products have been divided according to the type of property (single-family home or apartment), the state of the properties (which implicitly includes age and refurbishments) and their functionality (mainly based on the number of bedrooms).

The interaction of both classifications leads to the different segments in each local market, also known as base groups. Each has its own weight within a province, which is estimated from the number of valuations carried out in the same group over the last year. The weighted aggregate of the base groups in each province makes up the provincial index. The provincial weighted aggregate makes up the index for each region.

* Some provincial capitals and provinces have less market activity and data supplied is therefore provisional. It becomes definitive as the time series is consolidated. Capitals generally affected are A Coruña, Cuenca, Girona, Huesca, Lugo, Ourense, Oviedo, Palencia, Pamplona, Pontevedra, San Sebastián, Segovia, Soria, Teruel, Toledo, Vitoria and Zamora. Provinces with provisional data this quarter are Alava, Cuenca, Guipúzcoa, Lugo, Ourense, Palencia, Soria, Teruel and Zamora. Ceuta, Melilla and the Basque Country also have provisional figures.

** The set and changes for the province and capital of Soria are not available for this quarter. Neither are those for Ceuta and Melilla.



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