



# imie

GENERAL & LARGE MARKETS  
OCTOBER 2022

imie  
**9.2%**  
Year-on-Year change  
**1,882 points**  
General Index

1.6% Monthly variation  
34.9% From minimum  
-19.5% From peak

**8.7%**  
YoY change  
**2,074 points**  
PROVINCIAL CAPITALS & MAIN CITIES

1.8% monthly variation  
41.1% from minimum  
-18.3% from peak

**10.7%**  
YoY change  
**1,797 points**  
METROPOLITAN AREAS

1.6% monthly variation  
36.4% from minimum  
-25.3% from peak

**6.3%**  
YoY change  
**1,901 points**  
MEDITERRANEAN COAST

0.3% monthly variation  
25.7% from minimum  
-31.3% from peak

**4.2%**  
YoY change  
**1,814 points**  
BALEARIC & CANARY ISLANDS

0.3% monthly variation  
31.0% from minimum  
-11.0% from peak

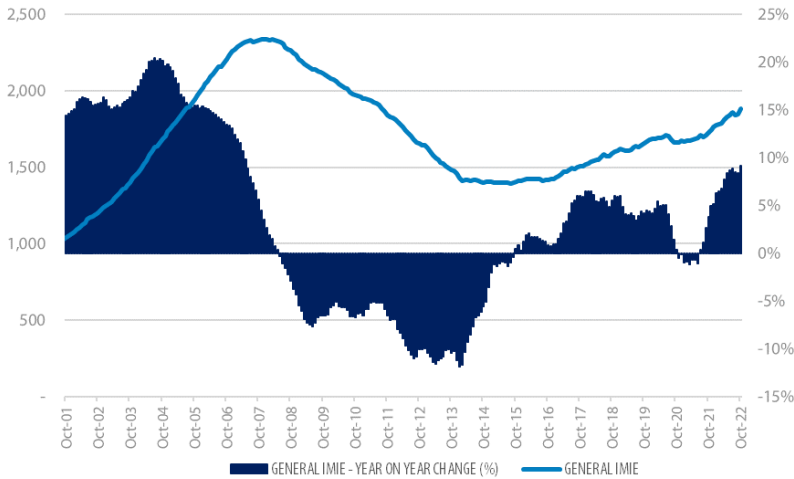
**8.6%**  
YoY change  
**1,579 points**  
OTHER MUNICIPALITIES

0.4% monthly variation  
20.9% from minimum  
-29.6% from peak

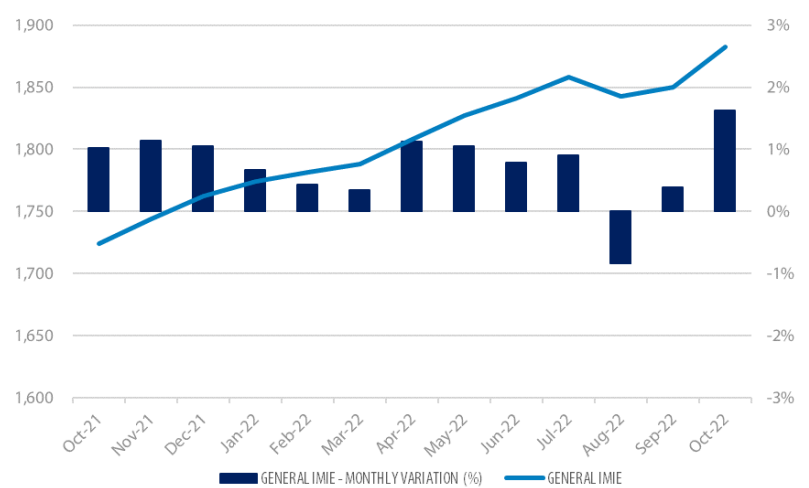
Tinsa IMIE General & Large Markets housing price index, based on valuations of finished homes (new and resale) by Tinsa, takes a monthly reading of year-on-year property values and their level compared to 2001 (base point of 1,000).

### Historical evolution of the General Index

GENERAL INDEX AND YEAR-TO-YEAR CHANGE



MONTHLY VARIATION (LAST 12 MONTHS)

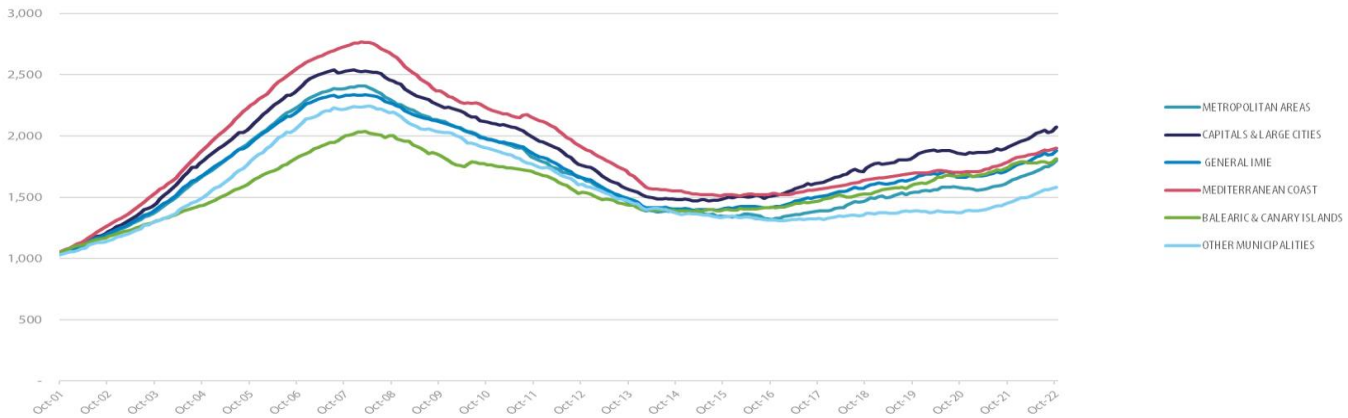


### Market Snapshot

YoY change (except net online available properties, Euribor interest rate & doubtful loan rate)

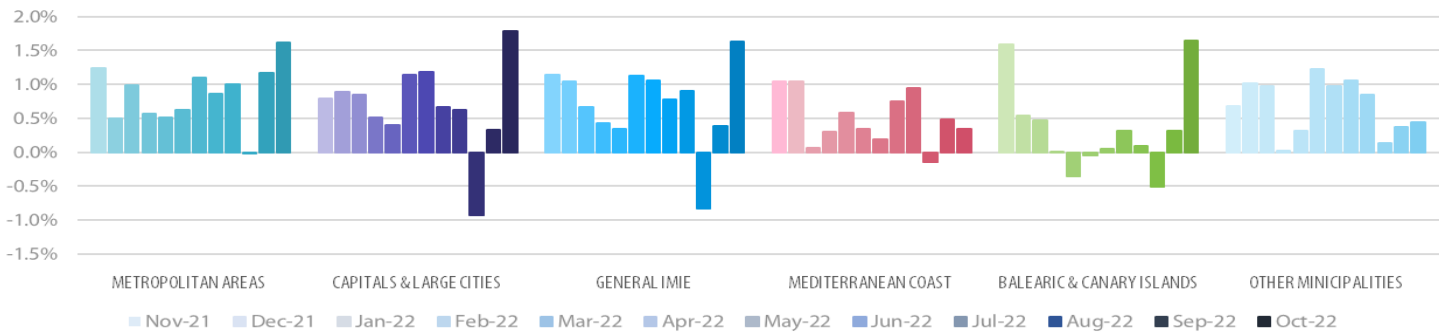
PROPERTY SALES	BUILDING LICENSES	NET ONLINE AVAILABLE PROP. (QUARTERLY CHANGE)	MORTGAGES	GENERAL INDEX IMIE	IPC	EURIBOR (rate)	DOUBTFUL LOAN RATE	CONTRIBUTORS TO SOCIAL SECURITY	UNEMPLOYMENT RATE
14.9%	-0.4%	2.97%	10.9%	9.2%	7.3%	2.62%	2.72%	2.5%	-9.7%
AUG	AUG	3Q 2022	AUG	OCT	OCT	OCT	2Q 2022	OCT	OCT

Comparative changes in indexes



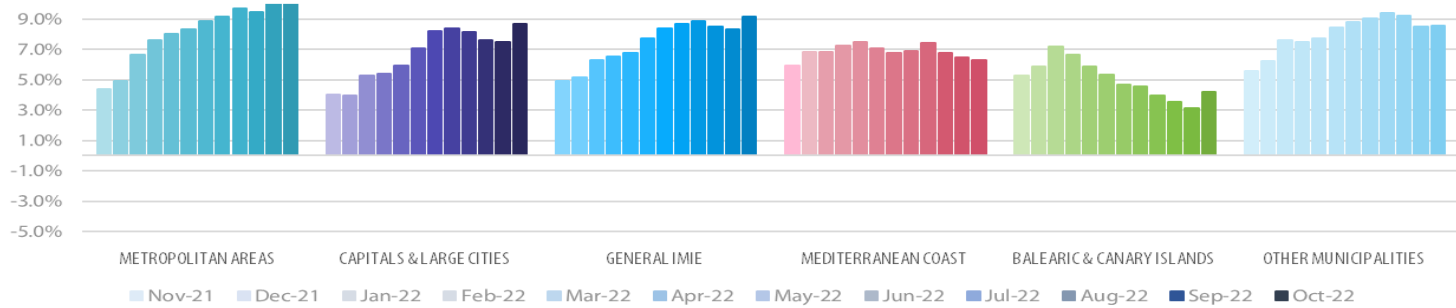
Monthly variation

LAST 12 MONTHS

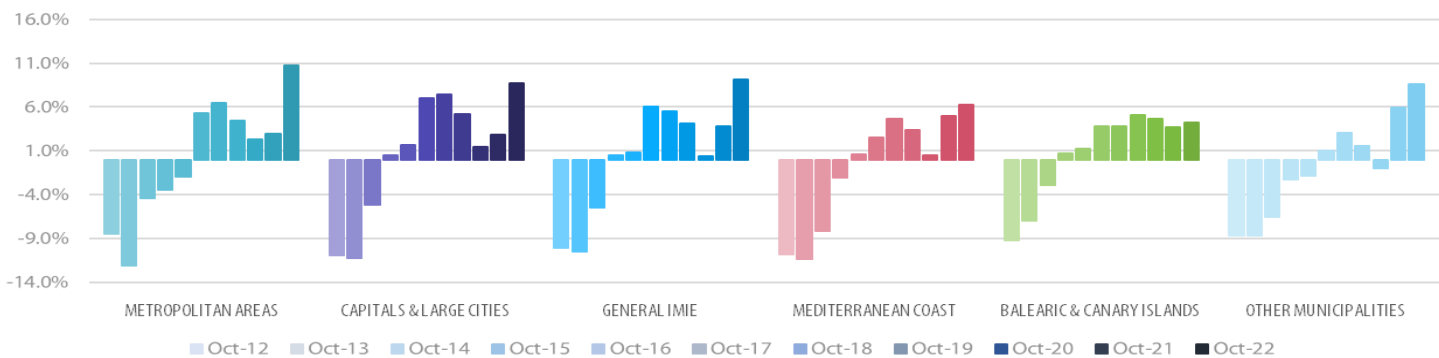


Year-on-Year change

LAST 12 MONTHS



LAST 10 YEARS



Main Property & Economic indicators

Property indicators



SALES

Property transactions (new and second hand included)

	AUG 2022	PREVIOUS MONTH
Year-on-year change	<b>14.9%</b>	6.9%
Total	<b>57,327</b>	53,720
Year-to-date change*	<b>20.0%</b>	20.8%

Source: Spanish Institute of Statistics (INE)  
(\*): From January compared to the same period last year.



BUILDING LICENCES

Building licences issued by the Technical Architects' Association

	AUG 2022	PREVIOUS MONTH
Year-on-year change	<b>-0.4%</b>	-13.7%
Total	<b>6,225</b>	8,869
Year-to-date change*	<b>0.2%</b>	0.3%

Source: Spanish Ministry of Transport, Mobility & Urban Agenda.  
(\*): From January compared to the same period last year.



AVAILABLE PROPERTIES ON ONLINE PORTALS

Net available property advertised on main portals

	3Q 2022	PREVIOUS TRI.
Total	<b>710,055</b>	699,586
Year-on-year change	<b>-7.03%</b>	-8.81%

Source: In-house and main online portals.



MORTGAGES

Number of mortgage loans approved

	AUG 2022	PREVIOUS MONTH
Year-on-year change	<b>10.9%</b>	1.7%
Total	<b>36,721</b>	35,918
Year-to-date change*	<b>14.5%</b>	15.0%

Source: Spanish Institute of Statistics (INE).  
(\*): From January compared to the same period last year.



GENERAL IMIE

Changes in average Price per m<sup>2</sup> for Tinsa-valued properties

	OCT 2022	PREVIOUS MONTH
Year-on-year change	<b>9.2%</b>	8.4%
From peak	<b>-19.5%</b>	34.9%

Source: Tinsa.

Economic indicators



IPC

Consumer Price Index

	OCT 2022	PREVIOUS MONTH
Annual rate	<b>7.3%</b>	9.0%

Source: Spanish Institute of Statistics (INE).



EURIBOR

Average interest rate offered by banks and used as reference for mortgage loans

	OCT 2022	PREVIOUS MONTH
Monthly rate	<b>2.62%</b>	2.23%

Source: Bank of Spain



DOUBTFUL LOAN RATE\*

Mortgage loans considered to be at risk of default

	JUN 2022	PREVIOUS QTR
Quarterly rate	<b>3.00%</b>	3.00%

Source: Spanish Mortgage Association (AHE)  
\*Household debt for property purchase.



CONTRIBUTORS TO SOCIAL SECURITY

Number registered as employed on the last day of the month

	OCT 2022	PREVIOUS MONTH
Year-to-year change	<b>2.5%</b>	3.3%
Total	<b>20,180,287</b>	20,180,287

Source: Ministry of Employment



UNEMPLOYMENT RATE

Number of registered unemployed

	OCT 2022	PREVIOUS MONTH
Year-on-year change	<b>-9.7%</b>	-9.7%
Total	<b>2,941,919</b>	2,941,919

Source: Ministry of Employment