imie

GENERAL & LARGE MARKETS
MARCH 2026

imie 14.7% Year-on-Year change
2,248 points
General Index

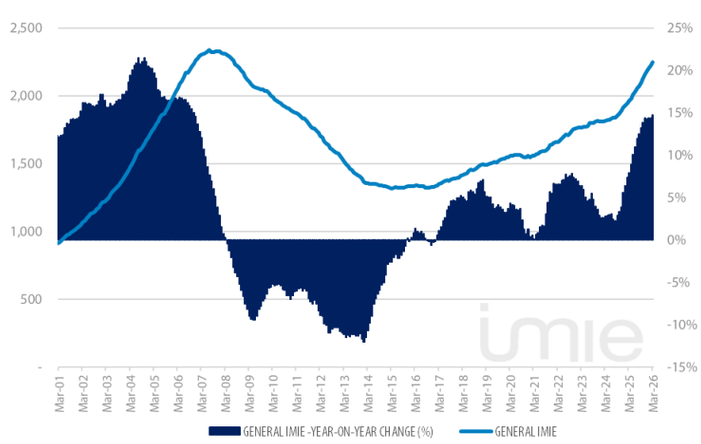
1.1% Monthly variation
70.4% From minimum
-3.8% From peak

	YoY change	Points	monthly variation	from minimum	from peak
PROVINCIAL CAPITALS & MAIN CITIES	14.4%	2,476 points	0.8%	79.3%	-2.3%
METROPOLITAN AREAS	15.2%	2,377 points	1.3%	80.1%	-2.8%
MEDITERRANEAN COAST	16.5%	2,415points	1.8%	67.8%	-10.3%
BALEARIC & CANARY ISLANDS	20.3%	2,411 points	1.0%	94.3%	23%
OTHER MUNICIPALITIES	10.9%	1,848 points	1.3%	40.1%	-17.9%

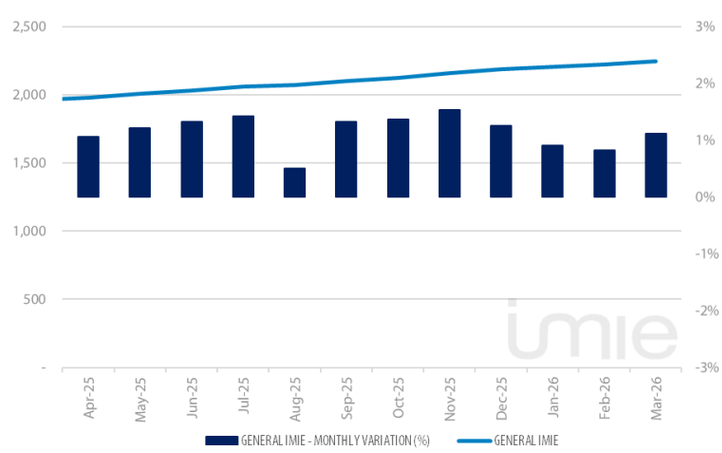
Tinsa IMIE General & Large Markets housing price index, based on valuations of finished homes (new and resale) by Tinsa, takes a monthly reading of year-on-year property values and their level compared to 2001 (base point of 1,000).

Historical evolution of the General Index

GENERAL INDEX AND YEAR-TO-YEAR CHANGE



MONTHLY VARIATION (LAST12 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
-5%	19.6%	-2.69%	6.3%	14.7%	3.3%	2.565	1.89%	2.4%	-6.2%
JAN	JAN	Q1 2026	JAN	MAR	MAR	MAR	Q3 2025	MAR	MAR

GENERAL AND LARGE MARKETS
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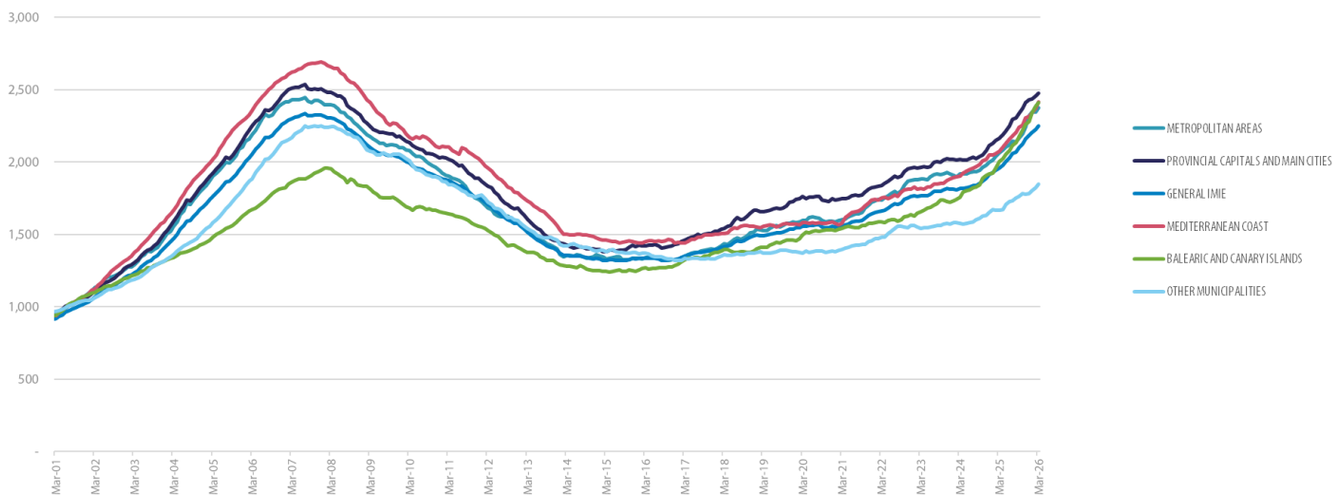
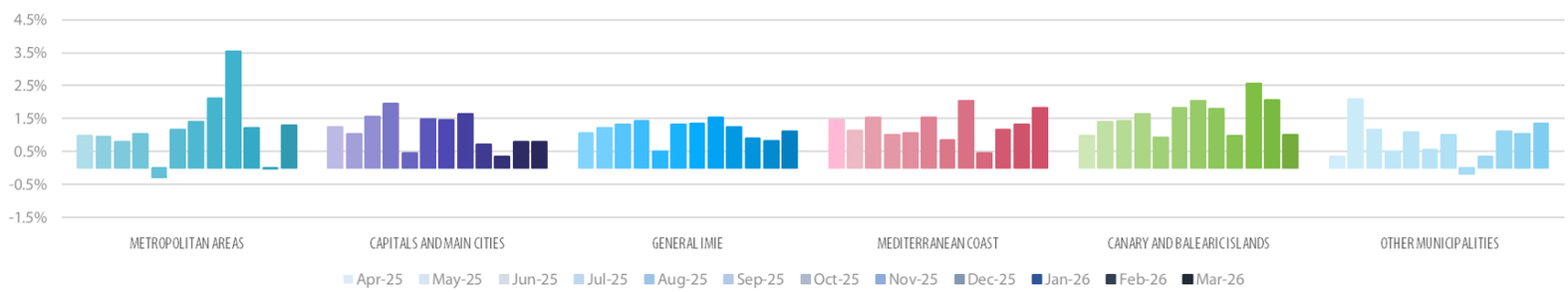
Comparative changes in indexes



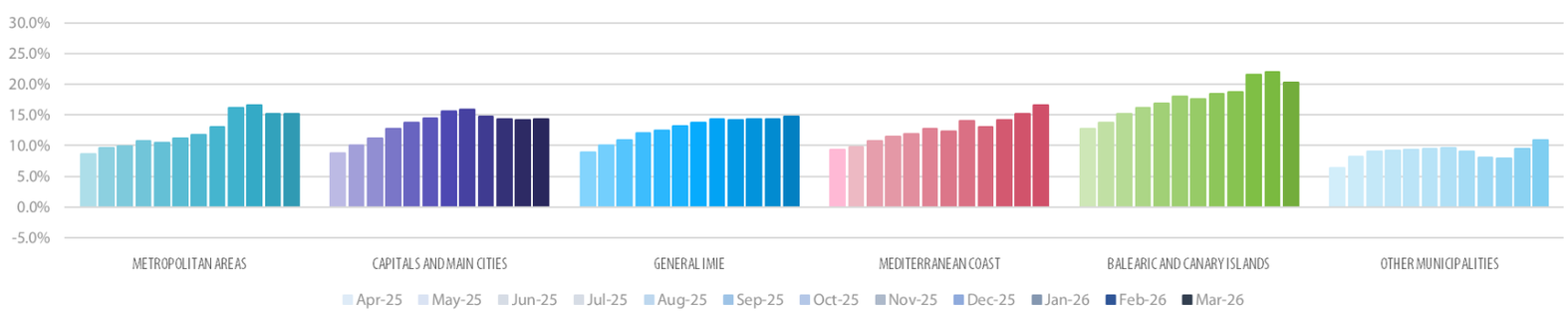
Monthly variation

LAST 12 MONTHS

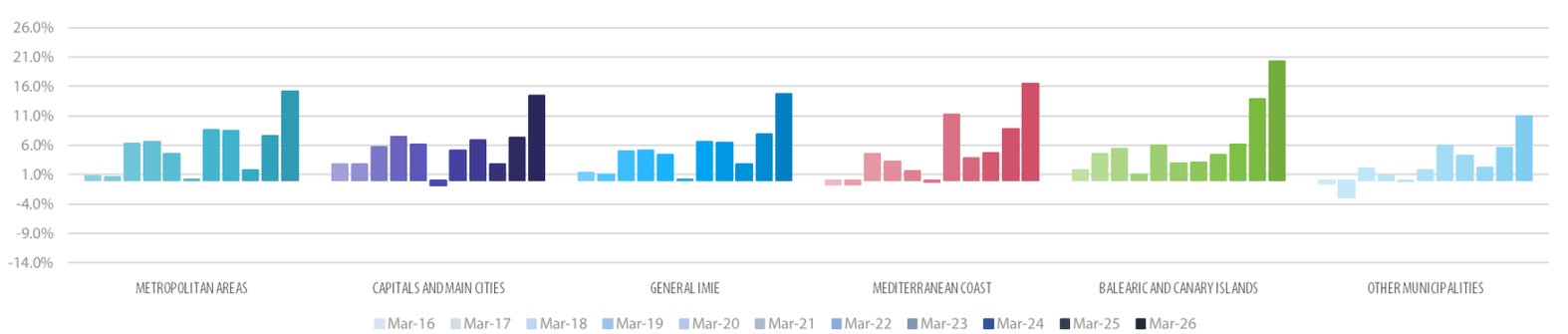


Year-on-Year change

LAST 12 MONTHS



LAST 10 YEARS



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Main Property & Economic indicators

Property indicators

SALES

Property transactions (new and second hand included).

	JAN 2026	PREVIOUS MONTH
Year-on year change	-5%	7.9%
Total	57,489	54,148
Year- to date change*	-5%	11.5%

Source: In-house and main online portals
(*) From January compared to the same period last year.

BUILDING LICENCES

Building licences issued by the Technical Architects' Association

	JAN 2026	PREVIOUS MONTH
Year-on-year change	19.6%	27.1%
Total	13,578	11,648
Year-to-date change*	19.6%	8.8%

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

	Q1 2026	PREVIOUS TRI.
Total	476,430	489,618
Year-on-year change	-7.53%	-14.46%

Source: In-house and main online portals.

MORTGAGES

Number of mortgage loans approved

	JAN 2026	PREVIOUS MONTH
Year-on-year change	6.3%	17.4%
Total	40,273	37,841
Year-to-date change*	6.3%	17.8%

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

GENERAL IMIE

Changes in average Price per m² for Tinsa-valued properties

	MAR 2026	PREVIOUS MONTH
Year-to-year change	14.7%	14.4%
From peak	-3.8%	-4.8%

Source: Tinsa.

Economic indicators

CPI

Consumer Price Index

	MAR 2026	PREVIOUS MONTH
Annual rate	3.3%	2.3%

Source: Spanish Institute of Statistics (INE),

EURIBOR

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

	MAR 2026	PREVIOUS MONTH
Monthly rate	2.565	2.221%

Source: Bank of Spain

DOUBTFUL LOAN RATE*

Mortgage loans considered to be at risk of default

	SEPT 2025	PREVIOUS QTR
Quarterly rate	1.89%	2.07%

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

	MAR 2026	PREVIOUS MONTH
Year-to-year change	2.4%	2.3%
Total	22,010,532	21,930,259

Source: Ministry of Employment.

UNEMPLOYMENT RATE

Number of registered unemployed

	MAR 2026	PREVIOUS MONTH
Year-to-year change	-6.2%	-5.8%
Número absoluto	2,419,712	2,442,646

Source: Ministry of Employment.