

The sector indicators are compiled quarterly from a detailed and exhaustive study prepared by experts in the Knight Frank Spain office and are based on real data and market trends.

Residential Snapshot

Q12022

SPAIN



Approvals and Final works certificates*
2020 / 2021

+27% 108,300 approvals

+6% 90,800 final works certificates



Transactions and prices*
2020 / 2021

+36% 517,700 N° of transactions

+4.4% 1,694 €/sq m (free housing)

Situation in Spain

The country's economic growth is reflected in the latest GDP data, where in the last quarter of 2021 the year-on-year change was close to 5%, which suggests that the recovery is expected to continue in the coming months.

According to the latest available data, the number of people registered with Social Security was 19.7 million in

February, slightly higher than in 2021.

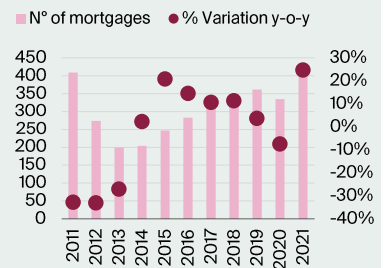
The number of mortgages closed the year with almost 420,000 registrations in 2021, 25% more than the figure reached in the previous year.

In terms of building permits, the year ended with almost 110,000 approvals, which is approximately 27% more than at the end of 2020, while completion certificates closed the year with around 91,000, 6% more than the previous year.

*Source: Ministry of P. Works / INE

N° of mortgages

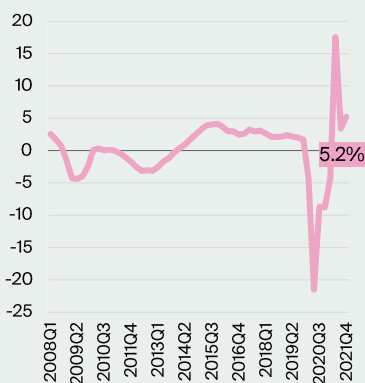
2011 - 2021. Thousand



Source: Knight Frank Research and INE

GDP Evolution

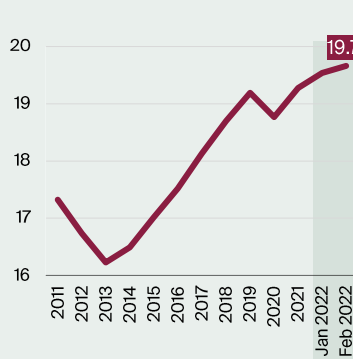
2008 - Q4 2021. y-o-y (%)



Source: INE

Affiliates of Social Security

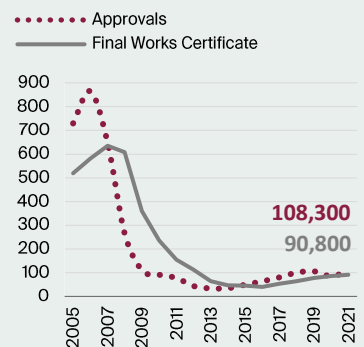
2011 - Feb 2022. 000's of people



Source: Ministry of Employment

Approvals and Final Works Certificates

2005 - 2021. Thousand



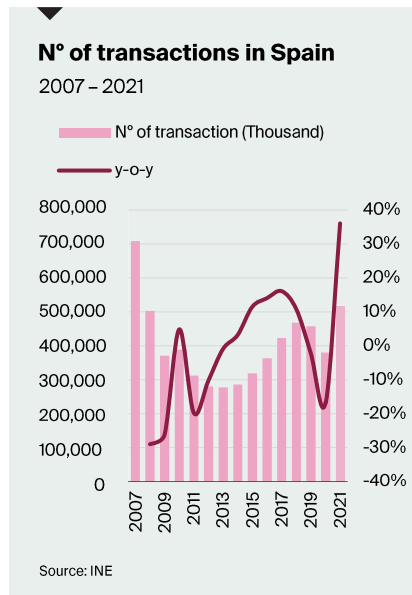
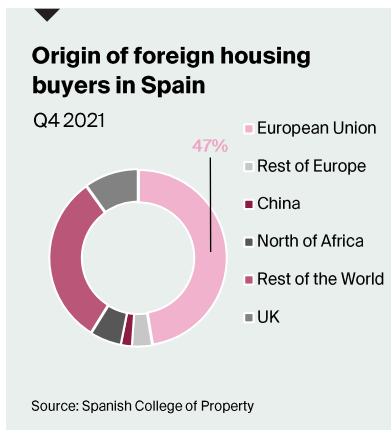
Source: Knight Frank Research / Ministry of P. Works

Prices and transactions in Spain

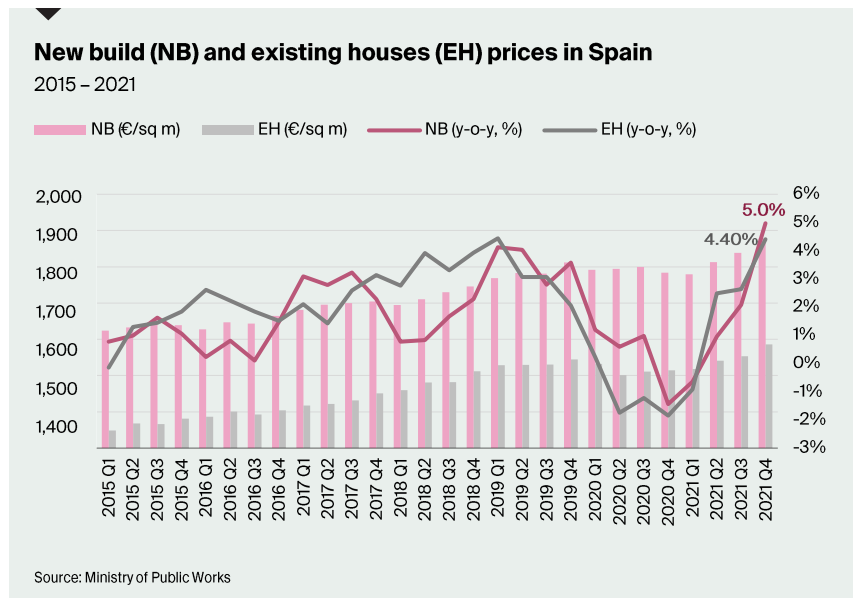
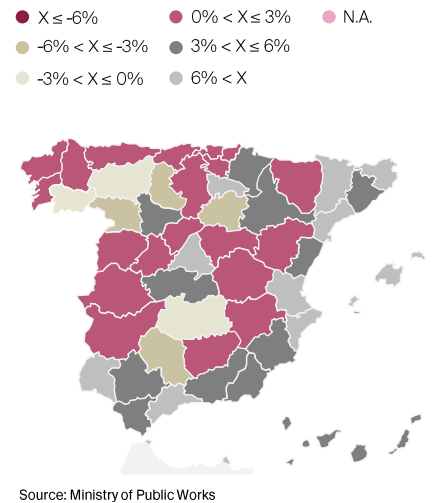
The number of free housing transacted in Spain has registered figures of almost 520,000 registrations at the end of 2021, more than 35% more than the previous year, the best figure in the last decade.

The price of free housing in Spain during the last quarter of 2021 has increased by 4.4% y-o-y, standing at around 1,695 €/sq m. By provinces, Huelva, Madrid and Tarragona have experienced the greatest variation (between 7% and 8%). In new-build the average price has reached almost 1,980 €/sq m, an increase of almost 5% compared to the same period last year, and existing housing it is around 1,685 €/sq m, a y-o-y increase of 4.4%.

The origin of homebuyers in Spain continues to be led by Europeans with almost 50%.



NEW BUILD PRICES VARIATION BY PROVINCE. Q4 2020 – Q4 2021



COVID-19: Across Europe and beyond, market activity is being impacted in all sectors due to the Novel Coronavirus (COVID-19) outbreak. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes, in providing our opinions on the market. Given the unknown future impact that COVID-19 might have on the real estate market and limited recent comparable data, this report is meant to provide market insights as we see them at this time but we wish to highlight the material uncertainty which may cause swift changes in the market. Please get in touch with our team if you would like to discuss in further detail or receive an update regarding market conditions.

Residential

Carlos Zamora
Partner, Head of Residential
+34 600 919 041
Carlos.Zamora@es.knightfrank.com

Research

Rosa Uriol
Head of Research
+34 600 919 114
Rosa.Uriol@es.knightfrank.com

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