

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

Residential Snapshot

Q4 2019

SPAIN



Started and completed houses

2018 - 2019 (FORECAST)

+30%

117,000 started
APPROX. UNITS

+26%

75,000 completed
APPROX. UNITS



New build and existing housing

2018 - 2019 (FORECAST)

+26%

64,000 new build
APPROX. NUMBER

+1.8%

516,000 existing housing
APPROX. NUMBER

Situation in Spain

2019 closed with 19.4 million affiliates of Social Security, exceeding the historical maximum in 2007 with 11% more.

The intention to purchase a home increased 45 percentage points during the last quarter, reaching 7.25%.

Started and completed houses in Spain increased over the previous year,

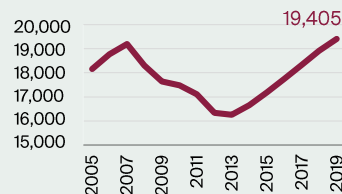
expecting a growth of 30% and 26% respectively.

According to provisional data, both Approvals and Final Works Certificates, will have closed the year with values higher than those of the previous year, 10% and 25% more.

It is expected that the number of mortgages during year 2019 registers an increase higher than in previous years, about 8.5% more.

Affiliates of S. Security

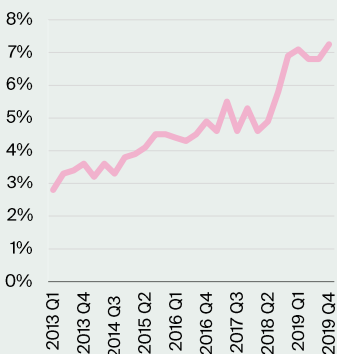
000' of people. 2005 - 2019



Source: Ministry of Employment and Social Security

Intention of House Buying

2013 - 2019

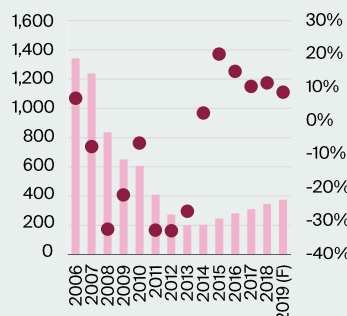


Source: CIS

N° of mortgages

2006-2019 (F). X1000

■ N° of mortgages ● % Variation y-o-y

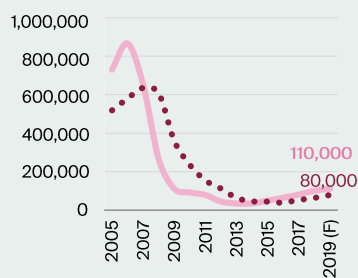


Source: Knight Frank Valuation Department based on INE and Spanish College of Property

Approvals and Final Works Certificates

2005 - 2019 (F)

— Approvals
●●●● Final Works Certificate



Source: Knight Frank Valuation Department based on Ministry of Public Works

Prices and transactions in Spain

The number of housing transactions during the third first quarters has been more than 390,000, of which about 90% corresponds to exiting housing.

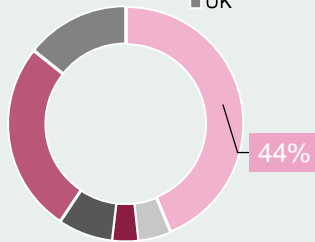
The growth of new build transactions continues to be higher than existing housing. It is expected that in the coming years this trend will strengthen. During the third quarter of the year, both new build and existing housing prices register an increase, 2.8% and 3.1% respectively.

17% of housing buyers belong to foreigners, of which EU members continue to lead, with almost 45%, highlighting France and Germany representing around 15%.

Origin of foreign housing buyers in Spain

Q3 2019

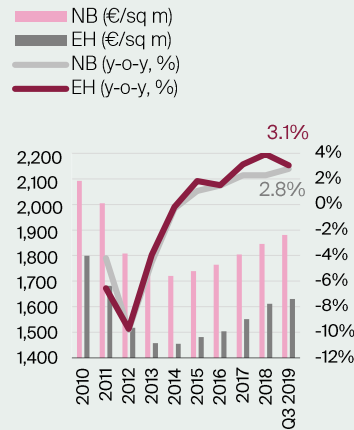
- European Union
- Rest of Europe
- China
- North of Africa
- Rest of the World
- UK



Source: Spanish College of Property

NB and EH prices*

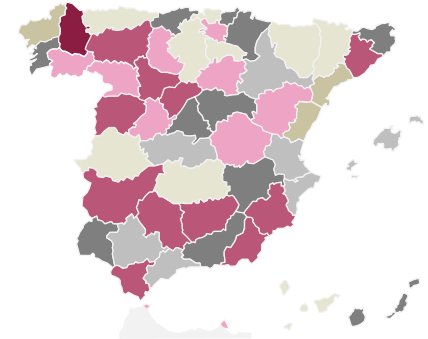
2010 - Q3 2019



Source: Ministry of Public Works
*New build and existing housing

NEW BUILD PRICES VARIATION BY PROVINCE. Q3 2018 - Q3 2019

- $X \leq -6\%$
- $-6\% < X \leq -3\%$
- $-3\% < X \leq 0\%$
- $0\% < X \leq 3\%$
- $3\% < X \leq 6\%$
- $6\% < X$
- N.A.

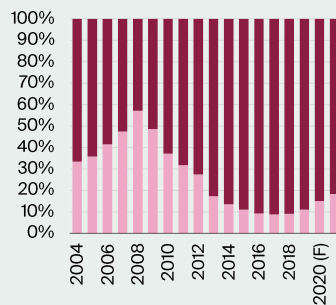


Source: Ministry of Public Works

% NB and EH transactions of the total

2004 - 2021 (F). %

- Existing housing
- New build

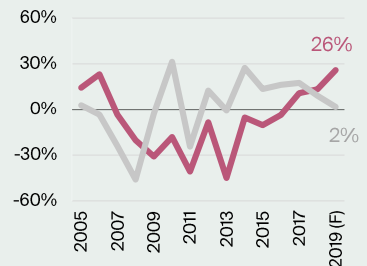


Source: Knight Frank Valuation Department based on Ministry of Public Works

NB and EH y-o-y variation

2004 - 2019 (F)

- New build
- Existing housing



Source: Knight Frank Valuation Department based on Ministry of Public Works

We like questions, if you've got one about our research, or would like some property advice, we would love to hear from you.

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