

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

Q42020

SPAIN



Approvals and Final works certificates

Q1-Q3 2019 / Q1-Q3 2020

-24% 62,500 approvals

+11% 60,400 final works certificates



Transactions and prices

Q1-Q3 2019 / Q1-Q3 2020

-21% 275,000 N° of transactions

-1.1% 1,620 €/sq m

Situation in Spain

According to data from December, the number of people claiming social security stood at 18.9 million, 15% less than the figure recorded in 2019.

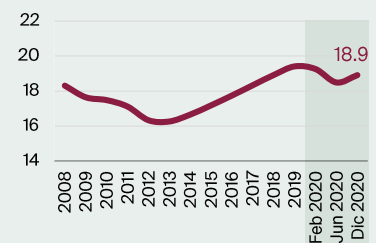
Up to the third quarter, there were more than 250,000 mortgages recorded, which was around 7% less compared to the same period last year. 2020 is expected to close with

330,000 signed mortgages.

It is expected that, after the effects caused by the health crisis, the number of approvals will close with around 80,000 by the end of the year, which will be about 25% less than the previous year, while the final works certificates will close with around 85,000, which will be almost 10% more than in 2019.

Affiliates of S. Security

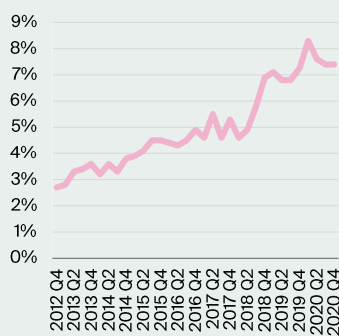
Million of people. 2008 - Dec 2020



Source: Ministry of Employment and Social Security

Intention of House Buying

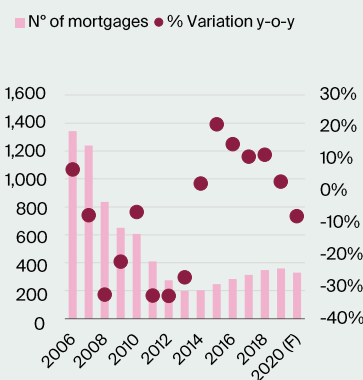
2013 - Q4 2020



Source: CIS

N° of mortgages

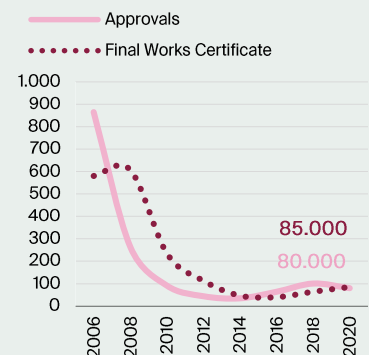
2006 - 2020 (F). Thousand



Source: Knight Frank Research e INE

Approvals and Final Works Certificates

2006 - 2020 (F). Thousand



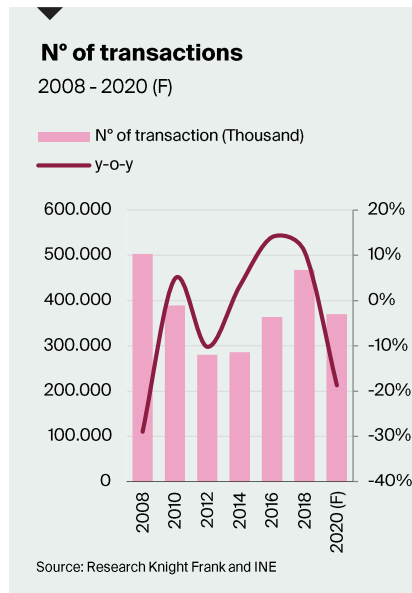
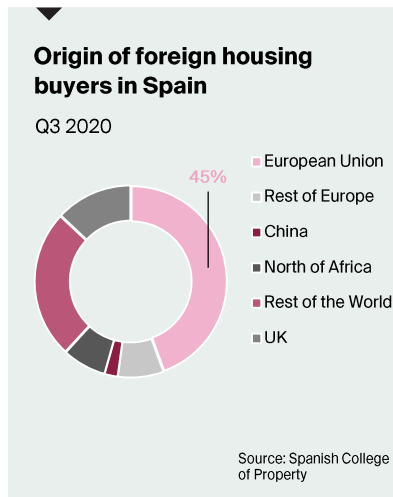
Source: Knight Frank Research / Ministry of Public Works

Prices and transactions in Spain

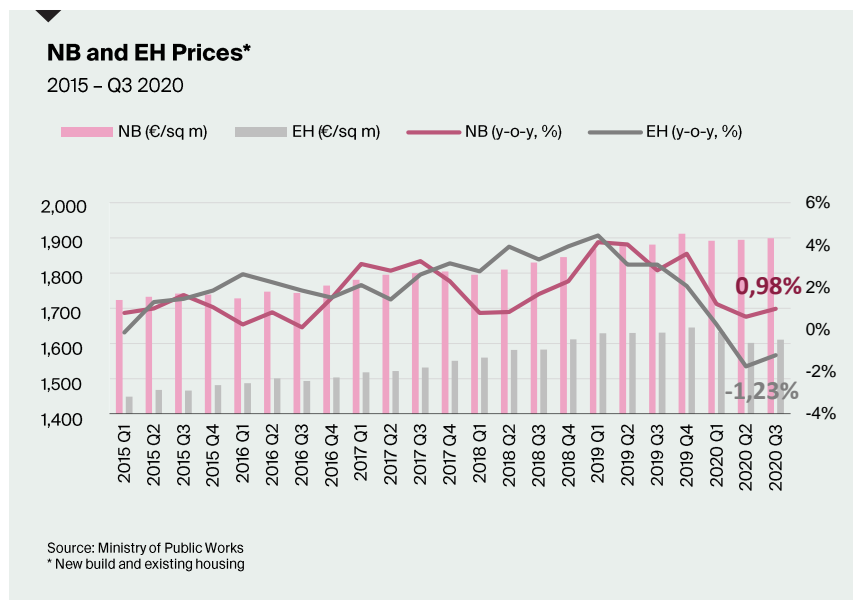
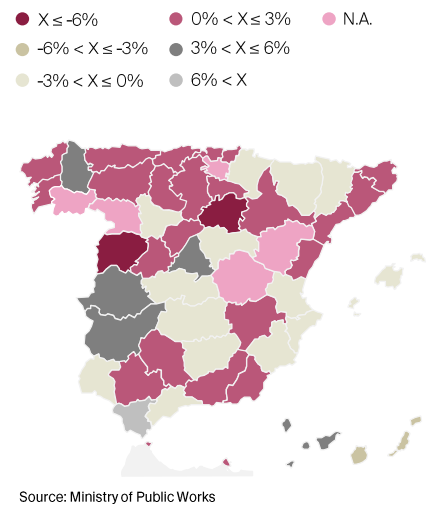
The number of housing transactions has registered more than 345,000 up to November, which represents almost -20% compared to the same period of the previous year. The year is expected to end with about 370,000.

Free housing price has experienced a slight drop on a national level, with an annual variation of -1.1% in the 3rd quarter. While the price of existing housing sits at 1,610 €/sqm, which is 1.2% less than the previous year, new built prices remain stable despite COVID-19, standing at almost 1,900 €/sqm, with an annual growth of 0.98%.

Europeans continue to lead for foreign housing buyers in the 3rd quarter of the year, which have increased slightly compared to the previous quarter, standing at 45%



NEW BUILT PRICES VARIATION BY PROVINCE. Q3 2019 - Q3 2020



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.

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