

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

Q4 2021

SPAIN

Approvals and Final works certificates*
Q1-Q3 2020 / Q1-Q3 2021

+26% 78,800 approvals

+13% 68,100 final works certificates

Transactions and prices*
Q1-Q3 2020 / Q1-Q3 2021

+39% 385,300 N° of transactions

+2.6% 1,660 €/sq m (free housing)

Situation in Spain

The n° of people affiliated to Social Security in 2021 was 19.3 million people, slightly higher than in 2020.

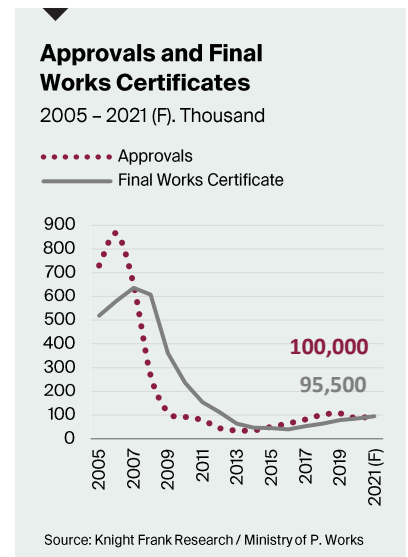
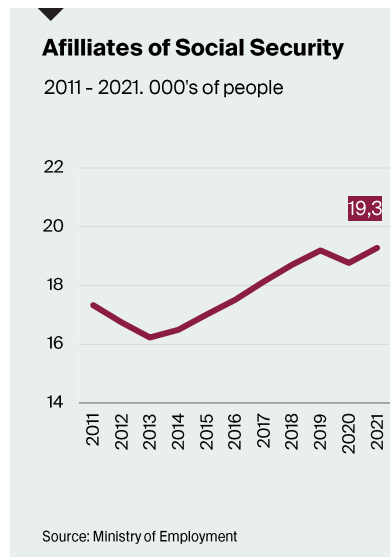
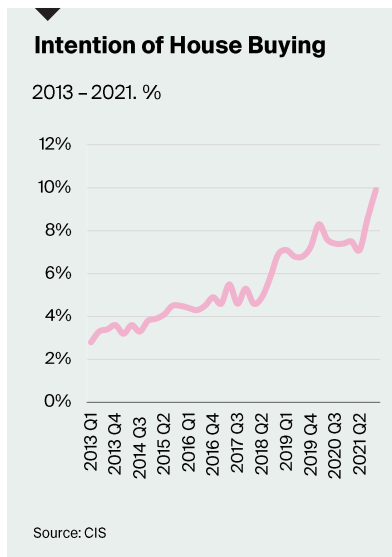
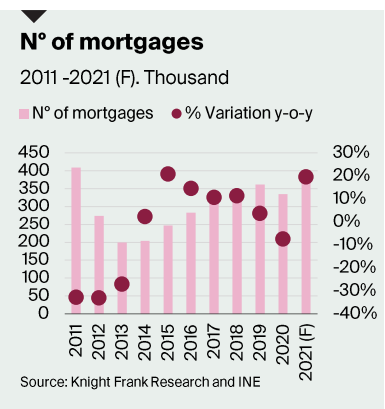
According to the ICC survey for December by the CIS, the intention to purchase a home has reached an average of almost 10%, a trend that has been reflected throughout the year.

The n° of mortgages registered up to

the 3rd quarter of the year was almost 350,000 registrations, 25% more than in the same period of the previous year, expecting the year 2021 to end with around 400,000 signatures.

In terms of building permits, it is estimated that, by the end of the year, they will reach 100,000 permits, nearly 17% more than in 2020, while completion certificates could close at around 95,500 by the end of the year, 12% more than the previous year.

*Source: Ministry of P. Works / INE

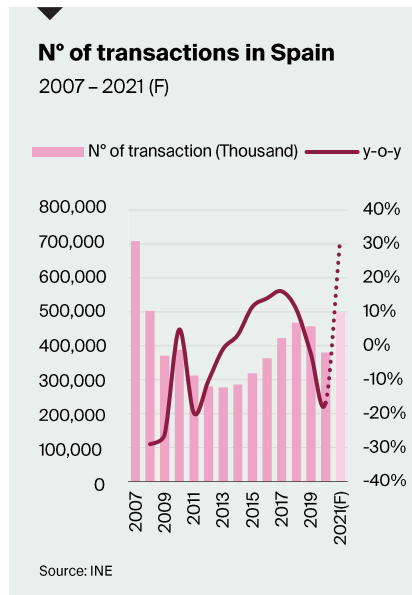
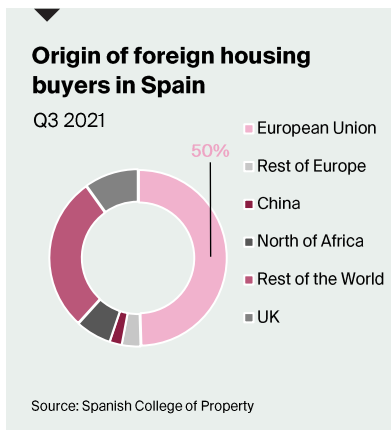


Prices and transactions in Spain

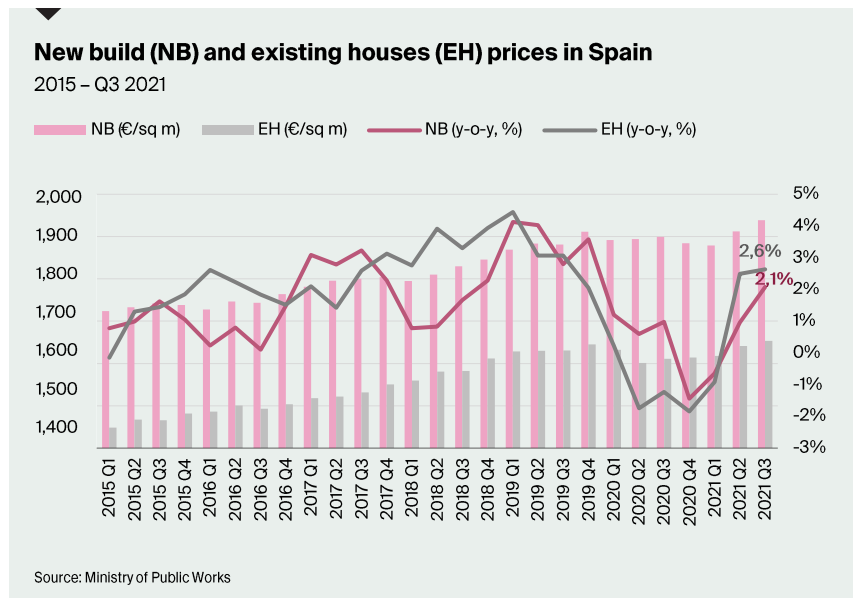
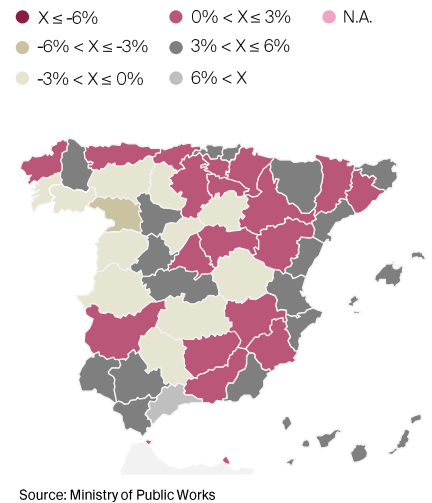
The number of free housing transacted has reached more than 470,000 up to November, around 35% more than in the same period of the previous year. The year is expected to end with approximately 500,000 transactions, the best figure in the last decade.

The price of free housing in Spain during the third quarter increased by 2.6% year-on-year to around €1,660/sq m. In new-build, the average price was almost 1,940 €/sq m, an increase of more than 2% compared to the same period last year, and existing housing it was around 1,650 €/sq m, a year-on-year increase of 2.6%.

The origin of homebuyers in Spain continues to be led by Europeans, slightly increasing with respect to the previous quarter, 50% of the total number of homes sold to foreigners.



NEW BUILD PRICES VARIATION BY PROVINCE. Q3 2020 – Q3 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

Recent Publications



Global Buyer Survey, 2021



Glob. House Price Ind. Q3 2021

Knight Frank Research Reports are available at
spanish: knightfrank.es/investigacion-de-mercados y en
english: knightfrank.com/research



Knight Frank Research provides strategic advice, consultancy services and forecasting to a wide range of clients worldwide including developers, investors, funding organisations, corporate institutions and the public sector. All our clients recognise the need for expert independent advice customised to their specific needs.

Important notice© Knight Frank España, S.A.U. 2020. This report is published for general information only and is not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by Knight Frank España, S.A.U. for any loss or damage resultant from any use of, reliance or reference to the contents of this document.

As a general report, this material does not necessarily represent the view of Knight Frank España S.A.U. in relation to particular properties or projects. Reproduction of this report in whole or part is not permitted without prior written approval of Knight Frank España S.A.U. to the form and content within which it appears. Knight Frank España is a limited liability partnership registered in the Mercantile Register of Madrid with Tax ID No. (CIF) A-79122552. Our registered office is located at Suero de Quiñones 34, 28002 Madrid.