



tinsa umie

Local Markets

Q2 2019

Regions, Provinces and Capitals

QUARTERLY Report



INDEX

1. CONTENTS.....	3
2. EXECUTIVE SUMMARY	4
3. PRICE CHANGES	7
Map and tables with average prices by REGION	7
Map and tables with average prices by PROVINCE.....	9
Map and tables with average prices by PROVINCIAL CAPITAL	12
Detailed study of 5 largest cities by district.....	15
Madrid	15
Barcelona	16
Valencia	17
Seville	18
Zaragoza.....	19
4. FINANCIAL INDICATORS	20
Map of average mortgage by REGION and province	20
Map of average monthly mortgage payment by REGION and province	21
Map of affordability by REGION and province	22
5. MARKET ACTIVITY INDICATORS.....	23
Liquidity (average time taken to sell) by region, provinces and 5 largest cities.....	23
Development activity and sales rate by province	24
6. METHODOLOGY	25

1

CONTENTS

This report aims to provide a snapshot of the residential property market situation based on price changes using information from Tinsa valuations together with other financial and market activity indicators.

The report includes the changes in market values of properties in each region, province and provincial capital in Spain. These changes are shown in a set of price series known as Tinsa IMIE Local Markets.

The indices, available for consultation online using the Interactive IMIE tool on the Tinsa website, have greater local detail than those in the Tinsa IMIE Large Markets, whose general index and five area indices represent much larger geographical areas. Another important difference between the two comes in their publication frequency. While the Tinsa IMIE Local Markets comes out on a quarterly basis, Tinsa IMIE Large Markets is published every month.

As regards everything else, all information comes from the same data base. The series share the same methodology and are therefore comparable. Quarterly data for the general index is obtained from the average of the corresponding monthly figures.

In this report, Spain's largest cities (Madrid, Barcelona, Valencia, Seville and Zaragoza) are analysed at district level. Among other information relevant to activity in the residential property sector, we provide themed maps that represent on a predefined scale square metre prices in each district and their year-on-year change.

Complementing the information about prices, the report offers additional interesting information for market analysis such as mortgages, affordability and average sales times.

The content of the report is divided into five large sections:

1 · Executive summary

2 · Price analysis

- General maps for regions, provinces and provincial capitals with their corresponding year-on-year change in property prices, shown by varying shades in colour depending on the rate of increase or decrease. Accompanying the maps are tables showing the latest average square metre price for each area, the year-on-year change, cumulative value since prices reached their peak, cumulative value so far this year (the difference between the last quarter in the previous year and the current quarter) and price changes in the same period of the previous year. *Source: Tinsa.*
- One heatmap of districts in the five largest cities in Spain (Madrid, Barcelona, Valencia, Seville and Zaragoza) referred to € per square meter, year-on-year price and gross initial yield, calculated as annual rental (€/year) divided by property's value (€). It includes a chart with the three insights in all the districts. *Source: Tinsa*

3 · Financial indicators

- A map of the provinces showing the average size of mortgage, indicated by shade of colour depending on the amount. This is accompanied by a regional and provincial table. *Source: Spanish National Statistical Institute (INE).*
- A map of the provinces showing annual mortgage payments, indicated by shade of color depending on the amount. This is accompanied by a regional and provincial table. *Source: Registrars Association, INE and own.*
- Provincial map of affordability, measured as a percentage of the annual disposable family income required to pay the first year of a mortgage. The percentage of affordability is shown by graded colour depending on the amount. Also accompanied by a table for regions and provinces. *Source: Tinsa.*

4 · Activity indicators

- Liquidity map for each province showing the average time it takes to sell a property. It is accompanied by a table for the regions, provinces and five largest cities. *Source: Tinsa.*
- Graphics showing the number of sales and building licences per 10,000 properties (provincial supply). *Source: Spanish Development Ministry (Ministerio de Fomento).*

5 · Short methodology summary on how the indices are constructed.

2

EXECUTIVE SUMMARY

The average price for a completed property (resale and new-build) in Spain went up by 3% year-on-year to reach an average value of €1,350 per square metre, according to provisional data in the Tinsa IMIE Local Markets Index Q2 2019. Among the largest provincial capitals, only Valencia saw average prices increase by over 10%, although those in Palma de Mallorca, Zaragoza and Seville went up by more than 8%. Madrid and particularly Barcelona are showing clear signs of stability, bringing the nationwide quarter-on-quarter change in average values to below 1%.

Asturias was the only region with a slight negative change in annual terms and as was the case in the previous quarter, 15 provinces (excluding Ceuta and Melilla) registered a year-on-year drop in prices.

Average prices in Spain have increased over 11 consecutive quarters, although in this instance, at just €1 the increase was practically insignificant. Prices have accumulated a rise of 12.8% since their post-crisis minimum and now stand at 34.1% below the highest reached in 2007.

Regions

Just three regions (Navarra, Aragon and Comunidad de Madrid) had price rises in excess of 5% in annual terms. In quarterly terms, La Rioja, Navarra and the Basque Country stand out with increases of over 3%. The biggest quarterly price drops took place in Castilla y León (down 2.4%) and Asturias (down 3.4%).

Castilla-La Mancha continued to register prices more than 50% less than their peak a decade ago while in the Balearic Islands and the Comunidad de Madrid the difference was less than 30% (just 20% in the case of the Balearic Islands). Prices in the Comunidad de Madrid and Catalonia went up from their lowest by 43% and 32% respectively. The regions with accumulated increases below 5% were Extremadura, Cantabria, Galicia and Castilla-La Mancha.

Provinces

During Q2 2019, there were no year-on-year increases over 10% in any province. 9 of them did register rises between 5 and 8% including Malaga, Valencia and Madrid. A total of 28 provinces saw their average values fall compared to the previous quarter.

The highest provincial prices were found in Guipúzcoa (€2,432 per m²), Madrid (€2,336 per m²), the Balearic Islands (€2,183 per m²), Barcelona (€2,153 per m²) and Vizcaya (€2,059 per m²). The lowest were in Ciudad Real (€633 per m²), Teruel (€673 per m²), Cuenca (€679 per m²) and Lugo (€736 per m²).

In 5 provinces, property was worth less than half of its highest price a decade ago, namely Toledo, Guadalajara, Cuenca, Tarragona and Castellón.

Provincial Capitals

4 provincial capitals registered price increases over 10%: Valencia, Orense, Girona and Burgos. The 2 largest cities in Spain, Madrid and Barcelona, reduced their previous increases considerably. The former grew by 6.6% year-on-year while the latter went up by 1.6% (in this case, the quarterly drop was 1.7%). 14 provincial capitals (if we include Ceuta and Melilla) experienced price drops compared to the same quarter last year.

11 provincial capitals, including Zaragoza, registered figures that were less than half of their highest pre-crisis prices. With figures much closer to those seen a decade ago were Palma de Mallorca, Orense, San Sebastián, Madrid and Barcelona (between 20 and 25% lower).

The most expensive provincial capitals in Spain continued to be San Sebastián (€3,449 per m²), Barcelona (€3,333 per m²) and Madrid (€3,013 per m²), followed some distance behind by Bilbao and Palma de Mallorca. Among the cheapest were Lugo, Castellón, Ávila and Teruel, all below €950 per m².

Districts in the 5 largest cities

The general pattern of higher year-on-year increases in the outlying districts of the main cities – Madrid, Barcelona and Valencia – continued. In Zaragoza and Seville, however, the highest growth still took place in the central neighbourhoods.

In Barcelona, there were no increases higher than two digits in any districts. Price corrections happened in Ciutat Vella and the higher rises took place in some parts of nearest suburbs. A similar situation occurred in Madrid with the odd year-on-year adjustment (in Hortaleza) and two-digit increases in Carabanchel, Villaverde and Vicálvaro (as well as in the central district of Salamanca). In Valencia, yet again, there were several districts with significant price rises. In Seville and Zaragoza, both in the centre and outskirts, various districts notched up increases in excess of two digits.

The most expensive districts located in Madrid and Barcelona with figures over €4,000 per m², were Salamanca, Chamberí, Retiro, Centre and Chamartín (in Madrid), and Sarrià-Sant Gervasi, Eixample and Les Corts (in Barcelona).

Average sale time (liquidity)

The average time taken to sell a property in Spain, which relates the supply of property on the market to the rate of sales, stood at 8.2 months. Madrid registered a shorter timescale at 3.6 months, followed by Zaragoza (3.8 months), Sevilla (5.1 months), Barcelona (6.5 months) and Valencia (7.6 months).

The provinces where it took least time to sell, less than 6 months on average, were

Madrid, Navarra, Las Palmas, Zaragoza, Guipúzcoa and Seville. At the other extreme, in Girona, Salamanca, Cantabria and Ourense it took at least 13 months..

Average mortgage and monthly repayments

The Spanish spent an average of 20.2% of their disposable income on the first year of their mortgage. According to data from the Spanish Statistical Institute (INE), the average mortgage in Spain was €123,282 in Q1 2019 (latest data available). Each month, mortgage payments equate to an average of €579.

Geographical differences in affordability, the comparison between family income and average mortgages in each area, remained substantial in Spain. The Balearic Islands, where 26.6% of earnings was needed for an average mortgage of €160,862, Malaga (26.5%) and Barcelona (22.9%) were the provinces with the least affordability compared to the provinces of Soria and Lleida (below 15%).

In the cities of Madrid and Barcelona, the average mortgage was the equivalent of 21.1% and 25.8% of disposable income. Several districts in both cities registered rates of between 25 and 30%, even higher in some cases including Moncloa-Aravaca (30.6%), Salamanca (30.5%), Chamberí (25.9 %) and Chamartín (25.6 %) in Madrid. In Barcelona, Sarrià (29.2%), Ciutat Vella (28.5%), Eixample (28.1%), Gracia (27.4%) and Les Corts (27%) stood out.

The highest monthly mortgage payment was registered in the Balearic Islands (€830), followed by the province of Barcelona (€791), well ahead of average payments in Cuenca (€359), Jaén (€357) and Badajoz (€347), the provinces with the lowest.

Sales and building licences

The rate of sales of Spanish property over the last four quarters with available data (until Q1 2019) reached 22.8 sales per 1,000 existing properties in the country, compared to 22.7 sales in the previous quarter. Malaga and Alicante continued to rank as the provinces with the highest number of sales in comparison with supply: 37.3 and 33.7 sales per 1,000 existing properties respectively. The Balearic Islands and the provinces of Madrid and Almería also registered a rate of almost 30 sales over supply in the last four quarters. At the other extreme, the least dynamic provinces in terms of sales were Ourense (7.8 sales per 1,000 existing properties in the province), Zamora (10.3 sales) and Lugo (12 sales).

With regards to property development activity, 4.1 new-build licences per 1,000 existing properties in the country were approved in Spain between Q2 2018 and Q1 2019 (estimate based on data from the Spanish Ministry of Development). The provinces of Navarra, Madrid, Malaga and Vizcaya stood out with over 6 licences approved per 1,000 existing properties. Development activity was anecdotal in the provinces of Ourense, Zamora, Teruel and Ávila where less than 1.5 licences per 1,000 existing properties were approved.

Gross rental returns

Gross rental returns stood at around 4.4% in Madrid, Valencia and Seville while they dropped to 4% in Barcelona and rose to 4.7% in Zaragoza.

In the different districts in these cities, return rates in the centre of Barcelona (Ciutat Vella), Madrid (Centre) and Valencia (Ciutat Vella) were somewhat higher than those in neighbouring districts. This situation, anomalous at first glance, may be due to the effect of holiday lets (very localized in these areas) on traditional residential rentals and by extension, on average prices.

Apart from this, the centre-suburb pattern of contained and higher returns respectively, continued in these cities with figures similar to those obtained in the previous quarter.

3

PRICES CHANGES

SPAIN Q2 2019

(National average)

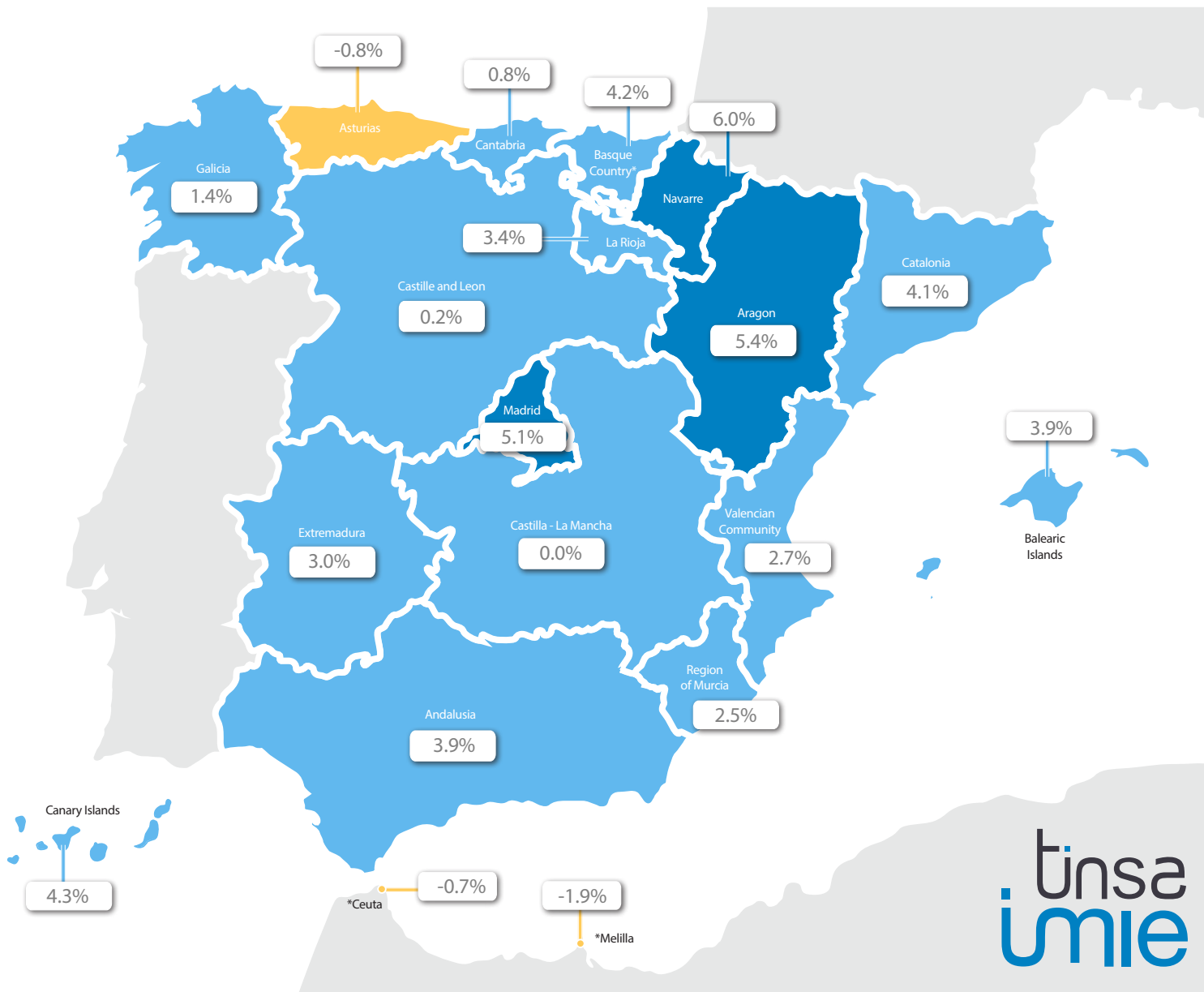
Year-on-year change* **+3.0%**
 Change since peak * **-34.1%**
 Average price Q2 * **1,350 €/m²**

Q1 2019 **4.9%** Q4 2018 **5.8%** Q3 2018 **4.9%**

*Provisional data.

REGIONS

Year-on-year change in average prices



- Increase over 10%
- Decrease between 0% and -5%
- Increase between 5% and 10%
- Decrease between -5% and -10%
- Increase between 0 and 5%
- Decrease over -10%

* Provisional data



See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at <https://www.tinsa.es/precio-vivienda>

REGIONS

	Price Q2 2019	Year-on-year change	Change since peak	Cumulative change 2019	Cumulative change 2018
Andalusia	1,234 €/m ²	↑ 3.9%	↓ -37.0%	0.9%	2.7%
Aragon	1,114 €/m ²	↑ 5.4%	↓ -45.3%	2.0%	3.8%
Asturias	1,160 €/m ²	↓ -0.8%	↓ -35.0%	-3.8%	4.1%
Balearic Islands	2,183 €/m ²	↑ 3.9%	↓ -20.0%	1.8%	3.9%
Canary Islands	1,340 €/m ²	↑ 4.3%	↓ -29.9%	2.7%	3.8%
Cantabria	1,230 €/m ²	↑ 0.8%	↓ -41.1%	-3.0%	-2.5%
Castile and Leon	1,011 €/m ²	↑ 0.2%	↓ -38.8%	-2.1%	4.9%
Castilla-La Mancha	783 €/m ²	↑ 0.0%	↓ -52.8%	-1.0%	4.2%
Catalonia	1,900 €/m ²	↑ 4.1%	↓ -35.2%	0.7%	3.1%
Valencian Community	1,060 €/m ²	↑ 2.7%	↓ -43.9%	-0.5%	4.4%
Extremadura	770 €/m ²	↑ 3.0%	↓ -30.7%	0.2%	-2.4%
Galicia	1,065 €/m ²	↑ 1.4%	↓ -32.3%	-3.1%	-1.4%
Community of Madrid	2,336 €/m ²	↑ 5.1%	↓ -26.5%	1.3%	6.8%
Region of Murcia	959 €/m ²	↑ 2.5%	↓ -45.0%	-0.3%	2.1%
Navarre	1,183 €/m ²	↑ 6.0%	↓ -40.8%	4.5%	-0.1%
*Basque Country	2,116 €/m ²	↑ 4.2%	↓ -33.8%	3.7%	1.3%
Rioja (La)	933 €/m ²	↑ 3.4%	↓ -48.2%	4.2%	7.8%
*Ceuta	1,744 €/m ²	↓ -0.7%	↓ -18.1%	0.8%	-1.1%
*Melilla	1,683 €/m ²	↓ -1.9%	↓ -10.8%	-2.3%	3.7%

↑ Increase over 10%

↑ Increase between 5% and 10%

↑ Increase between 0 and 5%

↓ Decrease between 0% and -5%

↓ Decrease between -5% and -10%

↓ Decrease over -10%

↓ Decrease over national average

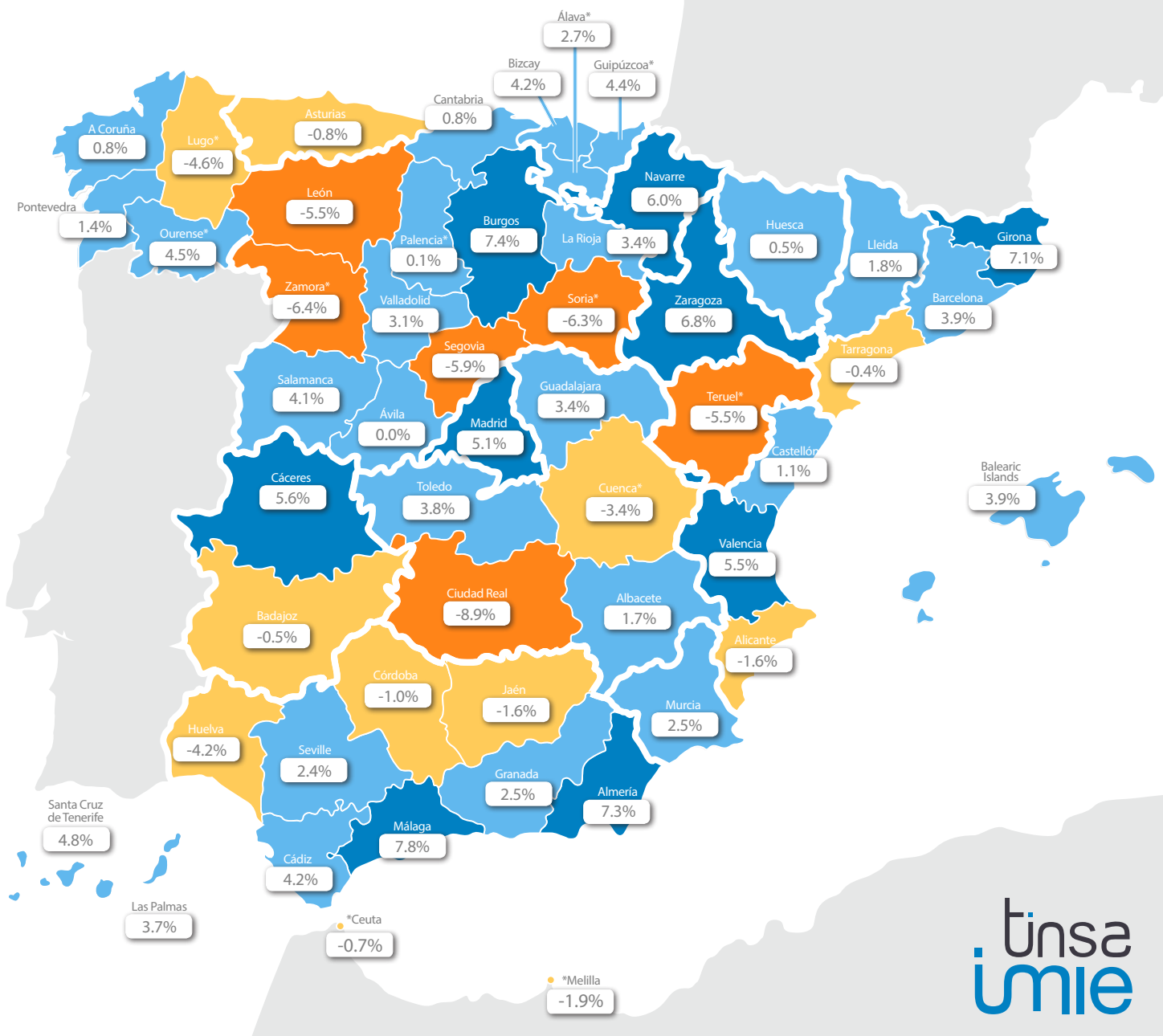
↓ Decrease below national average

*Provisional data

PROVINCES

Year-on-year change in average prices

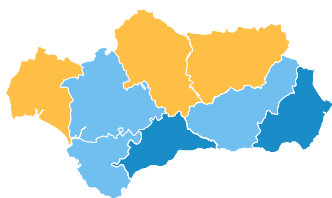
National Average +3.0%



- Increase over 10%
 - Decrease between 0% and -5%
 - Increase between 5% and 10%
 - Decrease between -5% and -10%
 - Increase between 0 and 5%
 - Decrease over -10%
- * Provisional data

See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at <https://www.tinsa.es/precio-vivienda>

PROVINCES



ANDALUSIA	Price Q2 2019	Year-on-year change	Change since peak	Cum. Change 2019	Cum. Change 2018
Almería	1,029 €/m ²	↑ 7.3%	↓ -46.3%	2.0%	1.8%
Cádiz	1,310 €/m ²	↑ 4.2%	↓ -36.9%	0.6%	0.0%
Córdoba	959 €/m ²	↓ -1.0%	↓ -42.5%	1.0%	2.2%
Granada	1,044 €/m ²	↑ 2.5%	↓ -33.6%	-0.1%	0.9%
Huelva	1,067 €/m ²	↓ -4.2%	↓ -49.8%	-4.4%	-0.1%
Jaén	772 €/m ²	↓ -1.6%	↓ -37.7%	-1.5%	-0.6%
Málaga	1,659 €/m ²	↑ 7.8%	↓ -34.6%	3.7%	5.7%
Seville	1,291 €/m ²	↑ 2.4%	↓ -37.1%	1.5%	2.8%



ARAGON	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Huesca	1,000 €/m ²	↑ 0.5%	↓ -41.5%	1.5%	-1.4%
*Teruel	673 €/m ²	↓ -5.5%	↓ -37.5%	-4.2%	-1.4%
Zaragoza	1,185 €/m ²	↑ 6.8%	↓ -47.8%	3.3%	5.1%



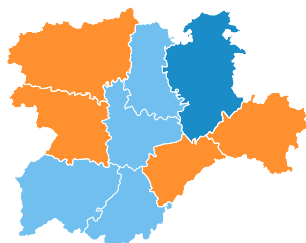
ASTURIAS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Asturias	1,160 €/m ²	↓ -0.8%	↓ -35.0%	-3.8%	4.1%



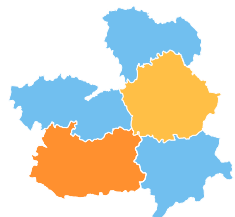
BALEARIC ISLANDS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Balearic Islands	2,183 €/m ²	↑ 3.9%	↓ -20.0%	1.8%	3.9%



CANARY ISLANDS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Palmas (Las)	1,368 €/m ²	↑ 3.7%	↓ -34.4%	2.0%	5.7%
Santa Cruz de Tenerife	1,299 €/m ²	↑ 4.8%	↓ -25.1%	3.7%	1.1%



CANTABRIA	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Cantabria	1,230 €/m ²	↑ 0.8%	↓ -41.1%	-3.0%	-2.5%



CASTILLE AND LEON	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Ávila	801 €/m ²	↑ 0.0%	↓ -47.9%	-1.1%	0.8%
Burgos	1,102 €/m ²	↑ 7.4%	↓ -41.5%	-1.0%	0.7%
León	830 €/m ²	↓ -5.5%	↓ -32.8%	-2.9%	8.2%
*Palencia	977 €/m ²	↑ 0.1%	↓ -33.7%	1.1%	0.9%
Salamanca	1,166 €/m ²	↑ 4.1%	↓ -35.3%	-0.3%	-3.6%
Segovia	951 €/m ²	↓ -5.9%	↓ -47.1%	-6.9%	2.4%
*Soria	895 €/m ²	↓ -6.3%	↓ -37.5%	-1.2%	2.5%
Valladolid	1,142 €/m ²	↑ 3.1%	↓ -34.4%	2.9%	8.1%
*Zamora	815 €/m ²	↓ -6.4%	↓ -36.6%	-3.2%	-0.8%

CASTILLA LA MANCHA	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Albacete	875 €/m ²	↑ 1.7%	↓ -41.6%	4.5%	1.8%
Ciudad Real	633 €/m ²	↓ -8.9%	↓ -45.0%	-11.1%	1.2%
*Cuenca	679 €/m ²	↓ -3.4%	↓ -51.3%	-1.0%	-3.5%
Guadalajara	982 €/m ²	↑ 3.4%	↓ -53.3%	-0.4%	2.3%
Toledo	741 €/m ²	↑ 3.8%	↓ -54.8%	0.2%	1.5%

- ▲ Increase over 10%
 ▼ Decrease between 0% and -5%
▼ Decrease over national average
- ▲ Increase between 5% and 10%
 ▼ Decrease between -5% and -10%
▼ Decrease below national average
- ▲ Increase between 0 and 5%
 ▼ Decrease over -10%
*Provisional data

PROVINCES



CATALONIA

	Price Q2 2019	Year-on-year change	Change since peak	Cum. Change 2019	Cum. Change 2018
Barcelona	2,153 €/m ²	▲ 3.9%	▼ -34.4%	0.2%	3.3%
Gerona/Girona	1,463 €/m ²	▲ 7.1%	▼ -45.2%	5.1%	0.2%
Lérida/Lleida	899 €/m ²	▲ 1.8%	▼ -48.2%	-3.9%	4.8%
Tarragona	1,168 €/m ²	▼ -0.4%	▼ -50.4%	-2.0%	4.0%



VALENCIAN COMMUNITY

Alicante/Alacant	1,148 €/m ²	▼ -1.6%	▼ -41.9%	-4.0%	4.1%
Castellón/Castellón	895 €/m ²	▲ 1.1%	▼ -50.0%	3.1%	1.6%
Valencia/València	1,042 €/m ²	▲ 5.5%	▼ -43.8%	1.0%	5.2%



EXTREMADURA

Badajoz	782 €/m ²	▼ -0.5%	▼ -33.5%	1.3%	-0.5%
Cáceres	754 €/m ²	▲ 5.6%	▼ -27.5%	-0.8%	-3.0%



GALICIA

La Coruña/Coruña (A)	1,103 €/m ²	▲ 0.8%	▼ -32.1%	-4.7%	-1.3%
*Lugo	736 €/m ²	▼ -4.6%	▼ -37.3%	-1.5%	0.1%
*Orense/Ourense	888 €/m ²	▲ 4.5%	▼ -20.5%	2.2%	-2.7%
Pontevedra	1,137 €/m ²	▲ 1.4%	▼ -31.6%	-3.9%	-2.4%



MADRID (COMMUNITY OF)

Madrid	2,336 €/m ²	▲ 5.1%	▼ -26.5%	1.3%	6.8%
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MURCIA (REGION OF)

Murcia	959 €/m ²	▲ 2.5%	▼ -45.0%	-0.3%	2.1%
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NAVARRRE

Navarre	1,183 €/m ²	▲ 6.0%	▼ -40.8%	4.5%	-0.1%
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BASQUE COUNTRY

*Álava/Araba	1,622 €/m ²	▲ 2.7%	▼ -39.8%	-1.7%	-0.9%
*Guipúzcoa/Guipúzkoa	2,432 €/m ²	▲ 4.4%	▼ -28.0%	2.6%	2.9%
Bizcay/Bizkaia	2,059 €/m ²	▲ 4.2%	▼ -38.3%	4.7%	1.4%



RIOJA (LA)

La Rioja	933 €/m ²	▲ 3.4%	▼ -48.2%	4.2%	7.8%
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CEUTA

*Ceuta	1,744 €/m ²	▼ -0.7%	▼ -18.1%	0.8%	-1.1%
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MELILLA

*Melilla	1,683 €/m ²	▼ -1.9%	▼ -10.8%	-2.3%	3.7%
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- ▲ Increase over 10%
- ▲ Increase between 5% and 10%
- ▲ Increase between 0 and 5%
- ▼ Decrease between 0% and -5%
- ▼ Decrease between -5% and -10%
- ▼ Decrease over -10%
- ▼ Decrease over national average
- ▼ Decrease below national average
- *Provisional data

CAPITALS

Year-on-year change in average prices

National Average +3.0%



Vigo has been included because it is considered as representative as the provincial capital

- Increase over 10%
- Decrease between 0% and -5%
- * Provisional data
- Increase between 5% and 10%
- Decrease between -5% and -10%
- Decrease over -10%
- Increase between 0 and 5%

See previous IMIE Local Markets trends (index and €/m² prices) and make your own graphs at <https://www.tinsa.es/precio-vivienda>

CAPITALS



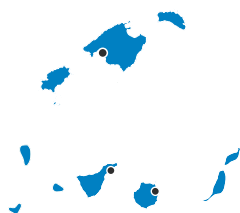
ANDALUSIA	Price Q2 2019	Year-on-year change	Change since peak	Cum. Change 2019	Cum. Change 2018
Almería	1,142 €/m ²	▲ 7.1%	▼ -46.1%	-0.5%	-0.8%
Cádiz	1,933 €/m ²	▲ 2.8%	▼ -35.4%	0.2%	-3.0%
Córdoba	1,310 €/m ²	▲ 0.9%	▼ -43.3%	3.1%	5.6%
Granada	1,535 €/m ²	▲ 5.2%	▼ -37.0%	1.7%	4.2%
Huelva	1,060 €/m ²	▲ 3.4%	▼ -48.4%	-1.9%	0.4%
Jaén	1,064 €/m ²	▼ -3.2%	▼ -43.4%	0.1%	-2.9%
Málaga	1,653 €/m ²	▲ 6.3%	▼ -31.6%	1.3%	10.0%
Seville	1,714 €/m ²	▲ 8.1%	▼ -35.1%	7.6%	4.8%



ARAGON	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
*Huesca	1,050 €/m ²	▲ 3,0%	▼ -47,3%	3,2%	-1,3%
*Teruel	947 €/m ²	▼ -7,2%	▼ -46,5%	-5,2%	-3,2%
Zaragoza	1,356 €/m ²	▲ 8,9%	▼ -51,6%	3,7%	4,7%



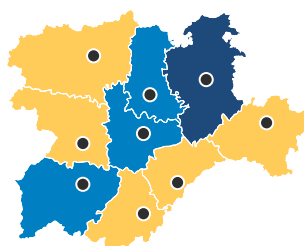
ASTURIAS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
*Oviedo	1,251 €/m ²	▲ 2.3%	▼ -37.5%	-0.6%	0.8%



BALEARIC ISLANDS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Palma de Mallorca	2,125 €/m ²	▲ 8.9%	▼ -20.4%	5.5%	6.0%



CANARY ISLANDS	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Palmas (Las)	1,474 €/m ²	▲ 5.5%	▼ -28.5%	5.1%	3.3%
Santa Cruz de Tenerife	1,266 €/m ²	▲ 7.5%	▼ -27.1%	6.6%	-3.2%



CANTABRIA	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Santander	1,538 €/m ²	▲ 3.2%	▼ -41.3%	-0.8%	-5.5%



CASTILLE AND LEON	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Ávila	913 €/m ²	▼ -0.7%	▼ -53.9%	-1.2%	1.4%
Burgos	1,394 €/m ²	▲ 12.4%	▼ -40.7%	-1.1%	-2.4%
León	1,067 €/m ²	▼ -4.3%	▼ -38.5%	-1.1%	7.3%
*Palencia	1,162 €/m ²	▲ 5.4%	▼ -34.9%	4.2%	0.7%
Salamanca	1,448 €/m ²	▲ 6.4%	▼ -39.5%	1.3%	-5.5%
*Segovia	1,227 €/m ²	▼ -0.8%	▼ -50.7%	-1.0%	1.2%
*Soria	999 €/m ²	▼ -2.1%	▼ -44.4%	1.9%	-2.7%
Valladolid	1,320 €/m ²	▲ 8.4%	▼ -38.0%	4.6%	5.8%
*Zamora	978 €/m ²	▼ -4.4%	▼ -37.7%	-2.0%	1.7%

CASTILLA LA MANCHA	Price	Year-on-year change	Change since peak	Cum. Change	Cum. Change
Albacete	1,116 €/m ²	▲ 5.7%	▼ -47.7%	10.9%	6.4%
Ciudad Real	957 €/m ²	▲ 0.4%	▼ -53.4%	-8.3%	3.3%
*Cuenca	986 €/m ²	▼ -1.4%	▼ -50.4%	-1.4%	2.2%
Guadalajara	1,180 €/m ²	▲ 5.0%	▼ -54.8%	1.1%	7.7%
*Toledo	1,120 €/m ²	▼ -2.9%	▼ -51.3%	-2.2%	3.0%

- ▲ Increase over 10%
- ▲ Increase between 5% and 10%
- ▲ Increase between 0 and 5%
- ▼ Decrease between 0% and -5%
- ▼ Decrease between -5% and -10%
- ▼ Decrease over -10%
- ▼ Decrease over national average
- ▼ Decrease below national average
- *Provisional data

CAPITALS



CATALONIA

	Price Q2 2019	Year-on-year change	Change since peak	Cum. Change 2019	Cum. Change 2018
Barcelona	3,333 €/m ²	↑ 1.6%	↓ -25.0%	-1.4%	4.9%
*Gerona/Girona	1,707 €/m ²	↑ 13.1%	↓ -43.6%	7.0%	1.7%
Lérida/Lleida	954 €/m ²	↑ 9.8%	↓ -55.0%	1.8%	-6.9%
Tarragona	1,213 €/m ²	↑ 0.6%	↓ -52.3%	-8.5%	4.8%



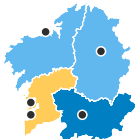
VALENCIAN COMMUNITY

Alicante/Alacant	1,225 €/m ²	↓ -1.8%	↓ -37.5%	-7.7%	5.5%
Castellón/Castellón	890 €/m ²	↑ 3.7%	↓ -52.9%	5.1%	1.3%
Valencia/València	1,437 €/m ²	↑ 11.4%	↓ -40.2%	2.8%	7.8%



EXTREMADURA

Badajoz	1,044 €/m ²	↓ -6.2%	↓ -43.8%	0.2%	6.7%
Cáceres	1,015 €/m ²	↑ 4.6%	↓ -36.8%	0.6%	-3.5%



GALICIA

*Coruña (La)	1,593 €/m ²	↑ 2.4%	↓ -28.4%	1.3%	2.3%
*Lugo	846 €/m ²	↑ 0.1%	↓ -35.8%	3.8%	-2.4%
*Orense/Ourense	1,147 €/m ²	↑ 13.6%	↓ -20.8%	9.2%	-4.4%
*Pontevedra	1,141 €/m ²	↓ -1.7%	↓ -33.1%	-0.3%	-0.5%
Vigo	1,339 €/m ²	↑ 5.6%	↓ -35.7%	-4.4%	-0.4%



MADRID (COMUMUNITY OF)

Madrid	3,013 €/m ²	↑ 6.6%	↓ -24.2%	1.6%	8.7%
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MURCIA (REGION OF)

Murcia	1,137 €/m ²	↑ 6.8%	↓ -36.1%	-1.7%	4.8%
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NAVARRRE

*Pamplona	1,643 €/m ²	↑ 9.0%	↓ -41.7%	3.9%	6.0%
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BASQUE COUNTRY

*Vitoria	1,671 €/m ²	↑ 0.5%	↓ -44.1%	0.5%	-0.7%
*San Sebastián	3,449 €/m ²	↑ 3.3%	↓ -23.2%	2.0%	4.7%
Bilbao	2,301 €/m ²	↑ 3.9%	↓ -38.1%	3.7%	6.2%



RIOJA (LA)

Logroño	1,156 €/m ²	↑ 8,2%	↓ -52,4%	7,7%	7,1%
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CEUTA

*Ceuta	1,744 €/m ²	↓ -0.7%	↓ -18.1%	0.8%	-1.1%
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MELILLA

*Melilla	1,683 €/m ²	↓ -1.9%	↓ -10.8%	-2.3%	3.7%
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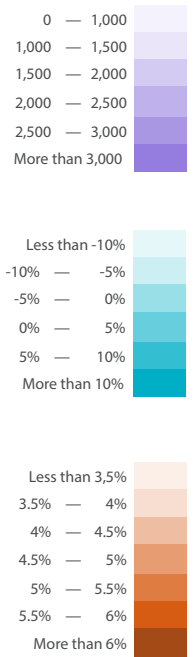
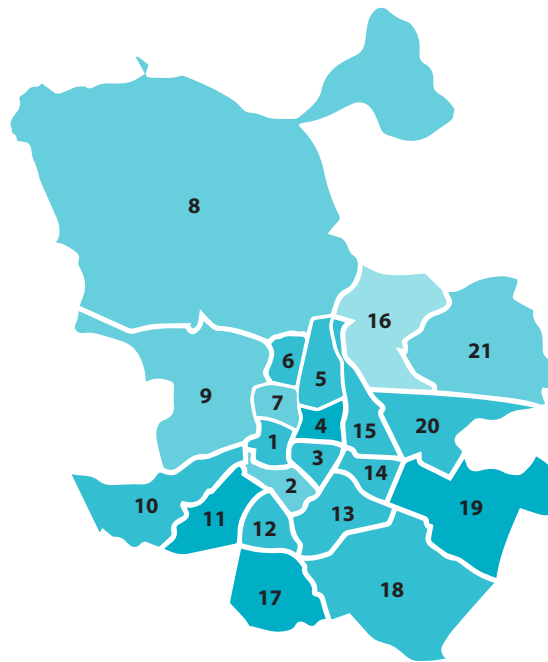
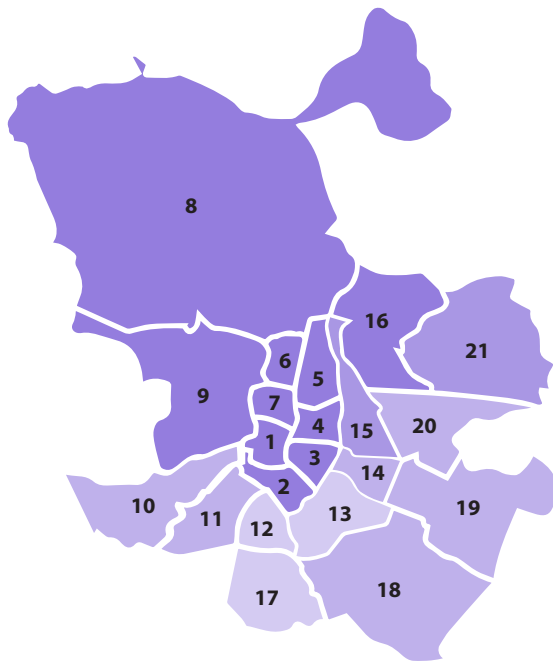
- ▲ Increase over 10%
 ▼ Decrease between 0% and -5%
▼ Decrease over national average
- ▲ Increase between 5% and 10%
 ▼ Decrease between -5% and -10%
▼ Decrease below national average
- ▲ Increase between 0 and 5%
 ▼ Decrease over -10%
*Provisional data

PRICE CHANGES IN THE FIVE LARGEST CITIES

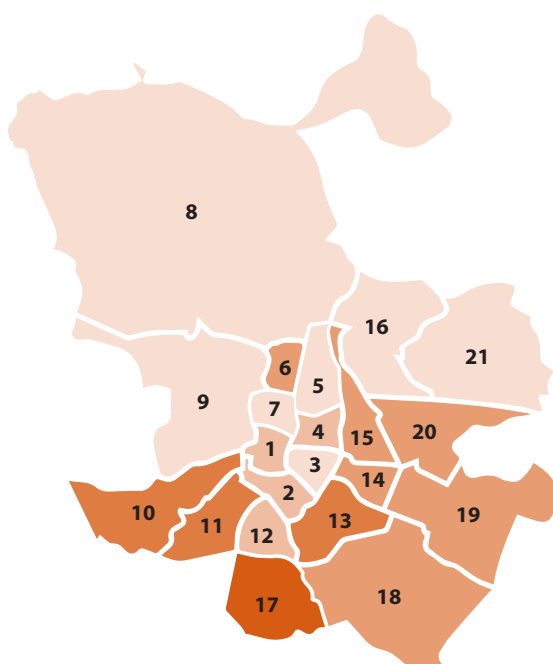
MADRID

AVERAGE PRICE (€/m²)
City average: **3,013 €/m²**

YEAR-ON-YEAR CHANGE (%)
City average: **+6.6%**



GROSS INITIAL YIELD (%)
City average: **+4.4%**



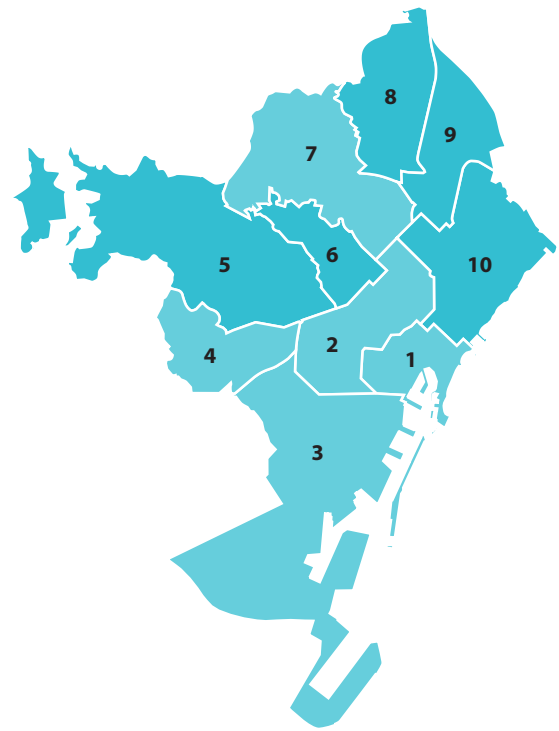
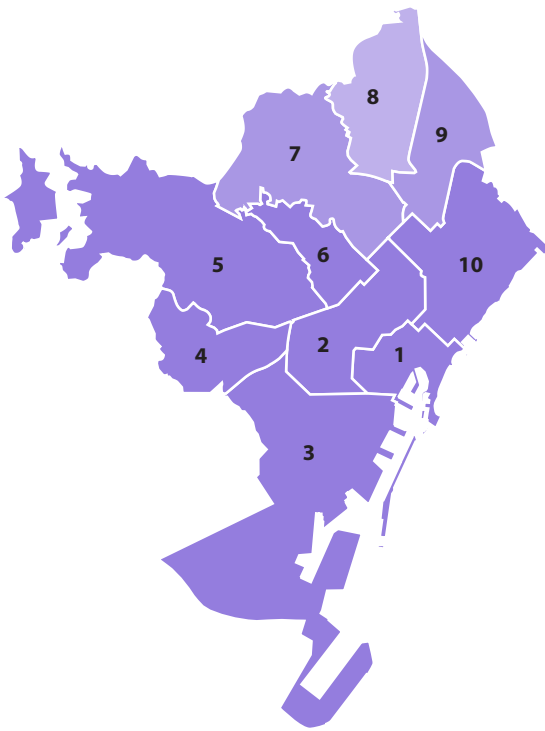
District	€/m ²	% Year-on-year	Yield
1 Centro	4,440	1.7%	4.4%
2 Arganzuela	3,777	4.2%	4.0%
3 Retiro	4,130	6.5%	3.6%
4 Salamanca	5,161	11.1%	4.0%
5 Chamartín	4,499	9.3%	3.6%
6 Tetuán	3,419	9.1%	4.5%
7 Chamberí	4,709	3.0%	3.8%
8 Fuencarral-El Pardo	3,219	0.0%	3.8%
9 Moncloa-Aravaca	3,552	2.7%	3.7%
10 Latina	2,176	9.7%	5.0%
11 Carabanchel	2,102	14.3%	5.2%
12 Usera	1,843	7.9%	4.2%
13 Puente de Vallecas	1,767	6.6%	5.3%
14 Moratalaz	2,408	6.2%	4.9%
15 Ciudad Lineal	2,812	7.6%	4.7%
16 Hortaleza	3,066	-2.3%	3.7%
17 Villaverde	1,604	12.2%	5.9%
18 Villa de Vallecas	2,209	8.9%	4.5%
19 Vicálvaro	2,272	15.3%	4.6%
20 San Blas	2,397	5.0%	4.9%
21 Barajas	2,960	1.9%	3.7%

PRICE CHANGES IN THE FIVE LARGEST CITIES

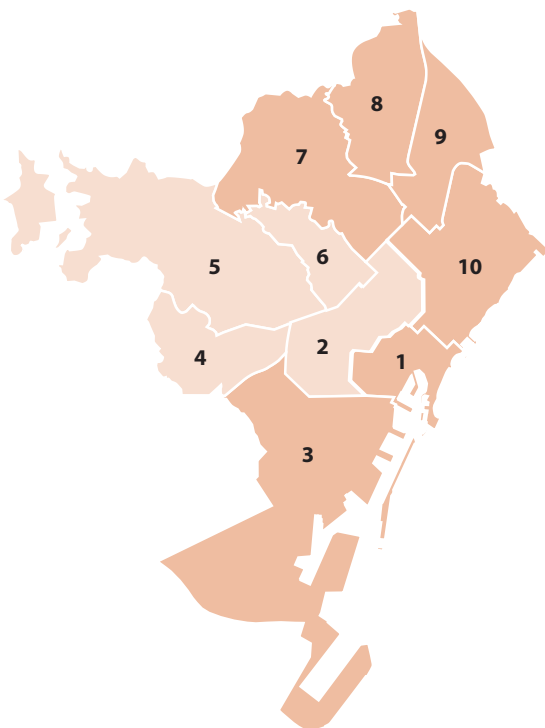
BARCELONA

AVERAGE PRICE (€/m²)
City average: **3,333 €/m²**

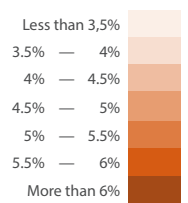
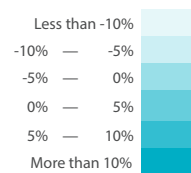
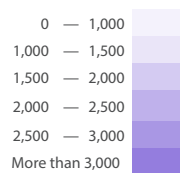
YEAR-ON-YEAR CHANGE (%)
City average: **+1.6%**



GROSS INITIAL YIELD (%)
City average: **+4.0%**



District	€/m ²	% Year-to-year	Yield
1 Ciutat Vella	3,730	-2.6%	4.4%
2 L'Eixample	4,168	4.1%	3.7%
3 Sants-Montjuïc	3,216	0.3%	4.1%
4 Les Corts	4,190	2.1%	3.5%
5 Sarrià-Sant Gervasi	4,744	5.2%	3.6%
6 Gràcia	3,910	8.4%	3.5%
7 Horta Guinardó	2,843	0.5%	4.1%
8 Nou Barris	2,421	6.2%	4.2%
9 Sant Andreu	2,927	9.3%	4.3%
10 Sant Martí	3,288	6.0%	4.0%

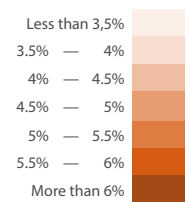
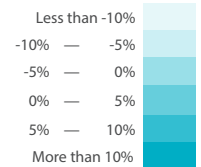
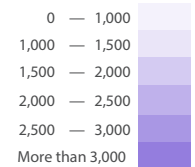
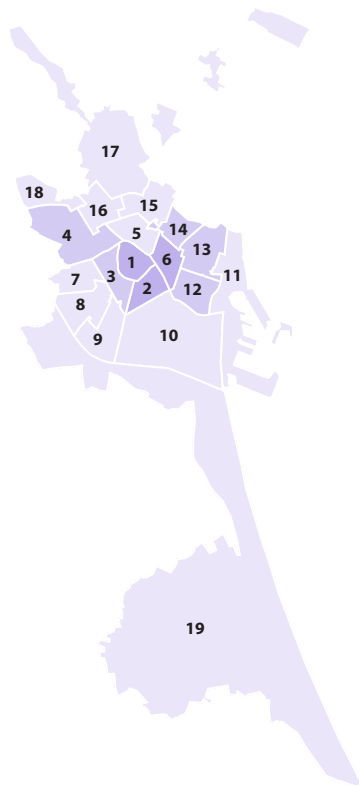


PRICE CHANGES IN THE FIVE LARGEST CITIES

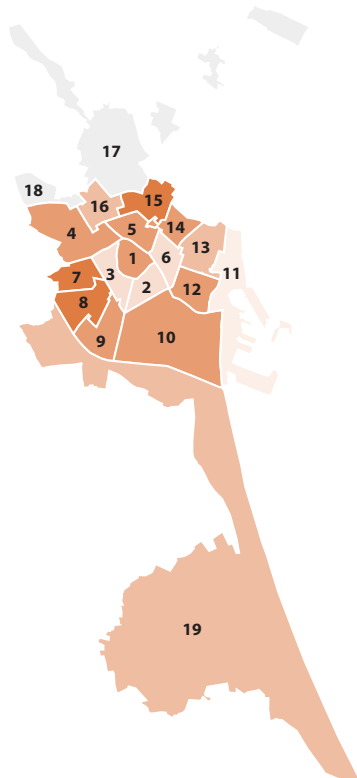
VALENCIA

AVERAGE PRICE (€/m²)
City average: **1,437 €/m²**

YEAR-ON-YEAR CHANGE (%)
City average: **+11.4%**



GROSS INITIAL YIELD (%)
City average: **+4.5%**



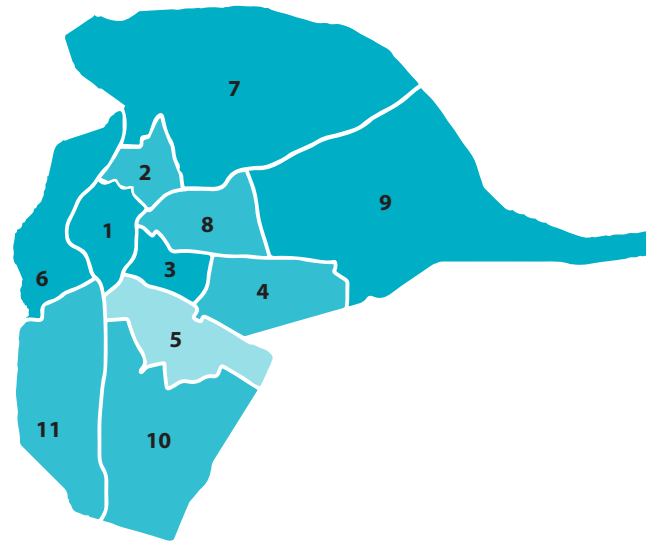
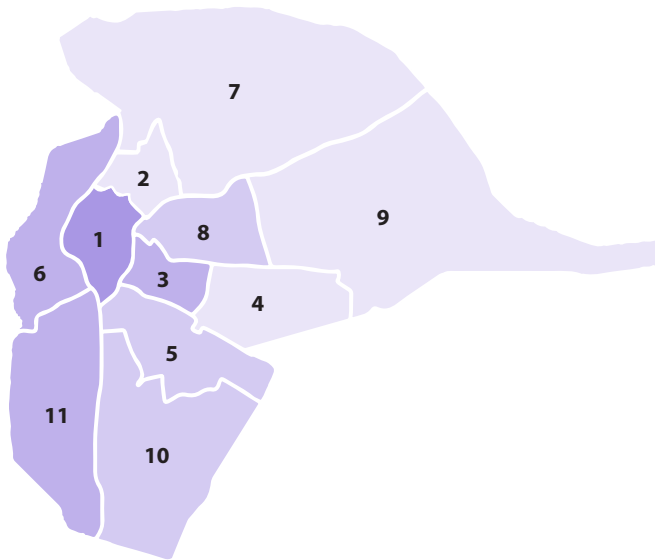
District	€/m ²	% Year-to-year	Yield
1 Ciutat Vella	2,495	14.6%	4.6%
2 L'Eixample	2,211	3.9%	3.8%
3 Extramurs	1,760	13.1%	3.6%
4 Campanar	1,637	6.2%	4.5%
5 La Saïdia	1,419	24.4%	4.8%
6 El Pla del Real	2,211	13.8%	3.8%
7 L'Olivereta	1,127	24.9%	5.4%
8 Patraix	1,224	9.6%	5.2%
9 Jesús	1,076	15.5%	4.9%
10 Quatre Carreres	1,400	15.3%	4.6%
11 Poblats Marítims	1,380	24.3%	2.9%
12 Camins al Grau	1,588	4.3%	4.6%
13 Algirós	1,500	-1.1%	4.3%
14 Benimaçlet	1,548	12.6%	4.5%
15 Rascanya	1,059	-1.1%	5.1%
16 Benicalap	1,151	22.9%	4.1%
17 Poblados del Norte	1,067	4.5%	N.A.
18 Poblados del Oeste	1,119	64.0%	N.A.
19 Poblados del Sur	1,203	9.6%	4.4%

PRICE CHANGES IN THE FIVE LARGEST CITIES

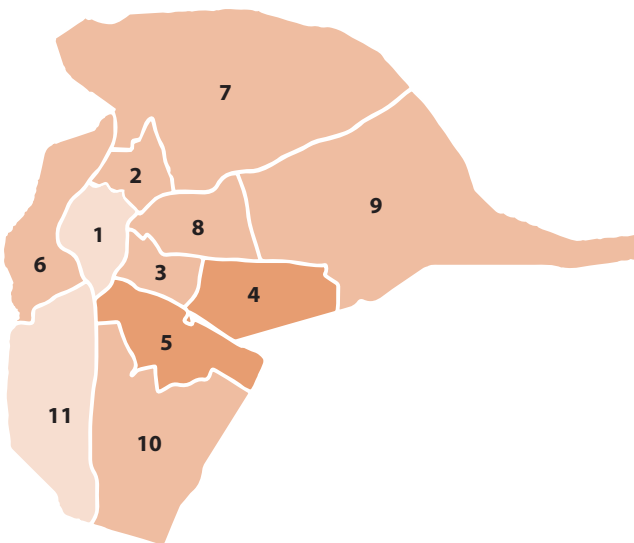
SEVILLE

AVERAGE PRICE (€/m²)
City average: **1,714 €/m²**

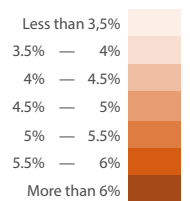
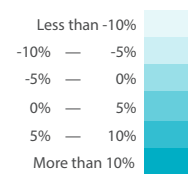
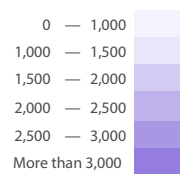
YEAR-ON-YEAR CHANGE (%)
City average: **+8.1%**



GROSS INITIAL YIELD (%)
City average: **+4.4%**



District	€/m ²	% Year-to-year	Yield
1 Casco Antiguo	2,645	10.3%	3.9%
2 Macarena	1,391	6.9%	4.4%
3 Nervión	2,364	10.6%	4.1%
4 Cerro - Amate	1,035	6.2%	4.8%
5 Sur	1,737	-4.8%	4.9%
6 Triana	2,211	14.5%	4.1%
7 Norte	1,169	12.3%	4.0%
8 San Pablo - Santa Justa	1,736	6.5%	4.3%
9 Este-Alcosa-Torreblanca	1,363	11.2%	4.5%
10 Bellavista - La Palmera	1,676	6.2%	4.2%
11 Los Remedios	2,381	8.4%	3.9%

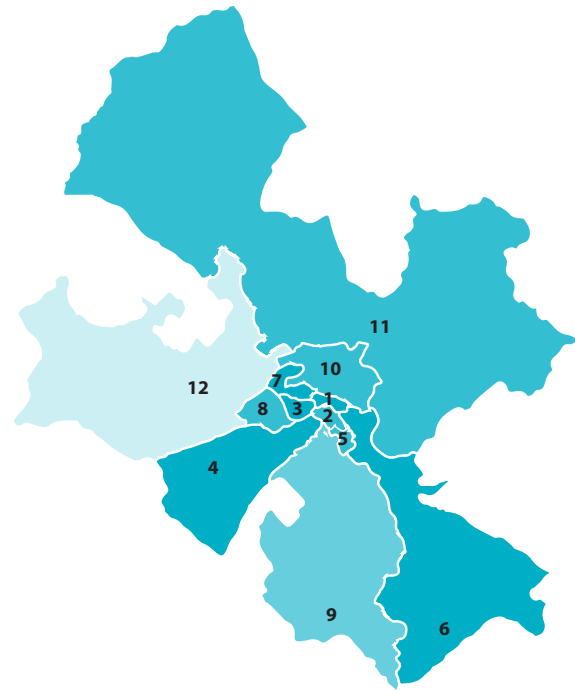
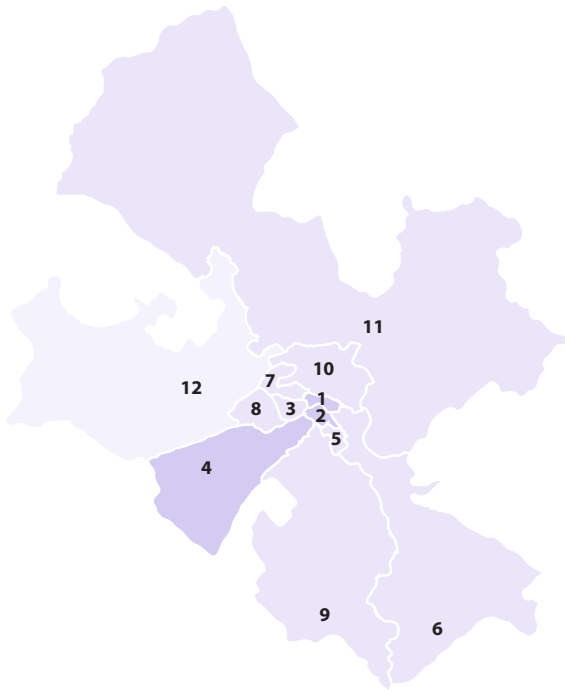


PRICE CHANGES IN THE FIVE LARGEST CITIES

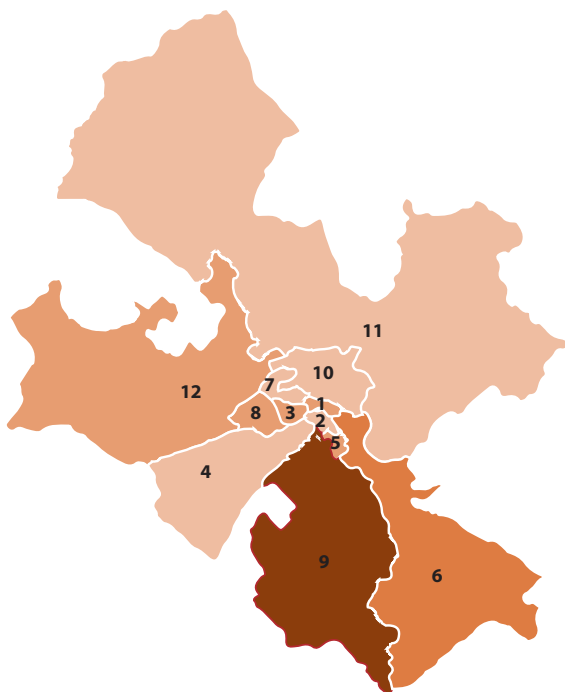
ZARAGOZA

AVERAGE PRICE (€/m²)
City average: **1,356 €/m²**

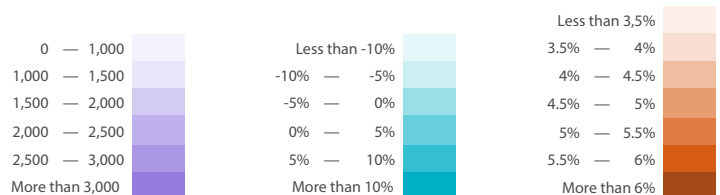
YEAR-ON-YEAR CHANGE (%)
City average: **+8.9%**



GROSS INITIAL YIELD (%)
City average: **+4.7%**

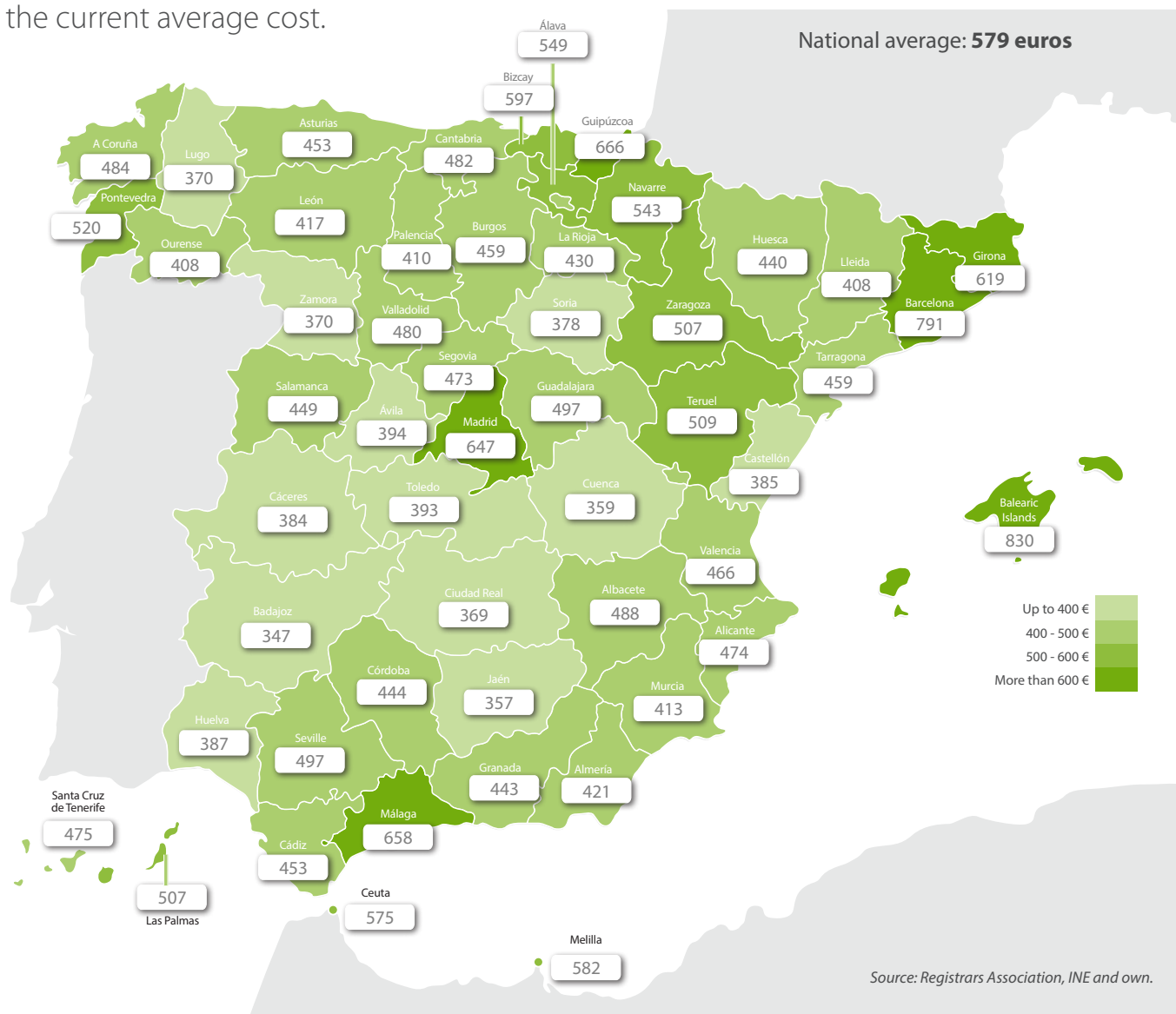


District	€/m ²	% year-to-year	Yield
1 Casco Histórico	1,621	32.3%	4.7%
2 Centro	1,893	9.4%	4.1%
3 Delicias	1,228	15.8%	4.9%
4 Universidad	1,769	12.2%	4.4%
5 San José	1,286	5.0%	4.8%
6 Las Fuentes	1,111	23.2%	5.2%
7 La Almozara	1,393	11.4%	4.2%
8 Oliver - Valdefierro	1,291	7.1%	4.7%
9 Torrero-La Paz	1,090	2.8%	6.0%
10 Margen Izquierda	1,471	6.7%	4.2%
11 Barrios rurales del norte	1,107	7.3%	4.1%
12 Barrios rurales del oeste	889	-10.0%	4.8%



AVERAGE MORTGAGE PAYMENT

Monthly payment made by a mortgage holder, according to the current average cost.

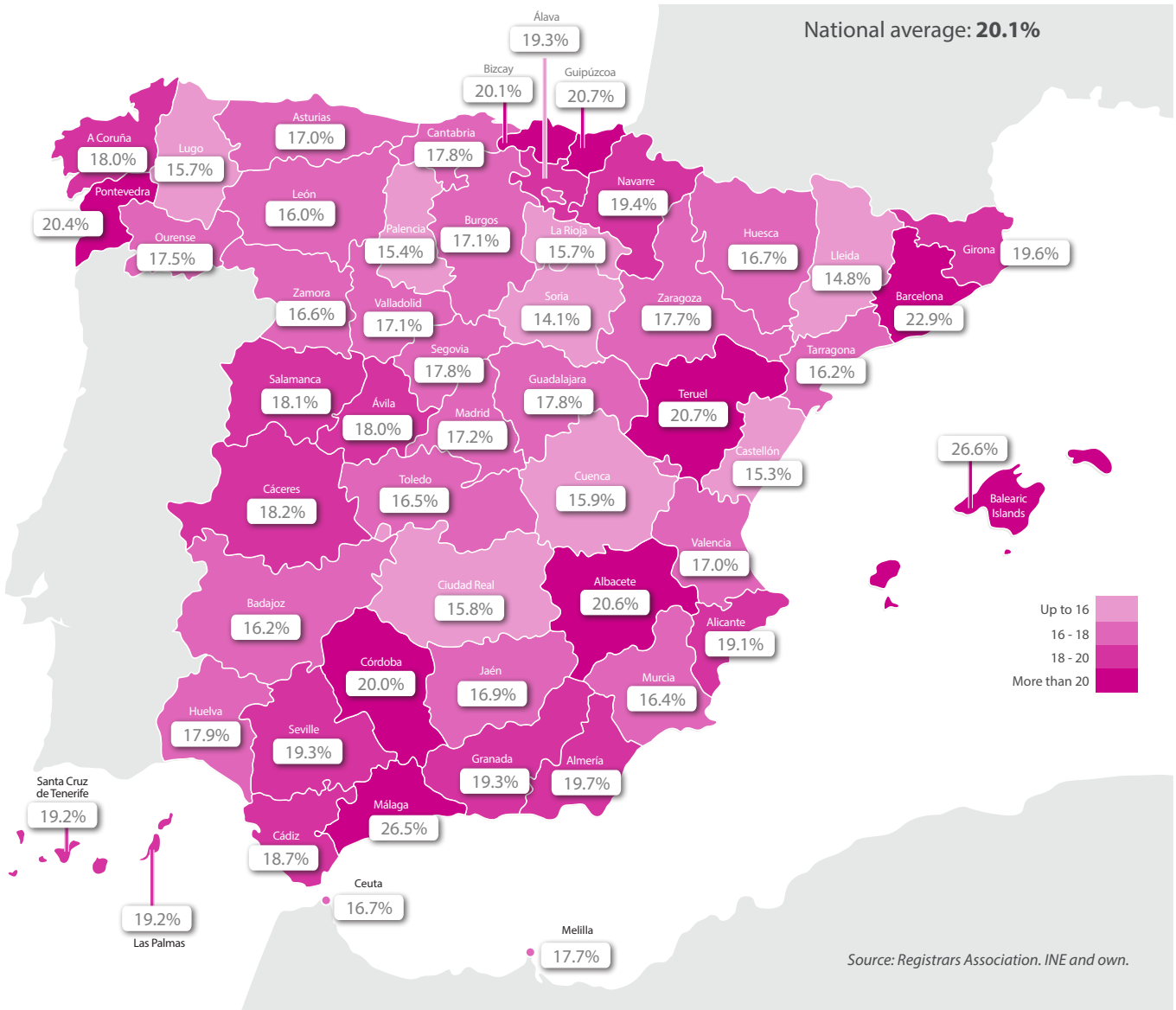


Source: Registrars Association, INE and own.

REGIONS	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)	PROVINCES	Average mortgage payment (in Euros)
Extremadura	358	Badajoz	347	Almería	421	Albacete	488
Murcia (Region of)	413	Jaén	357	Rioja (La)	430	Seville	497
Castilla-La Mancha	428	Cuenca	359	Huesca	440	Guadalajara	497
Rioja (La)	430	Ciudad Real	369	Granada	443	Palmas (Las)	507
Castille and Leon	444	Lugo	370	Córdoba	444	Zaragoza	507
Asturias	453	Zamora	370	Salamanca	449	Teruel	509
Valencian Community	461	Soria	378	Asturias	453	Pontevedra	520
Galicia	480	Cáceres	384	Cádiz	453	Navarre	543
Cantabria	482	Castellón	385	Burgos	459	Álava	549
Canary Islands	492	Huelva	387	Tarragona	459	Ceuta	575
Aragon	497	Toledo	393	Valencia	466	Melilla	582
Andalusia	502	Ávila	394	Segovia	473	Bizcay	597
Navarre	543	Lleida	408	Alicante	474	Girona	619
Ceuta	575	Ourense	408	Santa Cruz Tenerife	475	Madrid (Community of)	647
Melilla	582	Palencia	410	Valladolid	480	Málaga	658
Basque Country	613	Murcia (Region of)	413	Cantabria	482	Guipúzcoa	666
Madrid (Community of)	647	León	417	Coruña (A)	484	Barcelona	791
Catalonia	726					Balearic Islands	830
Balearic Islands	830						

NET AFFORDABILITY

Percentage of disposable family income used to pay the first year of a mortgage

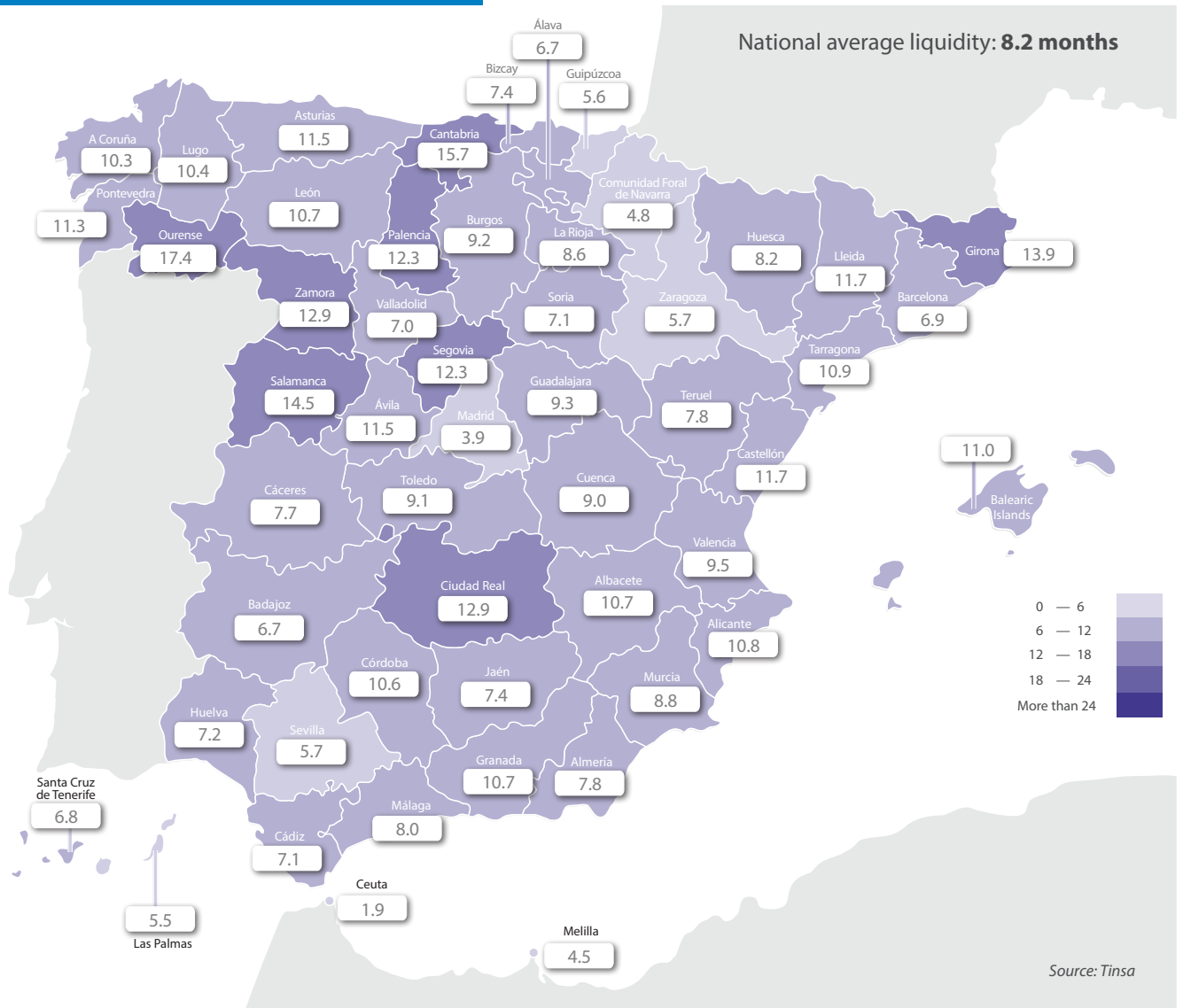


REGIONS	Affordability	PROVINCES	Affordability	PROVINCES	Affordability	PROVINCES	Affordability
Rioja (La)	15.7%	Soria	14.1%	Asturias	17.0%	Alicante	19.1%
Murcia (Region of)	16.4%	Lleida	14.8%	Valencia	17.0%	Santa Cruz Tenerife	19.2%
Ceuta	16.7%	Castellón	15.3%	Valladolid	17.1%	Palmas (Las)	19.2%
Extremadura	16.8%	Palencia	15.4%	Burgos	17.1%	Granada	19.3%
Asturias	17.0%	Lugo	15.7%	Madrid (Community of)	17.2%	Seville	19.3%
Castille and Leon	17.1%	Rioja (La)	15.7%	Ourense	17.5%	Álava	19.3%
Madrid (Community of)	17.2%	Ciudad Real	15.8%	Melilla	17.7%	Navarre	19.4%
Valencian Community	17.5%	Cuenca	15.9%	Zaragoza	17.7%	Girona	19.6%
Melilla	17.7%	León	16.0%	Segovia	17.8%	Almería	19.7%
Castilla-La Mancha	17.8%	Tarragona	16.2%	Cantabria	17.8%	Córdoba	20.0%
Cantabria	17.8%	Badajoz	16.2%	Guadalajara	17.8%	Bizcay	20.1%
Aragon	17.9%	Murcia (Region of)	16.4%	Huelva	17.9%	Pontevedra	20.4%
Galicia	18.8%	Toledo	16.5%	Coruña (A)	18.0%	Albacete	20.6%
Canary Islands	19.2%	Zamora	16.6%	Ávila	18.0%	Guipúzcoa	20.7%
Navarre	19.4%	Ceuta	16.7%	Salamanca	18.1%	Teruel	20.7%
Basque Country	20.2%	Huesca	16.7%	Cáceres	18.2%	Barcelona	22.9%
Andalusia	21.2%	Jaén	16.9%	Cádiz	18.7%	Málaga	26.5%
Catalonia	21.8%					Balearic Islands	26.6%
Balearic Islands	26.6%						

5

MARKET ACTIVITY INDICATORS

LIQUIDITY MAP: MONTHS TAKEN TO SELL A PROPERTY

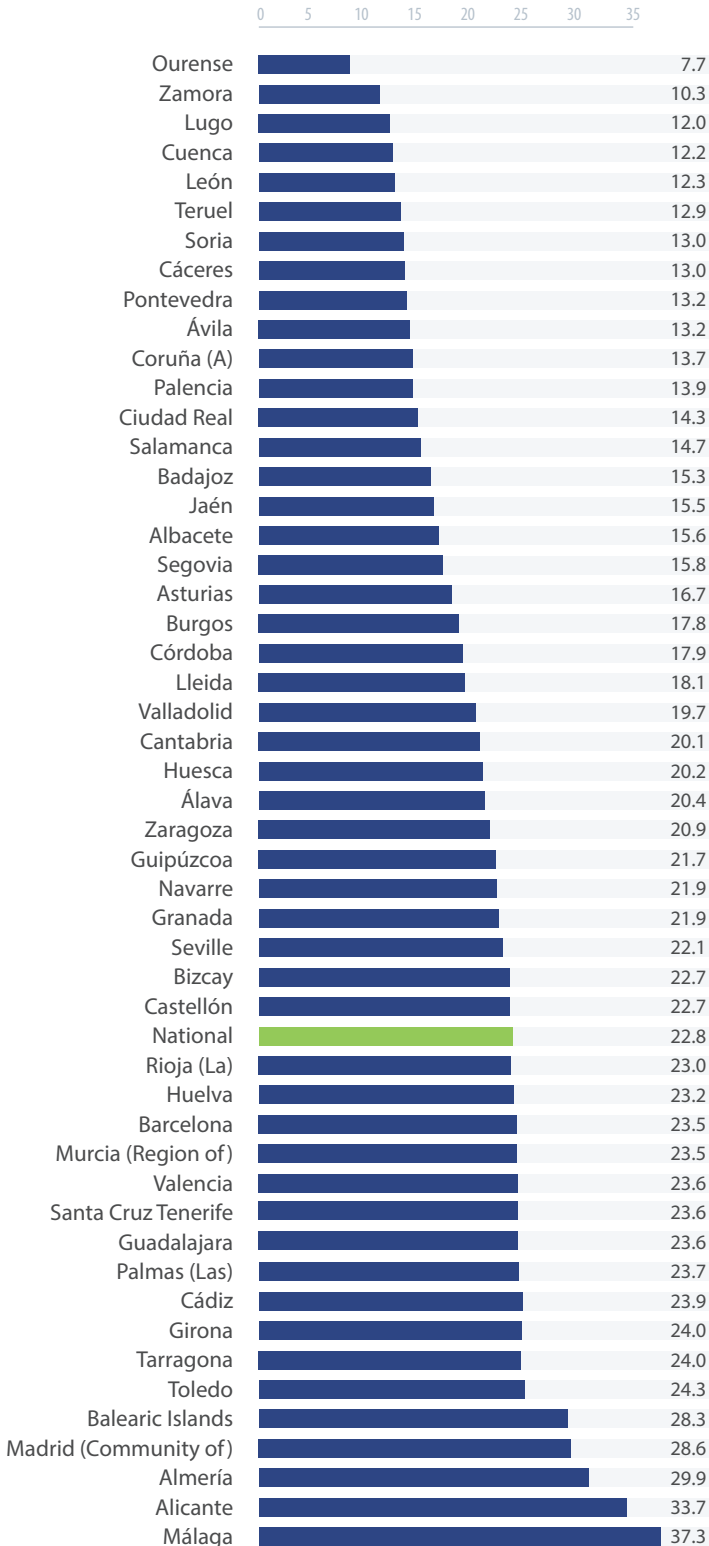


REGIONS	Selling time (in months)	PROVINCES	Selling time (in months)	PROVINCES	Selling time (in months)	PROVINCES	Selling time (in months)
Canary Islands	6.2	Ceuta	1.9	Cáceres	7.7	Granada	10.7
Aragon	6.4	Madrid (Community of)	3.9	Almería	7.8	Alicante	10.8
Basque Country	6.7	Melilla	4.5	Teruel	7.8	Tarragona	10.9
Extremadura	7.1	Navarre	4.8	Málaga	8.0	Balearic Islands	11.0
Andalusia	7.8	Las Palmas	5.5	Huesca	8.2	Pontevedra	11.3
Catalonia	8.7	Guipúzcoa	5.6	Rioja (La)	8.6	Asturias	11.5
Castilla - La Mancha	10.0	Zaragoza	5.7	Murcia (Region of)	8.8	Ávila	11.5
Valencian Community	10.4	Seville	5.7	Cuenca	9.0	Lleida	11.7
Castile and Leon	10.4	Badajoz	6.7	Toledo	9.1	Castellón	11.7
Galicia	11.3	Álava	6.7	Burgos	9.2	Palencia	12.3
5 LARGEST CITIES	Selling time (in months)	Santa Cruz de Tenerife	6.8	Guadalajara	9.3	Segovia	12.3
Madrid	3.6	Barcelona	6.9	Valencia	9.5	Zamora	12.9
Zaragoza	3.8	Valladolid	7.0	Coruña (A)	10.3	Ciudad Real	12.9
Seville	5.1	Cádiz	7.1	Lugo	10.4	Girona	13.9
Barcelona	6.5	Soria	7.1	Córdoba	10.6	Salamanca	14.5
Valencia	7.6	Huelva	7.2	Albacete	10.7	Cantabria	15.7
		Bizcay	7.4	León	10.7	Ourense	17.4
		Jaén	7.4				

DEVELOPMENT ACTIVITY & RELATIVE SALES

Sales against current supply

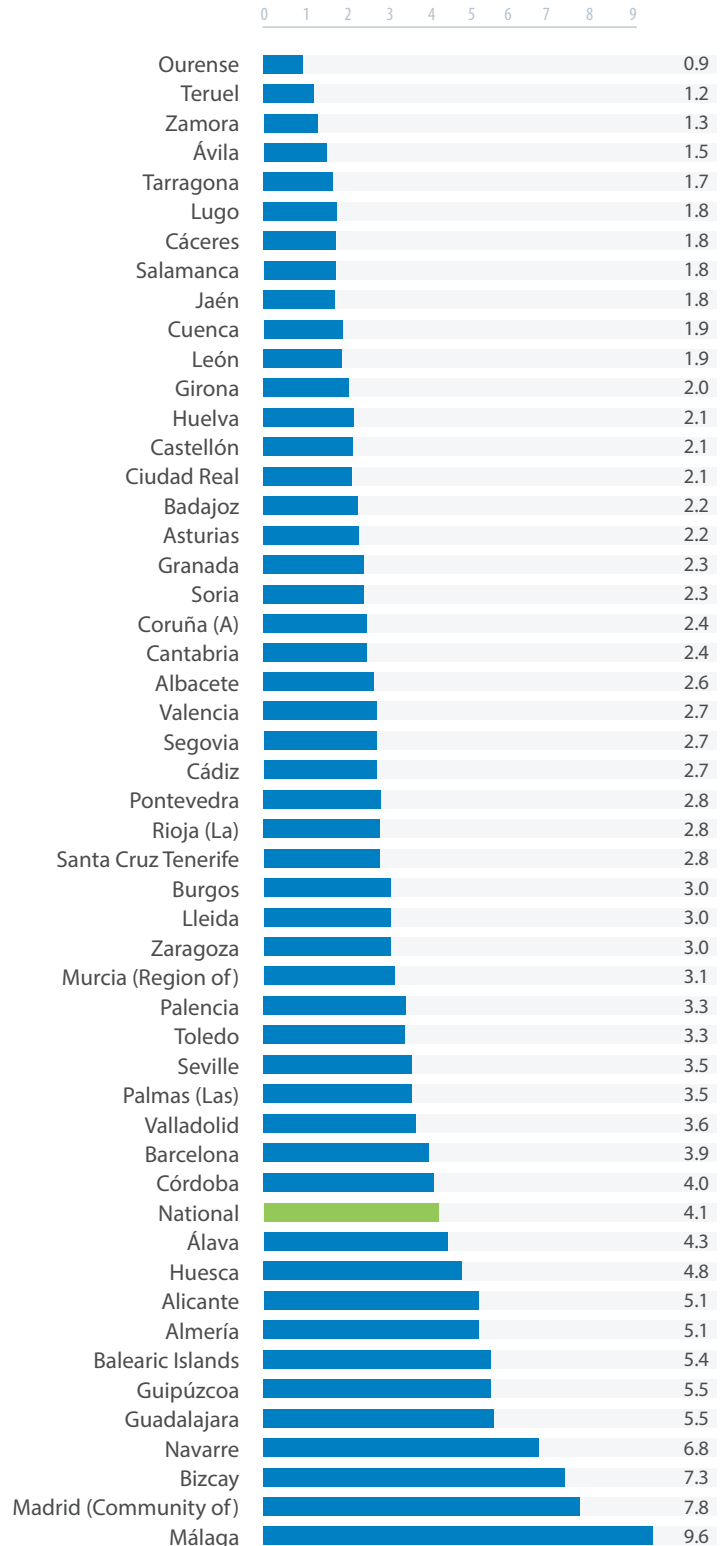
Sales (year-to-date*) per 1,000 properties available in each province.



*Sales over the last four quarters, Q2 2018 to Q1 2019.
Source: Ministry of Development

Building licences against current supply

Building licences over the last year-to-date* per 1,000 properties available in each province.



*Building licences approved over the last four quarters, Q2 2018 to Q1 2019.
Source: Ministry of Development

6

METHODOLOGY

The IMIE Local Markets series are compiled using information from Tinsa data bases, which, with almost 6 million valuations, represent more than 25% of the total carried out in Spain. They are easily the largest data bases in the sector. Data is collected on a daily basis by a group of more than 1,300 qualified professionals (architects and technical architects) throughout the entire Spanish market. The thoroughness behind this data collection stands well ahead that of other sources, fed by non-expert staff.

Valuations are carried out in accordance with Bank of Spain regulations as set out in the ECO/805/2003. Valuation reports are completed using a computer program, developed specifically for Tinsa, which allows the data included in the reports to be strictly collected and consolidated, thus facilitating its later use in a similar and recurring basis. Each report received is subject to comprehensive quality control carried out by a team of over 80 professionals with wide experience in the type of property valued, before it is sent to the client.

The calculation methods are similar to those used in the IMIE General and Large Markets. Their main characteristics are as follows:

- Variable measurement: price per square metre of built property.
- Frequency: quarterly.
- Area: Spain.
- Sample: all property valuations carried out by Tinsa using the comparison method and for mortgage purposes.

As regards product classification, this has been done using two main characteristics of the property: location and type. Regarding location, each provincial market has been zoned by area according to, firstly, the division of urban areas depending on the size of its population (number of inhabitants) and the influence on some of them by their proximity to other main population centres (areas of influence). Areas closely linked to the second home market (coastal, mountain, island and similar) have also been considered as well as those in rural settings, whose market is smaller and less volatile. Here, we have endeavoured to maintain local administrative divisions as far as possible.

Regarding property type, products have been divided according to the type of property (single-family home or apartment), the state of the properties (which implicitly includes age and refurbishments) and their functionality (mainly based on the number of bedrooms).

The interaction of both classifications leads to the different segments in each local market, also known as base groups. Each has its own weight within a province, which is estimated from the number of valuations carried out in the same group over the last year. The weighted aggregate of the base groups in each province makes up the provincial index. The provincial weighted aggregate makes up the index for each region.

* Some provincial capitals and provinces have less market activity and data supplied is therefore provisional. It becomes definitive as the time series is consolidated. Capitals generally affected are A Coruña, Cuenca, Girona, Huesca, Lugo, Ourense, Oviedo, Palencia, Pamplona, Pontevedra, San Sebastián, Segovia, Soria, Teruel, Toledo, Vitoria and Zamora. Provinces with provisional data this quarter are Álava, Cuenca, Guipúzcoa, Lugo, Ourense, Palencia, Soria, Teruel and Zamora. Also the figures in Basque Country and the Autonomous Cities of Ceuta and Melilla are provisional

tinsa
iunie

serviciodeestudios@tinsa.es

José Echegaray, 9
Parque empresarial
28232-Las Rozas (MADRID)
(+34) 91 336 43 36