

# annual evolution of resale housing prices for 2008



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## synopsis

the crisis has taken root in the spanish real estate market. during 2008, almost all the markets analysed by idealista saw cuts in their retail housing prices, making this the second year running. the cuts, reaching double figures in many cases, have led to prices in important capitals such as barcelona or madrid, returning to levels unseen since 2005

the average price of resale housing in barcelona city fell 8.6% over 2008, the biggest drop since idealista began its surveys of the barcelona market in 2001. likewise, all the towns in barcelona province experienced price cuts

madrid has suffered negative price variations in its resale housing for the second consecutive year - this year falling by 5.3%. furthermore, all the municipalities in the madrid region reported losses, which reached double figures in 50% of cases

neither the new edition of the americas cup, nor the inauguration of the formula 1 street circuit have been able to sustain its prices and valencia has joined the downward trend, for the first time recording price cuts: - 6,4%

the general trend observed in the remaining markets analysed in this report is one of pronounced decreases in resale housing prices

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## methodology and objectives

this annual report by idealista aims to offer a clear and simple reflection of how resale housing prices have evolved in the main spanish markets over 2008

unlike the quarterly analyses, the annual report incorporates a survey of the barcelona and madrid city neighbourhoods, which we include once a year, in order to be able to have a sufficiently representative sample of all the neighbourhoods to allow valid and proven conclusions to be drawn

to analyse municipalities in the provinces of barcelona and madrid, we have selected those that have maintained a constant average of 50 or more housing sale advertisements for the period under assessment, in order to assure sound and reliable data handling

muestra del análisis:  
cataluña

to obtain the evolution of resale housing prices in barcelona over 2008, we have assessed 11,776 properties:  
- 4,431 in barcelona city  
-7,345 from 45 municipalities in barcelona province

our analysis has covered 10 districts in barcelona city and their respective neighbourhoods, together with a further 45 municipalities

in the province of girona an analysis has been made of 948 properties from 9 municipalities

in the province of lleida an analysis has been made of 307 properties in lleida city

in the province of tarragona an analysis has been made of 1,543 properties from 13 municipalities

muestra del análisis:  
madrid

to obtain the evolution of resale housing prices in madrid over 2008, 24,978 properties have been assessed:  
- 15,392 in the capital  
-9,586 from 43 municipalities

our analysis has covered 21 districts in madrid city and their respective neighbourhoods, together with a further 43 municipalities in the autonomous region

muestra del análisis:  
comunidad valenciana

to obtain the evolution of resale housing prices in valencia over 2008, we have assessed 4,783 properties:  
- 2,617 in valencia city  
-2,166 from 20 municipalities

an analysis has been made of the 16 districts comprising valencia city, together with a further 15 municipalities

in the province of alicante an analysis has been made of 4,892 properties from 21 municipalities

in the province of castellón an analysis has been made of 1,743 properties from 13 municipalities

periodo y requisitos  
de la muestra

all the properties assessed in this report are or were published on the idealista database in the period spanning from 21 december 2007 to 19 december 2008, and they fulfil the following requirements:

- they are **resale housing**
- they are published either by **private or professional sellers**, estate agencies or similar
- they have **passed the established quality control measures** regarding the information published on idealista, which more specifically includes: price, square metres and non-duplication, i.e. there are not repeated listings for the same home and therefore no home has been accounted for more than once for its analysis in this report

tipologías, precios  
medios y de oferta

**the prices offered in this report are for gross built-up square metres.** likewise, these prices are mean or average values for the areas we analyse. this means that there are obviously properties above these prices and others with prices below them. single family homes have been excluded because their prices distort average prices in certain areas

**we have also ruled out those properties whose opening prices were clearly and disproportionately outside the market** for their corresponding geographical areas, because to include them in the analysis sample would have grossly distorted the final results. this disproportionate effect has been measured using the typical deviation calculation method (the "skew" or "n" method) of the average price per square metre for each district or municipality as appropriate and ruling out those properties whose average price per built-up square metre exceeded a typical deviation above the average

**the idealista report is drafted with supply prices**, i.e. all the prices analysed refer to the latest updates made to housing prices announced by their respective sellers on idealista. they therefore represent the freshest and most current data on the market

in this time of widespread negotiations, the average prices in this report do not necessarily have to coincide with the final price of the operation agreed between buyer and seller – which may be lower than the seller would like and that he initially set for his home, therefore average prices are cited and published in this report

**idealista.com possesses the most detailed database on the spanish real estate market**, which enables it to undertake both quantitative and qualitative analyses of the evolution of housing sales and purchases in both markets. through the publication of its quarterly report, idealista aims to imbibe transparency and clarity in the existing real estate information in the markets where it is present

**the next report on the evolution of resale housing prices corresponding to the 1<sup>st</sup> quarter of 2009 will be published in the first fortnight of april 09**

for further information about our methodology, do not hesitate to get in touch with us at: [metodologia.informes@idealista.com](mailto:metodologia.informes@idealista.com)

## evolution of the price per m<sup>2</sup>: barcelona city

the average price of resale housing in barcelona city fell by 8.6% over 2008 to stand at €4,361/m<sup>2</sup>, a level unvisited since the third quarter of 2005.

- **the gentle touchdown forecast in flat prices is proving somewhat rougher than expected in barcelona.** during 2008 the price per square metre in the catalan capital fell by 8.6% to €4,361, in what has been the biggest drop since idealista began its surveys of the barcelona property market in 2001. this cut leaves prices at levels lower than those recorded in the third quarter of 2005, when sellers were asking €4,362 per square metre

| barcelona       | 2002  | 2003  | 2004  | 2005  | 2006 | 2007  | 2008  |
|-----------------|-------|-------|-------|-------|------|-------|-------|
| variación anual | 30,2% | 16,0% | 18,3% | 15,2% | 8,2% | -2,0% | -8,6% |

- **all the districts in barcelona have recorded price cuts over 2008,** although the more expensive areas have performed better. the smallest decrease was seen in sarriá-sant gervasi, where flats are 5.1% less expensive than one year ago. les corts suffered a fall of 7.6%. a further two districts have undergone single-figure price cuts: sant martí (-9%) and l'eixample (-9.9%)
- **6 of the 10 districts have suffered double-figure decreases.** the biggest fall was seen in sants-montjuïc, where prices are down 14.7% over 2007. this is followed by sant andreu and horta guinardó, with decreases of 12.9% and 12.7%, respectively. the list of districts with price falls in excess of 10% is rounded up by ciutat vella (-11.7%), nou barris (-10.8%) and gràcia (-10.6%)
- **eight of the ten districts in the catalan capital report prices below those recorded in 2005.** ciutat vella, eixample, gràcia, horta guinardó nou barris, sant andreu, sant martí and sants-montjuïc. the remaining two, les corts and sarriá-sant gervasi, maintain their prices at 2006 levels
- **sarriá-sant gervasi continues to be the most expensive district in barcelona at €5,614/m<sup>2</sup>,** followed by les corts, where sellers are asking €5,114. behind these, now below the five-thousand-euro threshold, comes l'eixample, at €4,644 /m<sup>2</sup>
- **nou barris is once again the most economical district in the regional capital,** at €3,306/m<sup>2</sup>. however, if one year ago this was the only district with prices below four thousand euro, in 2008 it has been joined by a further two districts below this threshold: sant andreu (€3,551 /m<sup>2</sup>) and horta guinardó (€3,589/m<sup>2</sup>)
- **in the fourth quarter prices in barcelona fell by 1.2%,** which represents the seventh consecutive price cut in the catalan capital, since its all time high recorded in the first quarter of 2007, when a square metre was costing €4,888. prices have since fallen 10.8%

## the barcelona city neighbourhoods

- **the city's 67 neighbourhoods have shown a clear, downward trend, given that 38 of the 40 analysed recorded price cuts**, and double-figure decreases in most cases
- **diagonal mar and pedralbes are the only neighbourhoods experiencing price rises over 2008**. in the former prices increased by 12.3% to stand at €5,639/m<sup>2</sup>, whereas in pedralbes, prices were up 6.6% to €6,825/m<sup>2</sup>
- **only five neighbourhoods recorded single-figure price falls**. the lowest decrease was recorded in sant-gervasi-galvany (-2.8%), followed by la dreia esquerra del eixample (-4%), sarrià (-4.7%), vilapicina i la torre llobeta in nou barris (-7.5%) and la vila de gràcia (-9.1%)
- **all the other barcelona neighbourhoods have suffered double-figure price falls**. the most outstanding has been in verneda i la pau (in sant martí) where prices fell 17.9% to stand at €3,328/m<sup>2</sup>. in sants montjuïc, in the sants badal neighbourhood, prices are down 16.6%. the sant martí district also has the third most important price fall, in el camp de l'arpa del clot, where there was a 16% decrease. the list of neighbourhoods with price cuts in excess of 15% concludes with besòs (sant martí) down 15.6% over 2008 and el carmel with a decrease of 15%
- **pedralbes continues to be the most expensive neighbourhood in the city** and the only one with a square metre price above six thousand euro (6,825 euro/m<sup>2</sup>). the second and third most exclusive neighbourhoods both lie in the sarrià-sant gervasi district. the second ranked is sarrià at €8,842/m<sup>2</sup>, and third gervasi galvany with prices of €5,832/m<sup>2</sup>
- **roquetes-canyelles is the most economical neighbourhood** of those assessed by idealist.com in barcelona, with a square-metre price of €3,053. this neighbourhood is followed by el carmel at €3,259/m<sup>2</sup> and el besòs at €3,306/m<sup>2</sup>

**precio por m2 en barcelona capital (por variación anual)**

| <b>distrito</b>     | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 07-08</b> | <b>variación IV trimestre</b> |
|---------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| sarrià-sant gervasi | 5.914            | 5.605            | 5.614            | -5,1%                        | 0,2%                          |
| les corts           | 5.534            | 5.214            | 5.114            | -7,6%                        | -1,9%                         |
| sant martí          | 4.522            | 4.228            | 4.113            | -9,0%                        | -2,7%                         |
| eixample            | 5.156            | 4.723            | 4.644            | -9,9%                        | -1,7%                         |
| gràcia              | 4.758            | 4.411            | 4.254            | -10,6%                       | -3,6%                         |
| nou barris          | 3.708            | 3.410            | 3.306            | -10,8%                       | -3,0%                         |
| ciutat vella        | 4.618            | 4.230            | 4.077            | -11,7%                       | -3,6%                         |
| horta guinardó      | 4.109            | 3.804            | 3.589            | -12,7%                       | -5,7%                         |
| sant andreu         | 4.079            | 3.700            | 3.551            | -12,9%                       | -4,0%                         |
| sants-montjuïc      | 4.423            | 3.949            | 3.773            | -14,7%                       | -4,5%                         |
| <b>barcelona</b>    | <b>4.769</b>     | <b>4.416</b>     | <b>4.361</b>     | <b>-8,6%</b>                 | <b>-1,2%</b>                  |

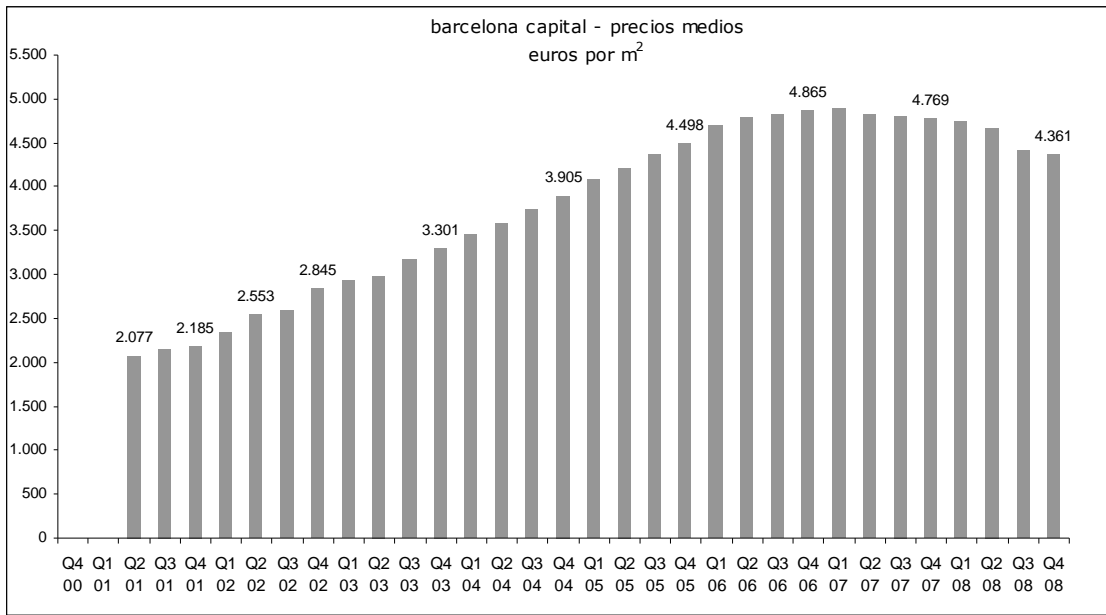
**precio por m2 en barcelona capital (por precio)**

| <b>distrito</b>     | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 07-08</b> | <b>variación IV trimestre</b> |
|---------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| sarrià-sant gervasi | 5.914            | 5.605            | 5.614            | -5,1%                        | 0,2%                          |
| les corts           | 5.534            | 5.214            | 5.114            | -7,6%                        | -1,9%                         |
| eixample            | 5.156            | 4.723            | 4.644            | -9,9%                        | -1,7%                         |
| gràcia              | 4.758            | 4.411            | 4.254            | -10,6%                       | -3,6%                         |
| sant martí          | 4.522            | 4.228            | 4.113            | -9,0%                        | -2,7%                         |
| ciutat vella        | 4.618            | 4.230            | 4.077            | -11,7%                       | -3,6%                         |
| sants-montjuïc      | 4.423            | 3.949            | 3.773            | -14,7%                       | -4,5%                         |
| horta guinardó      | 4.109            | 3.804            | 3.589            | -12,7%                       | -5,7%                         |
| sant andreu         | 4.079            | 3.700            | 3.551            | -12,9%                       | -4,0%                         |
| nou barris          | 3.708            | 3.410            | 3.306            | -10,8%                       | -3,0%                         |
| <b>barcelona</b>    | <b>4.769</b>     | <b>4.416</b>     | <b>4.361</b>     | <b>-8,6%</b>                 | <b>-1,2%</b>                  |

**precio por m2 en barcelona capital (alfabético)**

| <b>distrito</b>     | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 07-08</b> | <b>variación IV trimestre</b> |
|---------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| ciutat vella        | 4.618            | 4.230            | 4.077            | -11,7%                       | -3,6%                         |
| eixample            | 5.156            | 4.723            | 4.644            | -9,9%                        | -1,7%                         |
| gràcia              | 4.758            | 4.411            | 4.254            | -10,6%                       | -3,6%                         |
| horta guinardó      | 4.109            | 3.804            | 3.589            | -12,7%                       | -5,7%                         |
| les corts           | 5.534            | 5.214            | 5.114            | -7,6%                        | -1,9%                         |
| nou barris          | 3.708            | 3.410            | 3.306            | -10,8%                       | -3,0%                         |
| sant andreu         | 4.079            | 3.700            | 3.551            | -12,9%                       | -4,0%                         |
| sant martí          | 4.522            | 4.228            | 4.113            | -9,0%                        | -2,7%                         |
| sants-montjuïc      | 4.423            | 3.949            | 3.773            | -14,7%                       | -4,5%                         |
| sarrià-sant gervasi | 5.914            | 5.605            | 5.614            | -5,1%                        | 0,2%                          |
| <b>barcelona</b>    | <b>4.769</b>     | <b>4.416</b>     | <b>4.361</b>     | <b>-8,6%</b>                 | <b>-1,2%</b>                  |

### historical evolution of quarterly prices, 2001-2008



### year-on-year percentage historical evolution, 2002-2008

# barcelona, neighbourhood by neighbourhood

precio por m2 barrios en barcelona capital

| distrito                       | barrio                                       | 21-dic-07    | 19-dic-08    | variación anual 07-08 |
|--------------------------------|--|--------------|--------------|-----------------------|
| <b>total barcelona capital</b> |  | <b>4.769</b> | <b>4.361</b> | <b>-8,6%</b>          |
| <b>ciutat vella</b>            |  | <b>4.618</b> | <b>4.077</b> | <b>-11,7%</b>         |
|                                | el gòtic                                     | 4.660        | 4.119        | -11,6%                |
|                                | el raval                                     | 4.449        | 3.837        | -13,8%                |
|                                | la barceloneta                               | 5.303        | n.d.         | n.a.                  |
|                                | sant pere - santa caterina i la ribera       | 4.816        | 4.293        | -10,9%                |
| <b>eixample</b>                |  | <b>5.156</b> | <b>4.644</b> | <b>-9,9%</b>          |
|                                | el fort pienc                                | 5.015        | 4.300        | -14,3%                |
|                                | l'antiga esquerra de l'eixample              | 5.410        | 4.645        | -14,1%                |
|                                | la dreta esquerra de l'eixample              | 5.434        | 5.219        | -4,0%                 |
|                                | la nova esquerra de l'eixample               | 5.221        | 4.554        | -12,8%                |
|                                | la sagrada família                           | 4.857        | 4.237        | -12,8%                |
|                                | sant antoni                                  | 4.910        | 4.239        | -13,7%                |
| <b>gràcia</b>                  |  | <b>4.758</b> | <b>4.254</b> | <b>-10,6%</b>         |
|                                | el camp d'en grassot i gràcia nova           | 4.846        | 4.301        | -11,2%                |
|                                | el coll                                      | 4.338        | 3.799        | -12,4%                |
|                                | la salut                                     | 4.667        | 4.172        | -10,6%                |
|                                | valldaroca i els penitents                   | 4.682        | 4.166        | -11,0%                |
|                                | vila de gràcia                               | 4.826        | 4.388        | -9,1%                 |
| <b>horta guinardó</b>          |  | <b>4.109</b> | <b>3.589</b> | <b>-12,7%</b>         |
|                                | can baró                                     | 4.131        | n.d.         | n.a.                  |
|                                | el baix guinardó                             | 4.395        | 3.917        | -10,9%                |
|                                | el carmel                                    | 3.835        | 3.259        | -15,0%                |
|                                | el guinardó                                  | 4.225        | 3.739        | -11,5%                |
|                                | horta  | 4.134        | n.d.         | n.a.                  |
|                                | la font d'en fargues                         | 4.146        | n.d.         | n.a.                  |
|                                | la teixonera                                 | 3.750        | n.d.         | n.a.                  |
|                                | la vall d'hebron - la clota                  | 4.807        | n.d.         | n.a.                  |
|                                | sant genis dels agudells - montbau           | 4.006        | n.d.         | n.a.                  |
| <b>les corts</b>               |  | <b>5.534</b> | <b>5.114</b> | <b>-7,6%</b>          |
|                                | la maternitat i sant ramon                   | 5.304        | 4.519        | -14,8%                |
|                                | les corts                                    | 5.556        | 4.822        | -13,2%                |
|                                | pedralbes                                    | 6.400        | 6.825        | 6,6%                  |
| <b>nou barris</b>              |  | <b>3.708</b> | <b>3.306</b> | <b>-10,8%</b>         |
|                                | can pequera - el turó de la peira            | 3.754        | n.d.         | n.a.                  |
|                                | ciutat meridiana - torre baró - vallbona     | 3.533        | n.d.         | n.a.                  |
|                                | la guineueta                                 | 3.961        | n.d.         | n.a.                  |
|                                | la prosperitat                               | 3.813        | n.d.         | n.a.                  |
|                                | la trinitat nova                             | 3.602        | n.d.         | n.a.                  |
|                                | les roquetes - canyelles                     | 3.461        | 3.053        | -11,8%                |
|                                | porta  | 3.800        | n.d.         | n.a.                  |
|                                | verdun                                       | 3.689        | n.d.         | n.a.                  |
|                                | vilapicina i la torre llobeta                | 3.847        | 3.559        | -7,5%                 |
| <b>sant andreu</b>             |  | <b>4.079</b> | <b>3.551</b> | <b>-12,9%</b>         |
|                                | baró de viver                                | 4.083        | n.d.         | n.a.                  |
|                                | el bon pastor                                | 3.809        | n.d.         | n.a.                  |
|                                | el congrés i els indians                     | 3.956        | n.d.         | n.a.                  |
|                                | la sagrera                                   | 4.284        | 3.747        | -12,5%                |
|                                | la trinitat vella                            | 3.690        | n.d.         | n.a.                  |
|                                | navas  | 4.159        | n.d.         | n.a.                  |
|                                | sant andreu                                  | 4.153        | 3.638        | -12,4%                |
| <b>sant martí</b>              |  | <b>4.522</b> | <b>4.113</b> | <b>-9,0%</b>          |
|                                | diagonal mar i el front marítim del poblenou | 5.020        | 5.639        | 12,3%                 |
|                                | el besòs                                     | 3.917        | 3.306        | -15,6%                |
|                                | el camp de l'arpa del clot                   | 4.477        | 3.759        | -16,0%                |
|                                | el clot                                      | 4.416        | 3.771        | -14,6%                |
|                                | el parc i la llacuna del poblenou            | 4.701        | n.d.         | n.a.                  |
|                                | el poblenou                                  | 4.856        | 4.202        | -13,5%                |
|                                | la verneda i la pau - provençals             | 4.056        | 3.328        | -17,9%                |
|                                | la vila olímpica del poblenou                | 5.393        | n.d.         | n.a.                  |
|                                | provençals del poblenou                      | 4.612        | 4.122        | -10,6%                |
| <b>sants-montjuïc</b>          |  | <b>4.423</b> | <b>3.773</b> | <b>-14,7%</b>         |
|                                | el poble sec - parc de montjuïc              | 4.351        | 3.702        | -14,9%                |
|                                | hostafrancs                                  | 4.382        | 3.800        | -13,3%                |
|                                | la bordeta                                   | 4.282        | n.d.         | n.a.                  |
|                                | la font de la guatlla                        | 4.346        | n.d.         | n.a.                  |
|                                | la marina del port                           | 4.143        | 3.528        | -14,8%                |
|                                | la marina del prat vermell                   | 3.981        | n.d.         | n.a.                  |
|                                | sants  | 4.675        | 3.986        | -14,7%                |
|                                | sants - badal                                | 4.528        | 3.774        | -16,6%                |
|                                | zona franca - port                           | 4.698        | n.d.         | n.a.                  |
| <b>sarrià-sant gervasi</b>     |  | <b>5.914</b> | <b>5.614</b> | <b>-5,1%</b>          |
|                                | el putget i farró                            | 5.461        | 4.831        | -11,5%                |
|                                | les tres torres                              | 6.784        | n.d.         | n.a.                  |
|                                | sant gervasi - galvany                       | 5.998        | 5.832        | -2,8%                 |
|                                | sant gervasi - la bonanova                   | 6.000        | 5.343        | -10,9%                |
|                                | sarrià                                       | 6.131        | 5.842        | -4,7%                 |
|                                | vallvidrera - el tibidabo i les planes       | 5.044        | n.d.         | n.a.                  |

## evolution of the price per m<sup>2</sup>: municipalities in barcelona province

all the municipalities in barcelona province analysed by idealista.com suffered price falls in 2008

- **the most important cut in prices was seen in the seaside town of premiá del mar, where retail housing prices fell 16.9%**, to stand at €2,934 per square metre. montcada i reixac also experienced a decrease in its property prices. the cut of 16.7% has caused its prices to fall from €3,296/m<sup>2</sup> to €2,744/m<sup>2</sup>. price cuts in pineda del mar also surpassed 16% (-16.4%), where asking prices now lie at €2,541 per square metre
- **nine quarters running with decreasing prices:** the municipality of santa coloma de gramenet has been watching its retail housing prices fall for over two years. after nine consecutive quarterly decreases, its prices have fallen 19.3% since they reached their all time high in the third quarter of 2006. likewise terrassa has also suffered nine quarters of decreasing prices in its resale housing. in this case it has suffered a 23.3% cut in prices since its all time high
- despite all the towns in barcelona province having suffered price falls in their resale housing, not all have suffered to the same degree. **the municipalities experiencing less acute price cuts are sitges (-3.7%), sant feliu de llobregat (-6.2%) and cubelles (-6.5%)**
- **sitges is once again the most expensive municipality in barcelona province.** despite an aggregate fall of 3.7% over 2008, this coastal municipality retains its position as the most exclusive in the entire province, with prices of €4,725/m<sup>2</sup>. also above the four thousand euro threshold is sant cugat del vallès (€4,273/m<sup>2</sup>). espulgues de llobregat completes the list of the most exclusive municipalities with prices of €3,751/m<sup>2</sup>
- **igualada continues to be the most economical municipality** of those analysed by idealista.com in barcelona province. its prices stand at 2,093 euro/m<sup>2</sup>. igualada is followed by manresa (€2,258/m<sup>2</sup>) and vilafranca del penedès (€2,267/m<sup>2</sup>). it is worth mentioning that last year there were only three municipalities below three thousand euro (igualada, manresa and terrassa), whereas today buyers have a choice of thirty towns in the province of barcelona below this price

precio por m2 en barcelona provincia (por variación anual)

| municipio                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|---------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| sitges                    | 4.905     | 5.006     | 4.725     | -3,7%                 | -5,6%                  |
| sant feliu de llobregat   | 3.628     | 3.487     | 3.402     | -6,2%                 | -2,4%                  |
| cubelles                  | 2.939     | 2.761     | 2.748     | -6,5%                 | -0,5%                  |
| cerdanyola del vallès     | 3.420     | 3.267     | 3.195     | -6,6%                 | -2,2%                  |
| vic                       | 2.614     | 2.530     | 2.436     | -6,8%                 | -3,7%                  |
| sant cugat del vallès     | 4.616     | 4.290     | 4.273     | -7,4%                 | -0,4%                  |
| barberà del vallès        | 3.014     | 2.845     | 2.784     | -7,6%                 | -2,1%                  |
| sant joan despi           | 3.921     | 3.829     | 3.612     | -7,9%                 | -5,7%                  |
| olesa de montserrat       | 2.703     | 2.515     | 2.479     | -8,3%                 | -1,4%                  |
| santa perpètua de mogoda  | 3.028     | 2.776     | 2.772     | -8,5%                 | -0,1%                  |
| molins de rei             | 3.565     | 3.336     | 3.262     | -8,5%                 | -2,2%                  |
| masnou                    | 3.994     | 3.705     | 3.651     | -8,6%                 | -1,5%                  |
| esplugues de llobregat    | 4.107     | 3.913     | 3.751     | -8,7%                 | -4,1%                  |
| viladecans                | 3.396     | 3.163     | 3.092     | -8,9%                 | -2,2%                  |
| gavà                      | 3.633     | 3.417     | 3.303     | -9,1%                 | -3,3%                  |
| sant adrià de besòs       | 3.457     | 3.288     | 3.137     | -9,3%                 | -4,6%                  |
| vilafranca del penedès    | 2.505     | 2.388     | 2.267     | -9,5%                 | -5,1%                  |
| granollers                | 3.180     | 3.035     | 2.874     | -9,6%                 | -5,3%                  |
| sant pere de ribes        | 3.089     | 2.888     | 2.783     | -9,9%                 | -3,6%                  |
| badalona                  | 3.475     | 3.138     | 3.098     | -10,8%                | -1,3%                  |
| santa coloma de gramenet  | 3.314     | 2.983     | 2.952     | -10,9%                | -1,0%                  |
| ripollet                  | 3.294     | 3.034     | 2.933     | -10,9%                | -3,3%                  |
| sant andreu de la barca   | 3.147     | 2.876     | 2.802     | -11,0%                | -2,6%                  |
| sant vicenç dels horts    | 3.138     | 2.867     | 2.785     | -11,3%                | -2,9%                  |
| sabadell                  | 3.161     | 2.842     | 2.788     | -11,8%                | -1,9%                  |
| prat de llobregat         | 3.467     | 3.185     | 3.053     | -11,9%                | -4,2%                  |
| manresa                   | 2.569     | 2.301     | 2.258     | -12,1%                | -1,9%                  |
| sant boi de llobregat     | 3.300     | 3.022     | 2.888     | -12,5%                | -4,4%                  |
| mataró                    | 3.174     | 2.923     | 2.759     | -13,1%                | -5,6%                  |
| terrassa                  | 2.932     | 2.630     | 2.547     | -13,2%                | -3,2%                  |
| igualada                  | 2.412     | 2.076     | 2.093     | -13,2%                | 0,8%                   |
| rubí                      | 3.018     | 2.712     | 2.617     | -13,3%                | -3,5%                  |
| castelldefels             | 4.028     | 3.696     | 3.469     | -13,9%                | -6,1%                  |
| mollet del vallès         | 3.174     | 2.833     | 2.733     | -13,9%                | -3,5%                  |
| vilanova i la geltru      | 3.235     | 2.882     | 2.783     | -14,0%                | -3,4%                  |
| hospitalet de llobregat   | 3.878     | 3.475     | 3.331     | -14,1%                | -4,1%                  |
| cornellà de llobregat     | 3.809     | 3.447     | 3.266     | -14,3%                | -5,2%                  |
| martorell                 | 3.074     | 2.755     | 2.618     | -14,8%                | -5,0%                  |
| malgrat de mar            | 2.880     | 2.577     | 2.425     | -15,8%                | -5,9%                  |
| pineda de mar             | 3.039     | 2.652     | 2.541     | -16,4%                | -4,2%                  |
| montcada i reixac         | 3.296     | 2.880     | 2.744     | -16,7%                | -4,7%                  |
| premià de mar             | 3.532     | 3.081     | 2.934     | -16,9%                | -4,8%                  |
| calella                   | n.d.      | n.d.      | 2.708     | n.a.                  | n.a.                   |
| esparreguera              | n.d.      | n.d.      | 2.714     | n.a.                  | n.a.                   |
| garriga, la               | n.d.      | n.d.      | 2.719     | n.a.                  | n.a.                   |
| parets del vallès         | n.d.      | n.d.      | 2.955     | n.a.                  | n.a.                   |
| sant andreu de llavaneres | n.d.      | n.d.      | 3.377     | n.a.                  | n.a.                   |

precio por m2 en barcelona provincia (por precio)

| municipio                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|---------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| sitges                    | 4.905     | 5.006     | 4.725     | -3,7%                 | -5,6%                  |
| sant cugat del vallès     | 4.616     | 4.290     | 4.273     | -7,4%                 | -0,4%                  |
| esplugues de llobregat    | 4.107     | 3.913     | 3.751     | -8,7%                 | -4,1%                  |
| masnou                    | 3.994     | 3.705     | 3.651     | -8,6%                 | -1,5%                  |
| sant joan despi           | 3.921     | 3.829     | 3.612     | -7,9%                 | -5,7%                  |
| castelldefels             | 4.028     | 3.696     | 3.469     | -13,9%                | -6,1%                  |
| sant feliu de llobregat   | 3.628     | 3.487     | 3.402     | -6,2%                 | -2,4%                  |
| sant andreu de llavaneres | n.d.      | n.d.      | 3.377     | n.a.                  | n.a.                   |
| hospitalet de llobregat   | 3.878     | 3.475     | 3.331     | -14,1%                | -4,1%                  |
| gavà                      | 3.633     | 3.417     | 3.303     | -9,1%                 | -3,3%                  |
| cornellà de llobregat     | 3.809     | 3.447     | 3.266     | -14,3%                | -5,2%                  |
| molins de rei             | 3.565     | 3.336     | 3.262     | -8,5%                 | -2,2%                  |
| cerdanyola del vallès     | 3.420     | 3.267     | 3.195     | -6,6%                 | -2,2%                  |
| sant adrià de besòs       | 3.457     | 3.288     | 3.137     | -9,3%                 | -4,6%                  |
| badalona                  | 3.475     | 3.138     | 3.098     | -10,8%                | -1,3%                  |
| viladecans                | 3.396     | 3.163     | 3.092     | -8,9%                 | -2,2%                  |
| prat de llobregat         | 3.467     | 3.185     | 3.053     | -11,9%                | -4,2%                  |
| parets del vallès         | n.d.      | n.d.      | 2.955     | n.a.                  | n.a.                   |
| santa coloma de gramenet  | 3.314     | 2.983     | 2.952     | -10,9%                | -1,0%                  |
| premià de mar             | 3.532     | 3.081     | 2.934     | -16,9%                | -4,8%                  |
| ripollet                  | 3.294     | 3.034     | 2.933     | -10,9%                | -3,3%                  |
| sant boi de llobregat     | 3.300     | 3.022     | 2.888     | -12,5%                | -4,4%                  |
| granollers                | 3.180     | 3.035     | 2.874     | -9,6%                 | -5,3%                  |
| sant andreu de la barca   | 3.147     | 2.876     | 2.802     | -11,0%                | -2,6%                  |
| sabadell                  | 3.161     | 2.842     | 2.788     | -11,8%                | -1,9%                  |
| sant vicenç dels horts    | 3.138     | 2.867     | 2.785     | -11,3%                | -2,9%                  |
| barberà del vallès        | 3.014     | 2.845     | 2.784     | -7,6%                 | -2,1%                  |
| vilanova i la geltru      | 3.235     | 2.882     | 2.783     | -14,0%                | -3,4%                  |
| sant pere de ribes        | 3.089     | 2.888     | 2.783     | -9,9%                 | -3,6%                  |
| santa perpètua de mogoda  | 3.028     | 2.776     | 2.772     | -8,5%                 | -0,1%                  |
| mataró                    | 3.174     | 2.923     | 2.759     | -13,1%                | -5,6%                  |
| cubelles                  | 2.939     | 2.761     | 2.748     | -6,5%                 | -0,5%                  |
| montcada i reixac         | 3.296     | 2.880     | 2.744     | -16,7%                | -4,7%                  |
| mollet del vallès         | 3.174     | 2.833     | 2.733     | -13,9%                | -3,5%                  |
| garriga, la               | n.d.      | n.d.      | 2.719     | n.a.                  | n.a.                   |
| esparreguera              | n.d.      | n.d.      | 2.714     | n.a.                  | n.a.                   |
| calella                   | n.d.      | n.d.      | 2.708     | n.a.                  | n.a.                   |
| martorell                 | 3.074     | 2.755     | 2.618     | -14,8%                | -5,0%                  |
| rubí                      | 3.018     | 2.712     | 2.617     | -13,3%                | -3,5%                  |
| terrassa                  | 2.932     | 2.630     | 2.547     | -13,2%                | -3,2%                  |
| pineda de mar             | 3.039     | 2.652     | 2.541     | -16,4%                | -4,2%                  |
| olesa de montserrat       | 2.703     | 2.515     | 2.479     | -8,3%                 | -1,4%                  |
| vic                       | 2.614     | 2.530     | 2.436     | -6,8%                 | -3,7%                  |
| malgrat de mar            | 2.880     | 2.577     | 2.425     | -15,8%                | -5,9%                  |
| vilafranca del penedès    | 2.505     | 2.388     | 2.267     | -9,5%                 | -5,1%                  |
| manresa                   | 2.569     | 2.301     | 2.258     | -12,1%                | -1,9%                  |
| igualada                  | 2.412     | 2.076     | 2.093     | -13,2%                | 0,8%                   |

precio por m2 en barcelona provincia (alfabético)

| municipio                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|---------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| badalona                  | 3.475     | 3.138     | 3.098     | -10,8%                | -1,3%                  |
| barberà del vallès        | 3.014     | 2.845     | 2.784     | -7,6%                 | -2,1%                  |
| calella                   | n.d.      | n.d.      | 2.708     | n.a.                  | n.a.                   |
| castelldefels             | 4.028     | 3.696     | 3.469     | -13,9%                | -6,1%                  |
| cerdanyola del vallès     | 3.420     | 3.267     | 3.195     | -6,6%                 | -2,2%                  |
| cornellà de llobregat     | 3.809     | 3.447     | 3.266     | -14,3%                | -5,2%                  |
| cubelles                  | 2.939     | 2.761     | 2.748     | -6,5%                 | -0,5%                  |
| esparreguera              | n.d.      | n.d.      | 2.714     | n.a.                  | n.a.                   |
| esplugues de llobregat    | 4.107     | 3.913     | 3.751     | -8,7%                 | -4,1%                  |
| garriga, la               | n.d.      | n.d.      | 2.719     | n.a.                  | n.a.                   |
| gavà                      | 3.633     | 3.417     | 3.303     | -9,1%                 | -3,3%                  |
| granollers                | 3.180     | 3.035     | 2.874     | -9,6%                 | -5,3%                  |
| hospitalet de llobregat   | 3.878     | 3.475     | 3.331     | -14,1%                | -4,1%                  |
| igualada                  | 2.412     | 2.076     | 2.093     | -13,2%                | 0,8%                   |
| malgrat de mar            | 2.880     | 2.577     | 2.425     | -15,8%                | -5,9%                  |
| manresa                   | 2.569     | 2.301     | 2.258     | -12,1%                | -1,9%                  |
| martorell                 | 3.074     | 2.755     | 2.618     | -14,8%                | -5,0%                  |
| masnou                    | 3.994     | 3.705     | 3.651     | -8,6%                 | -1,5%                  |
| mataró                    | 3.174     | 2.923     | 2.759     | -13,1%                | -5,6%                  |
| molins de rei             | 3.565     | 3.336     | 3.262     | -8,5%                 | -2,2%                  |
| mollet del vallès         | 3.174     | 2.833     | 2.733     | -13,9%                | -3,5%                  |
| montcada i reixac         | 3.296     | 2.880     | 2.744     | -16,7%                | -4,7%                  |
| olesa de montserrat       | 2.703     | 2.515     | 2.479     | -8,3%                 | -1,4%                  |
| parets del vallès         | n.d.      | n.d.      | 2.955     | n.a.                  | n.a.                   |
| pineda de mar             | 3.039     | 2.652     | 2.541     | -16,4%                | -4,2%                  |
| prat de llobregat         | 3.467     | 3.185     | 3.053     | -11,9%                | -4,2%                  |
| premià de mar             | 3.532     | 3.081     | 2.934     | -16,9%                | -4,8%                  |
| ripollet                  | 3.294     | 3.034     | 2.933     | -10,9%                | -3,3%                  |
| rubí                      | 3.018     | 2.712     | 2.617     | -13,3%                | -3,5%                  |
| sabadell                  | 3.161     | 2.842     | 2.788     | -11,8%                | -1,9%                  |
| sant adrià de besòs       | 3.457     | 3.288     | 3.137     | -9,3%                 | -4,6%                  |
| sant andreu de la barca   | 3.147     | 2.876     | 2.802     | -11,0%                | -2,6%                  |
| sant andreu de llavaneres | n.d.      | n.d.      | 3.377     | n.a.                  | n.a.                   |
| sant boi de llobregat     | 3.300     | 3.022     | 2.888     | -12,5%                | -4,4%                  |
| sant cugat del vallès     | 4.616     | 4.290     | 4.273     | -7,4%                 | -0,4%                  |
| sant feliu de llobregat   | 3.628     | 3.487     | 3.402     | -6,2%                 | -2,4%                  |
| sant joan despí           | 3.921     | 3.829     | 3.612     | -7,9%                 | -5,7%                  |
| sant pere de ribes        | 3.089     | 2.888     | 2.783     | -9,9%                 | -3,6%                  |
| sant vicenç dels horts    | 3.138     | 2.867     | 2.785     | -11,3%                | -2,9%                  |
| santa coloma de gramenet  | 3.314     | 2.983     | 2.952     | -10,9%                | -1,0%                  |
| santa perpètua de mogoda  | 3.028     | 2.776     | 2.772     | -8,5%                 | -0,1%                  |
| sitges                    | 4.905     | 5.006     | 4.725     | -3,7%                 | -5,6%                  |
| terrassa                  | 2.932     | 2.630     | 2.547     | -13,2%                | -3,2%                  |
| vic                       | 2.614     | 2.530     | 2.436     | -6,8%                 | -3,7%                  |
| viladecans                | 3.396     | 3.163     | 3.092     | -8,9%                 | -2,2%                  |
| vilafranca del penedès    | 2.505     | 2.388     | 2.267     | -9,5%                 | -5,1%                  |
| vilanova i la geltru      | 3.235     | 2.882     | 2.783     | -14,0%                | -3,4%                  |

**note from the idealista.com survey department:**

- in drawing up this report only those municipalities were analysed that have maintained a constant figure of 50 or more sale advertisements for resale housing during the study period
- those municipalities that did not reach this average were removed from the analysis sample

## other catalan provinces

this report only includes those catalan municipalities for which idealista.com has a stable database with a minimum of 50 properties, which enables sufficient standardisation of results for the period from 21 december 2007 to 19 december 2008

### precio por m2 en cataluña

|                               | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de girona</b>    |           |           |           |                          |                           |
| blanes                        | 2.899     | 2.643     | 2.553     | -12,0%                   | -3,4%                     |
| empuriabrava                  | n.d.      | n.d.      | 2.347     | n.a.                     | n.a.                      |
| figueres                      | 2.127     | 1.986     | 1.991     | -6,4%                    | 0,2%                      |
| girona                        | 3.018     | 2.952     | 2.822     | -6,5%                    | -4,4%                     |
| llançà                        | n.d.      | n.d.      | 2.485     | n.a.                     | n.a.                      |
| lloret de mar                 | 2.944     | 2.841     | 2.694     | -8,5%                    | -5,2%                     |
| palamós                       | 3.013     | 2.781     | 2.801     | -7,0%                    | 0,7%                      |
| roses                         | 2.778     | 2.521     | 2.408     | -13,3%                   | -4,4%                     |
| <b>provincia de lleida</b>    |           |           |           |                          |                           |
| lleida                        | 2.051     | 1.826     | 1.776     | -13,4%                   | -2,7%                     |
| <b>provincia de tarragona</b> |           |           |           |                          |                           |
| calafell                      | 3.166     | 2.886     | 2.785     | -12,0%                   | -3,5%                     |
| cambrils                      | 2.801     | 2.799     | 2.680     | -4,3%                    | -4,3%                     |
| cunit                         | 3.105     | 2.821     | 2.760     | -11,1%                   | -2,2%                     |
| miami playa                   | n.d.      | n.d.      | 2.379     | n.a.                     | n.a.                      |
| reus                          | 2.177     | 1.974     | 1.911     | -12,2%                   | -3,2%                     |
| salou                         | 2.692     | 2.527     | 2.448     | -9,1%                    | -3,1%                     |
| sant carles de la rapita     | 2.357     | 2.152     | 2.038     | -13,5%                   | -5,3%                     |
| segur de calafell             | 3.093     | 2.824     | 2.676     | -13,5%                   | -5,2%                     |
| tarragona                     | 2.867     | 2.692     | 2.717     | -5,2%                    | 0,9%                      |
| torredembarra                 | n.d.      | n.d.      | 2.533     | n.a.                     | n.a.                      |
| torreforta                    | n.d.      | n.d.      | 1.895     | n.a.                     | n.a.                      |
| vendrell (el)                 | 2.432     | 2.448     | 2.356     | -3,1%                    | -3,7%                     |
| vila-seca                     | n.d.      | n.d.      | 2.008     | n.a.                     | n.a.                      |

## evolution of the price per m<sup>2</sup>: madrid city

the average price of resale housing in madrid city fell 5.1% to return to 2005 levels

- **for the second year running, the average price of resale housing in madrid has suffered negative variations.** with a fall of 5.1%, the price of resale properties has dropped to €4,044, €18 down on the price being asked in the last quarter of 2005

| madrid              | 2001  | 2002  | 2003  | 2004 | 2005 | 2006 | 2007  | 2008  |
|---------------------|-------|-------|-------|------|------|------|-------|-------|
| incrementos anuales | 26,2% | 28,7% | 17,3% | 7,5% | 7,3% | 5,2% | -0,3% | -5,1% |

- **only two districts have managed to keep on the upward trend during 2008.** salamanca (3.7%; €5,563/m<sup>2</sup>) and chamartín (1.0%; €5,324/m<sup>2</sup>), historically the capital's two most expensive districts, they were the only ones to record moderate rises in their resale housing prices. in any case, and bearing in mind the latest year-on-year inflation figures published (2.4%; november 08), only salamanca would record net price rises in resale properties, furthermore reaching its all time high. despite having recorded negative variations (-0.5%; €4,159/m<sup>2</sup>), hortaleza was the third best district as far as holding its prices is concerned
- **the city's most exclusive districts maintain their square-metre price above five thousand euro.** salamanca (€5,563/m<sup>2</sup>) and chamartín (€5.324/m<sup>2</sup>) are followed by chamberí, where despite suffering a 5.8% price cut, resale housing remains at €5,019/m<sup>2</sup>
- **as has been the tonic in recent years, it is the more economical districts that have suffered more acute falls in housing prices.** in 2008 the biggest decreases were seen in puente de vallecas (-13.9%; €2,792/m<sup>2</sup>), villaverde (-13.2%; €2,602/m<sup>2</sup>), vicálvaro (-12.3%; €2,961/m<sup>2</sup>) and usera (-11.2%; €2.844/m<sup>2</sup>). the list of districts with price cuts in excess of 10% concludes with latina (-10.6%; €2,970/m<sup>2</sup>), moratalaz (-13.9%; €3,092/m<sup>2</sup>) and carabanchel (-10.1%; €2,984/m<sup>2</sup>)
- **it is now possible to find housing in the capital at 2004 prices:** prices in five of madrid's districts are now at the same level as that reached in 2004. these are moratalaz (€3,092/m<sup>2</sup> now, versus €3,119/m<sup>2</sup> in the third quarter of 2004), latina (€2,970/m<sup>2</sup> now, the same price as in the fourth quarter of 2004), puente de vallecas (€2,792/m<sup>2</sup> now, and €2,799 in the fourth quarter of 2004). vicálvaro (€2,961/m<sup>2</sup> now and €3,105/m<sup>2</sup> in the fourth quarter of 2004) and usera (€2,884/m<sup>2</sup> as compared with €2,876/m<sup>2</sup> in the fourth quarter of 2004)
- **under three thousand euro: for the first time since the third quarter 2004, there are seven districts in madrid where it possible to buy housing at under three thousand euro per square metre.** villaverde (€2.602 4/m<sup>2</sup>), puente de vallecas (€2.792 /m<sup>2</sup>), usera (€2.844/m<sup>2</sup>), vicálvaro (€2.961/m<sup>2</sup>), latina (€2.970/m<sup>2</sup>), villa de vallecas (€2.973/m<sup>2</sup>) and carabanchel (€2.984/m<sup>2</sup>)

- **with a –1.5% variation in the last quarter of the year, madrid records its fifth consecutive quarterly price fall.** the districts worst affected are puente de vallecas (-4.6%) and usera (-4.5%). salamanca and hortaleza , on the other hand, with rises of 0.7% and 0.6%, respectively, were the only districts to record price rises

## the madrid city neighbourhoods

- **104 of the 113 neighbourhoods analysed by idealista (92%) suffered price cuts,** and in over half the cases (60 neighbourhoods, 53% of the sample the decreases climbed to double figures
- **prices in seven neighbourhoods underwent falls of over 15%.** the most severe price decrease occurred in san cristóbal (villaverde) where prices have fallen 22.4% in just twelve months. in entrevías (puente de vallecas) the decrease was 18.5%. these two neighbourhoods are followed by ambroz (vicálvaro) with a 17.7% decrease, pradolongo (usera) and berruguete (tetuán) with a 16% fall, casa de campo (moncloa) with a downturn of 15.5% and portazgo (puente de vallecas) with a decrease of 15.4%
- **the san cristóbal neighbourhood (€2,171/m<sup>2</sup>) is the least expensive in the whole of madrid city,** followed by entrevías (€2,494/m<sup>2</sup>), los ángeles (€2,566/m<sup>2</sup>) and san andrés (€2,587/m<sup>2</sup>). san cristóbal, los ángeles and san andrés belong to the villaverde district and they were the only three neighbourhoods where last year it was possible to find housing below three thousand euro per square metre. today it is possible to find housing below this price in 25 neighbourhoods in the capital
- **nine neighbourhoods experienced year-on-year rises in their resale housing prices.** the most spectacular occurred in la piovera (hortaleza), where prices have gone up by 12% over the last year. in castellana (salamanca) there was an 11.8% rise. the increases in the other neighbourhoods were more modest: san juan bautista (ciudad lineal; 5.4%), el viso (chamartín; 2.6%), palomas (hortaleza; 2.5%) montecarmelo-el goloso (fuencarral; 2.2%), jerónimos (retiro; 1.6%), hispanoamérica (chamartín; 1.4%) and almagro (chamberí; 0.9%)
- **there are five neighbourhoods in the city where prices stand at over six thousand euro.** the rise in prices in the castellana neighbourhood, in salamanca, make it the most expensive neighbourhood in the capital (€6,973/m<sup>2</sup>). recoletos, in the salamanca district, lost its top spot, and despite only suffering a 1.7% fall, it prices drop from €7,084 to €6,965. el viso in chamartín, positions its price per square metre at €6,439. the square metre in almagro (chamberí) stands at €6,243. la piovera in hortaleza brings up the rear in the list of the city's most exclusive neighbourhoods, with resale housing reaching a price of €6,086/m<sup>2</sup>

**precio por m2 en madrid capital (por variación anual)**

| <b>distrito</b>   | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 07-08</b> | <b>variación IV trimestre</b> |
|-------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| salamanca         | 5.363            | 5.525            | 5.563            | 3,7%                         | 0,7%                          |
| chamartín         | 5.273            | 5.378            | 5.324            | 1,0%                         | -1,0%                         |
| hortaleza         | 4.181            | 4.136            | 4.159            | -0,5%                        | 0,6%                          |
| ciudad lineal     | 3.984            | 3.935            | 3.814            | -4,3%                        | -3,1%                         |
| retiro            | 4.708            | 4.612            | 4.504            | -4,3%                        | -2,4%                         |
| moncloa           | 4.665            | 4.532            | 4.422            | -5,2%                        | -2,4%                         |
| fuencarral        | 4.099            | 3.920            | 3.863            | -5,8%                        | -1,5%                         |
| chamberí          | 5.328            | 5.123            | 5.019            | -5,8%                        | -2,0%                         |
| barajas           | 3.890            | 3.763            | 3.633            | -6,6%                        | -3,4%                         |
| tetuán            | 4.209            | 3.999            | 3.910            | -7,1%                        | -2,2%                         |
| centro            | 4.728            | 4.424            | 4.376            | -7,4%                        | -1,1%                         |
| san blas          | 3.583            | 3.360            | 3.313            | -7,5%                        | -1,4%                         |
| arganzuela        | 4.164            | 3.876            | 3.797            | -8,8%                        | -2,0%                         |
| villa de vallecas | 3.298            | 3.027            | 2.973            | -9,9%                        | -1,8%                         |
| carabanchel       | 3.318            | 3.041            | 2.984            | -10,1%                       | -1,9%                         |
| latina            | 3.321            | 3.055            | 2.970            | -10,6%                       | -2,8%                         |
| moratalaz         | 3.458            | 3.229            | 3.092            | -10,6%                       | -4,2%                         |
| usera             | 3.202            | 2.979            | 2.844            | -11,2%                       | -4,5%                         |
| vicálvaro         | 3.377            | 3.015            | 2.961            | -12,3%                       | -1,8%                         |
| villaverde        | 2.998            | 2.677            | 2.602            | -13,2%                       | -2,8%                         |
| punto de vallecas | 3.241            | 2.926            | 2.792            | -13,9%                       | -4,6%                         |
| <b>madrid</b>     | <b>4.262</b>     | <b>4.106</b>     | <b>4.044</b>     | <b>-5,1%</b>                 | <b>-1,5%</b>                  |

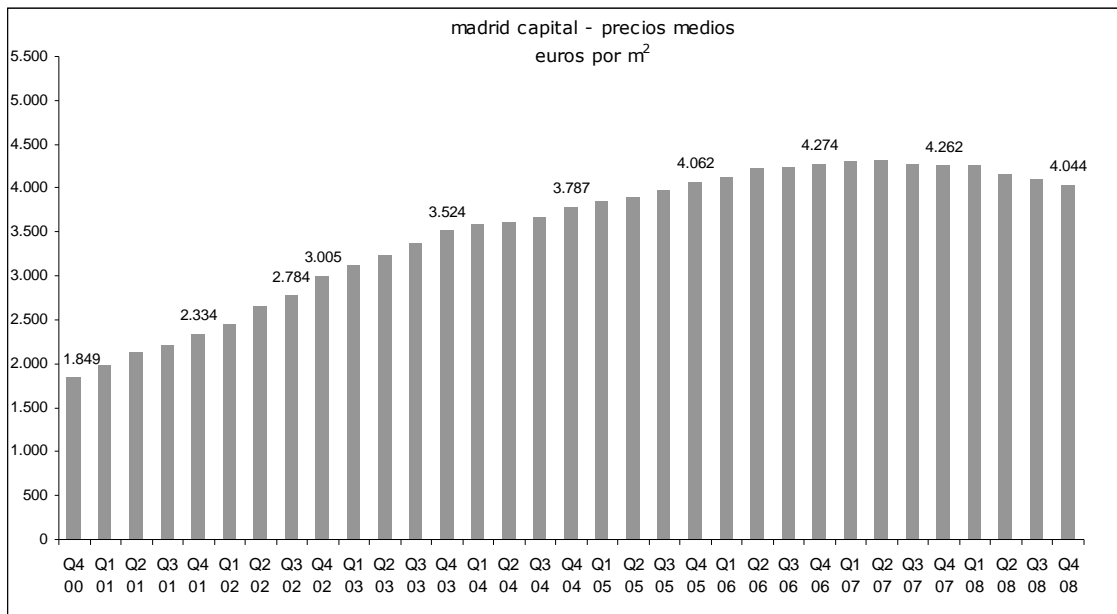
**precio por m2 en madrid capital (por precio)**

| <b>distrito</b>   | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 07-08</b> | <b>variación IV trimestre</b> |
|-------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| salamanca         | 5.363            | 5.525            | 5.563            | 3,7%                         | 0,7%                          |
| chamartín         | 5.273            | 5.378            | 5.324            | 1,0%                         | -1,0%                         |
| chamberí          | 5.328            | 5.123            | 5.019            | -5,8%                        | -2,0%                         |
| retiro            | 4.708            | 4.612            | 4.504            | -4,3%                        | -2,4%                         |
| moncloa           | 4.665            | 4.532            | 4.422            | -5,2%                        | -2,4%                         |
| centro            | 4.728            | 4.424            | 4.376            | -7,4%                        | -1,1%                         |
| hortaleza         | 4.181            | 4.136            | 4.159            | -0,5%                        | 0,6%                          |
| tetuán            | 4.209            | 3.999            | 3.910            | -7,1%                        | -2,2%                         |
| fuencarral        | 4.099            | 3.920            | 3.863            | -5,8%                        | -1,5%                         |
| ciudad lineal     | 3.984            | 3.935            | 3.814            | -4,3%                        | -3,1%                         |
| arganzuela        | 4.164            | 3.876            | 3.797            | -8,8%                        | -2,0%                         |
| barajas           | 3.890            | 3.763            | 3.633            | -6,6%                        | -3,4%                         |
| san blas          | 3.583            | 3.360            | 3.313            | -7,5%                        | -1,4%                         |
| moratalaz         | 3.458            | 3.229            | 3.092            | -10,6%                       | -4,2%                         |
| carabanchel       | 3.318            | 3.041            | 2.984            | -10,1%                       | -1,9%                         |
| villa de vallecas | 3.298            | 3.027            | 2.973            | -9,9%                        | -1,8%                         |
| latina            | 3.321            | 3.055            | 2.970            | -10,6%                       | -2,8%                         |
| vicálvaro         | 3.377            | 3.015            | 2.961            | -12,3%                       | -1,8%                         |
| usera             | 3.202            | 2.979            | 2.844            | -11,2%                       | -4,5%                         |
| punto de vallecas | 3.241            | 2.926            | 2.792            | -13,9%                       | -4,6%                         |
| villaverde        | 2.998            | 2.677            | 2.602            | -13,2%                       | -2,8%                         |
| <b>madrid</b>     | <b>4.262</b>     | <b>4.106</b>     | <b>4.044</b>     | <b>-5,1%</b>                 | <b>-1,5%</b>                  |

**precio por m2 en madrid capital (alfabético)**

| <b>distrito</b>    | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación<br/>anual 07-08</b> | <b>variación<br/>IV trimestre</b> |
|--------------------|------------------|------------------|------------------|----------------------------------|-----------------------------------|
| arganzuela         | 4.164            | 3.876            | 3.797            | -8,8%                            | -2,0%                             |
| barajas            | 3.890            | 3.763            | 3.633            | -6,6%                            | -3,4%                             |
| carabanchel        | 3.318            | 3.041            | 2.984            | -10,1%                           | -1,9%                             |
| centro             | 4.728            | 4.424            | 4.376            | -7,4%                            | -1,1%                             |
| chamartín          | 5.273            | 5.378            | 5.324            | 1,0%                             | -1,0%                             |
| chamberí           | 5.328            | 5.123            | 5.019            | -5,8%                            | -2,0%                             |
| ciudad lineal      | 3.984            | 3.935            | 3.814            | -4,3%                            | -3,1%                             |
| fuencarral         | 4.099            | 3.920            | 3.863            | -5,8%                            | -1,5%                             |
| hortaleza          | 4.181            | 4.136            | 4.159            | -0,5%                            | 0,6%                              |
| latina             | 3.321            | 3.055            | 2.970            | -10,6%                           | -2,8%                             |
| moncloa            | 4.665            | 4.532            | 4.422            | -5,2%                            | -2,4%                             |
| moratalaz          | 3.458            | 3.229            | 3.092            | -10,6%                           | -4,2%                             |
| pueblo de vallecas | 3.241            | 2.926            | 2.792            | -13,9%                           | -4,6%                             |
| retiro             | 4.708            | 4.612            | 4.504            | -4,3%                            | -2,4%                             |
| salamanca          | 5.363            | 5.525            | 5.563            | 3,7%                             | 0,7%                              |
| san blas           | 3.583            | 3.360            | 3.313            | -7,5%                            | -1,4%                             |
| tetuán             | 4.209            | 3.999            | 3.910            | -7,1%                            | -2,2%                             |
| usera              | 3.202            | 2.979            | 2.844            | -11,2%                           | -4,5%                             |
| vicálvaro          | 3.377            | 3.015            | 2.961            | -12,3%                           | -1,8%                             |
| villa de vallecas  | 3.298            | 3.027            | 2.973            | -9,9%                            | -1,8%                             |
| villaverde         | 2.998            | 2.677            | 2.602            | -13,2%                           | -2,8%                             |
| <b>madrid</b>      | <b>4.262</b>     | <b>4.106</b>     | <b>4.044</b>     | <b>-5,1%</b>                     | <b>-1,5%</b>                      |

### historical quarterly evolution, 2000-2008



### year-on-year percentage historical evolution, 2001-2008

## madrid, neighbourhood by neighbourhood

precio por m2 barrio en madrid capital

| distrito                    | barrio                     | 21-dic-07    | 19-dic-08    | variación anual 07-08 |
|-----------------------------|----------------------------|--------------|--------------|-----------------------|
| <b>total madrid capital</b> |                            | <b>4.262</b> | <b>4.044</b> | <b>-5,1%</b>          |
| <b>arganzuela</b>           |                            | <b>4.164</b> | <b>3.797</b> | <b>-8,8%</b>          |
|                             | acacias                    | 4.309        | 3.940        | -8,6%                 |
|                             | atocha                     | n.d.         | n.d.         | n.a                   |
|                             | chopera                    | 3.942        | 3.503        | -11,1%                |
|                             | delicias                   | 4.138        | 3.820        | -7,7%                 |
|                             | imperial                   | 4.240        | 3.723        | -12,2%                |
|                             | legazpi                    | 4.261        | 3.916        | -8,1%                 |
|                             | palos de moquer            | 4.083        | 3.809        | -6,7%                 |
| <b>barajas</b>              |                            | <b>3.890</b> | <b>3.633</b> | <b>-6,6%</b>          |
|                             | aeropuerto                 | n.d.         | 2.853        | n.a                   |
|                             | alameda de osuna           | 3.752        | 3.504        | -6,6%                 |
|                             | casco histórico de barajas | 3.632        | n.d.         | n.a.                  |
|                             | corralejos                 | 4.391        | 4.083        | -7,0%                 |
|                             | timón                      | 3.848        | 3.512        | -8,7%                 |
| <b>carabanchel</b>          |                            | <b>3.318</b> | <b>2.984</b> | <b>-10,1%</b>         |
|                             | abrantés                   | 3.311        | 2.910        | -12,1%                |
|                             | buena vista                | 3.368        | 3.161        | -6,2%                 |
|                             | comillas                   | 3.400        | 3.050        | -10,3%                |
|                             | opañel                     | 3.379        | 2.973        | -12,0%                |
|                             | puerta bonita              | 3.193        | 2.793        | -12,5%                |
|                             | san isidro                 | 3.317        | 3.037        | -8,4%                 |
|                             | vista alegre               | 3.278        | 2.822        | -13,9%                |
| <b>centro</b>               |                            | <b>4.728</b> | <b>4.376</b> | <b>-7,4%</b>          |
|                             | cortes                     | 4.922        | 4.401        | -10,6%                |
|                             | embajadores                | 4.394        | 3.782        | -13,9%                |
|                             | justicia                   | 5.027        | 4.992        | -0,7%                 |
|                             | palacio                    | 4.807        | 4.544        | -5,5%                 |
|                             | sol                        | 4.876        | 4.465        | -8,4%                 |
|                             | universidad                | 4.747        | 4.263        | -10,2%                |
| <b>chamartín</b>            |                            | <b>5.273</b> | <b>5.324</b> | <b>1,0%</b>           |
|                             | castilla                   | 4.884        | 4.437        | -9,1%                 |
|                             | ciudad jardín              | 4.785        | 4.227        | -11,7%                |
|                             | el viso                    | 6.274        | 6.439        | 2,6%                  |
|                             | hispanoamérica             | 5.663        | 5.740        | 1,4%                  |
|                             | nueva españa               | 5.916        | 5.880        | -0,6%                 |
|                             | prosperidad                | 4.619        | 4.223        | -8,6%                 |
| <b>chamberí</b>             |                            | <b>5.328</b> | <b>5.019</b> | <b>-5,8%</b>          |
|                             | almagro                    | 6.191        | 6.243        | 0,9%                  |
|                             | arapiles                   | 5.125        | 4.498        | -12,2%                |
|                             | gaztambide                 | 5.068        | 4.555        | -10,1%                |
|                             | ríos rosas                 | 5.243        | 4.731        | -9,8%                 |
|                             | trafalgar                  | 5.401        | 4.971        | -8,0%                 |
|                             | vallehermoso               | 5.066        | 4.756        | -6,1%                 |
| <b>ciudad lineal</b>        |                            | <b>3.984</b> | <b>3.814</b> | <b>-4,3%</b>          |
|                             | atalaya                    | 5.061        | n.d.         | n.a.                  |
|                             | colina                     | 4.612        | n.d.         | n.a.                  |
|                             | concepción                 | 3.975        | 3.716        | -6,5%                 |
|                             | costillares                | 4.474        | 4.396        | -1,8%                 |
|                             | pueblo nuevo               | 3.568        | 3.114        | -12,7%                |
|                             | quintana                   | 3.861        | 3.322        | -14,0%                |
|                             | san juan bautista          | 4.526        | 4.773        | 5,4%                  |
|                             | san pascual                | 4.397        | 4.352        | -1,0%                 |
|                             | ventas                     | 3.691        | 3.226        | -12,6%                |

## madrid, neighbourhood by neighbourhood

precio por m2 barrio en madrid capital

| distrito                  | barrio                   | 21-dic-07    | 19-dic-08    | variación anual 07-08 |
|---------------------------|--------------------------|--------------|--------------|-----------------------|
| <b>fuencarral</b>         |                          | <b>4.099</b> | <b>3.863</b> | <b>-5,8%</b>          |
|                           | montecarmelo - el goloso | 4.092        | 4.180        | 2,2%                  |
|                           | el pardo                 | n.d.         | n.d.         | n.a.                  |
|                           | fuentelarreina           | 4.271        | n.d.         | n.a.                  |
|                           | la paz                   | 4.242        | 4.114        | -3,0%                 |
|                           | mirasierra               | 4.364        | 4.302        | -1,4%                 |
|                           | peñagrande               | 4.075        | 3.704        | -9,1%                 |
|                           | pilar                    | 3.957        | 3.495        | -11,7%                |
|                           | valverde                 | 3.912        | 3.511        | -10,2%                |
| <b>hortaleza</b>          |                          | <b>4.181</b> | <b>4.159</b> | <b>-0,5%</b>          |
|                           | apóstol santiago         | 3.498        | 3.093        | -11,6%                |
|                           | canillas                 | 4.088        | 3.678        | -10,0%                |
|                           | palomas                  | 5.124        | 5.250        | 2,5%                  |
|                           | pinar del rey            | 3.754        | 3.411        | -9,1%                 |
|                           | piovera                  | 5.432        | 6.086        | 12,0%                 |
|                           | valdefuentes             | 4.209        | 3.952        | -6,1%                 |
| <b>latina</b>             |                          | <b>3.321</b> | <b>2.970</b> | <b>-10,6%</b>         |
|                           | águilas                  | 3.291        | 2.842        | -13,6%                |
|                           | aluche                   | 3.303        | 2.911        | -11,9%                |
|                           | campamento               | 3.299        | 2.872        | -12,9%                |
|                           | cuatro vientos           | n.d.         | n.d.         | n.a.                  |
|                           | los cármenes             | 3.428        | 3.012        | -12,1%                |
|                           | lucero                   | 3.343        | 3.036        | -9,2%                 |
|                           | puerta del ángel         | 3.336        | 3.078        | -7,7%                 |
| <b>moncloa</b>            |                          | <b>4.665</b> | <b>4.422</b> | <b>-5,2%</b>          |
|                           | aravaca                  | 4.478        | 4.104        | -8,4%                 |
|                           | argüelles                | 4.889        | 4.683        | -4,2%                 |
|                           | el plantío               | n.d.         | n.d.         | n.a.                  |
|                           | casa de campo            | 4.403        | 3.721        | -15,5%                |
|                           | ciudad universitaria     | 4.675        | 4.391        | -6,1%                 |
|                           | valdemarín               | 5.254        | 5.154        | -1,9%                 |
|                           | valdezarza               | 4.227        | 3.655        | -13,5%                |
| <b>moratalaz</b>          |                          | <b>3.458</b> | <b>3.092</b> | <b>-10,6%</b>         |
|                           | fontarrón                | 3.315        | 2.832        | -14,6%                |
|                           | horcajo                  | n.d.         | n.d.         | n.a.                  |
|                           | marroquina               | 3.745        | 3.539        | -5,5%                 |
|                           | media legua              | 3.558        | 3.131        | -12,0%                |
|                           | pavones                  | 3.290        | n.d.         | n.a.                  |
|                           | vinateros                | 3.478        | 3.010        | -13,5%                |
| <b>puente de vallecas</b> |                          | <b>3.241</b> | <b>2.792</b> | <b>-13,9%</b>         |
|                           | entrevías                | 3.059        | 2.494        | -18,5%                |
|                           | numancia                 | 3.303        | 2.942        | -10,9%                |
|                           | palomeras bajas          | 3.232        | 2.804        | -13,2%                |
|                           | palomeras sureste        | 3.253        | 2.807        | -13,7%                |
|                           | portazgo                 | 3.273        | 2.770        | -15,4%                |
|                           | san diego                | 3.225        | 2.752        | -14,7%                |
| <b>retiro</b>             |                          | <b>4.708</b> | <b>4.504</b> | <b>-4,3%</b>          |
|                           | adelfas                  | 4.555        | 4.050        | -11,1%                |
|                           | estrella                 | 4.523        | 4.066        | -10,1%                |
|                           | ibiza                    | 4.953        | 4.759        | -3,9%                 |
|                           | jerónimos                | 5.790        | 5.880        | 1,6%                  |
|                           | niño jesús               | 5.284        | 4.746        | -10,2%                |
|                           | pacífico                 | 4.490        | 3.978        | -11,4%                |

## madrid, neighbourhood by neighbourhood

precio por m2 barrio en madrid capital

| distrito                 | barrio                       | 21-dic-07    | 19-dic-08    | variación anual 07-08 |
|--------------------------|------------------------------|--------------|--------------|-----------------------|
| <b>salamanca</b>         |                              | <b>5.363</b> | <b>5.563</b> | <b>3,7%</b>           |
|                          | castellana                   | 6.237        | 6.973        | 11,8%                 |
|                          | fuentes del berro            | 4.678        | 4.187        | -10,5%                |
|                          | goya                         | 5.328        | 5.030        | -5,6%                 |
|                          | guindalera                   | 4.557        | 4.092        | -10,2%                |
|                          | lista                        | 5.483        | 5.196        | -5,2%                 |
|                          | recoletos                    | 7.084        | 6.965        | -1,7%                 |
| <b>san blas</b>          |                              | <b>3.583</b> | <b>3.313</b> | <b>-7,5%</b>          |
|                          | amposta                      | 3.470        | n.d.         | n.a.                  |
|                          | arcos                        | 3.382        | 2.893        | -14,5%                |
|                          | canillejas                   | 3.318        | 2.865        | -13,7%                |
|                          | hellín                       | 3.076        | n.d.         | n.a.                  |
|                          | rejas                        | 3.708        | 3.381        | -8,8%                 |
|                          | rosas                        | 3.815        | 3.562        | -6,6%                 |
|                          | salvador                     | 3.829        | n.d.         | n.a.                  |
|                          | simancas                     | 3.640        | 3.435        | -5,6%                 |
| <b>tetuán</b>            |                              | <b>4.209</b> | <b>3.910</b> | <b>-7,1%</b>          |
|                          | almenara                     | 4.104        | 3.607        | -12,1%                |
|                          | bellas vistas                | 3.914        | 3.508        | -10,4%                |
|                          | berruguete                   | 4.001        | 3.360        | -16,0%                |
|                          | castillejos                  | 4.815        | 4.604        | -4,4%                 |
|                          | cuatro caminos               | 4.383        | 4.285        | -2,2%                 |
|                          | valdeacederas                | 4.003        | 3.554        | -11,2%                |
| <b>usera</b>             |                              | <b>3.202</b> | <b>2.844</b> | <b>-11,2%</b>         |
|                          | almendrales                  | 3.212        | 2.962        | -7,8%                 |
|                          | moscardó                     | 3.250        | 2.919        | -10,2%                |
|                          | orcasitas                    | 3.076        | 2.701        | -12,2%                |
|                          | orcasur                      | 3.228        | 2.802        | -13,2%                |
|                          | pradolongo                   | 3.375        | 2.837        | -16,0%                |
|                          | san fermin                   | 3.086        | 2.817        | -8,7%                 |
|                          | zofio                        | 3.279        | n.d.         | n.a.                  |
| <b>vicálvaro</b>         |                              | <b>3.377</b> | <b>2.961</b> | <b>-12,3%</b>         |
|                          | ambroz                       | 3.267        | 2.688        | -17,7%                |
|                          | casco histórico de vicálvaro | 3.432        | 3.080        | -10,2%                |
| <b>villa de vallecas</b> |                              | <b>3.298</b> | <b>2.973</b> | <b>-9,9%</b>          |
|                          | casco histórico de vallecas  | 3.375        | 3.063        | -9,2%                 |
|                          | santa eugenia                | 3.144        | 2.733        | -13,1%                |
| <b>villaverde</b>        |                              | <b>2.998</b> | <b>2.602</b> | <b>-13,2%</b>         |
|                          | butarque                     | 3.065        | 2.656        | -13,3%                |
|                          | los ángeles                  | 2.992        | 2.566        | -14,2%                |
|                          | los rosales                  | 3.064        | 2.753        | -10,1%                |
|                          | san andrés                   | 2.985        | 2.587        | -13,3%                |
|                          | san cristóbal                | 2.796        | 2.171        | -22,4%                |

## evolution of the price per m<sup>2</sup>: municipalities in the madrid region

all of the municipalities analysed by idealista.com reported losses in their property values, reaching double figures in 50% of the cases

- **2008 confirms the downturn in the real estate cycle, begun one year before.** all the properties analysed by idealista have seen their resale property prices fall. in this case, the crisis has not respected either the historical evolution or the geographical location of the municipality and in 50% of the cases assessed (21 out of 42 municipalities with a past evolution) the decreases run into double figures
- **the largest fall in prices in the region was recorded in sevilla la nueva,** which has seen its housing values decrease by 17.4%, reaching average prices of €2,133/m<sup>2</sup>. in arroyomolinos, the decrease reached a figure of 15.9%, leaving its property prices at €2,133/m<sup>2</sup>. in alcala de henares, there was a 13.4% fall, to place square metre prices at €2,467
- **2003 prices:** although the price cut in alcobendas was less than that in other municipalities in the region (-9.6%), its resale housing prices have reached €3,120/m<sup>2</sup>, which leaves them below those reached in this town in the third quarter of 2003, when a square metre was costing €3,325
- **three municipalities in the north of madrid head the most exclusive town list.** pozuelo de alarcón (€3,869/ m<sup>2</sup>), majadahonda (€3,589/ m<sup>2</sup>) and las rozas (€3,301/ m<sup>2</sup>), together with the la moraleja area ( €5,423/m<sup>2</sup>) have the square metres with the highest asking prices in the community
- **the least expensive square metre price of all the municipalities in the madrid region analysed by idealista.com, is to be found for yet another year in san martin de la vega.** it is the only municipality of all those analysed where it is possible to buy a square metre for below the two thousand euro threshold (€1,994/m<sup>2</sup>). it is pursued by ciempozuelos (€2,082/m<sup>2</sup>) and humanes de madrid (€2,104/m<sup>2</sup>)

precio por m2 en la comunidad de madrid (por variación anual)

| municipio                  | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|----------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| san agustin de Guadalix    | 2.663     | 2.621     | 2.586     | -2,9%                 | -1,3%                  |
| tres cantos                | 3.373     | 3.232     | 3.211     | -4,8%                 | -0,7%                  |
| paracuellos de Jarama      | 2.778     | 2.734     | 2.627     | -5,4%                 | -3,9%                  |
| pozuelo de Alarcón         | 4.102     | 3.925     | 3.869     | -5,7%                 | -1,4%                  |
| san lorenzo de el Escorial | 2.695     | 2.547     | 2.529     | -6,2%                 | -0,7%                  |
| san Sebastián de los Reyes | 3.364     | 3.211     | 3.142     | -6,6%                 | -2,2%                  |
| Majadahonda                | 3.843     | 3.695     | 3.589     | -6,6%                 | -2,8%                  |
| rozas de Madrid (las)      | 3.543     | 3.366     | 3.301     | -6,9%                 | -1,9%                  |
| Torreloa                   | 3.040     | 2.845     | 2.816     | -7,4%                 | -1,0%                  |
| Escorial (el)              | 2.613     | 2.475     | 2.419     | -7,4%                 | -2,2%                  |
| Brunete                    | 2.788     | 2.657     | 2.579     | -7,5%                 | -2,9%                  |
| collado villalba           | 2.606     | 2.465     | 2.394     | -8,1%                 | -2,9%                  |
| pinto                      | 2.755     | 2.609     | 2.525     | -8,3%                 | -3,2%                  |
| la Moraleja                | 5.926     | 5.686     | 5.423     | -8,5%                 | -4,6%                  |
| algete                     | 2.357     | 2.195     | 2.154     | -8,6%                 | -1,9%                  |
| aranjuez                   | 2.435     | 2.297     | 2.215     | -9,1%                 | -3,6%                  |
| san Martín de la Vega      | 2.193     | 2.028     | 1.994     | -9,1%                 | -1,7%                  |
| colmenar viejo             | 2.979     | 2.773     | 2.701     | -9,3%                 | -2,6%                  |
| boadilla del monte         | 3.635     | 3.383     | 3.292     | -9,4%                 | -2,7%                  |
| alcobendas                 | 3.453     | 3.230     | 3.120     | -9,6%                 | -3,4%                  |
| villanueva del Pardillo    | 3.149     | 2.909     | 2.838     | -9,9%                 | -2,4%                  |
| Navalcarnero               | 2.421     | 2.285     | 2.180     | -10,0%                | -4,6%                  |
| galapagar                  | 2.586     | 2.402     | 2.323     | -10,2%                | -3,3%                  |
| fuenlabrada                | 2.525     | 2.309     | 2.259     | -10,5%                | -2,2%                  |
| parla                      | 2.452     | 2.257     | 2.183     | -11,0%                | -3,3%                  |
| alcorcón                   | 3.059     | 2.763     | 2.709     | -11,5%                | -2,0%                  |
| leganés                    | 2.972     | 2.739     | 2.631     | -11,5%                | -3,9%                  |
| arganda                    | 2.519     | 2.278     | 2.230     | -11,5%                | -2,1%                  |
| alpedrete                  | 2.724     | 2.578     | 2.411     | -11,5%                | -6,5%                  |
| mejorada del campo         | 2.639     | 2.435     | 2.325     | -11,9%                | -4,5%                  |
| torrejón de Ardoz          | 2.645     | 2.393     | 2.330     | -11,9%                | -2,6%                  |
| rivas-vaciamadrid          | 2.827     | 2.625     | 2.488     | -12,0%                | -5,2%                  |
| humanes de Madrid          | 2.395     | 2.207     | 2.104     | -12,1%                | -4,7%                  |
| getafe                     | 3.026     | 2.757     | 2.655     | -12,3%                | -3,7%                  |
| valdemoro                  | 2.512     | 2.326     | 2.198     | -12,5%                | -5,5%                  |
| coslada                    | 3.021     | 2.729     | 2.641     | -12,6%                | -3,2%                  |
| san fernando de Henares    | 3.046     | 2.791     | 2.658     | -12,7%                | -4,8%                  |
| móstoles                   | 2.484     | 2.278     | 2.163     | -12,9%                | -5,0%                  |
| ciempozuelos               | 2.393     | 2.211     | 2.082     | -13,0%                | -5,8%                  |
| alcalá de Henares          | 2.847     | 2.561     | 2.467     | -13,4%                | -3,7%                  |
| arroyomolinos              | 2.697     | 2.427     | 2.268     | -15,9%                | -6,6%                  |
| sevilla la nueva           | 2.582     | 2.351     | 2.133     | -17,4%                | -9,3%                  |
| guadarrama                 | n.d.      | n.d.      | 2.316     | n.a.                  | n.a.                   |

precio por m2 en la comunidad de madrid (por precio)

| municipio                  | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|----------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| la Moraleja                | 5.926     | 5.686     | 5.423     | -8,5%                 | -4,6%                  |
| pozuelo de Alarcón         | 4.102     | 3.925     | 3.869     | -5,7%                 | -1,4%                  |
| Majadahonda                | 3.843     | 3.695     | 3.589     | -6,6%                 | -2,8%                  |
| rozas de Madrid (las)      | 3.543     | 3.366     | 3.301     | -6,9%                 | -1,9%                  |
| boadilla del monte         | 3.635     | 3.383     | 3.292     | -9,4%                 | -2,7%                  |
| tres cantos                | 3.373     | 3.232     | 3.211     | -4,8%                 | -0,7%                  |
| san Sebastián de los Reyes | 3.364     | 3.211     | 3.142     | -6,6%                 | -2,2%                  |
| alcobendas                 | 3.453     | 3.230     | 3.120     | -9,6%                 | -3,4%                  |
| villanueva del Pardillo    | 3.149     | 2.909     | 2.838     | -9,9%                 | -2,4%                  |
| Torreloa                   | 3.040     | 2.845     | 2.816     | -7,4%                 | -1,0%                  |
| alcorcón                   | 3.059     | 2.763     | 2.709     | -11,5%                | -2,0%                  |
| colmenar viejo             | 2.979     | 2.773     | 2.701     | -9,3%                 | -2,6%                  |
| san fernando de Henares    | 3.046     | 2.791     | 2.658     | -12,7%                | -4,8%                  |
| getafe                     | 3.026     | 2.757     | 2.655     | -12,3%                | -3,7%                  |
| coslada                    | 3.021     | 2.729     | 2.641     | -12,6%                | -3,2%                  |
| leganés                    | 2.972     | 2.739     | 2.631     | -11,5%                | -3,9%                  |
| paracuellos de Jarama      | 2.778     | 2.734     | 2.627     | -5,4%                 | -3,9%                  |
| san agustin de Guadalix    | 2.663     | 2.621     | 2.586     | -2,9%                 | -1,3%                  |
| brunete                    | 2.788     | 2.657     | 2.579     | -7,5%                 | -2,9%                  |
| san lorenzo de el Escorial | 2.695     | 2.547     | 2.529     | -6,2%                 | -0,7%                  |
| pinto                      | 2.755     | 2.609     | 2.525     | -8,3%                 | -3,2%                  |
| rivas-vaciamadrid          | 2.827     | 2.625     | 2.488     | -12,0%                | -5,2%                  |
| alcalá de Henares          | 2.847     | 2.561     | 2.467     | -13,4%                | -3,7%                  |
| Escorial (el)              | 2.613     | 2.475     | 2.419     | -7,4%                 | -2,2%                  |
| alpedrete                  | 2.724     | 2.578     | 2.411     | -11,5%                | -6,5%                  |
| collado villalba           | 2.606     | 2.465     | 2.394     | -8,1%                 | -2,9%                  |
| torrejón de Ardoz          | 2.645     | 2.393     | 2.330     | -11,9%                | -2,6%                  |
| mejorada del campo         | 2.639     | 2.435     | 2.325     | -11,9%                | -4,5%                  |
| galapagar                  | 2.586     | 2.402     | 2.323     | -10,2%                | -3,3%                  |
| guadarrama                 | n.d.      | n.d.      | 2.316     | n.a.                  | n.a.                   |
| arroyomolinos              | 2.697     | 2.427     | 2.268     | -15,9%                | -6,6%                  |
| fuenlabrada                | 2.525     | 2.309     | 2.259     | -10,5%                | -2,2%                  |
| arganda                    | 2.519     | 2.278     | 2.230     | -11,5%                | -2,1%                  |
| aranjuez                   | 2.435     | 2.297     | 2.215     | -9,1%                 | -3,6%                  |
| valdemoro                  | 2.512     | 2.326     | 2.198     | -12,5%                | -5,5%                  |
| parla                      | 2.452     | 2.257     | 2.183     | -11,0%                | -3,3%                  |
| Navalcarnero               | 2.421     | 2.285     | 2.180     | -10,0%                | -4,6%                  |
| móstoles                   | 2.484     | 2.278     | 2.163     | -12,9%                | -5,0%                  |
| algete                     | 2.357     | 2.195     | 2.154     | -8,6%                 | -1,9%                  |
| sevilla la nueva           | 2.582     | 2.351     | 2.133     | -17,4%                | -9,3%                  |
| humanes de Madrid          | 2.395     | 2.207     | 2.104     | -12,1%                | -4,7%                  |
| ciempozuelos               | 2.393     | 2.211     | 2.082     | -13,0%                | -5,8%                  |
| san Martín de la Vega      | 2.193     | 2.028     | 1.994     | -9,1%                 | -1,7%                  |

precio por m2 en la comunidad de madrid (alfabético)

| municipio                  | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación anual 07-08 | variación IV trimestre |
|----------------------------|-----------|-----------|-----------|-----------------------|------------------------|
| alcalá de henares          | 2.847     | 2.561     | 2.467     | -13,4%                | -3,7%                  |
| alcobendas                 | 3.453     | 3.230     | 3.120     | -9,6%                 | -3,4%                  |
| alcorcón                   | 3.059     | 2.763     | 2.709     | -11,5%                | -2,0%                  |
| algete                     | 2.357     | 2.195     | 2.154     | -8,6%                 | -1,9%                  |
| alpedrete                  | 2.724     | 2.578     | 2.411     | -11,5%                | -6,5%                  |
| aranjuez                   | 2.435     | 2.297     | 2.215     | -9,1%                 | -3,6%                  |
| arganda                    | 2.519     | 2.278     | 2.230     | -11,5%                | -2,1%                  |
| arroyomolinos              | 2.697     | 2.427     | 2.268     | -15,9%                | -6,6%                  |
| boadilla del monte         | 3.635     | 3.383     | 3.292     | -9,4%                 | -2,7%                  |
| brunete                    | 2.788     | 2.657     | 2.579     | -7,5%                 | -2,9%                  |
| ciempozuelos               | 2.393     | 2.211     | 2.082     | -13,0%                | -5,8%                  |
| collado villalba           | 2.606     | 2.465     | 2.394     | -8,1%                 | -2,9%                  |
| colmenar viejo             | 2.979     | 2.773     | 2.701     | -9,3%                 | -2,6%                  |
| coslada                    | 3.021     | 2.729     | 2.641     | -12,6%                | -3,2%                  |
| escorial (el)              | 2.613     | 2.475     | 2.419     | -7,4%                 | -2,2%                  |
| fuenlabrada                | 2.525     | 2.309     | 2.259     | -10,5%                | -2,2%                  |
| galapagar                  | 2.586     | 2.402     | 2.323     | -10,2%                | -3,3%                  |
| getafe                     | 3.026     | 2.757     | 2.655     | -12,3%                | -3,7%                  |
| guadarrama                 | n.d.      | n.d.      | 2.316     | n.a.                  | n.a.                   |
| humanes de madrid          | 2.395     | 2.207     | 2.104     | -12,1%                | -4,7%                  |
| la moraleja                | 5.926     | 5.686     | 5.423     | -8,5%                 | -4,6%                  |
| leganés                    | 2.972     | 2.739     | 2.631     | -11,5%                | -3,9%                  |
| majadahonda                | 3.843     | 3.695     | 3.589     | -6,6%                 | -2,8%                  |
| mejorada del campo         | 2.639     | 2.435     | 2.325     | -11,9%                | -4,5%                  |
| móstoles                   | 2.484     | 2.278     | 2.163     | -12,9%                | -5,0%                  |
| navalcarnero               | 2.421     | 2.285     | 2.180     | -10,0%                | -4,6%                  |
| paracuellos de jarama      | 2.778     | 2.734     | 2.627     | -5,4%                 | -3,9%                  |
| parla                      | 2.452     | 2.257     | 2.183     | -11,0%                | -3,3%                  |
| pinto                      | 2.755     | 2.609     | 2.525     | -8,3%                 | -3,2%                  |
| pozuelo de alarcón         | 4.102     | 3.925     | 3.869     | -5,7%                 | -1,4%                  |
| rivas-vaciamadrid          | 2.827     | 2.625     | 2.488     | -12,0%                | -5,2%                  |
| rozas de madrid (las)      | 3.543     | 3.366     | 3.301     | -6,9%                 | -1,9%                  |
| san agustin de Guadalix    | 2.663     | 2.621     | 2.586     | -2,9%                 | -1,3%                  |
| san fernando de henares    | 3.046     | 2.791     | 2.658     | -12,7%                | -4,8%                  |
| san lorenzo de el escorial | 2.695     | 2.547     | 2.529     | -6,2%                 | -0,7%                  |
| san martin de la vega      | 2.193     | 2.028     | 1.994     | -9,1%                 | -1,7%                  |
| san sebastián de los reyes | 3.364     | 3.211     | 3.142     | -6,6%                 | -2,2%                  |
| sevilla la nueva           | 2.582     | 2.351     | 2.133     | -17,4%                | -9,3%                  |
| torrejón de ardoz          | 2.645     | 2.393     | 2.330     | -11,9%                | -2,6%                  |
| torrelodones               | 3.040     | 2.845     | 2.816     | -7,4%                 | -1,0%                  |
| tres cantos                | 3.373     | 3.232     | 3.211     | -4,8%                 | -0,7%                  |
| valdemoro                  | 2.512     | 2.326     | 2.198     | -12,5%                | -5,5%                  |
| villanueva del pardillo    | 3.149     | 2.909     | 2.838     | -9,9%                 | -2,4%                  |

**note from the idealista.com survey department:**

- in drawing up this report only those municipalities were analysed that have maintained a constant figure of 50 or more sale advertisements for resale housing during the study period
- those municipalities that did not reach this average were removed from the analysis sample

## evolution of the price per m<sup>2</sup>: valencia city

resale housing prices in valencia fell 6.4% over 2008, leaving a square metre price of €2,668, below that of the summer of 2006

- **valencia has joined the downward price trend being experienced by all the major cities in spain, and has seen how its prices fell by 6.4% over 2008.** neither the new edition of the americas cup nor the inauguration of the formula one street circuit have been capable of shoring up prices, which now stand at €2,668/m<sup>2</sup>. the fall in the last quarter of the year was by 1.5%
- **prices only went up in pla del real**, with a rise of 0.3%, resulting in a square metre price of €3,560. this district is followed by l'eixample (-1.7%) and rascanaya (-4.3%), the only two with price decreases of less than five per cent
- **seven districts turned in double-figure price decreases for 2008:** jesús (-13.5%), benicalap (-13.4%), campanar (-12.9%), benimaclet (-12%), quatre carreres (-11.1%), l'olivereta (-11%), almirós (-10.3%) and extramurs (10%)
- **prices in eight districts are at their lowest since idealista.com began surveying the property market in the city**, in the last quarter of 2005. benicalap (€2,165/m<sup>2</sup>), benimaclet (€2,200/m<sup>2</sup>), jesús (€1,947/m<sup>2</sup>), la saïdia (€1,929/m<sup>2</sup>), patraix (€2,179/m<sup>2</sup>), poblats maritims (€2,095/m<sup>2</sup>) and quatre carreres (€2,272/m<sup>2</sup>)
- **l'eixample is the most expensive district in valencia at €3,655/m<sup>2</sup>,** ahead of pla del real (€3,560/m<sup>2</sup>) and ciutat vella (€3,422/m<sup>2</sup>). these are the only three districts with prices over three thousand euro
- **l'olivereta continues to be the most economical district** in the city at €1,929/m<sup>2</sup>. behind it comes jesús (€1,947/m<sup>2</sup>), these districts together forming the duo with prices below two thousand euro. patraix is the next up the list at €2,032/m<sup>2</sup>

**precio por m2 en valencia capital (por variación anual)**

| <b>distrito</b>  | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 06-07</b> | <b>variación IV trimestre</b> |
|------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| el pla del real  | 3.549            | 3.510            | 3.560            | 0,3%                         | 1,4%                          |
| l' eixample      | 3.719            | 3.641            | 3.655            | -1,7%                        | 0,4%                          |
| rascanya         | 2.244            | 2.081            | 2.147            | -4,3%                        | 3,2%                          |
| la saidia        | 2.323            | 2.251            | 2.179            | -6,2%                        | -3,2%                         |
| ciutat vella     | 3.664            | 3.747            | 3.422            | -6,6%                        | -8,7%                         |
| camins al grau   | 3.148            | 2.910            | 2.903            | -7,8%                        | -0,2%                         |
| patraix          | 2.247            | 2.074            | 2.032            | -9,6%                        | -2,0%                         |
| poblats marítims | 2.323            | 2.122            | 2.095            | -9,8%                        | -1,3%                         |
| extramurs        | 2.939            | 2.723            | 2.647            | -10,0%                       | -2,8%                         |
| algirós          | 2.636            | 2.433            | 2.365            | -10,3%                       | -2,8%                         |
| l' olivereta     | 2.169            | 2.012            | 1.929            | -11,0%                       | -4,1%                         |
| quatre carreres  | 2.557            | 2.337            | 2.272            | -11,1%                       | -2,8%                         |
| benimaclet       | 2.501            | 2.273            | 2.200            | -12,0%                       | -3,2%                         |
| campanar         | 3.116            | 2.851            | 2.723            | -12,6%                       | -4,5%                         |
| benicalap        | 2.501            | 2.295            | 2.165            | -13,4%                       | -5,7%                         |
| jesús            | 2.249            | 2.055            | 1.947            | -13,5%                       | -5,3%                         |
| <b>valencia</b>  | <b>2.849</b>     | <b>2.708</b>     | <b>2.668</b>     | <b>-6,4%</b>                 | <b>-1,5%</b>                  |

**precio por m2 en valencia capital (por precio)**

| <b>distrito</b>  | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 06-07</b> | <b>variación IV trimestre</b> |
|------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| l' eixample      | 3.719            | 3.641            | 3.655            | -1,7%                        | 0,4%                          |
| el pla del real  | 3.549            | 3.510            | 3.560            | 0,3%                         | 1,4%                          |
| ciutat vella     | 3.664            | 3.747            | 3.422            | -6,6%                        | -8,7%                         |
| camins al grau   | 3.148            | 2.910            | 2.903            | -7,8%                        | -0,2%                         |
| campanar         | 3.116            | 2.851            | 2.723            | -12,6%                       | -4,5%                         |
| extramurs        | 2.939            | 2.723            | 2.647            | -10,0%                       | -2,8%                         |
| algirós          | 2.636            | 2.433            | 2.365            | -10,3%                       | -2,8%                         |
| quatre carreres  | 2.557            | 2.337            | 2.272            | -11,1%                       | -2,8%                         |
| benimaclet       | 2.501            | 2.273            | 2.200            | -12,0%                       | -3,2%                         |
| la saidia        | 2.323            | 2.251            | 2.179            | -6,2%                        | -3,2%                         |
| benicalap        | 2.501            | 2.295            | 2.165            | -13,4%                       | -5,7%                         |
| rascanya         | 2.244            | 2.081            | 2.147            | -4,3%                        | 3,2%                          |
| poblats marítims | 2.323            | 2.122            | 2.095            | -9,8%                        | -1,3%                         |
| patraix          | 2.247            | 2.074            | 2.032            | -9,6%                        | -2,0%                         |
| jesús            | 2.249            | 2.055            | 1.947            | -13,5%                       | -5,3%                         |
| l' olivereta     | 2.169            | 2.012            | 1.929            | -11,0%                       | -4,1%                         |
| <b>valencia</b>  | <b>2.849</b>     | <b>2.708</b>     | <b>2.668</b>     | <b>-6,4%</b>                 | <b>-1,5%</b>                  |

**precio por m2 en valencia capital (alfabético)**

| <b>distrito</b>  | <b>21-dic-07</b> | <b>23-sep-08</b> | <b>19-dic-08</b> | <b>variación anual 06-07</b> | <b>variación IV trimestre</b> |
|------------------|------------------|------------------|------------------|------------------------------|-------------------------------|
| algirós          | 2.636            | 2.433            | 2.365            | -10,3%                       | -2,8%                         |
| benicalap        | 2.501            | 2.295            | 2.165            | -13,4%                       | -5,7%                         |
| benimaclet       | 2.501            | 2.273            | 2.200            | -12,0%                       | -3,2%                         |
| camins al grau   | 3.148            | 2.910            | 2.903            | -7,8%                        | -0,2%                         |
| campanar         | 3.116            | 2.851            | 2.723            | -12,6%                       | -4,5%                         |
| ciutat vella     | 3.664            | 3.747            | 3.422            | -6,6%                        | -8,7%                         |
| el pla del real  | 3.549            | 3.510            | 3.560            | 0,3%                         | 1,4%                          |
| extramurs        | 2.939            | 2.723            | 2.647            | -10,0%                       | -2,8%                         |
| jesús            | 2.249            | 2.055            | 1.947            | -13,5%                       | -5,3%                         |
| l' eixample      | 3.719            | 3.641            | 3.655            | -1,7%                        | 0,4%                          |
| l' olivereta     | 2.169            | 2.012            | 1.929            | -11,0%                       | -4,1%                         |
| la saidia        | 2.323            | 2.251            | 2.179            | -6,2%                        | -3,2%                         |
| patraix          | 2.247            | 2.074            | 2.032            | -9,6%                        | -2,0%                         |
| poblats marítims | 2.323            | 2.122            | 2.095            | -9,8%                        | -1,3%                         |
| quatre carreres  | 2.557            | 2.337            | 2.272            | -11,1%                       | -2,8%                         |
| rascanya         | 2.244            | 2.081            | 2.147            | -4,3%                        | 3,2%                          |
| <b>valencia</b>  | <b>2.849</b>     | <b>2.708</b>     | <b>2.668</b>     | <b>-6,4%</b>                 | <b>-1,5%</b>                  |

## valencia municipalities

in this edition we are offering the evolution of the resale housing market in the province of valencia, and more specifically for its 15 most dynamic municipalities. this list will gradually increase as idealista consolidates stable databases in the province's main markets

this report only includes those valencia municipalities for which idealista.com has a stable database with a minimum of 50 properties, thus enabling results to be sufficiently standardised

### precios por m2 en valencia

|                          | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| alboraya                 | 2.616     | 2.645     | 2.738     | 4,7%                     | 3,5%                      |
| aldaia                   | n.d.      | n.d.      | 1.766     | n.a.                     | n.a.                      |
| bétera                   | 2.007     | 1.837     | 1.854     | -7,6%                    | 0,9%                      |
| burjassot                | 1.958     | 1.736     | 1.704     | -13,0%                   | -1,9%                     |
| canet d'en berenguer     | 2.448     | 2.264     | 2.156     | -11,9%                   | -4,8%                     |
| catarroja                | 1.917     | 1.780     | 1.812     | -5,5%                    | 1,8%                      |
| cullera                  | 2.482     | 2.415     | 2.307     | -7,0%                    | -4,5%                     |
| daimus                   | n.d.      | n.d.      | 2.035     | n.a.                     | n.a.                      |
| gandía                   | 1.921     | 1.877     | 1.767     | -8,0%                    | -5,8%                     |
| manises                  | 1.818     | 1.641     | 1.660     | -8,7%                    | 1,2%                      |
| massamagrell             | 1.858     | 1.625     | 1.535     | -17,4%                   | -5,5%                     |
| mislata                  | 2.223     | 2.090     | 2.080     | -6,4%                    | -0,5%                     |
| náquera                  | n.d.      | n.d.      | 1.557     | n.a.                     | n.a.                      |
| paterna                  | 2.093     | 1.945     | 1.846     | -11,8%                   | -5,1%                     |
| puçol                    | 1.996     | 1.919     | 1.793     | -10,2%                   | -6,6%                     |
| puerto de sagunto        | 1.902     | 1.712     | 1.678     | -11,8%                   | -1,9%                     |
| sagunto/sagunt           | n.d.      | n.d.      | 1.324     | n.a.                     | n.a.                      |
| tavernes de la valldigna | n.d.      | n.d.      | 1.757     | n.a.                     | n.a.                      |
| torrent                  | 2.007     | 1.821     | 1.760     | -12,3%                   | -3,4%                     |
| xirivella                | 1.779     | 1.683     | 1.638     | -7,9%                    | -2,6%                     |

## other provinces in the valencia autonomous community

the report only includes those municipalities in the valencia region provinces for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### otros municipios de la comunidad valenciana

|                                | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de alicante</b>   |           |           |           |                          |                           |
| alcoy / alcoi                  | 1.032     | 1.103     | 1.131     | 9,6%                     | 2,6%                      |
| alicante / alacant             | 2.021     | 1.948     | 1.902     | -5,9%                    | -2,4%                     |
| altea                          | 2.344     | 2.345     | 2.289     | -2,3%                    | -2,4%                     |
| arenales del sol               | n.d.      | n.d.      | 2.347     | n.a.                     | n.a.                      |
| benidorm                       | 2.800     | 2.603     | 2.594     | -7,3%                    | -0,4%                     |
| calpe                          | 2.363     | 2.169     | 2.215     | -6,3%                    | 2,1%                      |
| campello (el)                  | 2.212     | 2.205     | 2.096     | -5,2%                    | -4,9%                     |
| denia                          | 2.286     | 2.196     | 2.111     | -7,6%                    | -3,8%                     |
| elche / elx                    | 1.645     | 1.503     | 1.476     | -10,3%                   | -1,8%                     |
| elda                           | n.d.      | n.d.      | 1.008     | n.a.                     | n.a.                      |
| gran alacant                   | n.d.      | n.d.      | 1.522     | n.a.                     | n.a.                      |
| guardamar del segura           | 2.028     | 1.882     | 1.908     | -6,0%                    | 1,4%                      |
| javea / xabia                  | 2.378     | 2.249     | 2.169     | -8,8%                    | -3,5%                     |
| mata, la                       | 1.885     | 1.782     | 1.756     | -6,8%                    | -1,5%                     |
| mutxamel                       | n.d.      | n.d.      | 1.517     | n.a.                     | n.a.                      |
| orihuela                       | n.d.      | n.d.      | 1.385     | n.a.                     | n.a.                      |
| san juán de alicante           | 1.886     | 1.717     | 1.703     | -9,7%                    | -0,8%                     |
| san vicente del raspeig        | 1.756     | 1.667     | 1.612     | -8,2%                    | -3,3%                     |
| santa pola                     | 2.137     | 2.033     | 1.961     | -8,2%                    | -3,5%                     |
| torrevieja                     | 1.719     | 1.613     | 1.570     | -8,7%                    | -2,7%                     |
| villajoyosa / vila joiosa (la) | 2.160     | 2.060     | 2.052     | -5,0%                    | -0,4%                     |
| <b>provincia de castellón</b>  |           |           |           |                          |                           |
| alcossebre                     | 2.426     | 2.344     | 2.213     | -8,8%                    | -5,6%                     |
| almazora/almassora             | 1.783     | 1.692     | 1.659     | -6,9%                    | -2,0%                     |
| benicarló                      | 1.988     | 1.908     | 1.868     | -6,0%                    | -2,1%                     |
| benicasim/benicàssim           | 3.207     | 3.043     | 2.981     | -7,0%                    | -2,0%                     |
| burriana                       | 1.568     | 1.588     | 1.558     | -0,6%                    | -1,9%                     |
| castellón de la plana          | 2.117     | 1.987     | 1.905     | -10,0%                   | -4,1%                     |
| chilches                       | n.d.      | n.d.      | 1.906     | n.a.                     | n.a.                      |
| moncófar                       | n.d.      | 1.865     | 1.809     | n.a.                     | -3,0%                     |
| moncófar-playa                 | 2.455     | 2.223     | 2.161     | -12,0%                   | -2,8%                     |
| oropesa del mar                | 2.707     | 2.413     | 2.455     | -9,3%                    | 1,7%                      |
| peñíscola                      | n.d.      | 2.271     | 2.162     | n.a.                     | -4,8%                     |
| villarreal/vila-real           | n.d.      | 1.619     | 1.596     | n.a.                     | -1,4%                     |
| vinarós                        | n.d.      | n.d.      | 1.812     | n.a.                     | n.a.                      |

## **andalusia**

to carry out this analysis the idealista.com surveys department has assessed a sample of 14,308 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those andalusian municipalities for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

precio por m2 en andalucía

|                             | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-----------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de almería</b> |           |           |           |                          |                           |
| aguadulce                   | 2.009     | 1.844     | 1.790     | -10,9%                   | -2,9%                     |
| almería                     | 2.222     | 2.125     | 2.075     | -6,6%                    | -2,3%                     |
| almerimar                   | n.d.      | n.d.      | 2.081     | n.a.                     | n.a.                      |
| ejido (el)                  | 1.661     | 1.620     | 1.572     | -5,4%                    | -2,9%                     |
| garrucha                    | n.d.      | n.d.      | 1.748     | n.a.                     | n.a.                      |
| mojacar                     | 2.141     | 2.118     | 1.980     | -7,5%                    | -6,5%                     |
| roquetas de mar             | 1.977     | 1.864     | 1.787     | -9,6%                    | -4,1%                     |
| vera                        | 2.190     | 1.989     | 1.978     | -9,7%                    | -0,6%                     |
| vícar                       | 1.702     | 1.539     | 1.502     | -11,7%                   | -2,4%                     |
| <b>provincia de cádiz</b>   |           |           |           |                          |                           |
| algeciras                   | 1.718     | 1.666     | 1.616     | -6,0%                    | -3,0%                     |
| cádiz                       | 3.246     | 3.030     | 2.882     | -11,2%                   | -4,9%                     |
| chipiona                    | n.d.      | n.d.      | 2.251     | n.a.                     | n.a.                      |
| conil de la frontera        | n.d.      | n.d.      | 2.408     | n.a.                     | n.a.                      |
| chiclana de la frontera     | 2.399     | 2.281     | 2.117     | -11,8%                   | -7,2%                     |
| jerez de la frontera        | 1.887     | 1.797     | 1.710     | -9,4%                    | -4,9%                     |
| línea de la concepción (la) | n.d.      | n.d.      | 1.908     | n.a.                     | n.a.                      |
| puerto de santa maría, el   | 2.247     | 2.132     | 2.103     | -6,4%                    | -1,3%                     |
| rota                        | 2.766     | 2.500     | 2.395     | -13,4%                   | -4,2%                     |
| san fernando                | 2.103     | 1.996     | 1.881     | -10,5%                   | -5,7%                     |
| sanlúcar de barrameda       | n.d.      | 2.035     | 1.918     | n.a.                     | -5,8%                     |
| <b>provincia de córdoba</b> |           |           |           |                          |                           |
| córdoba                     | 2.419     | 2.331     | 2.293     | -5,2%                    | -1,6%                     |
| lucena                      | n.d.      | n.d.      | 1.429     | n.a.                     | n.a.                      |
| <b>provincia de granada</b> |           |           |           |                          |                           |
| almuñécar                   | 2.239     | 2.167     | 2.162     | -3,4%                    | -0,2%                     |
| armilla                     | n.d.      | n.d.      | 1.604     | n.a.                     | n.a.                      |
| churriana de la vega        | n.d.      | n.d.      | 1.453     | n.a.                     | n.a.                      |
| gabias (las)                | 1.604     | 1.591     | 1.482     | -7,6%                    | -6,9%                     |
| granada                     | 2.517     | 2.454     | 2.367     | -6,0%                    | -3,6%                     |
| motril                      | 2.173     | 2.055     | 2.003     | -7,8%                    | -2,5%                     |
| sierra nevada               | n.d.      | n.d.      | 3.425     | n.a.                     | n.a.                      |
| <b>provincia de huelva</b>  |           |           |           |                          |                           |
| ayamonte                    | 2.133     | 2.122     | 2.128     | -0,2%                    | 0,3%                      |
| huelva                      | 1.902     | 1.815     | 1.777     | -6,5%                    | -2,0%                     |
| isla cristina               | 2.102     | 2.181     | 2.132     | 1,4%                     | -2,3%                     |
| islandilla                  | n.d.      | n.d.      | 2.276     | n.a.                     | n.a.                      |
| punta umbria                | 2.641     | 2.485     | 2.407     | -8,8%                    | -3,1%                     |
| <b>provincia de jaén</b>    |           |           |           |                          |                           |
| jaén                        | 2.077     | 1.985     | 1.967     | -5,3%                    | -0,9%                     |
| linares                     | n.d.      | n.d.      | 1.414     | n.a.                     | n.a.                      |
| <b>provincia de máLAGA</b>  |           |           |           |                          |                           |
| alhaurín de la torre        | n.d.      | n.d.      | 1.932     | n.a.                     | n.a.                      |
| antequera                   | n.d.      | n.d.      | 1.850     | n.a.                     | n.a.                      |
| benalmádena                 | 2.408     | 2.265     | 2.204     | -8,5%                    | -2,7%                     |
| estepona                    | 1.821     | 2.083     | 2.030     | 11,5%                    | -2,5%                     |
| fuengirola                  | 2.325     | 2.229     | 2.233     | -4,0%                    | 0,2%                      |
| málaga                      | 2.491     | 2.309     | 2.260     | -9,3%                    | -2,1%                     |
| manilva                     | 2.160     | 2.058     | 1.948     | -9,8%                    | -5,3%                     |
| marbella                    | 2.782     | 2.525     | 2.496     | -10,3%                   | -1,1%                     |
| mijas                       | 2.169     | 1.956     | 1.916     | -11,7%                   | -2,1%                     |
| nerja                       | 2.739     | 2.353     | 2.436     | -11,1%                   | 3,5%                      |
| rincón de la victoria       | 2.198     | 2.122     | 2.062     | -6,2%                    | -2,8%                     |
| ronda                       | 1.735     | 1.630     | 1.617     | -6,8%                    | -0,8%                     |
| san luis de sabinillas      | n.d.      | n.d.      | 1.744     | n.a.                     | n.a.                      |
| torre del mar               | 2.203     | 2.109     | 2.054     | -6,8%                    | -2,6%                     |
| torremolinos                | 2.484     | 2.328     | 2.287     | -7,9%                    | -1,8%                     |
| torrox-costa                | 2.435     | 2.241     | 2.140     | -12,1%                   | -4,5%                     |
| vélez-málaga                | 1.814     | 1.670     | 1.603     | -11,6%                   | -4,0%                     |
| <b>provincia de sevilla</b> |           |           |           |                          |                           |
| alcalá de guadaíra          | 1.863     | 1.765     | 1.768     | -5,1%                    | 0,1%                      |
| camas                       | 1.964     | 1.940     | 1.910     | -2,8%                    | -1,5%                     |
| dos hermanas                | 1.836     | 1.884     | 1.888     | 2,8%                     | 0,2%                      |
| mairena del aljarafe        | 2.144     | 2.051     | 2.063     | -3,8%                    | 0,6%                      |
| san juan de aznalfarache    | 1.995     | 1.721     | 1.737     | -12,9%                   | 0,9%                      |
| sevilla                     | 3.140     | 3.030     | 2.908     | -7,4%                    | -4,0%                     |
| tomares                     | 2.293     | 2.090     | 2.081     | -9,3%                    | -0,5%                     |

## aragon

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,572 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in aragon for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en aragón

|                              | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de huesca</b>   |           |           |           |                          |                           |
| huesca                       | 2.339     | 2.066     | 2.045     | -12,6%                   | -1,0%                     |
| jaca                         | 2.922     | 2.690     | 2.562     | -12,3%                   | -4,8%                     |
| sabiñánigo                   | n.d.      | n.d.      | 2.105     | n.a.                     | n.a.                      |
| <b>provincia de zaragoza</b> |           |           |           |                          |                           |
| cuarte de huerva             | n.d.      | n.d.      | 2.089     | n.a.                     | n.a.                      |
| utebo                        | 2.434     | 2.239     | 2.114     | -13,1%                   | -5,6%                     |
| zaragoza                     | 3.189     | 2.922     | 2.819     | -11,6%                   | -3,5%                     |

## asturias

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,961 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in asturias for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en asturias

|              | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--------------|-----------|-----------|-----------|--------------------------|---------------------------|
| avilés       | 1.658     | 1.863     | 1.862     | 12,3%                    | -0,1%                     |
| castrillón   | n.d.      | n.d.      | 2.041     | n.a.                     | n.a.                      |
| gijón        | 2.496     | 2.570     | 2.585     | 3,6%                     | 0,6%                      |
| langreo      | n.d.      | n.d.      | 1.155     | n.a.                     | n.a.                      |
| llanes       | 2.648     | 2.624     | 2.534     | -4,3%                    | -3,4%                     |
| oviedo       | 2.266     | 2.453     | 2.420     | 6,8%                     | -1,3%                     |
| villaviciosa | n.d.      | n.d.      | 2.118     | n.a.                     | n.a.                      |

## baleartic isles

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,678 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those balearic isle municipalities for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en baleares

|                       | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-----------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| calvià                | n.d.      | n.d.      | 2.988     | n.a.                     | n.a.                      |
| ciutadella de menorca | 2.842     | 2.853     | 2.730     | -3,9%                    | -4,3%                     |
| colonia de sant jordi | n.d.      | n.d.      | 3.099     | n.a.                     | n.a.                      |
| eivissa-ibiza         | 3.248     | 3.132     | 3.014     | -7,2%                    | -3,7%                     |
| inca                  | n.d.      | n.d.      | 1.595     | n.a.                     | n.a.                      |
| llucmajor             | n.d.      | n.d.      | 2.224     | n.a.                     | n.a.                      |
| maó/mahón             | n.d.      | n.d.      | 2.171     | n.a.                     | n.a.                      |
| marratxi              | n.d.      | n.d.      | 2.210     | n.a.                     | n.a.                      |
| palma de mallorca     | 2.405     | 2.415     | 2.363     | -1,8%                    | -2,2%                     |

## canary isles

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,479 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those canary isle municipalities for which idealista.com has a stable database with a minimum of 50 properties, thus enabling results to be sufficiently standardised

### precios por m2 en canarias

|  | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de las palmas</b>             |           |           |           |                          |                           |
| arucas                                     | n.d.      | n.d.      | 1.495     | n.a.                     | n.a.                      |
| palmas de gran canaria (las)               | 2.170     | 2.145     | 2.092     | -3,6%                    | -2,5%                     |
| puerto del rosario                         | n.d.      | n.d.      | 1.348     | n.a.                     | n.a.                      |
| telde                                      | 1.846     | 1.717     | 1.584     | -14,2%                   | -7,8%                     |
| vecindario                                 | 1.598     | 1.529     | 1.463     | -8,5%                    | -4,4%                     |
| <b>provincia de santa cruz de tenerife</b> |           |           |           |                          |                           |
| adeje                                      | 2.008     | 1.907     | 1.799     | -10,4%                   | -5,7%                     |
| arona                                      | 1.923     | 1.669     | 1.646     | -14,4%                   | -1,4%                     |
| puerto de la cruz                          | n.d.      | n.d.      | 1.927     | n.a.                     | n.a.                      |
| san cristóbal de la laguna                 | 1.771     | 1.657     | 1.662     | -6,2%                    | 0,3%                      |
| santa cruz de tenerife                     | 2.150     | 2.020     | 1.971     | -8,4%                    | -2,5%                     |

## cantabria

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,250 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those cantabrian municipalities for which idealista.com has a stable database with a minimum of 50 properties, which enables result to be sufficiently standardised

### precios por m2 en cantabria

|                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-----------------|-----------|-----------|-----------|--------------------------|---------------------------|
| astillero (el)  | n.d.      | n.d.      | 2.075     | n.a.                     | n.a.                      |
| castro-urdiales | 3.089     | 2.972     | 2.863     | -7,3%                    | -3,7%                     |
| laredo          | n.d.      | n.d.      | 2.966     | n.a.                     | n.a.                      |
| noja            | 2.843     | 2.760     | 2.743     | -3,5%                    | -0,6%                     |
| santander       | 3.037     | 3.142     | 3.147     | 3,6%                     | 0,1%                      |
| torrelavega     | 1.883     | 1.761     | 1.774     | -5,8%                    | 0,7%                      |

## castilla la mancha

to carry out this analysis the idealista.com surveys department has assessed a sample of 2,489 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in castilla la mancha for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en castilla la mancha

|                                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|---------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de albacete</b>    |           |           |           |                          |                           |
| albacete                        | 2.260     | 2.176     | 2.134     | -5,6%                    | -1,9%                     |
| <b>provincia de ciudad real</b> |           |           |           |                          |                           |
| ciudad real                     | 2.185     | 2.051     | 2.035     | -6,8%                    | -0,8%                     |
| puertollano                     | 1.294     | 1.414     | 1.393     | 7,6%                     | -1,5%                     |
| tomelloso                       | n.d.      | n.d.      | 1.152     | n.a.                     | n.a.                      |
| valdepeñas                      | n.d.      | n.d.      | 1.207     | n.a.                     | n.a.                      |
| <b>provincia de cuenca</b>      |           |           |           |                          |                           |
| cuenca                          | 2.111     | 2.055     | 1.933     | -8,4%                    | -6,0%                     |
| tarancón                        | 1.503     | 1.512     | 1.441     | -4,1%                    | -4,6%                     |
| <b>provincia de guadalajara</b> |           |           |           |                          |                           |
| azuqueca de henares             | 2.481     | 2.296     | 2.202     | -11,3%                   | -4,1%                     |
| guadalajara                     | 2.569     | 2.410     | 2.354     | -8,4%                    | -2,3%                     |
| <b>provincia de toledo</b>      |           |           |           |                          |                           |
| casarrubios del monte           | n.d.      | n.d.      | 1.798     | n.a.                     | n.a.                      |
| fuensalida                      | n.d.      | n.d.      | 1.378     | n.a.                     | n.a.                      |
| illescas                        | 2.024     | 1.888     | 1.812     | -10,5%                   | -4,0%                     |
| ocaña                           | 1.787     | 1.614     | 1.611     | -9,9%                    | -0,2%                     |
| seseña                          | 1.955     | 1.796     | 1.758     | -10,1%                   | -2,1%                     |
| talavera de la reina            | 1.836     | 1.743     | 1.665     | -9,4%                    | -4,5%                     |
| toledo                          | 2.446     | 2.411     | 2.360     | -3,5%                    | -2,1%                     |
| yeles                           | n.d.      | n.d.      | 1.992     | n.a.                     | n.a.                      |

## castilla león

to carry out this analysis the idealista.com surveys department has assessed a sample of 3,462 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in castilla león for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en castilla león

|                                | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de ávila</b>      |           |           |           |                          |                           |
| ávila                          | 2.088     | 1.954     | 1.915     | -8,3%                    | -2,0%                     |
| sotillo de la adrada           | n.d.      | n.d.      | 1.385     | n.a.                     | n.a.                      |
| <b>provincia de burgos</b>     |           |           |           |                          |                           |
| aranda de duero                | n.d.      | n.d.      | 1.744     | n.a.                     | n.a.                      |
| burgos                         | 2.476     | 2.386     | 2.339     | -5,5%                    | -2,0%                     |
| miranda de ebro                | n.d.      | 2.168     | 2.062     | n.a.                     | -4,9%                     |
| <b>provincia de león</b>       |           |           |           |                          |                           |
| león                           | 1.943     | 1.958     | 1.965     | 1,1%                     | 0,4%                      |
| ponferrada                     | n.d.      | n.d.      | 1.360     | n.a.                     | n.a.                      |
| san andrés del rabanedo        | n.d.      | n.d.      | 1.517     | n.a.                     | n.a.                      |
| villaquilambre                 | n.d.      | n.d.      | 1.673     | n.a.                     | n.a.                      |
| <b>provincia de palencia</b>   |           |           |           |                          |                           |
| palencia                       | 1.983     | 1.810     | 1.806     | -8,9%                    | -0,2%                     |
| <b>provincia de salamanca</b>  |           |           |           |                          |                           |
| salamanca                      | 2.731     | 2.527     | 2.437     | -10,8%                   | -3,6%                     |
| santa marta de tormes          | n.d.      | n.d.      | 1.745     | n.a.                     | n.a.                      |
| <b>provincia de segovia</b>    |           |           |           |                          |                           |
| espinar (el)                   | 1.658     | 1.668     | 1.599     | -3,6%                    | -4,2%                     |
| segovia                        | 2.828     | 2.758     | 2.666     | -5,7%                    | -3,3%                     |
| <b>provincia de soria</b>      |           |           |           |                          |                           |
| soria                          | n.d.      | 2.151     | 2.073     | n.a.                     | -3,6%                     |
| <b>provincia de valladolid</b> |           |           |           |                          |                           |
| arroyo de la encomienda        | n.d.      | n.d.      | 1.945     | n.a.                     | n.a.                      |
| laguna de duero                | 1.890     | 1.767     | 1.729     | -8,5%                    | -2,1%                     |
| valladolid                     | 2.437     | 2.237     | 2.250     | -7,7%                    | 0,6%                      |
| <b>provincia de zamora</b>     |           |           |           |                          |                           |
| zamora                         | 1.796     | 1.738     | 1.724     | -4,0%                    | -0,8%                     |

## euskadi

to carry out this analysis the idealista.com surveys department has assessed a sample of 2,635 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those basque municipalities for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en euskadi

|                               | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de álava</b>     |           |           |           |                          |                           |
| vitoria-gasteiz               | 3.304     | 3.185     | 3.143     | -4,9%                    | -1,3%                     |
| <b>provincia de guipuzcoa</b> |           |           |           |                          |                           |
| donostia-san Sebastián        | 4.792     | 4.769     | 4.764     | -0,6%                    | -0,1%                     |
| irún                          | 3.696     | 3.513     | 3.392     | -8,2%                    | -3,4%                     |
| rentería / errenteria         | n.d.      | n.d.      | 3.450     | n.a.                     | n.a.                      |
| <b>provincia de vizcaya</b>   |           |           |           |                          |                           |
| barakaldo                     | 3.556     | 3.383     | 3.292     | -7,4%                    | -2,7%                     |
| basauri                       | n.d.      | n.d.      | 3.311     | n.a.                     | n.a.                      |
| bilbao                        | 3.996     | 3.735     | 3.744     | -6,3%                    | 0,3%                      |
| galdakao                      | n.d.      | n.d.      | 3.323     | n.a.                     | n.a.                      |
| getxo                         | 4.603     | 4.300     | 4.364     | -5,2%                    | 1,5%                      |
| leioa                         | 4.008     | 3.708     | 3.768     | -6,0%                    | 1,6%                      |
| portugalete                   | 3.684     | 3.516     | 3.397     | -7,8%                    | -3,4%                     |
| santurtzi                     | 3.746     | 3.642     | 3.454     | -7,8%                    | -5,2%                     |
| sestao                        | n.d.      | n.d.      | 2.853     | n.a.                     | n.a.                      |

## extremadura

to carry out this first analysis the idealista.com surveys department has assessed a sample of 679 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in extremadura for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en extremadura

|                             | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-----------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de badajoz</b> |           |           |           |                          |                           |
| mérida                      | 1.425     | 1.332     | 1.288     | -9,6%                    | -3,3%                     |
| badajoz                     | 1.921     | 1.768     | 1.779     | -7,4%                    | 0,6%                      |
| <b>provincia de cáceres</b> |           |           |           |                          |                           |
| cáceres                     | 1.887     | 1.885     | 1.829     | -3,1%                    | -3,0%                     |

## galicia

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,755 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in galicia for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en galicia

|                                | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|--------------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| <b>provincia de la coruña</b>  |           |           |           |                          |                           |
| ames                           | n.d.      | n.d.      | 1.487     | n.a.                     | n.a.                      |
| coruña, a                      | 2.655     | 2.676     | 2.690     | 1,3%                     | 0,5%                      |
| culleredo                      | n.d.      | n.d.      | 1.984     | n.a.                     | n.a.                      |
| ferrol                         | 1.165     | 1.236     | 1.183     | 1,6%                     | -4,3%                     |
| miño                           | n.d.      | n.d.      | 1.730     | n.a.                     | n.a.                      |
| narón                          | n.d.      | n.d.      | 1.274     | n.a.                     | n.a.                      |
| oleiros                        | n.d.      | n.d.      | 1.994     | n.a.                     | n.a.                      |
| ribeira                        | n.d.      | n.d.      | 1.684     | n.a.                     | n.a.                      |
| santiago de compostela         | n.d.      | n.d.      | 2.479     | n.a.                     | n.a.                      |
| <b>provincia de lugo</b>       |           |           |           |                          |                           |
| foz                            | n.d.      | n.d.      | 1.840     | n.a.                     | n.a.                      |
| lugo                           | n.d.      | 1.699     | 1.703     | n.a.                     | 0,2%                      |
| ribadeo                        | n.d.      | n.d.      | 1.939     | n.a.                     | n.a.                      |
| <b>provincia de ourense</b>    |           |           |           |                          |                           |
| ourense                        | 1.793     | 1.782     | 1.753     | -2,3%                    | -1,7%                     |
| <b>provincia de pontevedra</b> |           |           |           |                          |                           |
| pontevedra                     | 2.100     | 1.975     | 1.955     | -6,9%                    | -1,0%                     |
| vigo                           | 2.516     | 2.405     | 2.309     | -8,2%                    | -4,0%                     |
| vilagarcía de arousa           | 1.535     | 1.570     | 1.500     | -2,3%                    | -4,5%                     |

## la rioja

to carry out this first analysis the idealista.com surveys department has assessed a sample of 277 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes logroño, the municipality for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en la rioja

|         | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|---------|-----------|-----------|-----------|--------------------------|---------------------------|
| logroño | 2.406     | 2.310     | 2.263     | -6,0%                    | -2,1%                     |

## the murcia region

to carry out this analysis the idealista.com surveys department has assessed a sample of 1,602 homes, during the period spanning from 21 december 2007 to 19 december 2008

the report only includes those municipalities in the murcia region for which idealista.com has a stable database with a minimum of 50 properties, which enables results to be sufficiently standardised

### precios por m2 en la región de murcia

|                        | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|------------------------|-----------|-----------|-----------|--------------------------|---------------------------|
| águilas                | 1.904     | 1.648     | 1.634     | -14,2%                   | -0,8%                     |
| alcantarilla           | n.d.      | n.d.      | 1.356     | n.a.                     | n.a.                      |
| alcázares, los         | n.d.      | n.d.      | 1.664     | n.a.                     | n.a.                      |
| cartagena              | 1.618     | 1.744     | 1.732     | 7,0%                     | -0,7%                     |
| la manga del mar menor | 2.201     | 2.109     | 2.107     | -4,3%                    | -0,1%                     |
| lorca                  | n.d.      | n.d.      | 1.567     | n.a.                     | n.a.                      |
| molina de segura       | 1.450     | 1.313     | 1.283     | -11,5%                   | -2,3%                     |
| murcia                 | 2.168     | 2.167     | 2.128     | -1,9%                    | -1,8%                     |
| puerto de mazarrón     | 2.019     | 1.855     | 1.780     | -11,8%                   | -4,1%                     |
| san javier             | 1.964     | 1.850     | 1.850     | -5,8%                    | 0,0%                      |
| san pedro del pinatar  | n.d.      | n.d.      | 1.605     | n.a.                     | n.a.                      |

- **note:** idealista has decided to unify some areas of san javier and cartagena, incorporating them into la manga del mar menor, because the property in said areas is very different to that of the two municipalities. we are aware that la manga is not a municipality, however we could not include its real estate properties in our analyses of san javier and cartagena, as it would have distorted the sample

## navarre

to carry out this first analysis the idealista.com surveys department has assessed a sample of 404 homes, during the period spanning from 21 december 2007 to 19 december 2008

this report only includes pamplona and tudela, the two municipalities for which idealista.com has a stable database with a minimum of 50 properties, thus enabling results to be sufficiently standardised

### precios por m2 en navarra

|                 | 21-dic-07 | 23-sep-08 | 19-dic-08 | variación<br>anual 07-08 | variación<br>IV trimestre |
|-----------------|-----------|-----------|-----------|--------------------------|---------------------------|
| pamplona/irufña | 3.087     | 3.135     | 3.000     | -2,8%                    | -4,3%                     |
| tudela          | n.d.      | n.d.      | 1.721     | n.a.                     | n.a.                      |

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