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Monthly Report | Real Estate Market | July 2023

**RE/MAX**  
SIIimgroup



## “More Housing” was approved in Parliament

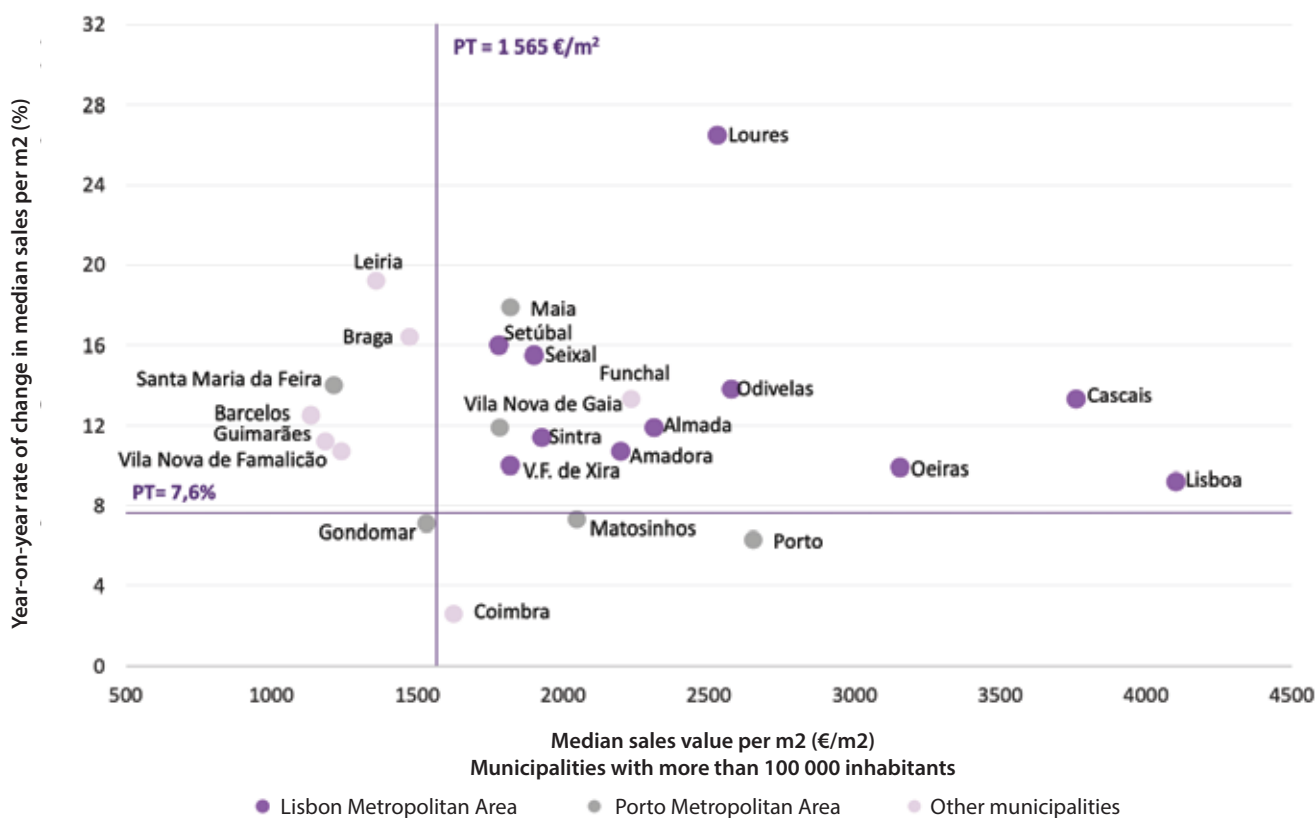
The “More Housing” program was approved in Parliament without any substantial changes to the government proposal, which we have talked about in the previous Infosiigroup reports.

## House price statistics at local level

1st quarter of 2023

For the first time since the 1st quarter of 2020, Lisbon’s year-on-year growth in house prices was higher than that of the country, but all surrounding municipalities (with >100,000 inhabitants) continued to appreciate at a higher rate.

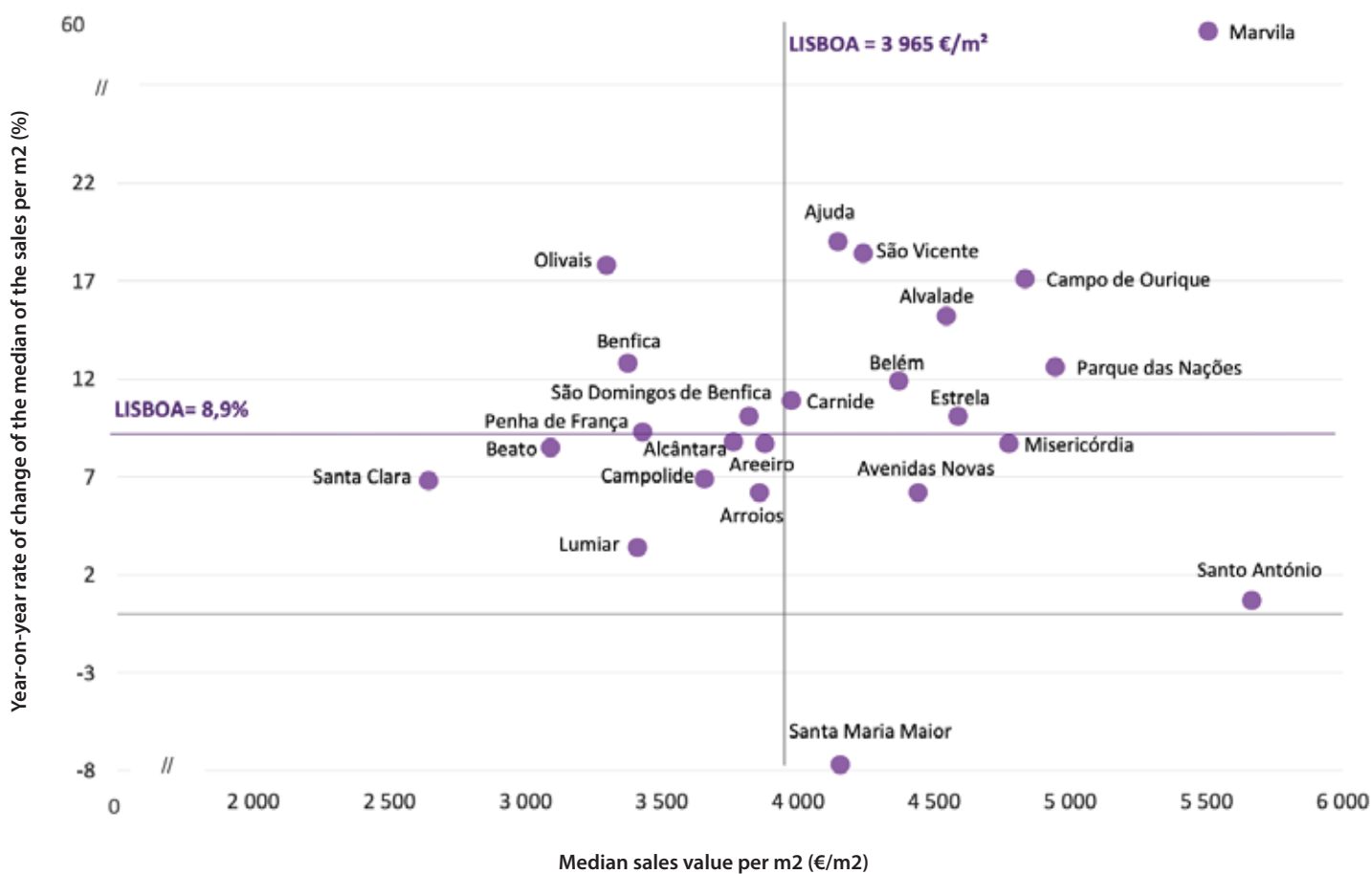
### Value and year-on-year rate of change of the median sales value per m2 of family accommodation, Portugal and municipalities with more than 100 000 inhabitants, 1Q 2023





Among Lisbon's parishes, Santa Clara stood out for having the lowest median price and Marvila for having the highest year-on-year rate of change (+57.6%). This significant increase in the median house price in the parish of Marvila resulted mainly from the sale of new housing – which represented around 70.5% of the transactions of this parish in the 1st quarter of 2023 (last 12 months) – and whose median value was 5 721 €/m<sup>2</sup>.

### Value and year-on-year rate of change of the median sales value per m<sup>2</sup>, Lisbon and parishes, 1Q 2023 (12 months)





## Number of bank valuations

To establish the median bank valuation for June 2023, 23 012 valuations were considered (14 880 apartments and 8 132 homes), 21.3% fewer than in the same period of 2022. Compared to the previous period, 323 fewer bank valuations were carried out, which corresponds to a decrease of 1.4%. Activity showed a trend towards normalisation, prior to the new ECB interest rate hike in July.

Number of Bank valuations

