

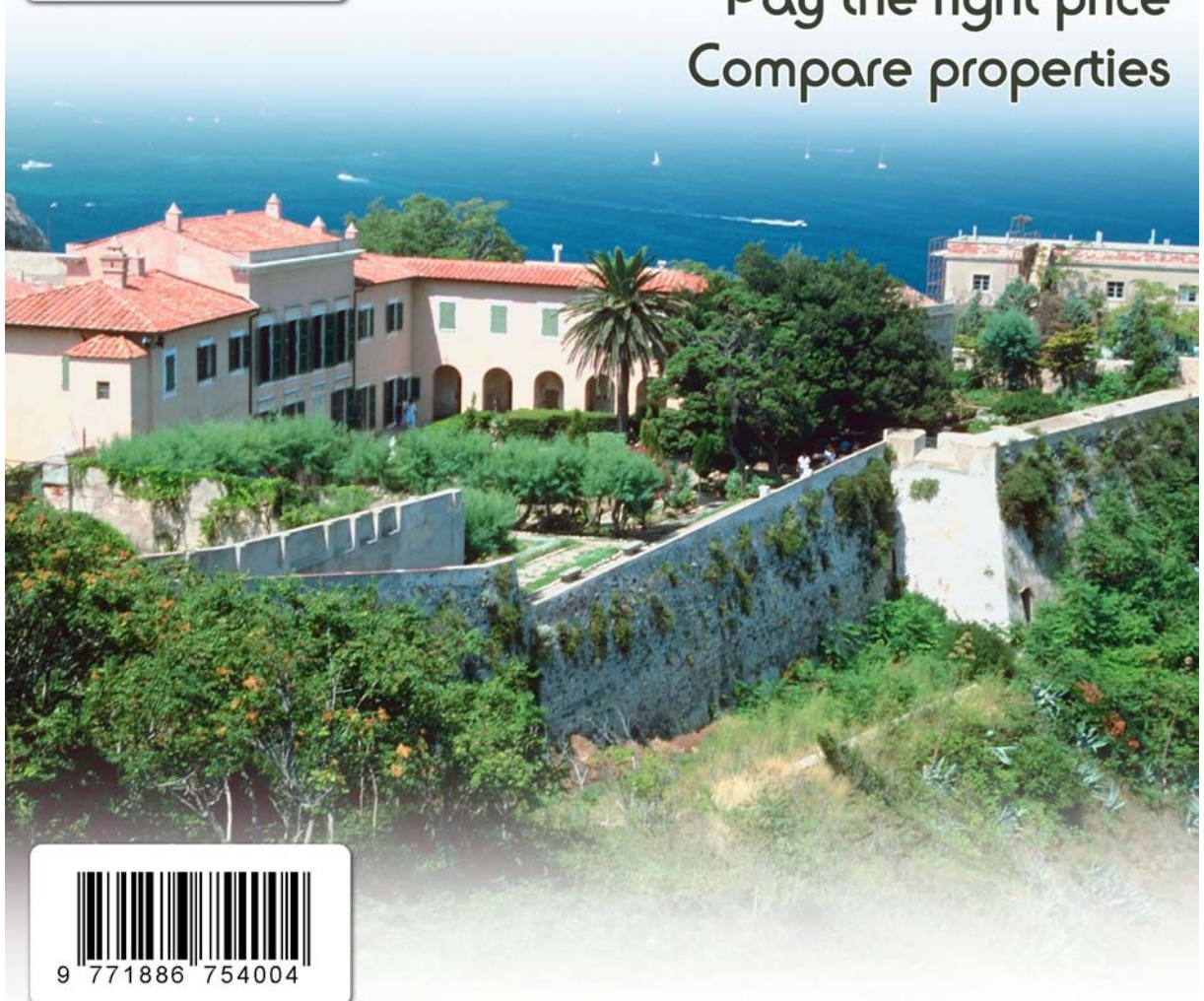


Spanish House Price Index

Issue 55 - January 2012



Find a bargain
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Compare properties

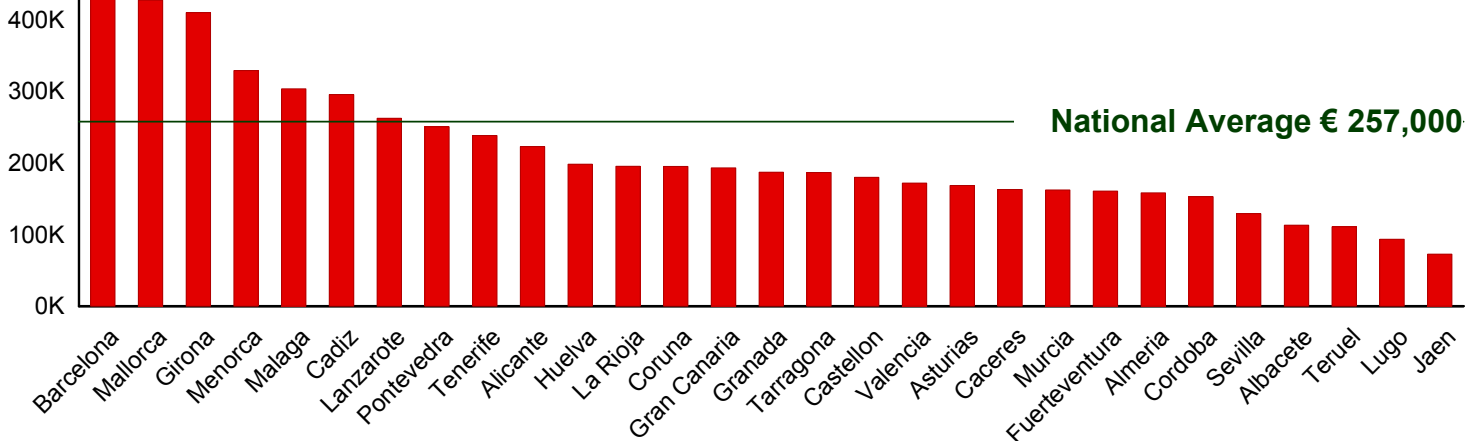


Independent and accurate property prices in Spain

Spanish House Price Index Q4, 2011



Best Spanish Property Portal 2007 & 2008
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National Average € 257,000

Average house prices in Spanish provinces compared to national average price

Barcelona	€ 582,300	226 %	Castellon	€ 179,700	70 %
Mallorca	€ 426,700	166 %	Valencia	€ 171,600	67 %
Girona	€ 409,200	159 %	Asturias	€ 168,200	65 %
Menorca	€ 328,300	128 %	Caceres	€ 162,600	63 %
Malaga	€ 303,000	118 %	Murcia	€ 161,900	63 %
Cadiz	€ 295,000	115 %	Fuerteventura	€ 160,400	62 %
Lanzarote	€ 261,900	102 %	Almeria	€ 157,900	61 %
Pontevedra	€ 250,000	97 %	Cordoba	€ 152,700	59 %
Tenerife	€ 237,800	92 %	Sevilla	€ 129,000	50 %
Alicante	€ 222,400	86 %	Albacete	€ 113,000	44 %
Huelva	€ 198,000	77 %	Teruel	€ 110,800	43 %
La Rioja	€ 195,100	76 %	Lugo	€ 93,200	36 %
Coruna	€ 194,800	76 %	Jaen	€ 72,600	28 %
Gran Canaria	€ 192,800	75 %			
Granada	€ 186,700	73 %			
Tarragona	€ 186,300	72 %			

Kyero.com Spanish House Price Index - Independent & accurate property prices

Since early 2005, The [Kyero.com](http://www.kyero.com) Spanish House Price Index has provided an independent and statistically accurate benchmark of property pricing in Spain.

It is updated on the first business day of each quarter and made freely available on the [Kyero.com](http://www.kyero.com) web site

Average property prices are derived from the asking prices of properties advertised on [Kyero.com](http://www.kyero.com).

Properties where the freehold is not for sale are excluded from The [Kyero.com](http://www.kyero.com) Spanish House Price Index. This excludes rentals, leasehold properties and fractional ownership properties.

Properties where the number of bedrooms entered is unreliable are also excluded - as are properties with unusually high or low prices

The [Kyero.com](http://www.kyero.com) Spanish House Price Index uses a *median* calculation which is more representative of a group of prices than is the more common *mean* calculation.

Median is simply the middle number in any group of figures - it is widely accepted as more representative of a group of numbers because it is less sensitive to a few, unusually large or small numbers in the group.

Quarterly house price trends by province in € 000's

	06/2010	09/2010	12/2010	03/2011	06/2011	09/2011	12/2011
Albacete	€ 124.0	€ 123.5	€ 125.0	€ 111.8	€ 117.0	€ 110.3	€ 113.0
Alicante	€ 230.0	€ 223.3	€ 219.8	€ 226.7	€ 230.5	€ 231.3	€ 222.4
Almeria	€ 170.0	€ 169.0	€ 165.0	€ 164.6	€ 161.7	€ 159.6	€ 157.9
Asturias	€ 175.0	€ 178.5	€ 184.7	€ 180.2	€ 166.3	€ 160.7	€ 168.2
Badajoz	€ 103.5	€ 104.8	€ 112.5	€ 111.8	€ 114.2	€ 119.5	
Barcelona	€ 595.0	€ 665.8	€ 655.0	€ 680.8	€ 625.8	€ 679.2	€ 582.3
Caceres	€ 172.5	€ 187.0	€ 168.3	€ 185.2	€ 197.9	€ 170.8	€ 162.6
Cadiz	€ 332.9	€ 288.8	€ 282.7	€ 276.8	€ 282.0	€ 298.7	€ 295.0
Castellon	€ 199.0	€ 190.4	€ 197.4	€ 190.8	€ 182.7	€ 177.7	€ 179.7
Cordoba	€ 118.0	€ 121.3	€ 119.3	€ 128.5	€ 134.7	€ 151.7	€ 152.7
Coruna	€ 186.5	€ 168.8	€ 170.1	€ 194.2	€ 174.7	€ 184.0	€ 194.8
Fuerteventura	€ 210.0	€ 204.8	€ 201.7	€ 195.5	€ 205.5	€ 185.8	€ 160.4
Girona	€ 399.5	€ 395.2	€ 441.5	€ 401.7	€ 424.2	€ 429.8	€ 409.2
Gran Canaria	€ 239.8	€ 234.8	€ 213.1	€ 212.3	€ 212.6	€ 202.8	€ 192.8
Granada	€ 180.0	€ 180.0	€ 189.7	€ 182.1	€ 184.0	€ 189.7	€ 186.7
Huelva	€ 239.0		€ 241.0	€ 207.6	€ 200.8	€ 185.2	€ 198.0
Jaen	€ 84.0	€ 85.3	€ 88.8	€ 85.6	€ 80.5	€ 75.7	€ 72.6
La Gomera			€ 359.3	€ 359.3			
La Rioja							€ 195.1
Lanzarote	€ 249.9	€ 245.3	€ 246.2	€ 271.6	€ 268.3	€ 264.6	€ 261.9
Lugo	€ 96.0	€ 85.5	€ 89.8	€ 101.5	€ 85.0	€ 90.0	€ 93.2
Malaga	€ 304.5	€ 298.2	€ 296.3	€ 300.0	€ 299.0	€ 299.4	€ 303.0
Mallorca	€ 465.0	€ 507.5	€ 443.0	€ 433.2	€ 433.7	€ 420.0	€ 426.7
Menorca	€ 239.5	€ 229.8	€ 147.5			€ 349.0	€ 328.3
Murcia	€ 180.3	€ 176.3	€ 168.5	€ 162.6	€ 163.2	€ 161.4	€ 161.9
Pontevedra	€ 300.0	€ 314.5	€ 312.0	€ 291.0		€ 276.0	€ 250.0
Sevilla	€ 129.9	€ 129.8	€ 129.5	€ 129.5	€ 129.0	€ 129.2	€ 129.0
Tarragona	€ 189.0	€ 188.5	€ 191.7	€ 191.3	€ 184.2	€ 186.6	€ 186.3
Tenerife	€ 220.5	€ 218.4	€ 218.8	€ 228.9	€ 235.4	€ 236.1	€ 237.8
Teruel	€ 110.3	€ 110.3	€ 109.2	€ 108.3	€ 110.3	€ 122.6	€ 110.8
Valencia	€ 185.0	€ 185.6	€ 182.7	€ 179.1	€ 175.0	€ 175.0	€ 171.6
Spain	€ 277.1	€ 277.9	€ 280.7	€ 271.3	€ 263.8	€ 267.4	€ 257.3