

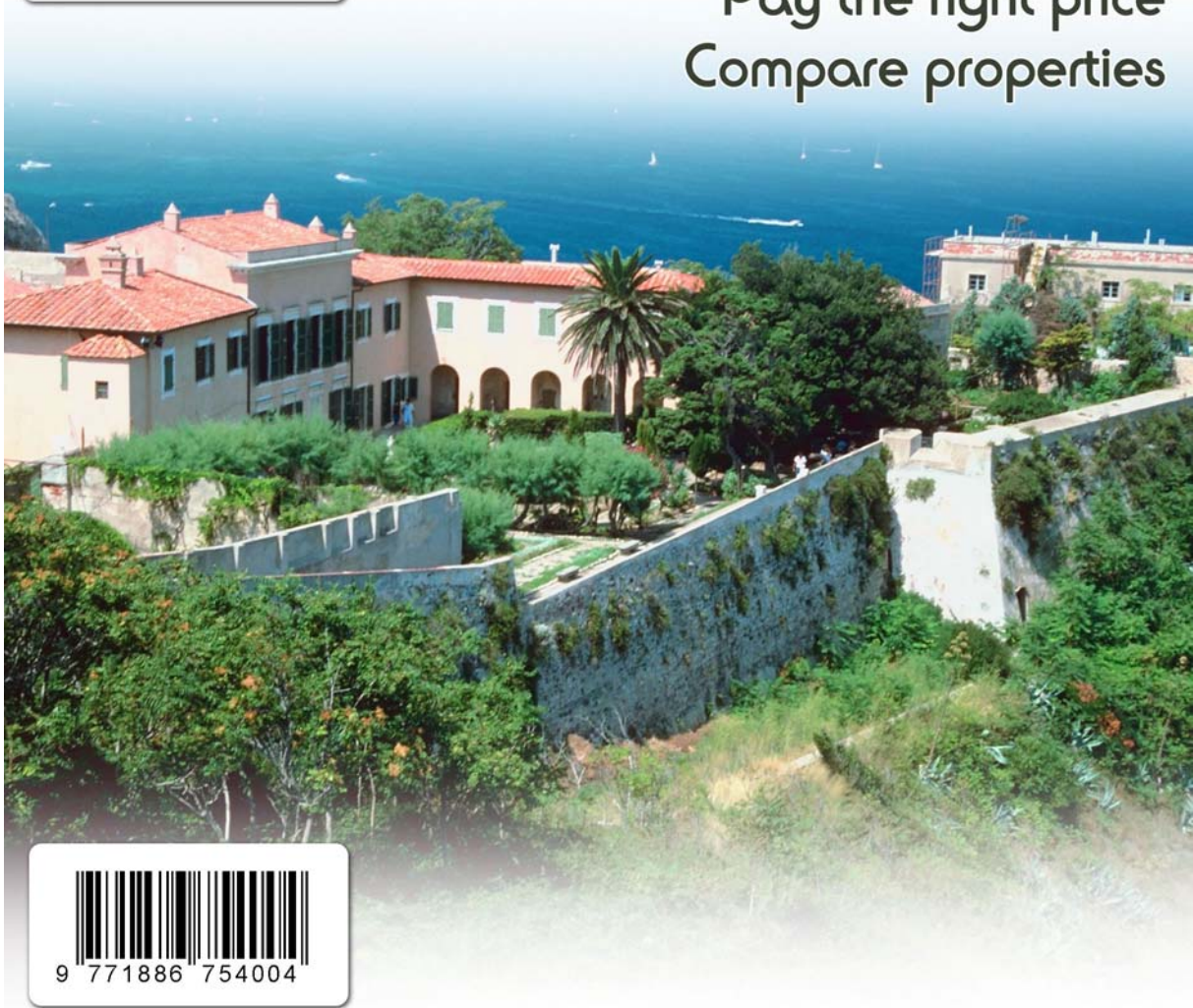


# Spanish House Price Index

Issue 42 - October 2008



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## Independent and accurate property prices in Spain

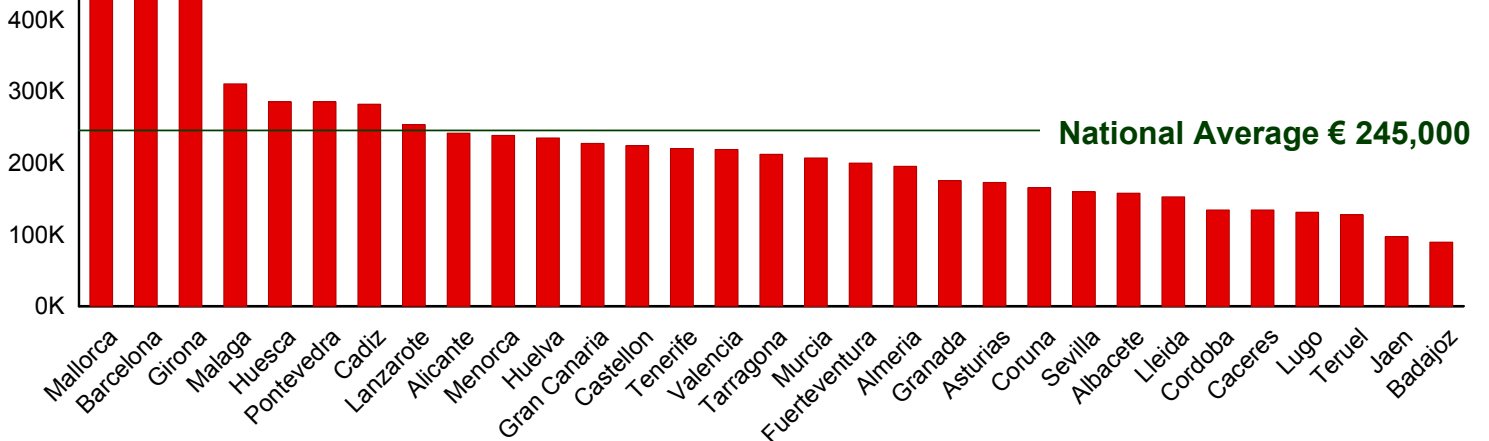
Members of the Association of International Property Professionals,  
Kyero.com publishes this Spanish House Price Index so you can  
make better informed choices when investing in Spanish property



## Spanish House Price Index Q3, 2008



Best Spanish Property Portal 2007 & 2008  
CNBC European Property Awards



National Average € 245,000

### Average house prices in Spanish provinces compared to national average price

<b>Mallorca</b>	€ 500,000	204 %	<b>Murcia</b>	€ 206,700	84 %
<b>Barcelona</b>	€ 497,300	203 %	<b>Fuerteventura</b>	€ 199,400	81 %
<b>Girona</b>	€ 451,700	184 %	<b>Almeria</b>	€ 195,000	80 %
<b>Malaga</b>	€ 310,000	127 %	<b>Granada</b>	€ 175,000	71 %
<b>Huesca</b>	€ 285,000	116 %	<b>Asturias</b>	€ 172,500	70 %
<b>Pontevedra</b>	€ 285,000	116 %	<b>Coruna</b>	€ 165,200	67 %
<b>Cadiz</b>	€ 281,500	115 %	<b>Sevilla</b>	€ 159,700	65 %
<b>Lanzarote</b>	€ 253,100	103 %	<b>Albacete</b>	€ 157,500	64 %
<b>Alicante</b>	€ 241,200	98 %	<b>Lleida</b>	€ 152,400	62 %
<b>Menorca</b>	€ 238,000	97 %	<b>Cordoba</b>	€ 134,100	55 %
<b>Huelva</b>	€ 234,400	96 %	<b>Caceres</b>	€ 134,100	55 %
<b>Gran Canaria</b>	€ 227,000	93 %	<b>Lugo</b>	€ 130,900	53 %
<b>Castellon</b>	€ 223,800	91 %	<b>Teruel</b>	€ 127,500	52 %
<b>Tenerife</b>	€ 219,800	90 %	<b>Jaen</b>	€ 96,800	40 %
<b>Valencia</b>	€ 218,300	89 %	<b>Badajoz</b>	€ 89,200	36 %
<b>Tarragona</b>	€ 211,800	86 %			

### 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

	03/2007	06/2007	09/2007	12/2007	03/2008	06/2008	09/2008
<b>Albacete</b>	€ 153.0	€ 144.4	€ 145.9	€ 146.7	€ 146.7	€ 142.7	€ 157.5
<b>Alicante</b>	€ 237.0	€ 247.5	€ 246.3	€ 250.0	€ 240.2	€ 247.8	€ 241.2
<b>Almeria</b>	€ 195.0	€ 196.2	€ 196.6	€ 199.0	€ 198.2	€ 198.7	€ 195.0
<b>Asturias</b>	€ 117.5	€ 135.9	€ 159.6	€ 161.0	€ 156.6	€ 158.3	€ 172.5
<b>Badajoz</b>	€ 96.6	€ 89.2	€ 91.4	€ 89.6	€ 88.2	€ 93.2	€ 89.2
<b>Barcelona</b>	€ 623.5	€ 604.0	€ 623.3	€ 621.3	€ 599.5	€ 648.5	€ 497.3
<b>Caceres</b>	€ 128.5	€ 119.5		€ 137.5	€ 120.2	€ 165.4	€ 134.1
<b>Cadiz</b>	€ 315.2	€ 326.9	€ 276.5	€ 272.6	€ 257.2	€ 264.9	€ 281.5
<b>Castellon</b>	€ 229.0	€ 236.3	€ 244.3	€ 244.2	€ 243.3	€ 226.5	€ 223.8
<b>Cordoba</b>	€ 141.6	€ 139.2	€ 145.0	€ 144.3	€ 147.4	€ 135.4	€ 134.1
<b>Coruna</b>	€ 167.5	€ 175.1	€ 185.4	€ 180.1	€ 174.8	€ 164.0	€ 165.2
<b>Fuerteventura</b>	€ 245.0	€ 241.1	€ 228.4	€ 216.4	€ 175.2	€ 180.4	€ 199.4
<b>Girona</b>	€ 380.0	€ 419.7	€ 407.8	€ 475.6	€ 413.2	€ 383.2	€ 451.7
<b>Gran Canaria</b>	€ 234.0	€ 240.3	€ 232.3	€ 222.6	€ 225.2	€ 162.3	€ 227.0
<b>Granada</b>	€ 166.0	€ 172.4	€ 175.1	€ 170.0	€ 167.8	€ 171.3	€ 175.0
<b>Huelva</b>	€ 207.5	€ 247.9	€ 263.0	€ 256.9	€ 256.4	€ 255.3	€ 234.4
<b>Huesca</b>			€ 287.7	€ 285.3	€ 284.2	€ 282.8	€ 285.0
<b>Jaen</b>	€ 94.2	€ 96.1	€ 95.3	€ 96.2	€ 97.7	€ 97.5	€ 96.8
<b>Lanzarote</b>	€ 265.0	€ 278.3	€ 273.2	€ 253.1	€ 232.2	€ 266.7	€ 253.1
<b>Lugo</b>		€ 228.5	€ 153.1	€ 151.1	€ 154.5	€ 148.0	€ 130.9
<b>Malaga</b>	€ 300.0	€ 303.7	€ 305.6	€ 308.0	€ 301.8	€ 297.3	€ 310.0
<b>Mallorca</b>	€ 504.9	€ 505.2	€ 457.0	€ 449.0	€ 456.5	€ 490.0	€ 500.0
<b>Menorca</b>	€ 307.8	€ 318.3	€ 311.2	€ 321.0	€ 299.5	€ 264.3	€ 238.0
<b>Murcia</b>	€ 211.6	€ 210.2	€ 210.0	€ 213.4	€ 215.3	€ 209.4	€ 206.7
<b>Pontevedra</b>		€ 355.6	€ 252.3	€ 269.6	€ 283.0	€ 275.8	€ 285.0
<b>Sevilla</b>	€ 153.3	€ 155.8	€ 174.0	€ 172.6	€ 176.8	€ 190.7	€ 159.7
<b>Tarragona</b>	€ 230.0	€ 235.0	€ 229.3	€ 235.8	€ 254.7	€ 238.5	€ 211.8
<b>Tenerife</b>	€ 201.2	€ 214.0	€ 232.3	€ 220.6	€ 213.9	€ 222.8	€ 219.8
<b>Teruel</b>			€ 183.0	€ 190.7	€ 167.5	€ 138.3	€ 127.5
<b>Valencia</b>	€ 216.4	€ 220.5	€ 221.3	€ 225.3	€ 230.6	€ 226.7	€ 218.3
<b>Spain</b>	<b>€ 240.0</b>	<b>€ 248.3</b>	<b>€ 246.3</b>	<b>€ 248.0</b>	<b>€ 240.7</b>	<b>€ 240.5</b>	<b>€ 245.3</b>