

November 2020 RICS/Ci Portuguese Housing Market Survey

Buyer enquiries and agreed sales drop back noticeably over the month

- Activity metrics weaken further
- Near term outlook for prices and sales subdued
- Demand steadier across the lettings market

Summary:

The November 2020 RICS/Ci PHMS results point to a subdued month for activity across the sales market, with expectations suggesting this softer picture is likely continue through to the end of the year. On the lettings side, tenant demand was broadly stable during November, although respondents remain downbeat on the near term outlook for rents.

With regards to new buyer demand, a headline net balance of -33% of respondents noted a decline over the latest survey period. What's more, the latest reading is the weakest since April 2020, having fallen slightly deeper into negative in each of the past four months. When disaggregated, the latest results show all regions covered (Lisbon, Porto and the Algarve) saw a decline in new buyer demand during November.

Alongside this, new instructions being listed on the sales market also fell for a fourth month in succession. Meanwhile, the number of agreed sales was reported to have declined by a headline net balance of -34% of survey participants (down from a figure of -17% in both October and September). Going forward, a net balance of -25% of contributors anticipate a further softening in sales volumes over the coming three months.

In terms of house prices, the headline indicator again returned a net balance reading of -10% (which has remained unchanged for the past three months). As such, the latest feedback continues to signal a marginal decline in house prices both at the aggregate level and across all regions covered. Looking ahead, respondents are now projecting price declines of around -2% over the next year. Within this, Porto displays the most negative expectations, with respondents envisaging a -3.6% drop in the year ahead, while expectations are broadly flat across the Algarve on the same basis.

The national confidence index (a combined measure incorporating near term price and sales expectations) registered a value of -30 in November, broadly in line with -32 posted last time out.

In the lettings market, tenant demand remained more or less stable over the month, having pulled back slightly in October. Nevertheless rents are still expected to fall in the near term, with the latest net balance coming in at -26%.

The RICS/Ci Portuguese Housing Market Survey (PHMS) provides a qualitative monthly assessment of the sales and lettings sectors based on around 100 regular responses. The PHMS contains a regional breakdown covering Lisbon, Porto and the Algarve.

To be put on the automatic press release distribution list for receipt on the morning of the embargo date e: tparsons@rics.org

Ricardo Guimarães, Director of Ci: "The direction of the pandemic is still the main driver of expectations. Despite the perspectives on the vaccines, the truth is that the short term is determined by a reinforcement of semi-lockdown measures, aiming to control the second wave. It's important to note that market expectations, even though getting more pessimistic, are currently above the levels reached during the first wave. This suggest that the covid crises is becoming less of a field of the unknown."

RICS Chief Economist, Simon Rubinsohn: "The short term outlook for the economy continues to be weighed down heavily by the ongoing second wave of the pandemic across Europe. As a result, respondents reported a further deterioration in market conditions this month. Unfortunately, it is difficult to foresee trends improving to any significant extent in the immediate future, but progress on the vaccine front should allow for a recovery to emerge later in the coming year."

Chart 1: Sales market indicators

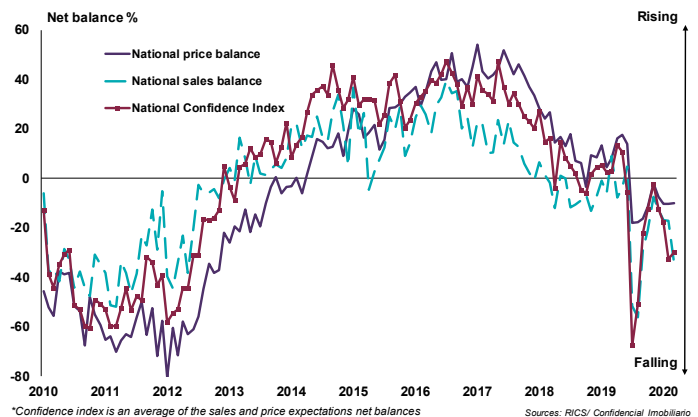
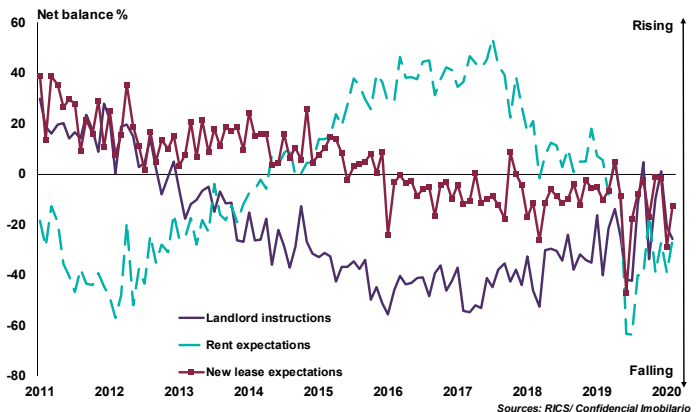
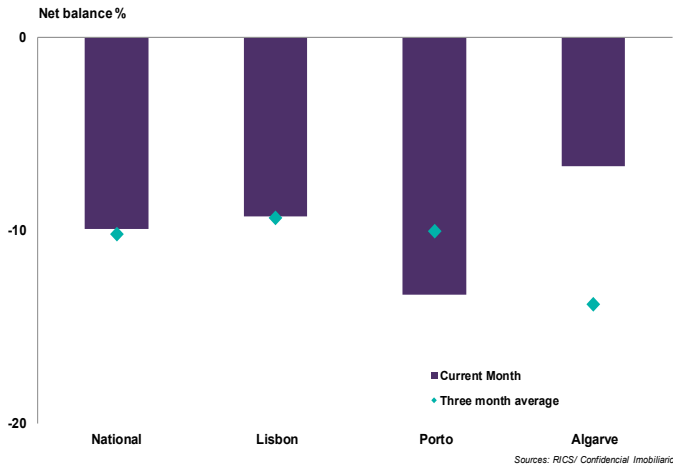


Chart 2: Lettings market indicators

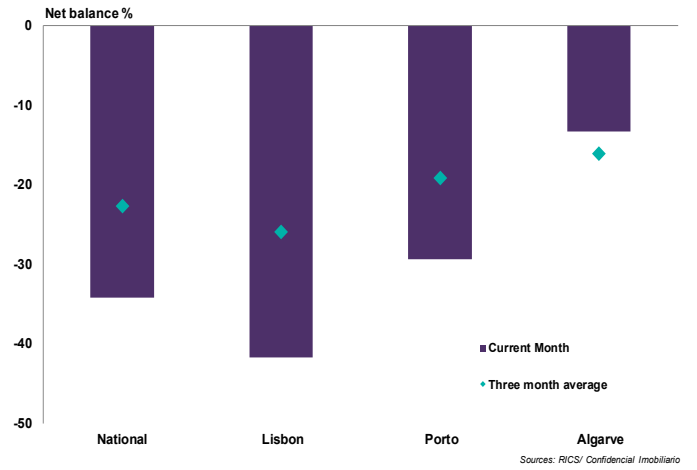


Sales Market Charts

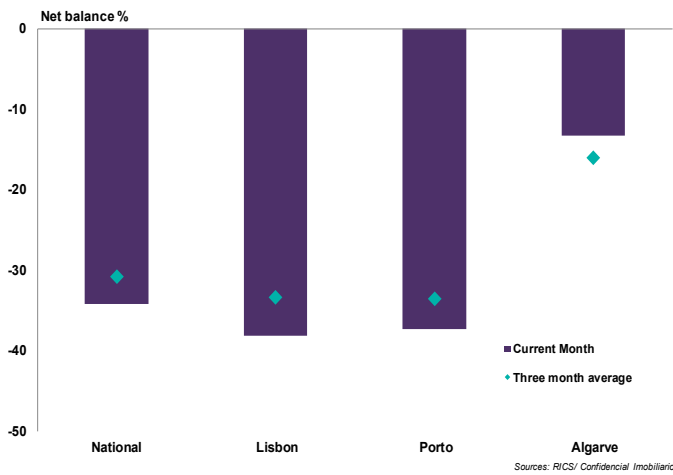
Prices (last three months) by Region



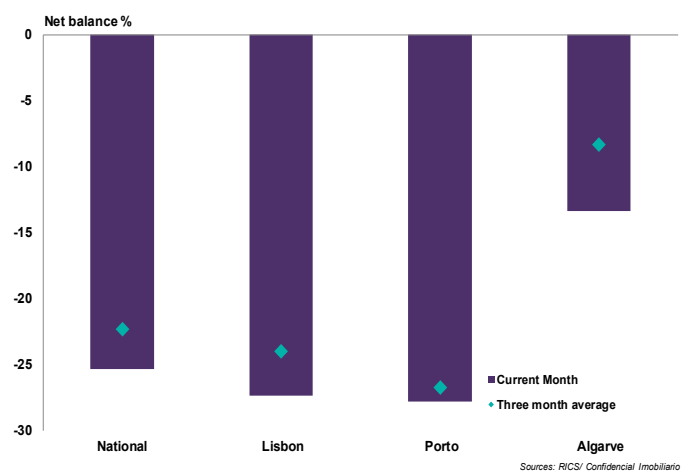
Promised Sales (past month) by Region



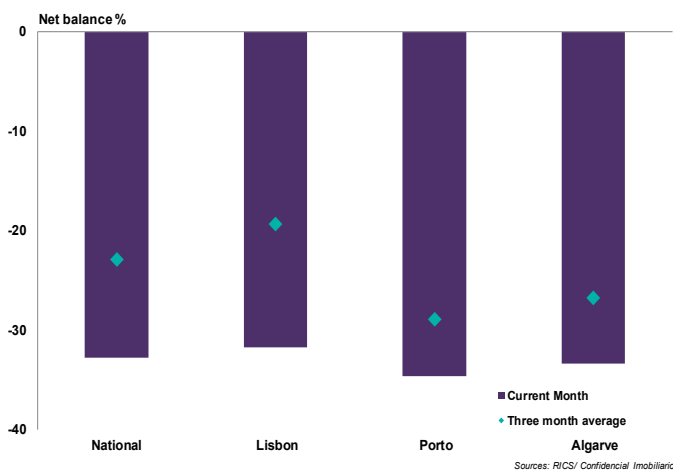
Price Expectations (next three months) by Region



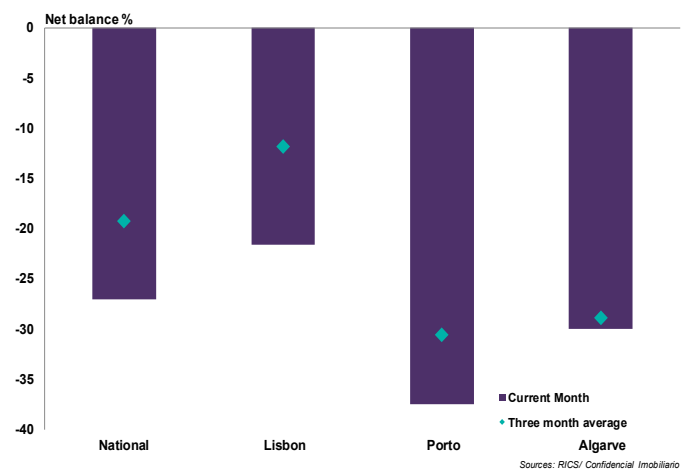
Sales Expectations (next three months) by Region



New Buyer Enquiries (past month) by Region



New Instructions to Sell (past month) by Region



Information

For further information please contact:

Ci Press Office: Ricardo Guimarães

Tel: +351 22 208 50 09/+351 93 222 24 84

Email: rguimaraes@ci-iberica.com

RICS Press Office (Portugal): Eulalia Pensado

Tel: +351 91 3705119

Email: epensado@rics.org

Management:

Tarrant Parsons

Tel: +44 (0)20 7695 1585

Email: tparsons@rics.org

About RICS

RICS is a global professional body. We promote and enforce the highest professional qualification and standards in the development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to the markets we serve. The work of our professionals creates a safer world: we are proud of our profession's reputation and we guard it fiercely.

About Ci

Ci - Confidencial Imobiliário is an independent company dedicated to supplying real estate market professionals with the statistical information required for their investment and strategic decision making. Ci specializes in producing market intelligence indicators, indices and exclusive databases on the housing market, covering both supply and transactions, typically in high geographical detail. One of its main products is the Index Ci, which is the most referred to house price index in Portugal. Given its credibility and independence, the Index Ci is used by entities like the European Central Bank, the Bank of Portugal and the Portuguese Government.

Survey sponsors

Both RICS and Ci are grateful to BPI, IMPIC and Millennium bcp for supporting the survey.

Notes to editors

About:

- The RICS/Ci Portuguese Housing Market Survey is a monthly sentiment survey of estate agents and developers who operate in the Portuguese residential sales market.

Regions:

- Three regions make up the national (headline) readings: Lisbon Metropolitan Area, Oporto Metropolitan Area and the Algarve. The data is regionally weighted and operator (agent/developer) weighted.

Questions asked:

1. How have house prices have changed over the **last three months**? – Net balance
2. Over the **last month** how did the number of 'promised' sales change? – Net balance
3. Over the **last month** how have the number of new enquiries changed? – Net balance
4. Over the last month how has the number of new instructions changed? – Net balance
5. Over the **next three months** how do you expect house price levels to change? – Net balance
6. Over the **next three months** how do you expect the number of agreed sales to change? – Net balance
7. Over the **next twelve months** how do you expect house price levels to change – Point estimate
8. Over the **next five years** how do you expect house price levels to change (average per year) – Point estimate
9. Over the **last month** how has tenant demand for rented accommodation changed? – Net balance
10. Over the **last month** how have new instructions to let rented accommodation changed? – Net balance
11. Over the **last month** how have residential rents changed? Net balance
12. Over the **next three months** how do you expect residential rents to change? – Net balance
13. Over the **next three months** how do you expect residential rental transactions to change? – Net balance

Net balance data:

- **Net balance = Proportion of surveyors reporting a rise in prices minus those reporting a fall (if 30% reported a rise and 5% reported a fall, the net balance will be 25%).**
- Net balance data is opinion based; it does not quantify actual changes in an underlying variable.
- Net balance data can range from -100 to +100.
- A positive net balance implies that more respondents are seeing increases than decreases (in the underlying variable), a negative net balance implies that more respondents are seeing decreases than increases and a zero net balance implies an equal number of respondents are seeing increases and decreases.
- Therefore, a -100 reading implies that no respondents are seeing increases (or no change), and a +100 reading

implies that no respondents are seeing decreases (or no change).

- In the case of the RICS/Ci price balance, a reading of +10 should not be interpreted as RICS/Ci are saying that house prices are going up by 10%, but that 10% more surveyors reported increases rather than decreases in prices (over the last three months).
- A change from +30 to +60 does not mean that the variable grew by 30% in one period and by 60% in the next period, but it does indicate that twice as many surveyors reported an increase compared to a decrease than in the previous period.
- Likewise, if we get a reading dropping from +90 to +5, this still means that more respondents are reporting increases than decreases overall, but the breadth of those reporting increases has fallen dramatically; meanwhile, a shift in the reading from -90 to -5 still means that more respondents are reporting decreases than increases overall, but the breadth of those reporting decreases has fallen dramatically.

Seasonal adjustments:

- The RICS/Ci Portuguese Housing Market Survey data is not seasonally adjusted.

RICS/ Ci Confidence Index:

- The RICS/ Ci Confidence Index is an average of the Sales Expectations net balance and Price Expectations net balance.
- This is intended as a summary measure of confidence overall.

Third party distributors:

- The RICS/ Ci PHMS national data set is available to users of Macrobond.

Survey respondents

RICS and Confidencial Imobiliário are grateful to the following people:

Afonso Henriques, Rentabilizar Med. Imobiliária, Olhão, 935852397, afonso@rentabilizar.com, www.rentabilizar.com

Ana Machado, Imoexpansão Lda, Figueira da Foz, 233402999, info@imoexpansao.pt, www.imoexpansao.pt

Ana Perestrello, Claustro- Soc. Med. Imobiliária, Lisboa, 917 293 677, ap@claustro.com.pt, www.claustro.com.pt

Ángela Garcia, Remaxpro, Porto, 226091571, amgarcia@remax.pt, www.remax.pt/pro

Antonio Azevedo Coutinho, Antonio Azevedo Coutinho Lda, Lisboa., 917236932, aac.azevedocoutinho@gmail.com, <http://mariajosejonet.com/>

Antonio Nunes, Siimgroup, Lisboa, 213514260, aanunes@remax.pt, www.remax.pt/siimgroupcapital

Armando Alves, Imopredial, Almada, 212725760, gerencia.imopredial@c21.pt, www.imopredial.com

Armando Januário Augusto, Porto Real, Porto, 912963387, ajanuario@portoreal.pt, www.portoreal.pt

Artur Agostinho Barroso Silva, Artur Agostinho Barroso Silva, Vila Nova de Gaia, 936056540, arturbarroso67@gmail.com,

B .Naves Osório, Europredial, Lisboa, 213243800, naves.osorio@europredial.com, www.europredial.com

Bertin Hervé Matias Picanço, Bertin Picanço - Med.Imob. Unip Lda, Faro, 289823119, geral@bertinpicanco.pt, www.bertinpicanco.pt

Bruno Martins, Belas Clube de Campo, Belas, 938033938, brunomartins@planbelas.pt, www.belasclubedecampo.pt

Bruno Mata, Best Place, Odivelas, 219327808, bruno.mata@bestplace.pt, www.bestplace.pt

Carla Runa, Alvarez Marinho, Torres Vedras, 261319110, geral@alvarezmarinho.pt, alvarezmarinho.net

Carlos Carvalho, Tatica Deslumbrante Lda, Amadora, 965407928, carlos.m.carvalho@century21.pt, [century21.pt/heritage](http://www.century21.pt/heritage)

Carlos Figueiredo, Maxidomus Lda, Cascais, 214568310, cfigueiredo@remax.pt, www.remax.pt

César Neto, César Neto, Lisboa, 916250400, cesarsilvaneto@gmail.com

Dialprogresso - Med. Imobiária, Dialprogresso - Med. Imobiliária, Rio Tinto, 224854770, geral@dialprogresso.pt, www.dialprogresso.pt

Estela, Empril, Vila Nova de Gaia, 223773310, estela@empril.pt, www.empril.pt

Eugénia Pereira, The K Advisors, Lisboa, 210309000, eugenia.pereira@thekadvisors.com, www.the-k-advisors.com

Fátima Carvalho, Personalité Imobiliária, Guimarães, 253433545, geral@personaliteimobiliaria.com, personaliteimobiliaria.com

Fatima Figueiredo, Cenario Atlantico, Caldas da Rainha, 262824221, cenario.atlantico@sapo.pt, properties-villas-portugal.eu

Fernanda Santos, UBMI Portugal, Lisboa, 218937070, fernanda.santos@ubmi.pt, www.ubmi.pt

Fernando Gamboa, Sétimo Ambiente, Lisboa, 967872678, dir@setimoambiente.com, www.setimoambiente.com

Fernando Moutinho, Arcobarca Med. Imobiliária, Arcos de Valdevez, 258101838, geral@arcobarca.pt, www.arcobarca.pt

Fernando Silva, Rigor Imobiliária, Maia, 229445600, fernandosilva@rigor.pt, www.rigor.pt

Francisco Borges de Sousa, Jopredi Lda, Cascais, 966005900, franciscosousa@jopredi.pt, www.jopredi.pt

Francisco José da Costa Loureiro, Forma Régia - Med Imob Unip Lda, Matosinhos, 967042914, francisco.bacelar@vilalusa.pt, www.vilalusa.pt

Francisco Mendes, Só No Campo Lda, Santarém, 243094509, fmendes@sonocampo.pt, www.sonocampo.pt

Francisco Mexia Alves, Nolon, Lisboa, 211223444, francisco.mexia@finsolutia.com, www.nolon.pt

Francisco Quintela, Quintela e Penalva Associados, Lisboa, 212454059, fquintela@quintelaepenvalva.pt, www.quintelaepenvalva.pt

Gilmar Freitas, Interfax SMIL, Seixal, 212550528, interfax@interfax.pt, www.interfax.pt

Go Imobiliária- Soc. Med. Imobiliária, Go Imobiliária Lda, Santarém, 915084892, go@goimobiliaria.com, <http://www.goimobiliaria.com/>

Helder Silva, João Silva Med. Imob. Lda, Ponte de Lima, 258742797, joaosilva@imoguia.com, www.joaosilva-imobiliaria.com

Henrique Rocha, Ria Properties, Olhão, 289722292, henrique.rocha@riaproperties.pt, www.riaproperties.pt

Humberto Reduto, Reilar, Loures, Lisboa e VFXira, 219441155, humbertoreduto@reilar.pt, www.reilar.pt

Idalina Gomes, EuCasa - Valor Permanente,Lda, Pinhal Novo, 938792037, idalina@eucasa.pt, www.eucasa.pt

Isabel Pinho, AcrossCoast, Lisboa, 218492395, acrosscoast1@gmail.com, www.acrosscoast.pt

Jack Rebelo, Marketingeste Lda, Almada, 917512305, marketingest@mail.telepac.pt

João Luís Alves Martins, Predicema Proj. e Const. Lda, Oeiras, 214694683, joalamartins@gmail.com,

João Martins do Vale, Chebadol, Lisboa, 968585146, jmvale@netcabo.pt,

João Pimenta, ERA Santarém - Imperatriz Lda, Santarém, 243 303 390, santarem@era.pt, www.era.pt/santarem

Joaquim Santos, GlobalTrade, Gondomar, 913007440, globaltrade.gondomar@gmail.com, www.globaltrade.pt

Jorge Basto Sobreira, Esfera - Gestão de Activos, Maia, 222445540, negocios@esferaimobiliaria.pt, www.esferaimobiliaria.com

Jorge Manuel Dantas Varandas, Preditur - SMI Lda., Lisboa, 217994830, preditur@preditur.pt, www.preditur.pt

Jorge Martinho, AjMartinho Imobiliária, Porto, 917569172, jmartinho@ajmartinho.pt, www.ajmartinho.pt

José Peixoto, Remax Braga, Braga, 253209510, braga@remax.pt, www.remax.pt/braga

Liliana Marcos, Liderselect - Mediação Imobiliária, Torres Vedras, 261938096, comercial@liderselect.com, <http://www.liderselect.com/>

Luis Azevedo, Medispace, Porto, 229481376, comercial@medispace.pt, www.medispace.pt

Luis Mario Nunes, Rede ComprarCasa, Lisboa, 213850165, luis.nunes@comprarcasa.pt, www.comprarcasa.pt

Manuel Passos, Oimovelkero, Arantes, 241331613, imovelkero@gmail.com, www.kazaki.pt

Marco Carvalho, HomeFinder, Braga, 253 339 003, comercial@homefinder.pt, <http://www.homefinder.pt/>

Survey respondents

RICS and Confidencial Imobiliário are grateful to the following people:

Marcos Drummond, VIC Properties, Lisboa, 966228945, m.drummond@vic-properties.com, <https://www.vic-properties.com>

Marlene, Porta do Alentejo, Évora, 266733333, portadoalentejo@century21.pt, www.century21.pt

Marta Figueiredo, B. Prime, Lisboa, 937990094, marta.figueiredo@bprime.pt, www.bprime.pt

Maryse Ildefonso, Maxoja Med. Imb. Lda. REMAX Ta, Tavira, 281 320 080, mildefonso@remax.pt, www.remax.pt/tavira

Nélia Ferreira, Garvetur, Loulé, 289322488, vendas@garvetur.pt, www.garvetur.pt

Noémia Inácio, Mediloia, V.R. de Sto. António, 281542015, geral@mediloia.pt, www.mediloia.pt

Nuno Campos, Rotaplus-Med. Imob., Maia, 229446388, nunocampos@rotaplus.pt, www.rotaplus.pt

Nuno Rocha, Plano Inclinado, Porto, 225371459, nuno.rocha@plano-inclinado.pt, www.plano-inclinado.pt

Nuno Vidal, Imovidal, Oeiras, 911779991, nuno.vidal@imovidal.pt, www.imovidal.pt

Patricia Barão, JLL, Lisboa, 961772235, patricia.barao@eu.jll.com, www.residencial.jll.pt

Paulo Oliveira, MCaldas, Braga, 967616357, geral@mcaldas.pt, www.mcaldas.pt

Paulo Pereira, Espaço Zone, SMI, Cascais, 932580767, paulopereira@espacozone.pt, www.espacozone.pt

Paulo Pinto, Remax Vintage, Porto, 226181031, vintage@remax.pt, www.remax.pt/vintage

Paulo Silva, Century 21 Realty Art, Albufeira, 965450840, psilva@realityart.eu, www.realityart.pt

Pedro Boleixa, Formula Prime, Loulé, 289324667, admin@formulaprime.pt, www.formulaprime.pt

Pedro Gabriel, Gold Team - M. I., Lda., Caldas da Rainha, 262877503, pgabriel@casagold.pt, www.casagold.pt

Pedro Pinha, Novimed, Lisboa, 217815770, ppinha@novimed.pt, www.novimed.pt

Pedro Saraiva, Expogroup Remax, Lisboa, 961528498, pmsaraiva@remax.pt,

Rafael Ascenso, Porta da Frente, Cascais, 939276323, rascenso@portadafrente.pt, www.portadafrente.pt

Raquel Coutinho, Matriz Invicta Lda., Porto, 224021094, geral@matrizinvicta.pt, www.matrizinvicta.pt

Ricardo Bettencourt, RB real estate - Ricardo Bette, Lisboa, 211229257, r.bettencourt@rbrealestate.pt, www.rbrealestate.pt

Ricardo Saldanha Calço, Erainveste, Quarteira, 910500969, ricardo.calico@buymeproperty.pt, [buymeproperty.pt](http://www.buymeproperty.pt)

Rui Alves, Predipovoa Imobiliária, Póvoa de Varzim, 252611585, imo@predipovoa.com, www.predipovoa.com

Rui Baía, Baía Homes, Cascais, 938921493, ruiabaia@sapo.pt, www.baiahomes.pt

Rui Bispo, Comprarcasa - Cascais, Cascais, 215890303, rui.bispo@comprarcasa.pt, www.comprarcasa.pt/cascais

Rui Constantino, Medinegócios, Lda, Montijo, 210842500, rui.constantino@medinegocios.com, www.medinegocios.com

Tiago Cerdeira Pinto, Addsolid, Amadora, 210103950, tpinto@addsolid.com, www.addsolid.com

Tissyane Scott, Marcela Properties, Lagos, 282 788 977, info@marcelaproperties.com, www.marcelapropriedades.com

Valdemar Santos, Cerrado da Morgada, Borba, 965845034, vsantos@morgada.pt,

Valentim Costa, Urbinvest Imobiliária, Vilamoura, 917559944, vcosta@urbinvest.pt, www.urbinvest.pt

Vasco Manaças, Central Lisbon, Lisboa, 213714340, vasco.manacas@centrallisbon.pt, www.centrallisbon.pt

Victor da Costa, Herculano e Vitor Ida, Vila Nova de Gaia, 917535943, gaia@comprarcasa.pt, www.comprarcasa.pt

Vitor Miranda, Habiaurea, Porto, 220110277, geral@habiaurea.pt, www.habiaurea.pt



Confidence through professional standards

RICS promotes and enforces the highest professional qualifications and standards in the valuation, development and management of land, real estate, construction and infrastructure. Our name promises the consistent delivery of standards – bringing confidence to markets and effecting positive change in the built and natural environments.

Americas

Latin America

ricsamericalatina@rics.org

North America

ricsamericas@rics.org

Asia Pacific

ASEAN

ricsasean@rics.org

Greater China (Hong Kong)

ricshk@rics.org

Greater China (Shanghai)

ricschina@rics.org

Japan

ricsjapan@rics.org

Oceania

oceania@rics.org

South Asia

ricsindia@rics.org

EMEA

Africa

ricsafrica@rics.org

Europe

ricseurope@rics.org

Ireland

ricsireland@rics.org

Middle East

ricsmiddleeast@rics.org

United Kingdom RICS HQ

contactrics@rics.org