We have been bringing transparency to the real-estate market for years.
Technology allows us to take it wherever you are.
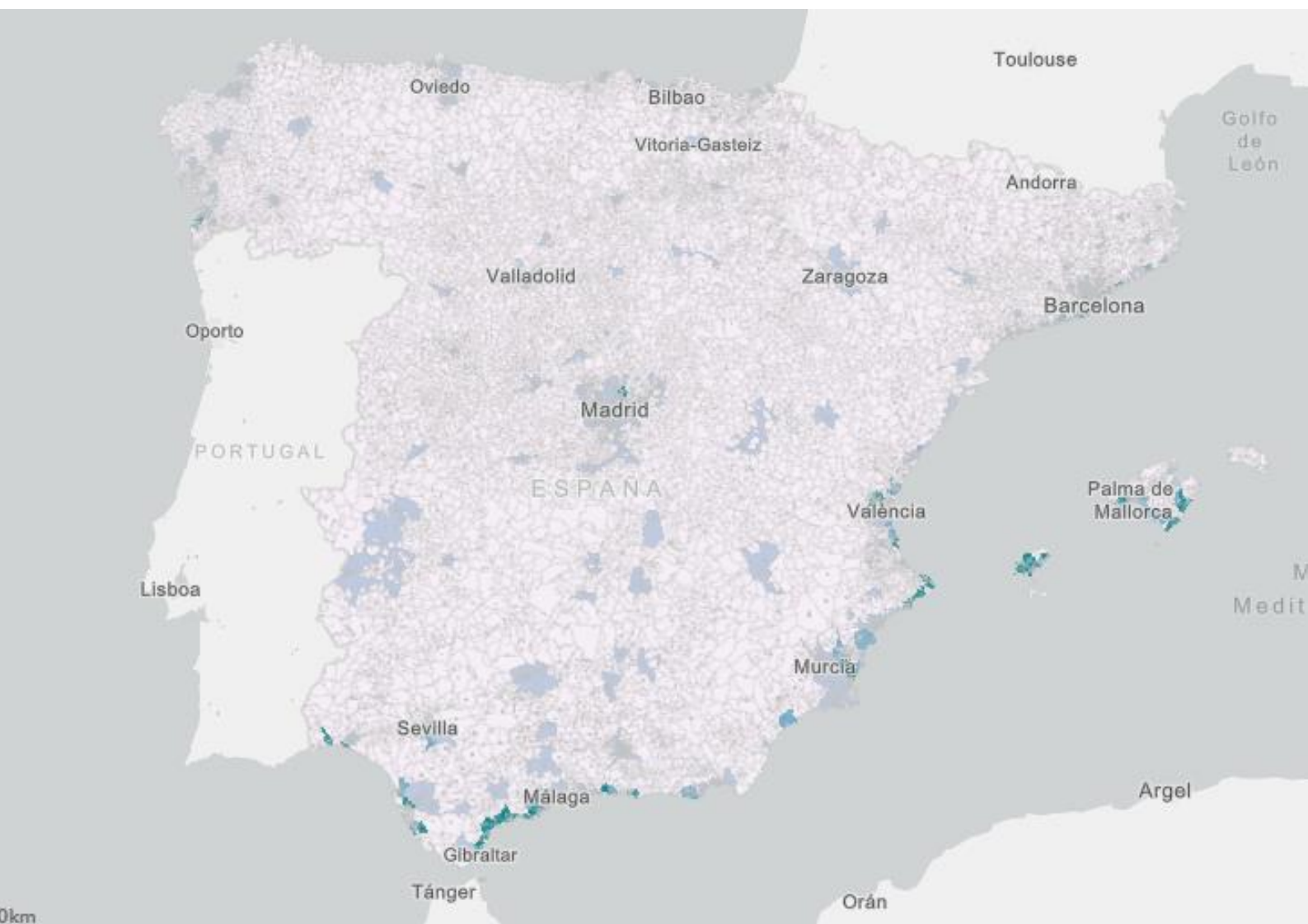
MAP OF REAL-ESTATE INDEXES

MAY 2020

MAP OF INDEXES

The place where our expertise is at your disposal.

Gloval provides you with the most relevant and up-to-date information on the real-estate market in a graphic and simple manner.

To do so, we created a web MAP OF INDEXES where we share our views on the real-estate market.

As we gradually add new indicators and data, you can choose them to see them together or separately.

G- INDEXES

GPRI

RENTAL
MARKET
STRESS INDEX

GHBI

HOUSING
BUBBLE
INDEX

More data.

More knowledge.

Better decisions.

G- INDEXES

GPRI

RENTAL MARKET STRESS INDEX

Gloval Private Housing Rental Index

Because the effort required to pay the rent will depend on multiple interdependent factors, it won't be the same for everyone.

GPRI

RENTAL MARKET STRESS INDEX

Gloval Private Housing Rental Index

Sector:
Residential. Single-family homes and multi-family homes.

Applicability:
The index by census tract is only valid for households that belong to said tract.

Granularity:
Census tract.

Source:
Own data and public data.

Range:
0 to 5 scale.

Target audience
Future owners, tenants, investors.

Ratings:
Healthy, tense or stressed market.

Tags:
Rental, Assets, Investment.

Description:

Sensitivity index of rental affordability against changes in the economic conditions, at a macroeconomic and sectorial level, that will determine the stability and health of a household against external economic changes that could have an impact on the household economy and, therefore, their rental affordability.

Therefore, this must be understood as an index that gauges the vulnerability of rental affordability.

This index directly links the rental market at a census tract level to the average financial income of said census tract and of an average household within that tract.

It is calculated based on the average income per household and census tract, the financial effort per household to own or rent a house, the house sales prices or rents, and the supply/demand ratio in the sales and rental markets. This indicator uses a 0 to 5 scale, where 5 shows the highest sensitivity and vulnerability of an area with a stressed rental market.

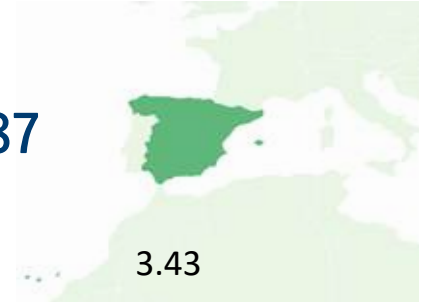|		
Stressed market	Index is between 4 and 5
Tense market	Index is between 3 and 4
Healthy market	Index is 3 or under

GPRI

RENTAL MARKET STRESS INDEX

Gloval Private Housing Rental Index

COUNTRY

The average rental market stress index for the country across all the census tracts is 1.87, which points to a healthy bearish situation.

1.87

3.43

Índice de Tensión Mercado Alquiler
GPRI o Gloval Private Housing Rental Index

Balears, Illes	3,37 🔴
Barcelona	2,74 🟢
Málaga	2,66 🟢
Alicante/Alacant	2,13 🟢
Valencia/València	2,09 🟢
Madrid	1,99 🟢
Huelva	1,96 🟢
Cádiz	1,89 🟢
Girona	1,63 🟢
Almería	1,63 🟢

REGIONS

Regions show a similar situation except for the Balearic Islands with a tense market. All other regions generally have a lower index, although Almería, Pontevedra and Granada stand out with higher rates, yet still enjoy a healthy market.

CITIES

For the most populated cities, the average is 2.19 points, moving away from the 3-point threshold of a tense market.

If we analyse the ranking of average values by census tract, Barcelona is in the lead with 3.43, moving away from a stressed market but still tense. The runner-up is Palma de Mallorca with 2.91 points that would be considered a healthy market, but still on the verge of a tense rating. The bronze medal goes to Madrid with 2.38 points that is also away from the tense rating.

Malaga comes in fourth place, leaving the tense rental market to enter a healthy one. The greatest drops were in Las Palmas de Gran Canaria and Seville.

TOP REGIONAL CAPITALS

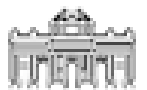| 2.91	3.43	2.38
Palma de Mallorca	Barcelona	Madrid
Healthy rental market	Tense rental market	Healthy rental market

Indice de Tensión Mercado Alquiler
GPRI o Gloval Private Housing Rental Index

Barcelona	3,43 🔴
Palma de Mallorca	2,91 🔴
Madrid	2,38 🔴
Málaga	2,04 🔴
Bilbao	1,75 🟡
Valencia	1,75 🟢
Sevilla	1,37 🟢
Las Palmas de Gran Canar	1,26 🟢
Zaragoza	1,25 🟢
Murcia	1,25 🟢

G- INDEXES

GHBI

HOUSING BUBBLE INDEX

Gloval Housing Bubble Index

There are areas in Spain where the demand-supply balance is unstable and they are very sensitive to macroeconomic and sectorial conditions.

GHBI

HOUSING BUBBLE INDEX

Gloval Housing Bubble Index

Sector:

Residential. Single-family homes and multi-family homes.

Applicability:

The index by census tract is only valid for households that belong to said tract.

Granularity:

Census tract.

Source:

Own data and public data.

Range:

0 to 5 scale.

Target audience

Future owners, tenants, investors.

Ratings:

Bearish market, underpriced, overpriced, reasonably priced, overpriced with property bubble risk.

Tags:

Sale, Estate, Investment.

Description:

Sensitivity index of property ownership affordability against changes in the economic conditions, at a macroeconomic and sectorial level, that will determine the vulnerability of the property sales market affordability.

This index directly links the property sales market at a census tract level to the average financial income of said census tract and of an average household within that tract.

It is calculated based on the average household income and census tract, the financial effort per household to own or rent a house, the house sales prices or rents, the supply/demand ratio in the sales and rental market. This indicator uses a 0 to 5 scale, where 5 is the highest sensitivity and vulnerability of an area with a property sales market that is at risk of a property bubble.

▼	Market at risk of property bubble	Index is between 4.5 and 5
▼	Overpriced market	Index is between 3.5 and 4.5
▼	Reasonably priced market	Index is between 1.5 and 3.5
▼	Underpriced market	Index is between 0.5 and 1.5
▼	Bearish market	Index is 0.5 or under

GHBI

HOUSING BUBBLE INDEX

Gloval Housing Bubble Index

COUNTRY

The average bubble index for the property sales market for the country across all the census tracts is 2.30, which points to a reasonably priced market. The trend is bearish compared to last year.

2.30

Índice de Burbuja Inmobiliaria
GHBI o Gloval Housing Bubble Index

Balears, Illes	3,36
Málaga	3,30
Araba/Álava	3,25
Madrid	3,02
Barcelona	2,91
Palmas, Las	2,42
Gipuzkoa	2,41
Girona	2,41
Valencia/València	2,25
Cuenca	2,24

REGIONS

The index holds the same rating as for the entire country and all Spanish regions are within the reasonably priced range, safe from the property bubble risk. Regions with the highest index are the Balearic Islands, Malaga and Alava, on the edge of the 3.5 rating that would send them into overpriced territory.

CITIES

For the most populated cities, the average is 2.92, which shows a reasonably priced market.

If we analyse the ranking of average values by census tract, Barcelona loses the podium to Palma de Mallorca with a 3.36 rating, which is a healthy market. Malaga, Barcelona and Madrid follow behind with a healthy market but closer to an overpriced market. The trend is bearish, like in Spain.

Zaragoza comes last with 1.91 points, that is close to an underpriced market.

TOP REGIONAL CAPITALS

3.35

Malaga

Reasonably priced market

3.36

Palma de Mallorca

Reasonably priced market

3.28

Barcelona

Reasonably priced market

Índice de Burbuja Inmobiliaria
GHBI o Gloval Housing Bubble Index

Palma de Mallorca	3,36
Málaga	3,35
Barcelona	3,28
Madrid	3,14
Sevilla	2,75
Valencia	2,70
Las Palmas de Gran Canaria	2,58
Bilbao	2,46
Murcia	2,15
Zaragoza	1,91

Contact

GLOVAL
ANALYTICS

Dr. Carlos Gómez Castro
Chief Data & Analytics Officer

info@analyticsgloval.com

Calle Eucalipto, 33 Planta 5ª y 6ª
28016 Madrid