MARKET REPORT
LISBON
Q3 2018

CASAFARI

REAL ESTATE METASEARCH

powered by AI

Introduction

Casafari Q3 2018
Lisbon Market Report

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Casafari is a metasearch that brings transparency to the real estate market by indexing millions of listings daily from thousands of sources. We use machine learning and artificial intelligence to bring together different listings of the same property, just like Trivago does for hotels and Skyscanner does for flights. The result of this is the most complete database of unique properties in Europe.

Casafari collects and analyses data on asking prices in the zones from all the different agencies and classifieds. We aggregate the data from all of these sources, meaning we provide the most accurate data on all unique properties that are listed. Read on for our Lisbon Market Report Q3 2018 where we have covered price distribution and number of listed properties for each parish.

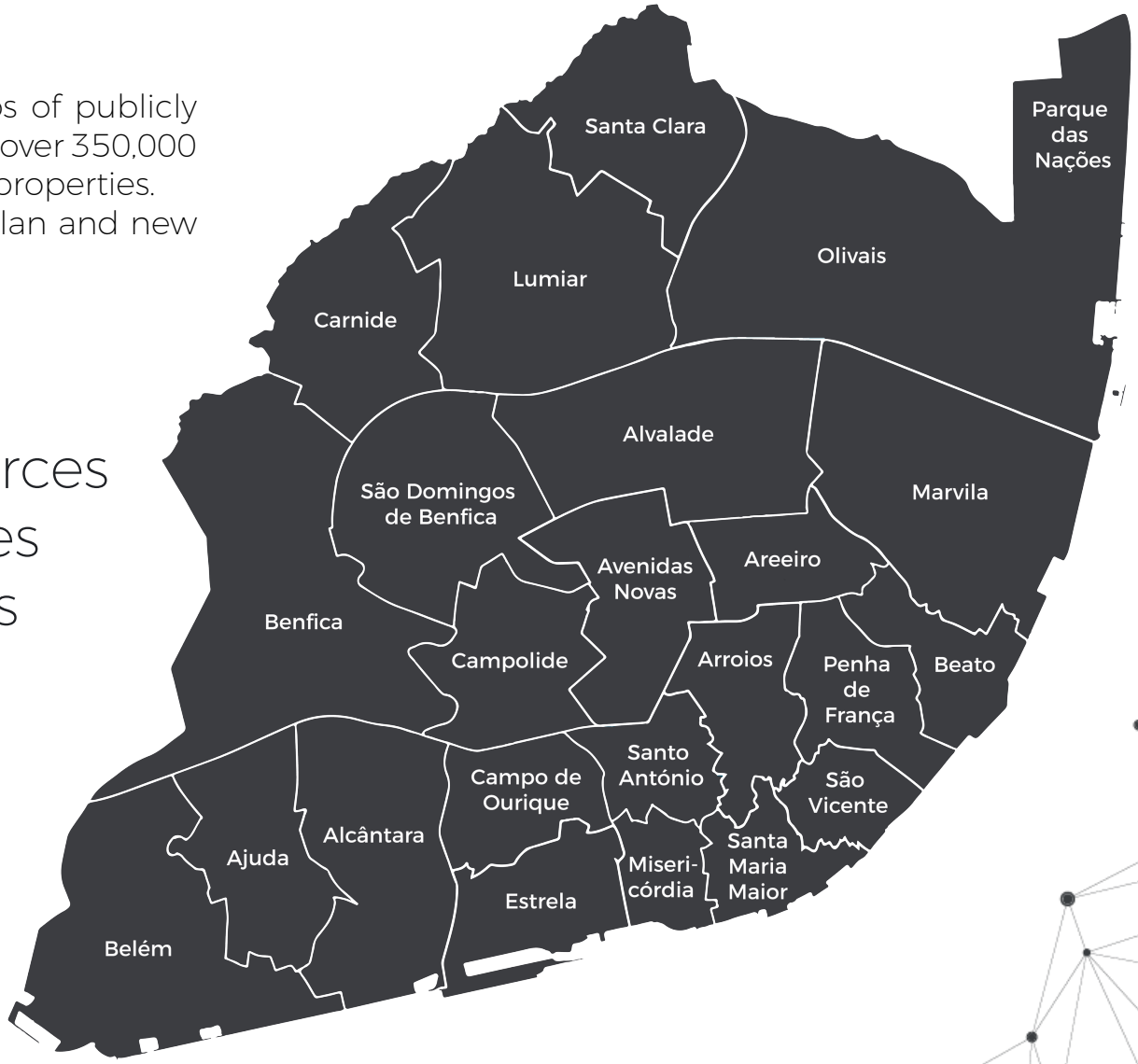
Map of Coverage Area

Central Lisbon

For this coverage, we tracked 215 portfolios of publicly available sources, aggregated and matched over 350,000 listings, and obtained almost 6000 unique properties.
In this particular analysis we excluded off plan and new developments.

215 public sources
5,971 properties
358,194 listings

23 parishes
64 zonas

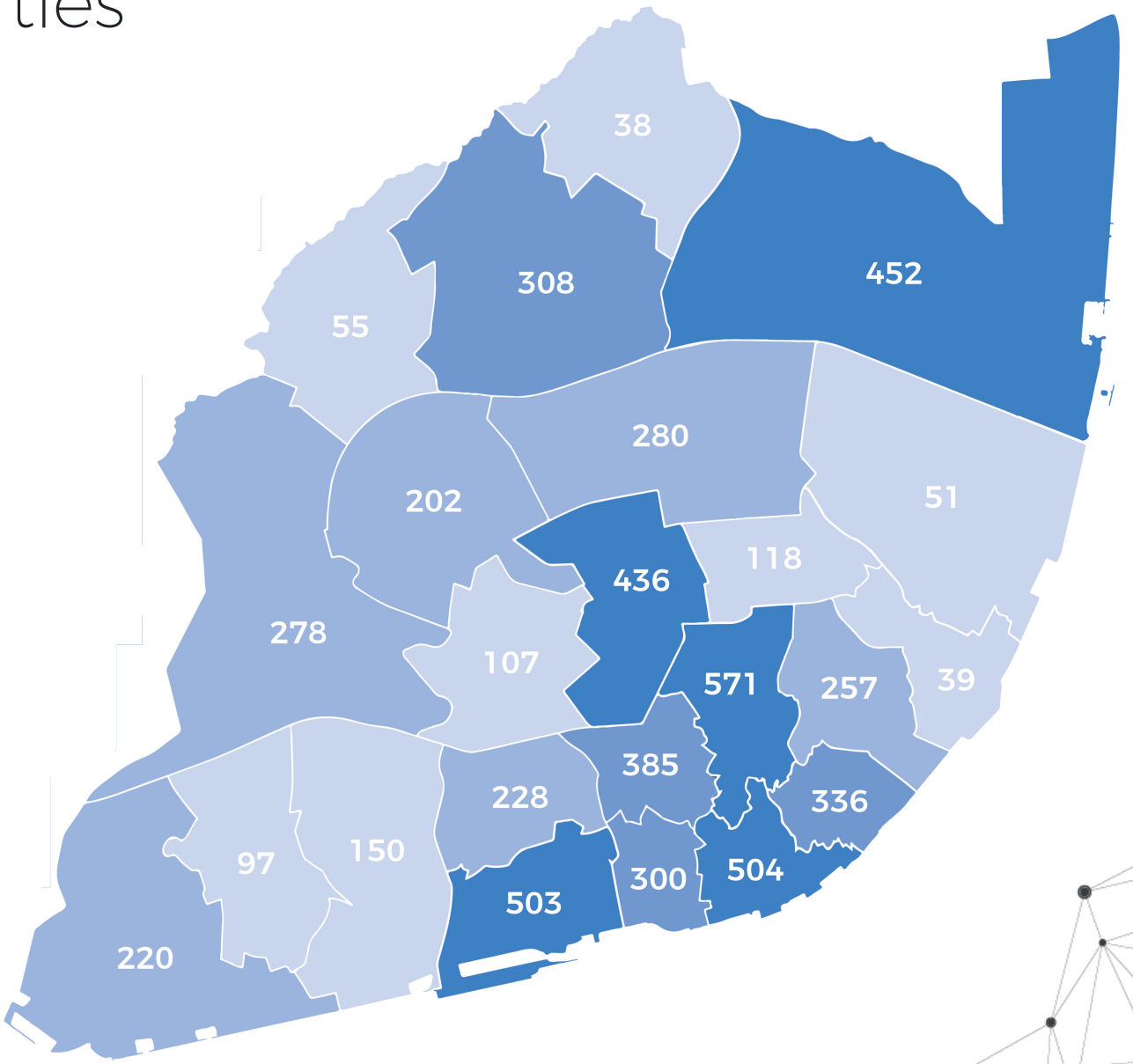


Market Distribution

Number of properties

Arroios, a central part of Lisbon, is by far the most active parish on the market with 571 properties for sale. Next are the historic Santa Maria Maior and the grand Estrela, with 504 and 503 properties respectively.

Avenidas Novas and Olivais both have around 450 active properties, followed by Santo Antonio with 385 and São Vicente/Graça with 336. North of the city centre, Santa Clara offers just 38 properties, which is in huge contrast to its less rural neighbours Olivais and Lumiar which both have over 300 listed.

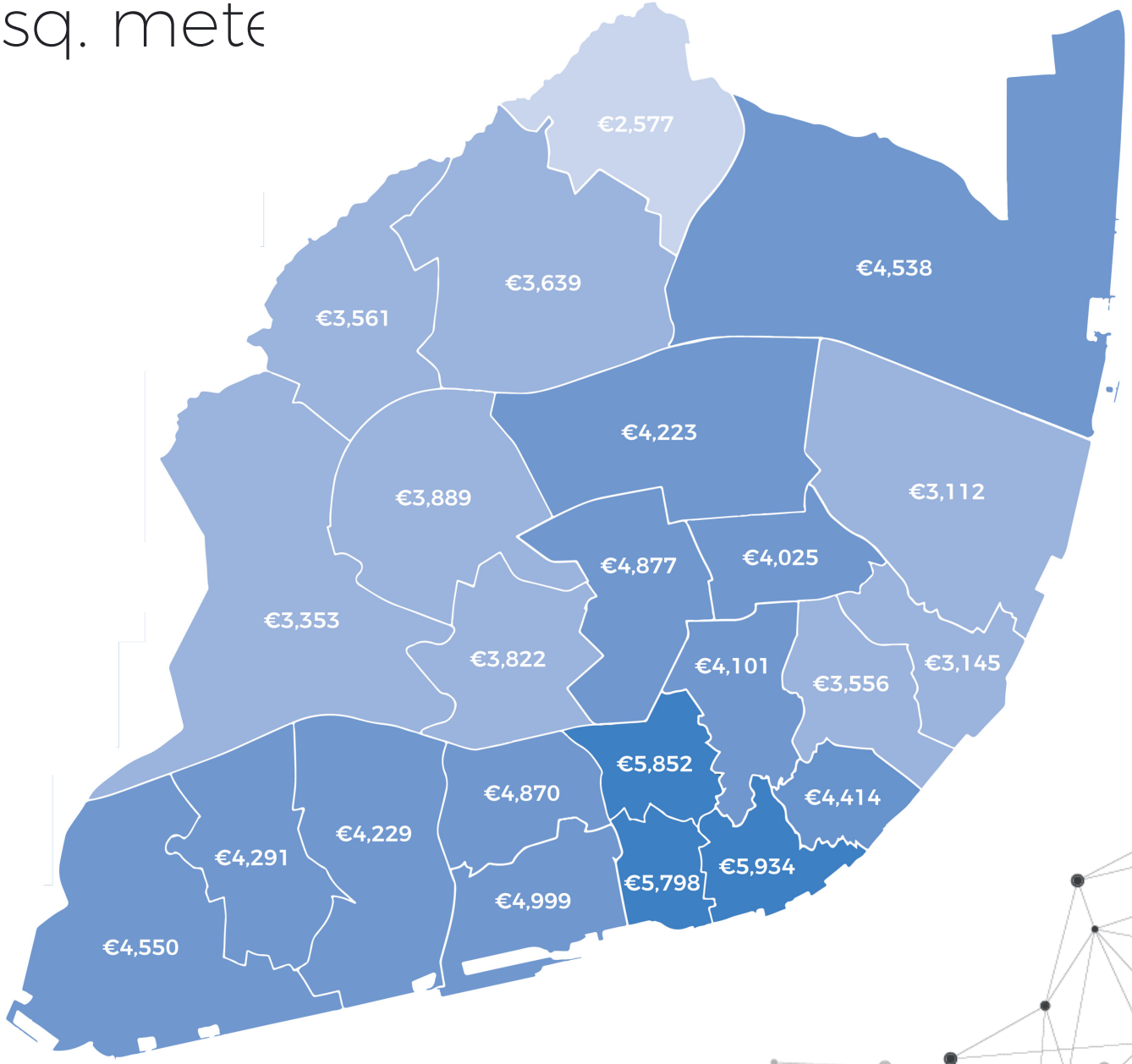


Price Distribution

Asking price per sq. mete

The map provides an insight to the range of prices around the Lisbon region. The parishes comprising part of Lisbon's historic centre, Santa Maria Maior and Santo Antonio, have the highest asking prices per sqm. at €5,934 and €5,852 respectively. Misericordia is the only other parish where average prices surpass €5,000, while the vast majority of parishes offer properties on sale for between €4,000 and €5,000 per sqm.

Prices are lowest in Lisbon's northern tip, Santa Clara, at €2,577 per sqm. This is a notable drop from the average prices mentioned above and reflects the parishe's more rural environment compared to the city's urban modernity.



Market Overview

Apartments & houses

Average price for an apartment in Q3 2018

€4.566 per sq. meter

Average price for a house in Q3 2018

€4.661 per sq. meter

Number of apartments in Q3 2018

5.628

Number of houses in Q3 2018

343

The Lisbon region is enjoying more and more fresh interest from the real estate market. The vast majority of properties are apartments, with 5628 unique apartments listed compared to 343 houses. The average prices of a house and an apartment do not differ by too much in Lisbon: houses have an average price of €4,661 while going rates for an apartment reach around €4,566. The upwards trajectory of Lisbon's real estate market can mean unpredictability and constant price changes. With our data cleaning and proprietary analysis, we are able to give you the exact numbers for each parish of Lisbon, with average prices peaking at €5,934 in the historic Santa Maria Maior and dropping to €2,577 in Santa Clara.

research@casafari.com

Data guide

1. We analyzed portfolios of 215 agencies for Lisbon.
2. We used unique (matched) properties for:
„Price distribution per location segment"
„Price per sq.m per location segment";
3. In total we analyzed 5971 unique (matched) properties:
sorted by type and location segments - 5628 apartments and 343 houses.
4. We consider non-unique listings with overlapping offers of the same house or apartment. Unique properties are a result of matched duplicate listings with the general machine learning and image recognition algorithms.
5. We analysed the following proprietary types:
apartments (penthouses, studios, duplex, flats), houses (villas, fincas, country estates, houses) and did not take into account: plots, commercial, investment.
6. For this analysis, outliers (e.g. villas for EUR 45 Mio. and EUR 11 Mio.) were not left out, the reason for this was that our data cleaning analysis showed little to no impact on the end result
7. We count „price per sq.m." as „price/total area", if available,
otherwise „price/living area", with conditions:
price >= EUR 200K and total/ living area >= 0 sq.m.