

2011

Sample

Vila Franca de Xira

ImoEconometrics

IMOE Market Intelligence**SUPPLY AND DEMAND**

History	Stock	Total Households	Total Employed	Total Unemployed
Number (2006)	65.095	53.476	36.044	6.528
AGR (*) 2006	n.d.	n.d.	1,14%	-4,39%
AAGR 2 (**)	n.d.	n.d.	-0,06%	15,97%
AAGR 5 (***)	1,69%	1,83%	2,59%	2,42%

Building and Transactions

Year	Completions	New Dwellings Sales	Resale Sales
2001	1.409	1.106	2.388
2002	804	1.138	2.283
2003	974	1.055	2.461
2004	1.388	857	2.318
2005	628	641	1.779
2006	659	482	1.372
2007E	626	572	1.629
2008P	607	384	1.094

Historical Performance (1995-2006)

Min	628	482	1.372
Max	1.950	1.841	2.842
Mean	1.328	1.199	2.391

Housing Brokerage

Year	N.º Transactions	N.º Licensed Brokers	N.º Franchised Brokers	Average Sales (€/broker)
2008P	1.478	59	16	35.010

Mortgage Concessions

Annual average in the last 2 years (millions €)	Average value per contract in the last 2 years (thousands €/contract)	AARG 2 (*)	AARG 5 (**)
198.090	250.205	-19,1%	-11,3%

Affordability Indicator	Average	Rank
18,48%	24,63%	257

Rhythm of Sales	Average	Rank
32	7	14

Indicator of Risk	Average	Rank
41,10%	53,10%	172

Ind. Second homes	Average	Rank
89	100	286

Market hotness	Average	Rank
4,45	6,05	86

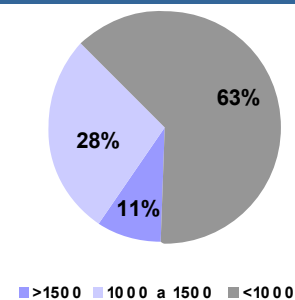
Turnover	Average	Rank
3,42%	2,71%	32

New Housing Supply	Average	Rank
33,88%	28,48%	134

Supply to stock ratio	Average	Rank
3,53%	1,26%	34

Price Change	Median Price
-2,32%	1.241

Distribution of employees working for others by income bracket (2006; €/month)



(*) Annual Growth Rate; (**) Average Annual Growth Rate in the past 2 years; (***) Average Annual Growth Rate in the past 5 years.

Reports and Prices

ImoEconometrics

IMOE Market Intelligence 2011

The IMOE Market Intelligence reports are available at municipalities (“concelho”) area level. Portugal has 308 municipalities.

Geographical Areas	Price (Euros)
All the 308 municipalities— Portugal	2370 +IVA
Municipalities of Lisboa Metropolitan Area	850 + IVA
Municipalities of Porto Metropolitan Area	850 + IVA
Municipalities of Algarve Metropolitan Area	850 + IVA
Municipalities of Coimbra Metropolitan Area	750 + IVA
Municipalities of Viseu Metropolitan Area	750 + IVA
Municipalities of Aveiro Metropolitan Area	750 + IVA
Municipalities of Minho Metropolitan Area	750 + IVA
Municipalities of Oeste	750 + IVA
Municipalities of Alentejo Litoral e Baixo Alentejo	750 + IVA
Municipalities of Alentejo Central	750 + IVA
Municipalities of Alto Alentejo	750 + IVA
Municipalities of Urbana de Trás-os-Montes	750 + IVA
Municipalities of Leiria	750 + IVA
Municipalities of Beiras	750 + IVA
Municipalities of Lezíria do Tejo	750 + IVA
Municipalities of Médio Tejo	750 + IVA
Municipalities of Vale de Sousa e Valimar	750 + IVA
Municipalities of Madeira	750 + IVA
Municipalities of Açores	750 + IVA
One municipality	140 + IVA

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