

SPAIN

2016 Index¹: **17th**



HOUSING COSTS

Housing cost overburden rate²:



Among the total population:
10.9%



Among poor households:
39.6%



Non-EU citizens are **6 times** more likely to be overburdened by housing costs (**48.7%**) than Spanish citizens (**7.5%**).

- Spain is one of the European countries where poor households are more exposed to market fluctuations (**49.4%**) than non-poor households.

- Rent and mortgage arrears are high for the general population (**7.2%**) and particularly for poor households (**18.9%**).



UNFIT HOUSING

Inability to maintain adequate temperatures in housing has **increased considerably** for all households, but particularly for poor households (**+8.3 percentage points**) between 2009 and 2014.

Poor households are **7 times** more likely to face severe housing deprivation than non-poor households.



CONTEXT

Price-to-income ratio reached a peak (**165**) during the 2008 financial crisis, then fell significantly to a ratio of **108** in 2015.

In 2014, Spain was the European country with the **2nd highest** rate of poverty among the population (**22.2%**) after Romania.

Austerity measures imposed by the Troika (Memorandum of Understanding).

During the 2011 Eurostat census, Spain had more than **7 million** unoccupied conventional dwellings (secondary residences and vacant housing), i.e. **28.3%** of the total number of conventional dwellings.

According to RentsWatch³, **Barcelona is the 32nd most expensive city in Europe** and **Madrid is 42nd**. Average cost for new rental contracts in the last 6 months in Barcelona: **€12.7/m²**, and in Madrid: **€11.4/m²**.

¹ See FEANTSA and the Foundation Abbé Pierre.

² European Index of Housing Exclusion: <http://www.feantsa.org/en/report/2016/09/17/an-overview-of-housing-exclusion-in-europe>.

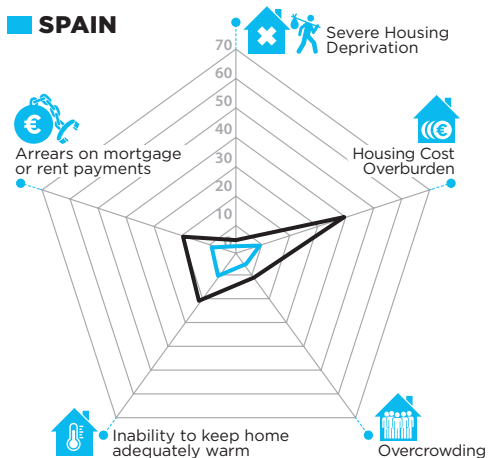
³ People spending more than 40% of their disposable income on housing.

³ <http://www.rentswatch.com>

Housing Exclusion indicators in 2014 (%)

— Total population — Poor people (below 60% of median equalised income)

SPAIN



EUROPEAN UNION

