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The number of final deeds of sale relating to residential property amounted to 1,158 in May 2021, an increase of 606 deeds when compared to those registered a year earlier. During May 2021, 1,478 promise of sale agreements relating to residential property were registered, an increase of 967 agreements over the same period last year.

Residential Property Transactions: May 2021

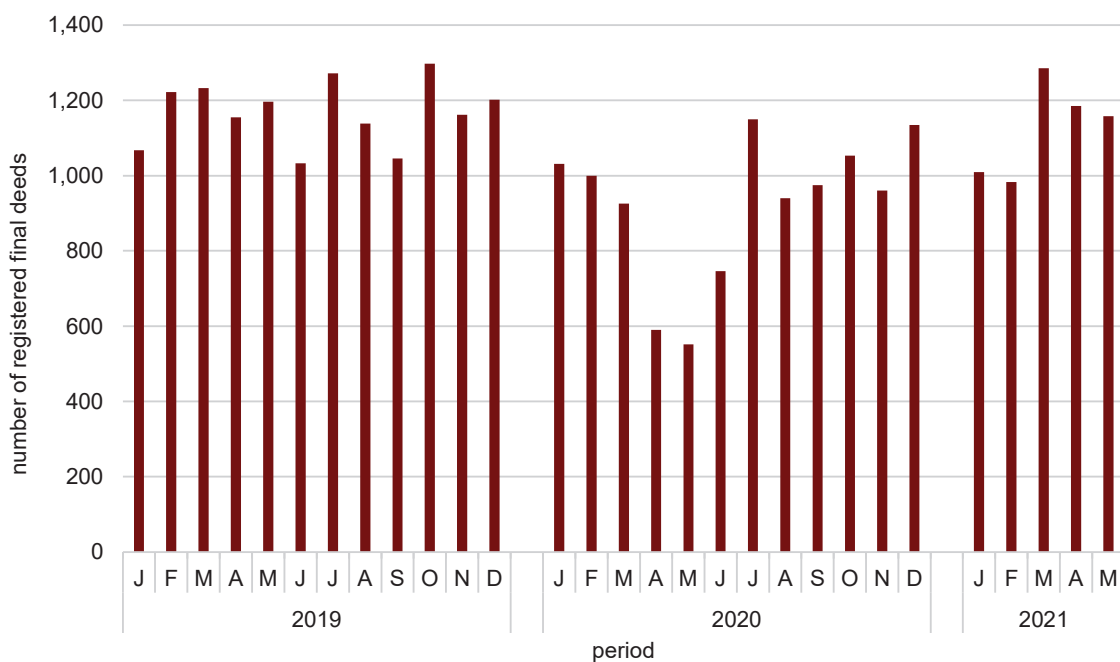
Cut-off date: **Final Deeds of Sale**
2 June 2021

In May 2021, the number of final deeds of sale relating to residential property amounted to 1,158, an increase of 606 deeds when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €319.5 million, more than three times higher than the corresponding value recorded in May 2020 (Table 2a).

In the month under review, 1,075, or 92.8 per cent, of these final deeds of sale involved individual buyers (households), with companies accounting for virtually all the rest (Table 1b). The value of the deeds involving individual buyers (households) amounted to €208.2 million, equivalent to 65.2 per cent of the total value (Table 2b).

With regard to the region the property is situated in, the highest numbers of final deeds of sale were recorded in the Gozo, and the Ғaḓ-Ḓabbar, Xgħajra, Ḓejtun, BirḒebbuḒa, Marsaskala and Marsaxlokk regions, at 170 and 158 respectively. The lowest numbers of deeds were noted in the Cottonera region, and the region of Mdina, Ғad-Dingli, Rabat, Mtarfa and MḒarr. In these regions, 12 and 36 deeds were recorded respectively (Table 3).

Chart 1. Registered final deeds of sale - monthly



Promise of Sale Agreements

In May 2021, 1,478 promise of sale agreements relating to residential property were registered, an increase of 967 agreements over the same period last year (Table 4a). Individual potential buyers (households) accounted for 1,351, or 91.4 per cent, of these agreements, while the rest mainly involved companies (Table 4b).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the Gozo, and the *Haż-Żabbar*, *Xgħajra*, *Żejtun*, *Birżebbuġa*, *Marsaskala* and *Marsaxlokk* regions, totalling 225 and 182 respectively. The lowest numbers were noted in respect of properties located in the *Cottonera* region, and the region of *Mdina*, *Had-Dingli*, *Rabat*, *Mtarfa* and *Mgarr*. The first-mentioned region accounted for 21 agreements and the second region accounted for 42 agreements (Table 5).

Table 1a. Number of final deeds of sale by period of registration

| Period | 2018 | 2019 | 2020 | 2021 |
|--------------|---------------|---------------|---------------|--------------|
| January | 962 | 1,067 | 1,031 | 1,009 |
| February | 1,000 | 1,222 | 1,000 | 983 |
| March | 1,042 | 1,232 | 926 | 1,285 |
| Q1 | 3,004 | 3,521 | 2,957 | 3,277 |
| April | 1,000 | 1,155 | 590 | 1,185 |
| May | 1,101 | 1,196 | 552 | 1,158 |
| June | 1,135 | 1,032 | 746 | |
| Q2 | 3,236 | 3,383 | 1,888 | |
| July | 1,106 | 1,272 | 1,149 | |
| August | 1,130 | 1,138 | 940 | |
| September | 924 | 1,045 | 974 | |
| Q3 | 3,160 | 3,455 | 3,063 | |
| October | 1,385 | 1,297 | 1,053 | |
| November | 1,260 | 1,161 | 960 | |
| December | 1,267 | 1,202 | 1,134 | |
| Q4 | 3,912 | 3,660 | 3,147 | |
| Total | 13,312 | 14,019 | 11,055 | |

Table 1b. Number of final deeds of sale involving individual buyers (households) by period of registration

| Period | 2018 | 2019 | 2020 | 2021 |
|--------------|---------------|---------------|---------------|--------------|
| January | 896 | 973 | 910 | 919 |
| February | 912 | 1,134 | 909 | 898 |
| March | 916 | 1,126 | 828 | 1,183 |
| Q1 | 2,724 | 3,233 | 2,647 | 3,000 |
| April | 912 | 1,076 | 529 | 1,089 |
| May | 1,003 | 1,086 | 501 | 1,075 |
| June | 1,026 | 936 | 706 | |
| Q2 | 2,941 | 3,098 | 1,736 | |
| July | 999 | 1,171 | 1,069 | |
| August | 1,024 | 1,022 | 872 | |
| September | 825 | 966 | 884 | |
| Q3 | 2,848 | 3,159 | 2,825 | |
| October | 1,244 | 1,151 | 960 | |
| November | 1,138 | 1,057 | 889 | |
| December | 1,153 | 1,110 | 1,036 | |
| Q4 | 3,535 | 3,318 | 2,885 | |
| Total | 12,048 | 12,808 | 10,093 | |

Note: Refer to methodological note 8.

Table 2a. Total value of final deeds of sale by period of registration

| € million | | | | |
|--------------|----------------|----------------|----------------|--------------|
| Period | 2018 | 2019 | 2020 | 2021 |
| January | 160.2 | 237.7 | 205.1 | 204.0 |
| February | 164.8 | 226.7 | 192.2 | 190.2 |
| March | 220.7 | 225.1 | 170.5 | 266.8 |
| Q1 | 545.7 | 689.5 | 567.8 | 661.0 |
| April | 194.6 | 230.7 | 119.3 | 236.7 |
| May | 198.9 | 209.2 | 102.3 | 319.5 |
| June | 204.3 | 179.1 | 138.3 | |
| Q2 | 597.8 | 619.0 | 359.9 | |
| July | 205.0 | 234.7 | 212.8 | |
| August | 232.1 | 220.9 | 171.5 | |
| September | 180.0 | 192.8 | 185.2 | |
| Q3 | 617.1 | 648.4 | 569.5 | |
| October | 313.3 | 265.8 | 194.2 | |
| November | 222.4 | 245.9 | 176.0 | |
| December | 274.1 | 236.8 | 238.1 | |
| Q4 | 809.8 | 748.5 | 608.3 | |
| Total | 2,570.4 | 2,705.4 | 2,105.5 | |

Table 2b. Value of final deeds of sale involving individual buyers (households) by period of registration

| € million | | | | |
|--------------|----------------|----------------|----------------|--------------|
| Period | 2018 | 2019 | 2020 | 2021 |
| January | 136.4 | 179.6 | 161.8 | 170.8 |
| February | 141.2 | 179.6 | 157.8 | 159.4 |
| March | 143.2 | 188.5 | 140.3 | 234.8 |
| Q1 | 420.8 | 547.7 | 459.9 | 565.0 |
| April | 140.0 | 168.9 | 102.0 | 198.3 |
| May | 158.0 | 168.8 | 86.2 | 208.2 |
| June | 153.3 | 145.4 | 117.4 | |
| Q2 | 451.3 | 483.1 | 305.6 | |
| July | 160.9 | 190.4 | 175.7 | |
| August | 182.6 | 170.4 | 151.8 | |
| September | 132.2 | 165.0 | 150.7 | |
| Q3 | 475.7 | 525.8 | 478.2 | |
| October | 210.8 | 198.6 | 165.1 | |
| November | 181.5 | 185.4 | 157.5 | |
| December | 206.3 | 202.6 | 189.4 | |
| Q4 | 598.6 | 586.6 | 512.0 | |
| Total | 1,946.4 | 2,143.2 | 1,755.7 | |

Note: Refer to methodological note 8.

Table 3. Number of final deeds of sale by period of registration and region

| Region | 2020 | 2021 | |
|---|------------|--------------|--------------|
| | May | April | May |
| 1. Cottonera | 6 | 13 | 12 |
| 2. Fgura, Paola, Santa Luċija, Ғal Tarxien | 39 | 72 | 67 |
| 3. Ғaḥ-Ḑabbar, XgҒajra, Ḑejtun, BirḐebbuḡa, Marsaskala, Marsaxlokk | 64 | 143 | 158 |
| 4. Ғal Luḡa, Gudja, Ғal GҒaxaq, Ғal Kirkop, Mqabba, Qrendi, Ғal Safi, Ḑurrieq | 57 | 83 | 90 |
| 5. Valletta, Floriana, Marsa, Ғamrun, Tal-Pietà, Santa Venera | 29 | 53 | 86 |
| 6. Ғal Qormi, Ғaḥ-Ḑebbuḡ, Siḡḡiewi | 38 | 90 | 70 |
| 7. Birkirkara, Gḑira, Msida, Ta' Xbiex, San Ġwann | 51 | 127 | 134 |
| 8. Pembroke, St Julian's, Tas-Sliema, Swieqi, Ғal Gharghur | 57 | 104 | 115 |
| 9. Ғ'Attard, Ғal Balzan, Iklin, Ғal Lija | 18 | 44 | 43 |
| 10. Mdina, Ғad-Dingli, Rabat, Mtarfa, Mḡarr | 23 | 32 | 36 |
| 11. Mosta, Naxxar | 23 | 83 | 66 |
| 12. Mellieḡa, St Paul's Bay | 57 | 155 | 111 |
| 13. Gozo | 90 | 186 | 170 |
| Unclassified | - | - | - |
| Total | 552 | 1,185 | 1,158 |

Table 4a. Number of promise of sale agreements by period of registration

| Period | 2018 | 2019 | 2020 | 2021 |
|---------------|---------------|---------------|---------------|--------------|
| January | 972 | 860 | 754 | 981 |
| February | 1,221 | 1,112 | 892 | 1,350 |
| March | 1,447 | 1,196 | 892 | 1,650 |
| Q1 | 3,640 | 3,168 | 2,538 | 3,981 |
| April | 1,310 | 1,155 | 269 | 1,430 |
| May | 1,422 | 1,145 | 511 | 1,478 |
| June | 1,164 | 977 | 961 | |
| Q2 | 3,896 | 3,277 | 1,741 | |
| July | 1,228 | 950 | 1,366 | |
| August | 1,209 | 883 | 1,074 | |
| September | 1,175 | 855 | 1,053 | |
| Q3 | 3,612 | 2,688 | 3,493 | |
| October | 1,563 | 974 | 1,300 | |
| November | 1,223 | 796 | 1,044 | |
| December | 1,008 | 711 | 1,145 | |
| Q4 | 3,794 | 2,481 | 3,489 | |
| Total | 14,942 | 11,614 | 11,261 | |

Table 4b. Number of promise of sale agreements involving individual potential buyers (households) by period of registration

| Period | 2018 | 2019 | 2020 | 2021 |
|---------------|---------------|---------------|---------------|--------------|
| January | 868 | 784 | 658 | 891 |
| February | 1,107 | 1,001 | 807 | 1,262 |
| March | 1,308 | 1,095 | 829 | 1,521 |
| Q1 | 3,283 | 2,880 | 2,294 | 3,674 |
| April | 1,201 | 1,064 | 252 | 1,313 |
| May | 1,302 | 1,048 | 485 | 1,351 |
| June | 1,056 | 897 | 903 | |
| Q2 | 3,559 | 3,009 | 1,640 | |
| July | 1,121 | 854 | 1,279 | |
| August | 1,101 | 792 | 1,004 | |
| September | 1,075 | 794 | 977 | |
| Q3 | 3,297 | 2,440 | 3,260 | |
| October | 1,427 | 895 | 1,205 | |
| November | 1,079 | 724 | 963 | |
| December | 921 | 645 | 1,044 | |
| Q4 | 3,427 | 2,264 | 3,212 | |
| Total | 13,566 | 10,593 | 10,406 | |

Note: Refer to methodological note 8.

Table 5. Number of promise of sale agreements by period of registration and region

| Region | 2020 | 2021 | |
|---|------------|--------------|--------------|
| | May | April | May |
| 1. Cottonera | 3 | 15 | 21 |
| 2. Fgura, Paola, Santa Luċija, Ғal Tarxien | 33 | 91 | 90 |
| 3. Ғaḥ-Ḑabbar, XgҒajra, Ḑejtun, Birḑebbuḡa, Marsaskala, Marsaxlokk | 67 | 211 | 182 |
| 4. Ғal Luḡa, Gudja, Ғal GҒaxaq, Ғal Kirkop, Mqabba, Qrendi, Ғal Safi, Ḑurrieq | 55 | 102 | 107 |
| 5. Valletta, Floriana, Marsa, Ғamrun, Tal-Pietà, Santa Venera | 38 | 88 | 104 |
| 6. Ғal Qormi, Ғaḥ-Ḑebbuḡ, Siḡḡiewi | 53 | 82 | 112 |
| 7. Birkirkara, Gḑira, Msida, Ta' Xbiex, San Ġwann | 43 | 167 | 168 |
| 8. Pembroke, St Julian's, Tas-Sliema, Swieqi, Ғal Gharghur | 40 | 119 | 116 |
| 9. Ғ'Attard, Ғal Balzan, Iklin, Ғal Lija | 16 | 74 | 71 |
| 10. Mdina, Ғad-Dingli, Rabat, Mtarfa, Mḡarr | 20 | 53 | 42 |
| 11. Mosta, Naxxar | 34 | 67 | 71 |
| 12. Mellieḡa, St Paul's Bay | 45 | 154 | 169 |
| 13. Gozo | 64 | 207 | 225 |
| Unclassified | - | - | - |
| Total | 511 | 1,430 | 1,478 |

Methodological Notes

1. This news release presents data on property transactions based on final deeds of sale and promise of sale agreements ('konvenji') registered with the tax authority. The qualifier 'period of registration' common to the tables refers to such registration. Basing the data on the period when the final deed of sale or promise of sale agreement is registered with the tax authority, rather than when it is signed, is considered to produce more timely information.
2. The scope of this release follows the classification of the administrative data source, and includes only those transactions classified as 'residential' by the source. The data presented covers the following property types: airspace, boathouse, bungalow, farmhouse, flat/apartment, garage, garden, house, maisonette, penthouse, plot of land, semi-detached villa, terraced house, 'terran', urban tenement, and villa.
3. Excluded are transactions classified as 'commercial', comprising business premises and warehouse/storeroom, and those classified as 'other', a category that incorporates car space, field, grave and redemption of ground rent, amongst others.
4. Therefore, deeds/agreements relating to land for residential purposes ('plot of land') are included, while those pertaining to land for non-residential purposes ('field') are not.
5. Only deeds/agreements relating to the sale of property, which also includes sale by auction ('subasta') and sale after assignment of rights, are considered. Therefore, cessions, donations and exchanges, amongst others, are not included.
6. In the light of notes 2, 3, 4 and 5, this release must be viewed as a sub-set of all the property transactions and activities registered with the tax authority that take place during a given period.
7. In some cases, more than one property is listed under the same final deed of sale or promise of sale agreement. This release reports the number of registered final deeds of sale and promise of sale agreements, and not the number of properties falling under these deeds/agreements.
8. The residential property transactions considered are not limited to individuals (households), but may also involve other economic agents. Besides individuals, the administrative data source distinguishes between companies, authorities and bodies of persons.
9. The regions incorporating localities in Tables 3 and 5 correspond to the location of the purchased property, not to the place of residence of the buyer or seller.
10. To achieve consistency, the methodological concepts used are aligned to the extent possible with the House Price Index concepts.
11. Users are reminded of several factors which might inhibit comparability between data on final deeds of sale and promise of sale agreements. These differences include: a) the time lag between promise of sale agreements and final deeds of sale; b) certain property being sold without a promise of sale agreement; and c) some promise of sale agreements falling through before the final contract is signed.
12. Data is provisional and subject to revisions, which may arise following updates in the source data.
13. More information relating to this news release may be accessed at:
Classification of Regions based on Property Prices:
<https://metadata.nso.gov.mt/classificationdetails.aspx?id=Classification%20of%20Regions%20based%20on%20Property%20Prices>

A longer time series is available in Annexes A and B in the Excel version of this news release, available at:
[105/2021](https://nso.gov.mt/105/2021)
14. References to this news release are to be cited appropriately.
15. A detailed news release calendar is available at:
https://nso.gov.mt/en/News_Releases/Release_Calendar/Pages/News-Release-Calendar.aspx