

12 October 2021 | 1100 hrs | 186/2021

The number of final deeds of sale relating to residential property amounted to 1,017 in September 2021, an increase of 43 deeds when compared to those registered a year earlier. During September 2021, 988 promise of sale agreements relating to residential property were registered, a decrease of 66 agreements over the same period last year.

Residential Property Transactions: Q3/2021

Cut-off date: 04 October 2021 This news release presents provisional data on residential property sale transactions based on the date of registration with the tax authority.

Final Deeds of Sale

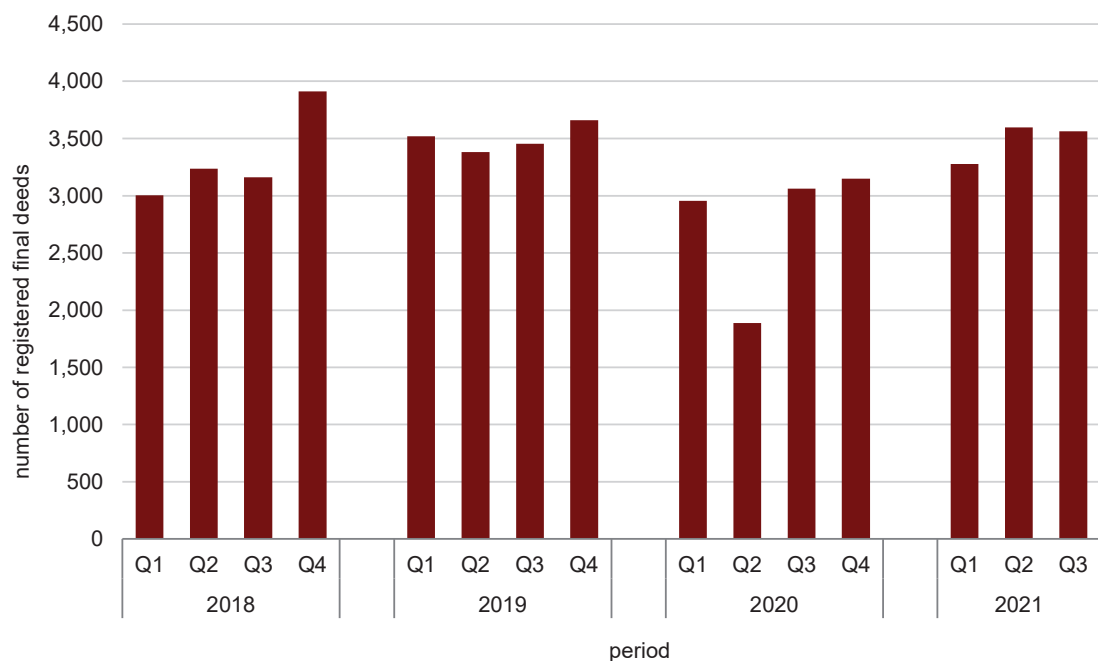
September 2021

In September 2021, the number of final deeds of sale relating to residential property amounted to 1,017, a 4.4 per cent increase when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €252.2 million, 33.6 per cent higher than the corresponding value recorded in September 2020 (Table 2a).

In the month under review, 944, or 92.8 per cent, of the total 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 €177.8 million, equivalent to 70.5 per cent of the total value (Table 2b).



Chart 1. Registered final deeds of sale - quarterly



Q3/2021

In the third quarter of 2021, 3,564 final deeds of sale were registered, an annual increase of 16.4 per cent (Table 1a). The value of the deeds registered during this period rose by 37.1 per cent over the same quarter of the previous year and amounted to €788.8 million (Table 2a).

With regard to the region the property is situated in, the highest numbers of final deeds of sale were recorded in the two regions of Għawdex, and Il-Mellieħa and San Pawl Il-Baħar, at 502 and 426 respectively. The lowest numbers of deeds were noted in the region of Il-Birgu, L-Isla, Bormla and Il-Kalkara, and the region of L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. In these regions, 52 and 116 deeds were recorded respectively. The highest annual increase was registered in the Ғ'Attard, Ғal Balzan, L-Iklin and Ғal Lija region, at 90.0 per cent. The second highest increase was noted in the region of Il-Mosta and In-Naxxar, a 55.2 per cent rise compared to the previous year. In contrast, the largest annual decreases were observed in the two regions of Il-Birgu, L-isla, Bormla and Il-Kalkara, and Għawdex, with declines of 1.9 per cent and 1.4 per cent respectively (Table 3).

Promise of Sale Agreements

September 2021

In September 2021, 988 promise of sale agreements relating to residential property were registered, equivalent to a 6.3 per cent decrease over the previous year (Table 4a). Individual potential buyers (households) accounted for 911, or 92.2 per cent, of the total promise of sale agreements, while the rest mainly involved companies (Table 4b).

Q3/2021

In the third quarter of 2021, the number of promise of sale agreements reached 2,984. This represents an annual decrease of 14.6 per cent (Table 4a).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the two regions of Għawdex, and Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex and San Ġwann, totalling 515 and 348 respectively. The lowest numbers were noted in respect of properties located in the region of Il-Birgu, L-isla, Bormla and Il-Kalkara, and the region of L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. The first-mentioned region accounted for 45 agreements and the second for 93 agreements. The region of Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi and Ғal Għargħur saw the only annual increase in promise of sale agreements, with a 13.0 per cent rise. On the other hand, the largest annual decreases were observed in the two regions of Il-Mosta and In-Naxxar, and Ғal Qormi, Ғaž-Żebbuġ and Is-Siġġiewi, which recorded declines of 41.4 per cent and 34.3 per cent respectively (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	984
March	1,042	1,232	926	1,285
Q1	3,004	3,521	2,957	3,278
April	1,000	1,155	590	1,185
May	1,101	1,196	552	1,174
June	1,135	1,032	746	1,239
Q2	3,236	3,383	1,888	3,598
July	1,106	1,272	1,149	1,386
August	1,130	1,138	940	1,161
September	924	1,045	974	1,017
Q3	3,160	3,455	3,063	3,564
October	1,385	1,297	1,054	
November	1,260	1,161	961	
December	1,267	1,202	1,134	
Q4	3,912	3,660	3,149	
Total	13,312	14,019	11,057	

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

Period	2018	2019	2020	2021
January	900	980	912	932
February	919	1,137	914	900
March	922	1,128	830	1,192
Q1	2,741	3,245	2,656	3,024
April	917	1,079	529	1,095
May	1,006	1,090	503	1,089
June	1,030	943	709	1,136
Q2	2,953	3,112	1,741	3,320
July	1,004	1,175	1,075	1,295
August	1,029	1,031	883	1,067
September	830	970	892	944
Q3	2,863	3,176	2,850	3,306
October	1,252	1,156	970	
November	1,143	1,067	897	
December	1,156	1,114	1,044	
Q4	3,551	3,337	2,911	
Total	12,108	12,870	10,158	

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	206.3
February	164.8	226.7	192.2	192.4
March	220.7	225.1	170.5	267.9
Q1	545.7	689.5	567.8	666.6
April	194.6	230.7	119.3	239.1
May	198.9	209.2	102.3	322.3
June	204.3	179.1	138.6	245.9
Q2	597.8	619.0	360.2	807.3
July	205.0	234.7	212.9	294.6
August	232.1	220.9	173.6	242.0
September	180.0	192.8	188.8	252.2
Q3	617.1	648.4	575.3	788.8
October	313.3	265.8	199.5	
November	222.4	245.9	178.6	
December	274.1	236.8	239.4	
Q4	809.8	748.5	617.5	
Total	2,570.4	2,705.4	2,120.8	

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

€ million				
Period	2018	2019	2020	2021
January	137.5	188.3	161.8	174.2
February	142.7	181.8	159.3	161.5
March	146.1	189.9	140.6	237.0
Q1	426.3	560.0	461.7	572.7
April	141.4	170.0	102.0	201.6
May	159.0	172.0	86.7	210.0
June	153.9	146.7	118.1	212.8
Q2	454.3	488.7	306.8	624.4
July	161.9	191.3	176.7	252.3
August	183.6	173.1	155.3	205.3
September	133.9	166.6	153.2	177.8
Q3	479.4	531.0	485.2	635.4
October	213.2	199.6	171.1	
November	182.8	187.9	160.5	
December	206.8	203.8	191.1	
Q4	602.8	591.3	522.7	
Total	1,962.8	2,171.0	1,776.4	

Note: Refer to methodological note 8.

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

Region	2020	2021		Year-on-year	Quarter-on-quarter
	Q3	Q2	Q3	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	53	42	52	-1.9	23.8
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ғal Tarxien	169	210	184	8.9	-12.4
3. Ғaż-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	368	410	418	13.6	2.0
4. Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	210	277	286	36.2	3.2
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	193	197	191	-1.0	-3.0
6. Ғal Qormi, Ғaż-Żebbuġ, Is-Siġġiewi	206	249	256	24.3	2.8
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	392	409	407	3.8	-0.5
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Għargħur	260	353	316	21.5	-10.5
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	90	132	171	90.0	29.5
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	114	107	116	1.8	8.4
11. Il-Mosta, In-Naxxar	154	245	239	55.2	-2.4
12. Il-Mellieħa, San Pawl Il-Baħar	345	390	426	23.5	9.2
13. Għawdex	509	577	502	-1.4	-13.0
Unclassified	-	-	-	-	-
Total	3,063	3,598	3,564		

Note: Refer to methodological note 13.

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	1,428
May	1,422	1,145	511	1,479
June	1,164	977	961	1,166
Q2	3,896	3,277	1,741	4,073
July	1,228	950	1,366	1,104
August	1,209	883	1,074	892
September	1,175	855	1,054	988
Q3	3,612	2,688	3,494	2,984
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	11,262	

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

Period	2018	2019	2020	2021
January	873	792	662	897
February	1,117	1,005	813	1,269
March	1,322	1,102	835	1,527
Q1	3,312	2,899	2,310	3,693
April	1,206	1,073	252	1,320
May	1,306	1,057	486	1,360
June	1,061	901	912	1,062
Q2	3,573	3,031	1,650	3,742
July	1,135	862	1,296	988
August	1,110	799	1,012	788
September	1,088	796	989	911
Q3	3,333	2,457	3,297	2,687
October	1,437	901	1,211	
November	1,096	733	967	
December	925	649	1,063	
Q4	3,458	2,283	3,241	
Total	13,676	10,670	10,498	

Note: Refer to methodological note 8.

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

Region	2020	2021		Year-on-year	Quarter-on-quarter
	Q3	Q2	Q3	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	58	54	45	-22.4	-16.7
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ғal Tarxien	218	250	195	-10.6	-22.0
3. Ғaž-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	433	540	324	-25.2	-40.0
4. Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	282	270	228	-19.1	-15.6
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	177	259	157	-11.3	-39.4
6. Ғal Qormi, Ғaž-Żebbuġ, Is-Siġġiewi	277	261	182	-34.3	-30.3
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	370	469	348	-5.9	-25.8
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Għargħur	253	324	286	13.0	-11.7
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	114	179	110	-3.5	-38.5
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	115	134	93	-19.1	-30.6
11. Il-Mosta, In-Naxxar	292	216	171	-41.4	-20.8
12. Il-Mellieħa, San Pawl Il-Baħar	365	463	330	-9.6	-28.7
13. Għawdex	540	654	515	-4.6	-21.3
Unclassified	-	-	-	-	-
Total	3,494	4,073	2,984		

Note: Refer to methodological note 13.

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 quarterly time series is available in Annexes A and B in the Excel version of this news release, available at: [186/2021](#)
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