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The number of final deeds of sale relating to residential property during April 2021 amounted to 1,130, an increase of 540 deeds when compared to those registered a year earlier. In April 2021, 1,430 promise of sale agreements relating to residential property were registered, an increase of 1,161 agreements over the same period last year.

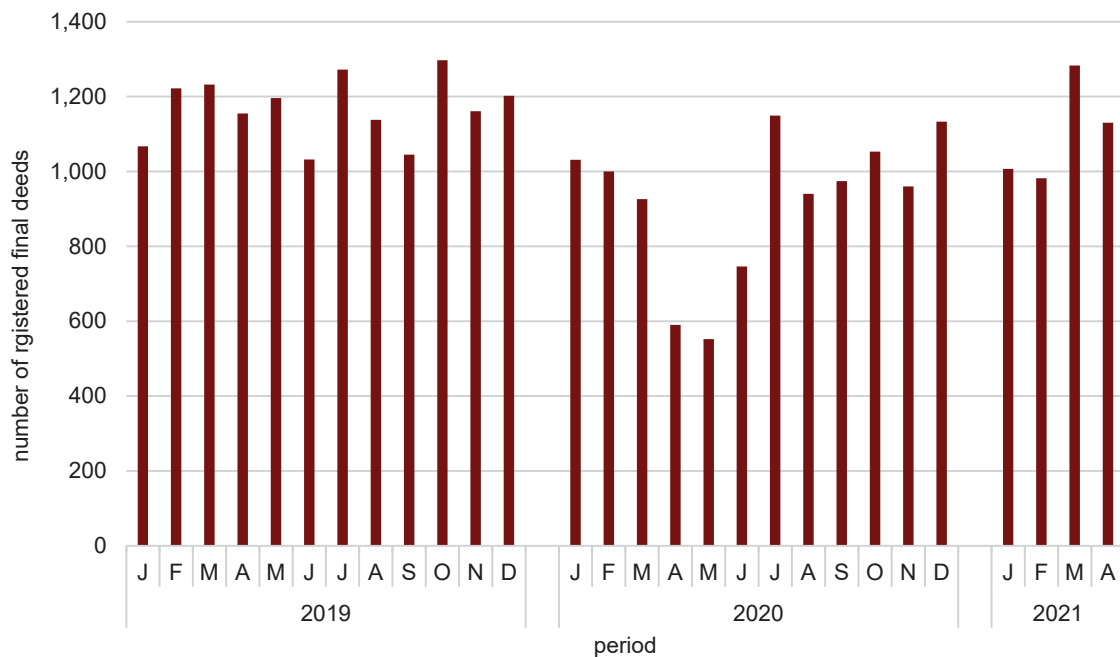
## Residential Property Transactions: April 2021

Cut-off date: **Final Deeds of Sale**  
4 May 2021

In April 2021, the number of final deeds of sale relating to residential property amounted to 1,130, an increase of 540 deeds when compared to those registered a year earlier (Table 1). The value of these deeds totalled €228.4 million, 91.6 per cent higher than the corresponding value recorded in April 2020 (Table 2).

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 Mellieħa and St Paul's Bay, and Ħaż-Żabbar, Xgħajra, Żejtun, Birżebbuġa, Marsaskala and Marsaxlokk, at 150 and 143 respectively. The lowest numbers of deeds were noted in the region of Cottonera, and the region of Mdina, Ħad-Dingli, Rabat, Mtarfa and Mġarr. In these regions, 13 and 32 deeds respectively were recorded (Table 3).

**Chart 1. Registered final deeds of sale - monthly**



## Promise of Sale Agreements

In April 2021, 1,430 promise of sale agreements relating to residential property were registered, an increase of 1,161 agreements over the same period last year (Table 4).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the two regions of Haż-Żabbar, Xgħajra, Żejtun, Birżebbuġa, Marsaskala and Marsaxlokk, and Gozo, totalling 211 and 207 respectively. The lowest numbers were noted in respect of properties located in the region of Cottonera, and the region of Mdina, Hađ-Dingli, Rabat, Mtarfa and Mġarr. The first-mentioned region accounted for 15 agreements and the second for 53 (Table 5).

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

<b>Period</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
January	962	1,067	1,031	1,007
February	1,000	1,222	1,000	982
March	1,042	1,232	926	1,283
<b>Q1</b>	<b>3,004</b>	<b>3,521</b>	<b>2,957</b>	<b>3,272</b>
April	1,000	1,155	590	1,130
May	1,101	1,196	552	
June	1,135	1,032	746	
<b>Q2</b>	<b>3,236</b>	<b>3,383</b>	<b>1,888</b>	
July	1,106	1,272	1,149	
August	1,130	1,138	940	
September	924	1,045	974	
<b>Q3</b>	<b>3,160</b>	<b>3,455</b>	<b>3,063</b>	
October	1,385	1,297	1,053	
November	1,260	1,161	960	
December	1,267	1,202	1,133	
<b>Q4</b>	<b>3,912</b>	<b>3,660</b>	<b>3,146</b>	
<b>Total</b>	<b>13,312</b>	<b>14,019</b>	<b>11,054</b>	

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

€ millions

Period	2018	2019	2020	2021
January	160.2	237.7	205.1	203.5
February	164.8	226.7	192.2	189.5
March	220.7	225.1	170.5	266.0
<b>Q1</b>	<b>545.7</b>	<b>689.5</b>	<b>567.8</b>	<b>659.0</b>
April	194.6	230.7	119.2	228.4
May	198.9	209.2	102.1	
June	204.3	179.1	138.0	
<b>Q2</b>	<b>597.8</b>	<b>619.0</b>	<b>359.3</b>	
July	205.0	234.7	207.2	
August	232.1	220.9	170.4	
September	180.0	192.8	185.1	
<b>Q3</b>	<b>617.1</b>	<b>648.4</b>	<b>562.7</b>	
October	313.3	265.8	194.1	
November	222.4	245.9	175.9	
December	274.1	236.8	237.3	
<b>Q4</b>	<b>809.8</b>	<b>748.5</b>	<b>607.3</b>	
<b>Total</b>	<b>2,570.4</b>	<b>2,705.4</b>	<b>2,097.1</b>	

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

Region	2020		2021
	April	March	April
1. Cottonera	11	31	13
2. Fgura, Paola, Santa Luċija, Ғal Tarxien	31	78	72
3. Ғaḷ-Ḷabbar, XgҒajra, Ḷejtun, BirḶebbuḶa, Marsaskala, Marsaxlokk	81	116	143
4. Ғal LuḶa, Gudja, Ғal Ghaxaq, Ғal Kirkop, Mqabba, Qrendi, Ғal Safi, Ḷurrieq	42	78	83
5. Valletta, Floriana, Marsa, Ғamrun, Tal-Pietà, Santa Venera	30	87	53
6. Ғal Qormi, Ғaḷ-ḶebbuḶ, SiḶḶiewi	33	121	90
7. Birkirkara, GḶira, Msida, Ta' Xbiex, San Ġwann	64	129	124
8. Pembroke, St Julian's, Tas-Sliema, Swieqi, Ғal Gharghur	76	106	104
9. Ғ'Attard, Ғal Balzan, Iklin, Ғal Lija	21	41	44
10. Mdina, Ғad-Dingli, Rabat, Mtarfa, Mgarr	16	45	32
11. Mosta, Naxxar	50	103	83
12. MellieḶa, St Paul's Bay	63	164	150
13. Gozo	72	184	139
Unclassified	-	-	-
<b>Total</b>	<b>590</b>	<b>1,283</b>	<b>1,130</b>

**Table 4. 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	893	1,350
March	1,447	1,196	892	1,650
<b>Q1</b>	<b>3,640</b>	<b>3,168</b>	<b>2,539</b>	<b>3,981</b>
April	1,310	1,155	269	1,430
May	1,422	1,145	511	
June	1,164	977	961	
<b>Q2</b>	<b>3,896</b>	<b>3,277</b>	<b>1,741</b>	
July	1,228	950	1,366	
August	1,209	883	1,074	
September	1,175	855	1,053	
<b>Q3</b>	<b>3,612</b>	<b>2,688</b>	<b>3,493</b>	
October	1,563	974	1,301	
November	1,223	796	1,044	
December	1,008	711	1,145	
<b>Q4</b>	<b>3,794</b>	<b>2,481</b>	<b>3,490</b>	
<b>Total</b>	<b>14,942</b>	<b>11,614</b>	<b>11,263</b>	

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

Region	2020	2021	
	April	March	April
1. Cottonera	4	18	15
2. Fgura, Paola, Santa Luċija, Ħal Tarxien	15	97	91
3. Ħaż-Żabbar, Xgħajra, Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	38	209	211
4. Ħal Luqa, Gudja, Ħal Għaxaq, Ħal Kirkop, Mqabba, Qrendi, Ħal Safi, Żurrieq	27	121	102
5. Valletta, Floriana, Marsa, Ħamrun, Tal-Pietà, Santa Venera	24	90	88
6. Ħal Qormi, Ħaż-Żebbuġ, Siġġiewi	19	111	82
7. Birkirkara, Gżira, Msida, Ta' Xbiex, San Ġwann	43	165	167
8. Pembroke, St Julian's, Tas-Sliema, Swieqi, Ħal Gharghur	16	173	119
9. Ħ'Attard, Ħal Balzan, Iklin, Ħal Lija	7	87	74
10. Mdina, Ħad-Dingli, Rabat, Mtarfa, Mgarr	14	55	53
11. Mosta, Naxxar	17	119	67
12. Mellieħa, St Paul's Bay	24	188	154
13. Gozo	21	217	207
Unclassified	-	-	-
<b>Total</b>	<b>269</b>	<b>1,650</b>	<b>1,430</b>

## 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. The residential property transactions considered are not limited to households, but may also involve other economic agents, including companies.
8. 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.
9. To achieve consistency, the methodological concepts used are aligned to the extent possible with the House Price Index concepts.
10. 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.
11. Data is provisional and subject to revisions, which may arise following updates in the source data.
12. 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 news release: [069/2021](#).
13. References to this news release are to be cited appropriately.
14. A detailed news release calendar is available on:  
[https://nso.gov.mt/en/News\\_Releases/Release\\_Calendar/Pages/News-Release-Calendar.aspx](https://nso.gov.mt/en/News_Releases/Release_Calendar/Pages/News-Release-Calendar.aspx)