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The number of final deeds of sale relating to residential property amounted to 1,354 in July 2021, an increase of 205 deeds when compared to those registered a year earlier. During July 2021, 1,105 promise of sale agreements relating to residential property were registered, a decrease of 261 agreements over the same period last year.

## Residential Property Transactions: July 2021

Cut-off date:  
4 August 2021

This news release presents provisional data on residential property sale transactions based on the date of registration with the tax authority.

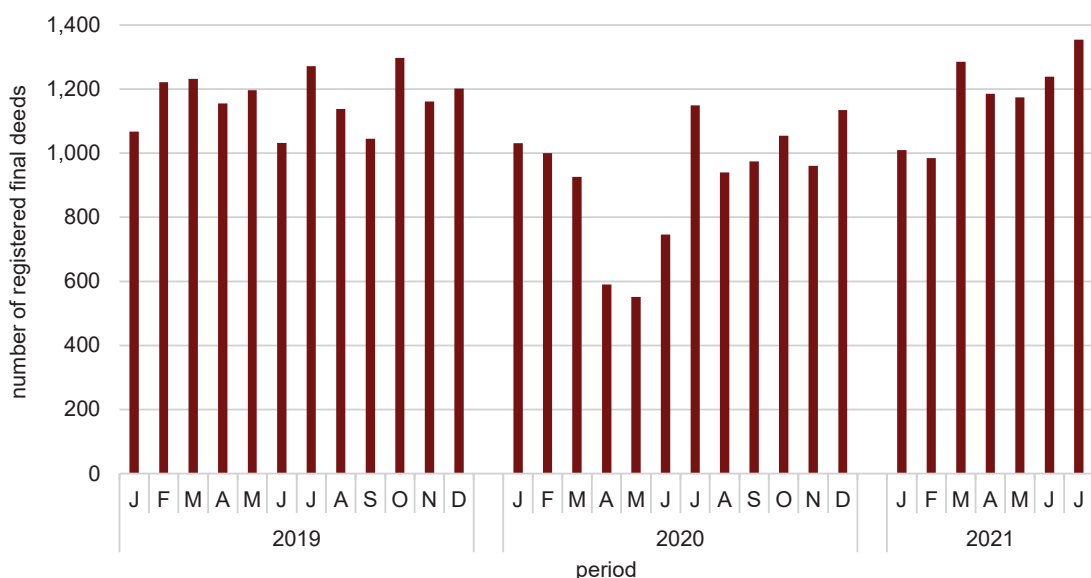
### Final Deeds of Sale

In July 2021, the number of final deeds of sale relating to residential property amounted to 1,354, an increase of 205 deeds when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €290.5 million, 36.4 per cent higher than the corresponding value recorded in July 2020 (Table 2a).

In the month under review, 1,267, or 93.6 per cent, out 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 €249.3 million, equivalent to 85.8 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 region of Għawdex, and the region of Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex and San Ġwann, at 191 and 150 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, Ħad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. In these regions, 28 and 37 deeds were recorded respectively (Table 3).

Chart 1. Registered final deeds of sale - monthly



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## Promise of Sale Agreements

In July 2021, 1,105 promise of sale agreements relating to residential property were registered, a decrease of 261 agreements over the same period last year (Table 4a). Individual potential buyers (households) accounted for 989, or 89.5 per cent, out of the total promise of sale agreements, while the rest mainly involved companies (Table 4b).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the region of Għawdex, and the region of Il-Mellieħa and San Pawl Il-Baħar, totalling 201 and 122 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, Ħad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. The first-mentioned region accounted for 15 agreements and the second region accounted for 32 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	1,010
February	1,000	1,222	1,000	984
March	1,042	1,232	926	1,285
<b>Q1</b>	<b>3,004</b>	<b>3,521</b>	<b>2,957</b>	<b>3,279</b>
April	1,000	1,155	590	1,185
May	1,101	1,196	552	1,174
June	1,135	1,032	746	1,239
<b>Q2</b>	<b>3,236</b>	<b>3,383</b>	<b>1,888</b>	<b>3,598</b>
July	1,106	1,272	1,149	1,354
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	1,054	
November	1,260	1,161	961	
December	1,267	1,202	1,134	
<b>Q4</b>	<b>3,912</b>	<b>3,660</b>	<b>3,149</b>	
<b>Total</b>	<b>13,312</b>	<b>14,019</b>	<b>11,057</b>	

**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	933
February	919	1,137	914	900
March	922	1,128	830	1,192
<b>Q1</b>	<b>2,741</b>	<b>3,245</b>	<b>2,656</b>	<b>3,025</b>
April	917	1,079	529	1,095
May	1,006	1,092	503	1,089
June	1,030	943	709	1,136
<b>Q2</b>	<b>2,953</b>	<b>3,114</b>	<b>1,741</b>	<b>3,320</b>
July	1,004	1,175	1,075	1,267
August	1,028	1,031	883	
September	830	970	892	
<b>Q3</b>	<b>2,862</b>	<b>3,176</b>	<b>2,850</b>	
October	1,252	1,156	970	
November	1,143	1,067	897	
December	1,156	1,114	1,044	
<b>Q4</b>	<b>3,551</b>	<b>3,337</b>	<b>2,911</b>	
<b>Total</b>	<b>12,107</b>	<b>12,872</b>	<b>10,158</b>	

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	205.4
February	164.8	226.7	192.2	191.4
March	220.7	225.1	170.5	267.6
<b>Q1</b>	<b>545.7</b>	<b>689.5</b>	<b>567.8</b>	<b>664.4</b>
April	194.6	230.7	119.3	237.9
May	198.9	209.2	102.3	322.3
June	204.3	179.1	138.6	245.8
<b>Q2</b>	<b>597.8</b>	<b>619.0</b>	<b>360.2</b>	<b>806.0</b>
July	205.0	234.7	212.9	290.5
August	232.1	220.9	173.4	
September	180.0	192.8	187.4	
<b>Q3</b>	<b>617.1</b>	<b>648.4</b>	<b>573.7</b>	
October	313.3	265.8	197.8	
November	222.4	245.9	177.3	
December	274.1	236.8	238.9	
<b>Q4</b>	<b>809.8</b>	<b>748.5</b>	<b>614.0</b>	
<b>Total</b>	<b>2,570.4</b>	<b>2,705.4</b>	<b>2,115.7</b>	

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	174.0
February	142.7	181.8	159.3	160.5
March	146.1	189.9	140.6	236.7
<b>Q1</b>	<b>426.3</b>	<b>560.0</b>	<b>461.7</b>	<b>571.2</b>
April	141.4	170.0	102.0	200.8
May	159.0	172.0	86.7	210.0
June	153.9	146.7	118.1	212.8
<b>Q2</b>	<b>454.3</b>	<b>488.7</b>	<b>306.8</b>	<b>623.6</b>
July	161.9	191.3	176.7	249.3
August	183.5	173.1	155.1	
September	133.9	166.6	152.8	
<b>Q3</b>	<b>479.3</b>	<b>531.0</b>	<b>484.6</b>	
October	213.2	199.6	169.5	
November	182.8	187.9	159.5	
December	206.8	203.8	190.9	
<b>Q4</b>	<b>602.8</b>	<b>591.3</b>	<b>519.9</b>	
<b>Total</b>	<b>1,962.7</b>	<b>2,171.0</b>	<b>1,773.0</b>	

Note: Refer to methodological note 8.

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

Region	2020	2021	
	July	June	July
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	19	17	28
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ғal Tarxien	68	71	75
3. Ғaḥ-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	139	109	149
4. Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	104	104	132
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	60	58	75
6. Ғal Qormi, Ғaḥ-Żebbuġ, Is-Siġġiewi	73	88	99
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	154	148	150
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Għargħur	104	134	120
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	33	45	59
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	43	39	37
11. Il-Mosta, In-Naxxar	41	95	94
12. Il-Mellieħa, San Pawl Il-Baħar	134	124	145
13. Għawdex	177	207	191
Unclassified	-	-	-
<b>Total</b>	<b>1,149</b>	<b>1,239</b>	<b>1,354</b>

Note: Refer to methodological note 13.

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

<b>Period</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
January	972	860	754	981
February	1,221	1,112	892	1,350
March	1,447	1,196	892	1,650
<b>Q1</b>	<b>3,640</b>	<b>3,168</b>	<b>2,538</b>	<b>3,981</b>
April	1,310	1,155	269	1,428
May	1,422	1,145	511	1,479
June	1,164	977	961	1,166
<b>Q2</b>	<b>3,896</b>	<b>3,277</b>	<b>1,741</b>	<b>4,073</b>
July	1,228	950	1,366	1,105
August	1,209	883	1,074	
September	1,175	855	1,054	
<b>Q3</b>	<b>3,612</b>	<b>2,688</b>	<b>3,494</b>	
October	1,563	974	1,300	
November	1,223	796	1,044	
December	1,008	711	1,145	
<b>Q4</b>	<b>3,794</b>	<b>2,481</b>	<b>3,489</b>	
<b>Total</b>	<b>14,942</b>	<b>11,614</b>	<b>11,262</b>	

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

<b>Period</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
January	873	792	662	897
February	1,117	1,006	813	1,269
March	1,322	1,103	835	1,527
<b>Q1</b>	<b>3,312</b>	<b>2,901</b>	<b>2,310</b>	<b>3,693</b>
April	1,206	1,073	252	1,320
May	1,306	1,058	486	1,360
June	1,061	901	912	1,062
<b>Q2</b>	<b>3,573</b>	<b>3,032</b>	<b>1,650</b>	<b>3,742</b>
July	1,135	862	1,296	989
August	1,110	799	1,012	
September	1,088	796	989	
<b>Q3</b>	<b>3,333</b>	<b>2,457</b>	<b>3,297</b>	
October	1,437	901	1,211	
November	1,096	733	967	
December	925	649	1,063	
<b>Q4</b>	<b>3,458</b>	<b>2,283</b>	<b>3,241</b>	
<b>Total</b>	<b>13,676</b>	<b>10,673</b>	<b>10,498</b>	

Note: Refer to methodological note 8.

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

Region	2020	2021	
	July	June	July
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	29	18	15
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ħal Tarxien	86	69	70
3. Haż-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	162	147	117
4. Ħal Luqa, Il-Gudja, Ħal Għaxaq, Ħal Kirkop, L-Imqabba, Il-Qrendi, Ħal Safi, Iż-Żurrieq	118	61	94
5. Valletta, Floriana, Il-Marsa, Il-Ħamrun, Tal-Pietà, Santa Venera	74	66	58
6. Ħal Qormi, Haż-Żebbuġ, Is-Siġġiewi	108	67	72
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	142	134	109
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ħal Għargħur	98	89	109
9. H'Attard, Ħal Balzan, L-Iklin, Ħal Lija	42	34	36
10. L-Imdina, Ħad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	38	39	32
11. Il-Mosta, In-Naxxar	127	79	70
12. Il-Mellieħa, San Pawl Il-Baħar	142	139	122
13. Għawdex	200	224	201
Unclassified	-	-	-
<b>Total</b>	<b>1,366</b>	<b>1,166</b>	<b>1,105</b>

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: [145/2021](#)
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](https://nso.gov.mt/en/News_Releases/Release_Calendar/Pages/News-Release-Calendar.aspx)