

The number of final deeds of sale relating to residential property amounted to 1,169 during June 2022, a decrease of 70 deeds when compared to those registered a year earlier. In June 2022, 1,088 promise of sale agreements relating to residential property were registered, a decrease of 77 agreements over the same period last year.

Residential Property Transactions: Q2/2022

Cut-off date:
5 July 2022

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

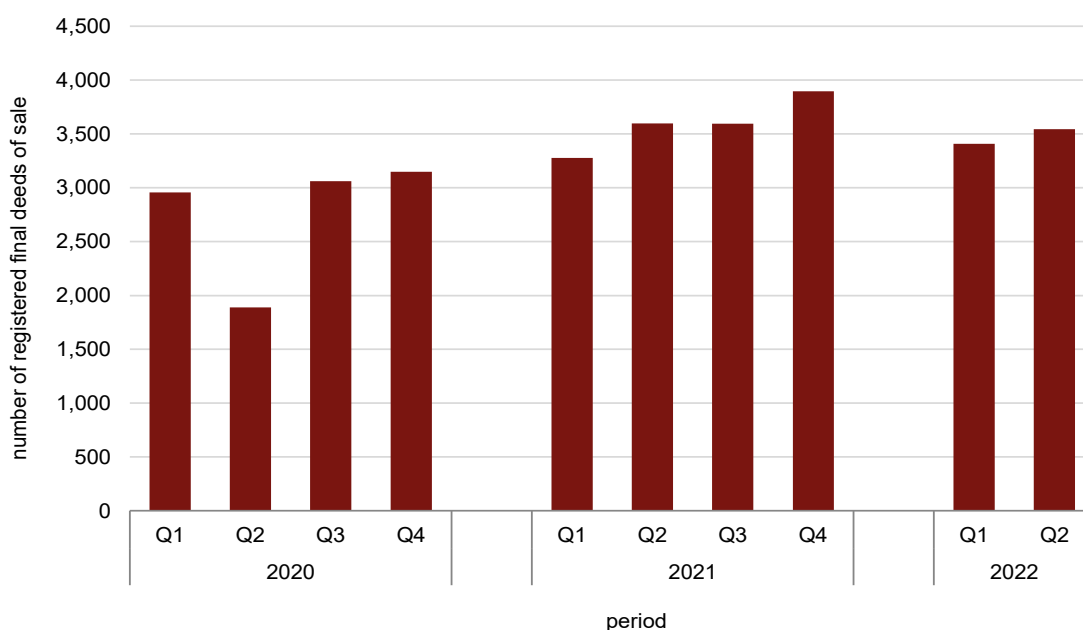
Final deeds of sale

June 2022

In June 2022, the number of final deeds of sale relating to residential property amounted to 1,169, a 5.6 per cent decrease when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €274.4 million, 9.1 per cent higher than the corresponding value recorded in June 2021 (Table 2a).

In the month under review, 1,083, or 92.6 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 €223.5 million, equivalent to 81.5 per cent of the total value (Table 2b).

Chart 1. Registered final deeds of sale - quarterly



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Q2/2022

In the second quarter of 2022, 3,543 final deeds of sale were registered (Table 1a), an annual decrease of 1.5 per cent (Table 3). The value of the deeds registered during this period declined by 4.8 per cent over the same quarter of the previous year and amounted to €781.4 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 Ғaż-Ғabbar, Ix-Xgħajra, Iż-Ғejtun, Birżebbuġa, Marsaskala and Marsaxlokk, at 566 and 470 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, 70 and 116 deeds were recorded respectively. The highest annual increase was registered in the Il-Birgu, L-Isla, Bormla and Il-Kalkara region, at 66.7 per cent. The second highest increase was noted in the region of Ғaż-Ғabbar, Ix-Xgħajra, Iż-Ғejtun, Birżebbuġa, Marsaskala and Marsaxlokk, a 14.6 per cent rise compared to the previous year. In contrast, the largest annual decreases were observed in the two regions of Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi and Iż-Ғurrieq, and Il-Mosta and In-Naxxar, with declines of 17.3 per cent and 16.3 per cent respectively (Table 3).

Promise of sale agreements

June 2022

In June 2022, 1,088 promise of sale agreements relating to residential property were registered, equivalent to a 6.6 per cent decrease over the previous year (Table 4a). Individual potential buyers (households) accounted for 988, or 90.8 per cent, of these agreements, while the rest mainly involved companies (Table 4b).

Q2/2022

In the second quarter of 2022, the number of promise of sale agreements reached 3,232 (Table 4a), representing an annual decrease of 20.6 per cent (Table 5).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the two regions of Il-Mellieħa and San Pawl Il-Baħar, and Għawdex, totalling 420 and 403 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 Ғ'Attard, Ғal Balzan, L-Iklin and Ғal Lija. The first-mentioned region accounted for 54 agreements and the second for 126 agreements. The region of L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr saw the only annual increase in promise of sale agreements, with a 3.0 per cent rise. On the other hand, the highest annual decreases were observed in the two regions of Għawdex, and Ғaż-Ғabbar, Ix-Xgħajra, Iż-Ғejtun, Birżebbuġa, Marsaskala and Marsaxlokk, which recorded declines of 38.3 per cent and 30.4 per cent respectively (Table 5).

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

Period	2020	2021	2022
January	1,031	1,009	1,149
February	1,000	984	1,068
March	926	1,285	1,190
Q1	2,957	3,278	3,407
April	590	1,185	1,122
May	552	1,174	1,252
June	746	1,239	1,169
Q2	1,888	3,598	3,543
July	1,149	1,386	
August	940	1,170	
September	974	1,040	
Q3	3,063	3,596	
October	1,054	1,157	
November	961	1,330	
December	1,134	1,409	
Q4	3,149	3,896	
Total	11,057	14,368	

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

Period	2020	2021	2022
January	912	932	1,060
February	914	900	989
March	830	1,192	1,095
Q1	2,656	3,024	3,144
April	529	1,095	1,038
May	503	1,089	1,150
June	709	1,136	1,083
Q2	1,741	3,320	3,271
July	1,075	1,295	
August	883	1,073	
September	892	963	
Q3	2,850	3,331	
October	970	1,072	
November	897	1,242	
December	1,044	1,296	
Q4	2,911	3,610	
Total	10,158	13,285	

Note: Refer to methodological note 8.

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

€ million			
Period	2020	2021	2022
January	205.1	209.2	240.8
February	192.2	196.3	251.3
March	170.5	270.6	253.9
Q1	567.8	676.1	746.0
April	119.3	242.4	235.4
May	102.3	326.7	271.6
June	138.6	251.4	274.4
Q2	360.2	820.5	781.4
July	212.9	300.4	
August	173.6	246.0	
September	188.9	257.8	
Q3	575.4	804.2	
October	200.8	244.3	
November	179.1	296.3	
December	243.3	311.8	
Q4	623.2	852.4	
Total	2,126.6	3,153.2	

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

€ million			
Period	2020	2021	2022
January	161.8	175.1	206.4
February	159.3	163.3	204.3
March	140.6	239.4	217.4
Q1	461.7	577.8	628.1
April	102.0	204.6	209.0
May	86.7	213.6	232.3
June	118.1	214.9	223.5
Q2	306.8	633.1	664.8
July	176.7	256.6	
August	155.3	207.6	
September	153.3	182.6	
Q3	485.3	646.8	
October	172.3	208.4	
November	161.0	262.1	
December	193.9	265.3	
Q4	527.2	735.8	
Total	1,781.0	2,593.5	

Note: Refer to methodological note 8.

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

Region	2021	2022		Year-on-year	Quarter-on-quarter
	Q2	Q1	Q2	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	42	47	70	66.7	48.9
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ħal Tarxien	210	172	208	-1.0	20.9
3. Ħaż-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birzebbuġa, Marsaskala, Marsaxlokk	410	397	470	14.6	18.4
4. Ħal Luqa, Il-Gudja, Ħal Għaxaq, Ħal Kirkop, L-Imqabba, Il-Qrendi, Ħal Safi, Iż-Żurrieq	277	275	229	-17.3	-16.7
5. Valletta, Floriana, Il-Marsa, Il-Ħamrun, Tal-Pietà, Santa Venera	197	207	204	3.6	-1.4
6. Ħal Qormi, Ħaż-Żebbuġ, Is-Siġġiewi	249	224	248	-0.4	10.7
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	409	361	404	-1.2	11.9
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ħal Għargħur	353	306	323	-8.5	5.6
9. Ħ'Attard, Ħal Balzan, L-Iklin, Ħal Lija	132	141	126	-4.5	-10.6
10. L-Imdina, Ħad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	107	110	116	8.4	5.5
11. Il-Mosta, In-Naxxar	245	219	205	-16.3	-6.4
12. Il-Mellieħa, San Pawl Il-Baħar	390	342	374	-4.1	9.4
13. Ghawdex	577	606	566	-1.9	-6.6
Unclassified	-	-	-	-	-
Total	3,598	3,407	3,543	-1.5	4.0

Note: Refer to methodological note 13.

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

Period	2020	2021¹	2022
January	754	980	663
February	892	1,350	966
March	892	1,648	1,113
Q1	2,538	3,978	2,742
April	269	1,428	1,018
May	511	1,477	1,126
June	961	1,165	1,088
Q2	1,741	4,070	3,232
July	1,366	1,102	
August	1,074	888	
September	1,054	988	
Q3	3,494	2,978	
October	1,300	1,091	
November	1,042	1,253	
December	1,144	2,273	
Q4	3,486	4,617	
Total	11,259	15,643	

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

Period	2020	2021¹	2022
January	662	896	547
February	813	1,269	895
March	835	1,525	1,025
Q1	2,310	3,690	2,467
April	252	1,319	951
May	486	1,358	1,037
June	912	1,061	988
Q2	1,650	3,738	2,976
July	1,296	986	
August	1,012	786	
September	989	911	
Q3	3,297	2,683	
October	1,211	995	
November	966	1,140	
December	1,062	1,968	
Q4	3,239	4,103	
Total	10,496	14,214	

¹ The substantial increase in promise of sale agreements observed in December 2021 is largely explained by the expiration of a tax incentive related to the acquisition of property. In accordance with the Exemption of Duty in Terms of Article 23 Order - (S.L. 364.12) as amended by Legal Notice 122 of 2022, the stamp duty on property acquisitions was reduced from 5 per cent to 1.5 per cent on the first €400,000 of the property value. This applied to promise of sale agreements registered up to 31 December 2021, as long as the contract is entered into by not later than 30 September 2022.

Note: Refer to methodological note 8.

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

Region	2021	2022		Year-on-year	Quarter-on-quarter
	Q2	Q1	Q2	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	54	55	54	0.0	-1.8
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ғal Tarxien	250	193	198	-20.8	2.6
3. Ғaž-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	540	319	376	-30.4	17.9
4. Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	270	181	209	-22.6	15.5
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	259	210	236	-8.9	12.4
6. Ғal Qormi, Ғaž-Żebbuġ, Is-Siġġiewi	260	182	219	-15.8	20.3
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	470	356	399	-15.1	12.1
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Għargħur	324	235	268	-17.3	14.0
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	177	103	126	-28.8	22.3
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	134	87	138	3.0	58.6
11. Il-Mosta, In-Naxxar	216	155	186	-13.9	20.0
12. Il-Mellieħa, San Pawl Il-Baħar	463	289	420	-9.3	45.3
13. Għawdex	653	377	403	-38.3	6.9
Unclassified	-	-	-	-	-
Total	4,070	2,742	3,232	-20.6	17.9

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, 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: [119/2022](#).
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