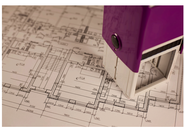
Residential Building Permits: Q3/2026

NR 212/2026 | Property | Release Date: 20/11/2026 | Cut-off Date: 30/09/2026



Salient Points

- During the third quarter of 2026, 444 building permits for a total of 2,298 new dwellings were approved.
- When compared to the same quarter of 2025, the number of approved new dwellings decreased by 37.4 per cent.
- The number of new dwellings approved in Malta and in Gozo and Comino declined by 35.6 per cent and 48.0 per cent, respectively, when compared to the third quarter of 2025.
- Apartments made up 70.0 per cent of the total number of approved new dwellings.
- The highest number of approved new dwellings (144) was registered in San Pawl il-Baħar.

Commentary

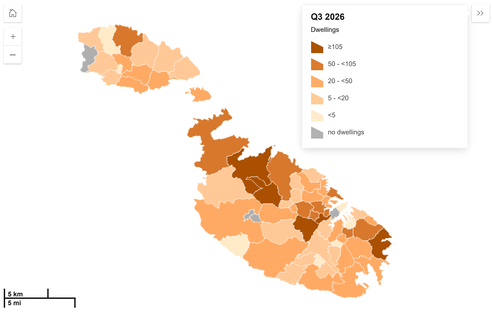
During the third quarter of 2026, a total of 2,298 new dwellings were approved, registering a decrease of 37.4 per cent when compared to the same quarter of 2025.

Approved residential building permits and dwellings

Building permits are authorisations to initiate new building projects. The objective of these statistics is to indicate the future development of construction activity in terms of the number of approved new dwellings.

During the third quarter of 2026, 444 building permits for a total of 2,298 new dwellings were approved (Map 1 and Chart 1). When compared to the corresponding quarter of 2025, the number of building permits and approved new dwellings decreased by 25.1 per cent and 37.4 per cent, respectively. The average number of approved new dwellings per building permit stood at 5.2 (Chart 1).

Map 1. Number of approved new dwellings by locality (LAU 2): Q3/2026



Note: Għajnsielem and Comino are classified as one locality. However, no building permits were approved in Comino.

Chart 1. Residential building permits and approved new dwellings by period

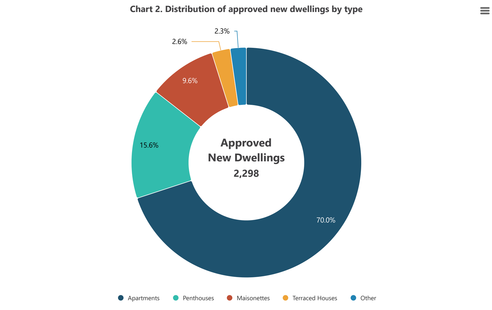


Approved new dwellings by type

The majority of new dwellings approved during the third quarter of 2026 were apartments (1,608), followed by penthouses (358), maisonettes (220), terraced houses (60) and other residential units[1] (52) (Table 1). Apartments accounted for 70.0 per cent of the total number of approved new dwellings (Chart 2).

[1] "Other" dwelling type includes bungalows, farmhouses and villas.

Chart 2. Distribution of approved new dwellings by type



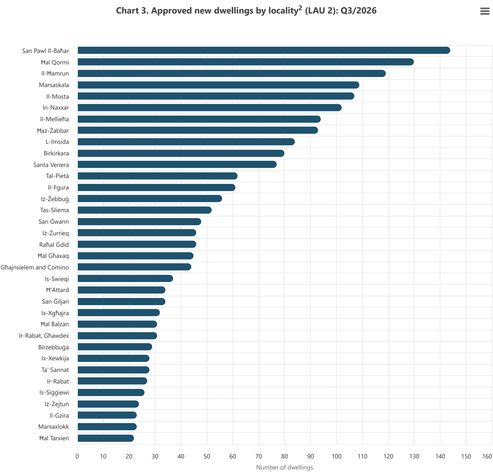
Approved new dwellings by district

When compared to the corresponding quarter of 2025, the number of new dwellings approved in Malta and in Gozo and Comino went down by 35.6 per cent and 48.0 per cent, respectively. The highest number of approved new dwellings was registered in the Northern Harbour district (782), while the lowest number was recorded in the Western district (171) (Table 2).

Approved new dwellings by locality[2]

The highest number of approved new dwellings was recorded in San Pawl il-Baħar (144). This was followed by Mal Qormi (130), Il-Mamrun (119), Marsaskala (109), and Il-Mosta (107) (Chart 3).

Chart 3. Approved new dwellings by locality[2] (LAU 2): Q3/2026



[2] Only the top 35 localities are shown in Chart 3. The full list of approved new dwellings by locality may be viewed in the corresponding excel sheet (Table 3).

Table 1. Approved new dwellings by period and type

Dwelling type	2025		2026			% change compared with the same quarter of the previous year
						2026
	Q3	Q4	Q1	Q2	Q3	Q3
Apartments	2,696	2,505	2,171	2,253	1,608	-40.4
Maisonettes	310	291	245	295	220	-29.0
Penthouses	526	551	459	464	358	-31.9
Terraced houses	96	98	107	93	60	-37.5
Other[1]	40	42	28	21	52	30.0
Total	**3,668**	**3,487**	**3,010**	**3,126**	**2,298**	**-37.4**

1 “Other” dwelling type includes bungalows, farmhouses and villas.

Table 2. Approved new dwellings by period and district (LAU 1)

District	2025		2026			% change compared with the same quarter of the previous year
						2026
	Q3	Q4	Q1	Q2	Q3	Q3
Malta	**3,156**	**2,997**	**2,639**	**2,732**	**2,032**	**-35.6**
Northern	844	502	533	565	460	-45.5
Northern Harbour	923	1,276	1,080	1,122	782	-15.3
South Eastern	761	525	439	477	312	-59.0
Southern Harbour	368	498	374	343	307	-16.6
Western	260	196	213	225	171	-34.2
Gozo and Comino	**512**	**490**	**371**	**394**	**266**	**-48.0**
Total	**3,668**	**3,487**	**3,010**	**3,126**	**2,298**	**-37.4**

Table 3. Approved new dwellings by locality (LAU 2): Q3/2026

Locality	2026
San Pawl Il-Baħar	144
Ħal Qormi	130
Il-Ħamrun	119
Marsaskala	109
Il-Mosta	107
In-Naxxar	102
Il-Mellieħa	94
Ħaż-Żabbar	93
L-Imsida	84
Birkirkara	80
Santa Venera	77
Tal-Pietà	62
Il-Fgura	61
Iż-Żebbuġ	56
Tas-Sliema	52
San Ġwann	48
Iż-Żurrieq	46
Raħal Ġdid	46
Ħal Għaxaq	45
Għajnsielem and Comino	44
Is-Swieqi	37
Ħ'Attard	34
San Ġiljan	34
Ix-Xgħajra	32
Ħal Balzan	31
Ir-Rabat, Għawdex	31
Birżebbuġa	29
Ix-Xewkija	28
Ta' Sannat	28
Ir-Rabat	27
Is-Siġġiewi	26
Iż-Żejtun	24
Il-Gżira	23
Marsaxlokk	23
Ħal Tarxien	22
Ta' Xbiex	22
Ħaż-Żebbuġ	19
Il-Marsa	19
In-Nadur	18
L-Iklin	18
Ix-Xagħra	14
Pembroke	14
Ħal Lija	12
Il-Munxar	12
L-Għarb	12
Il-Gudja	11
L-Isla	11

Il-Qala	10
Ħal Luqa	9
Il-Qrendi	9
Ħal Safi	8
L-Imġarr	8
L-Imqabba	7
Ta' Kerċem	7
Ħal Għargħur	5
Il-Kalkara	5
Ħad-Dingli	4
L-Għasri	4
Santa Luċija	3
Bormla	2
Il-Birgu	2
Il-Fontana	2
Valletta	2
Ħal Kirkop	1
Floriana	0
L-Imdina	0
L-Imtarfa	0
San Lawrenz	0
Grand Total	**2,298**

Note: Għajnsielem and Comino are classified as one locality. However, no building permits were approved in Comino.

Table 4. Additional information - Issued building permits by period and district (LAU 1)

District	2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Malta	**547**	**626**	**473**	**512**	**473**	**290**	**361**	**330**	**356**	**318**	**340**	**254**
Northern	107	153	104	115	95	66	84	70	67	65	70	55
Northern Harbour	176	225	162	152	179	95	126	101	113	95	96	77
South Eastern	99	107	88	105	81	60	50	67	66	63	72	53
Southern Harbour	82	78	60	75	64	35	51	43	61	48	56	34
Western	83	63	59	65	54	34	50	49	49	47	46	35
Gozo and Comino	**82**	**125**	**98**	**107**	**90**	**65**	**87**	**87**	**93**	**77**	**82**	**88**
Total	**629**	**751**	**571**	**619**	**563**	**355**	**448**	**417**	**449**	**395**	**422**	**342**

2022				2023				2024				20	
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
456	**311**	**332**	**266**	**388**	**406**	**296**	**248**	**374**	**353**	**290**	**339**	**357**	**494**
89	67	59	49	94	95	68	44	77	79	48	60	67	99
138	94	120	73	113	131	102	85	120	105	108	122	107	161
93	65	59	73	72	67	54	56	56	67	48	61	65	81
70	40	56	34	51	62	33	31	67	61	43	55	74	72
66	45	38	37	58	51	39	32	54	41	43	41	44	81
110	**99**	**87**	**72**	**84**	**65**	**63**	**53**	**86**	**74**	**80**	**53**	**68**	**104**
566	**410**	**419**	**338**	**472**	**471**	**359**	**301**	**460**	**427**	**370**	**392**	**425**	**598**

25		2026		
Q3	**Q4**	**Q1**	**Q2**	**Q3**
489	**508**	**430**	**451**	**378**
106	106	91	79	75
156	153	145	174	126
90	102	75	82	72
71	92	69	63	67
66	55	50	53	38
104	**89**	**74**	**88**	**66**
593	**597**	**504**	**539**	**444**

Methodological Notes

1. The data source of this News Release is the Maltese Planning Authority. It includes approved residential building permits for the:
    - construction of approved new dwellings
    - change of use from non-residential buildings to residential ones

2. Building permits for dwelling extensions, restorations, alterations, or demolitions that have no effect on the number of new dwellings are not included in this news release.

3. Definitions:
    - Building permit: An authorisation to start work on a building project. It can include more than one approved new dwelling.
    - Dwelling: A room or suite of rooms and its accessories in a permanent building or a structurally separated part of a building which, by the way it has been built, rebuilt or converted, is intended for private habitation.

4. The data contained in this release is subject to revision.

5. For an updated time-series which includes past data, please refer to the Selected Indicators for this domain.

6. More information relating to this news release may be accessed at:
    Statistical Concepts
    Metadata
    Spatial Divisions
    European statistics comparable to data in this news release.

7. For further assistance send your request through our online request form.

8. References to this news release are to be cited appropriately. For guidance on access and re-use of data please visit our dedicated webpage.

9. A detailed news release calendar is available online.