

News Release



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Prices

Property Price Index: March 2008

The All-Property Price Index (APPI) reached 176.89 in March 2008 when compared to 172.79 in the corresponding period last year.

The Property Price Index (PPI) is based on prices in respect of three property types, namely apartments, maisonettes and terraced houses. In addition to price indices in respect of each property type, an All-Property Price Index (APPI) is also being compiled and released. Furthermore price inflation rates, calculated on an annual and a 12-month moving average basis, are being released in respect of each property type.

Each price index has December 2001 as its base period. In March 2008, the All-Property Price Index reached 176.89. In the first quarter this year, on average, the APPI was 6.83 per cent higher than in the corresponding period last year

The PPI for apartments stood at 165.70 in March 2008. On average, throughout the first quarter this year, apartment prices are estimated to have increased by 8.62 per cent when compared to the PPI in respect of January-March 2007.

In March this year, the PPI for maisonettes stood at 191.93, with prices being estimated to have gone up by an average of 7.11 per cent in the first quarter over this time last year.

In respect of terraced houses, an average rise of 11.46 per cent was estimated with respect to January-March 2008. In March this year, the PPI for terraced houses reached 234.62.

Property Price Inflation

In March 2008, the 12-month moving average inflation calculated through the All-Property Price Index was estimated at 5.52 per cent ■

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Table 1. All-Property Price Index

Month	2005	Annual % Change	2006	Annual % Change	2007	Annual % Change	2008	Annual % Change
January	138.75	9.06	154.87	11.62	161.86	4.51	175.53	8.44
February	133.99	10.69	150.88	12.60	161.88	7.29	178.03	9.98
March	143.04	21.40	169.09	18.21	172.79	2.19	176.89	2.37
April	135.08	11.04	159.27	17.91	166.28	4.40		
May	136.34	13.93	155.66	14.17	169.05	8.60		
June	132.97	22.67	175.74	32.17	170.93	-2.73		
July	146.59	14.37	164.42	12.17	169.10	2.84		
August	160.38	25.80	163.51	1.95	172.60	5.56		
September	158.04	12.33	162.53	2.84	167.44	3.02		
October	163.88	10.70	163.93	0.03	173.28	5.70		
November	163.34	8.95	159.56	-2.31	186.22	16.71		
December	167.91	7.96	167.25	-0.39	171.80	2.72		

Table 2. Property Price Index: Apartments

Month	2005	Annual % Change	2006	Annual % Change	2007	Annual % Change	2008	Annual % Change
January	132.80	15.59	149.73	12.75	147.35	-1.59	167.62	13.75
February	130.78	17.36	152.06	16.27	151.37	-0.45	171.65	13.39
March	132.49	17.38	139.72	5.46	166.15	18.92	165.70	-0.27
April	127.06	18.93	145.99	14.90	164.23	12.49		
May	133.10	18.78	149.04	11.98	161.25	8.19		
June	129.37	28.66	167.95	29.82	163.12	-2.88		
July	144.04	16.36	151.51	5.19	158.06	4.32		
August	158.86	22.15	160.48	1.02	168.63	5.08		
September	137.33	13.21	152.11	10.76	161.75	6.34		
October	156.87	9.56	154.22	-1.69	170.73	10.70		
November	179.35	10.46	147.78	-17.60	178.38	20.70		
December	174.91	11.95	154.14	-11.88	160.79	4.32		

Table 3. Property Price Index: Maisonettes

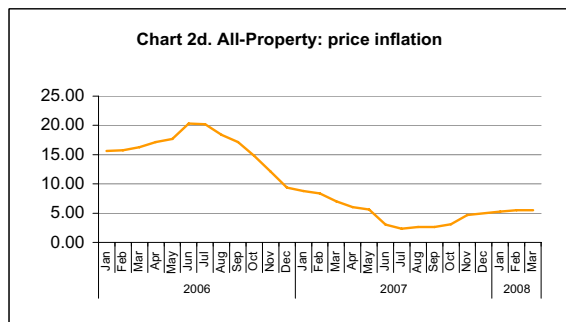
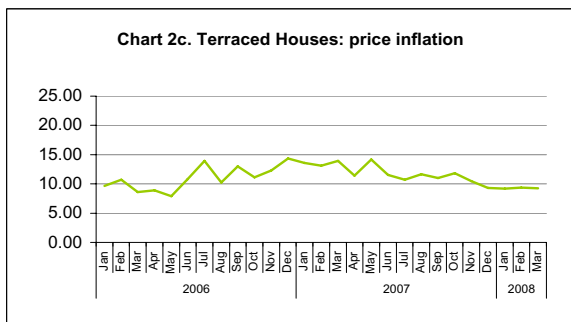
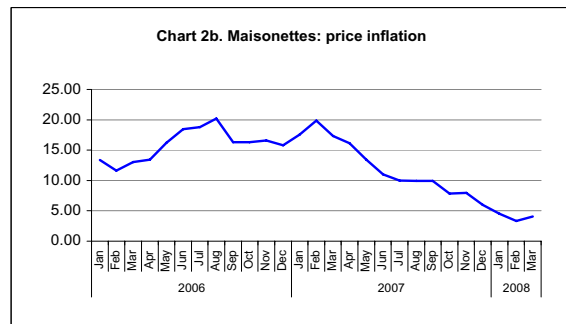
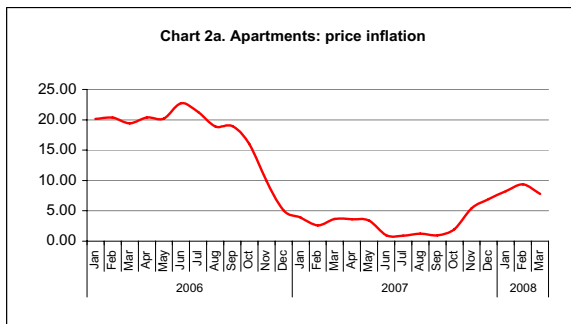
Month	2005	Annual % Change	2006	Annual % Change	2007	Annual % Change	2008	Annual % Change
January	148.85	12.85	153.00	2.79	188.78	23.39	195.42	3.52
February	143.84	11.80	143.94	0.07	185.54	28.90	203.44	9.65
March	141.00	19.26	178.68	26.72	177.25	-0.80	191.93	8.29
April	135.28	12.32	162.83	20.37	173.22	6.38		
May	131.14	22.73	171.88	31.07	168.39	-2.03		
June	136.16	15.77	182.24	33.84	186.34	2.25		
July	152.57	21.53	177.35	16.24	185.27	4.46		
August	138.05	34.52	160.22	16.06	183.06	14.26		
September	180.46	6.44	176.22	-2.35	171.81	-2.50		
October	161.53	13.66	192.97	19.46	185.27	-3.99		
November	147.51	20.88	174.50	18.30	206.29	18.22		
December	169.30	19.89	194.42	14.84	181.07	-6.87		

Table 4. Property Price Index: Terraced Houses

Month	2005	Annual % Change	2006	Annual % Change	2007	Annual % Change	2008	Annual % Change
January	144.33	-6.63	177.23	22.79	199.88	12.78	222.91	11.52
February	131.58	-2.19	154.77	17.62	172.29	11.32	195.13	13.26
March	185.11	21.95	190.90	3.13	213.37	11.77	234.62	9.96
April	161.52	-3.82	188.20	16.52	167.76	-10.86		
May	154.17	-2.42	154.76	0.39	210.51	36.02		
June	137.67	20.93	189.17	37.40	194.57	2.86		
July	142.64	11.41	187.50	31.45	220.54	17.62		
August	190.49	28.25	179.89	-5.57	186.79	3.84		
September	160.14	19.84	185.02	15.54	199.79	7.98		
October	174.12	11.02	165.48	-4.96	172.55	4.27		
November	159.16	10.23	199.93	25.61	217.46	8.77		
December	159.90	16.67	200.92	25.65	220.09	9.54		

**Table 5. Property Price inflation rates
12-month moving average**

Month		Apartments	Maisonettes	Terraced Houses	All-Property
2006	Jan	20.13	13.40	9.64	15.63
	Feb	20.37	11.64	10.74	15.74
	Mar	19.42	13.06	8.62	16.28
	Apr	20.37	13.42	8.87	17.16
	May	20.21	16.19	7.90	17.70
	Jun	22.73	18.44	10.83	20.29
	Jul	21.27	18.78	13.91	20.22
	Aug	18.93	20.19	10.25	18.36
	Sep	18.96	16.31	12.97	17.16
	Oct	16.05	16.30	11.14	14.82
	Nov	10.00	16.62	12.28	12.09
	Dec	5.05	15.82	14.36	9.35
2007	Jan	3.90	17.55	13.58	8.76
	Feb	2.62	19.87	13.13	8.35
	Mar	3.69	17.32	13.94	7.02
	Apr	3.61	16.14	11.39	6.00
	May	3.37	13.46	14.16	5.63
	Jun	0.96	10.98	11.54	3.03
	Jul	0.91	9.98	10.73	2.33
	Aug	1.26	9.90	11.63	2.63
	Sep	0.97	9.92	11.01	2.64
	Oct	2.00	7.82	11.80	3.12
	Nov	5.40	7.95	10.49	4.69
	Dec	6.96	6.00	9.29	4.96
2008	Jan	8.22	4.51	9.21	5.28
	Feb	9.37	3.32	9.37	5.52
	Mar	7.78	4.07	9.23	5.52



Explanatory Notes

1. The Property Price Index is compiled on the basis of contracts price data. It is compiled in respect of terraced houses, apartments/flats and maisonettes. The number of price observations for villas, averaging at 6 per month, are deemed to be low and unrepresentative. This, together with the higher heterogeneity of these properties, militates against their meaningful inclusion in this index. Prices move together. Therefore, the price data for the properties being included are also deemed to be indicative of developments in land and construction prices and the property market in general.
2. A **terraced house** is a dwelling that is attached to other structures on both sides.
3. An **apartment/flat** is a dwelling with a separate entrance that is accessible from a common passage, landing or stairway.
4. A **maisonette** is a dwelling forming part of a block or elevated on another structure, having its own outside entrance.
5. Prices in respect of new and old houses are taken into consideration, although no distinction whatsoever is made between them. An average of between 450 and 600 price observations per month are used in the index compilation process. The median price in respect of each house type is used in the index compilation process.
6. In addition to an aggregate index, sub-indices are compiled in respect of each house type on a monthly basis using the Laspeyres Index formula.
7. The index base period was established in December 2001. Expenditure weights in respect of each house type were compiled using a reference period of 12 months. Mix-adjustment variable sub-weights that reflect the volume of properties being sold by type are used on a monthly basis.
8. While indicative of price trends in the markets in respect of the properties referred to, as well as of the property market in general, these indices are limited by the heterogeneity of the properties under reference. It is widely recognised that the price of a property is dependent on its location, type, state of maintenance and finish, age, tenure, the number of bedrooms and bathrooms, size and the availability of other amenities like yards and gardens. The available data do not allow for the use of any quality adjustment methodologies even though the use of median prices compensates in part for this.
9. These indices are not, normally, subject to revision.