

The number of final deeds of sale relating to residential property amounted to 1,183 in June 2021, an increase of 437 deeds when compared to those registered a year earlier. During June 2021, 1,166 promise of sale agreements relating to residential property were registered, an increase of 205 agreements over the same period last year.

Residential Property Transactions: Q2/2021

Cut-off date: 2 July 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

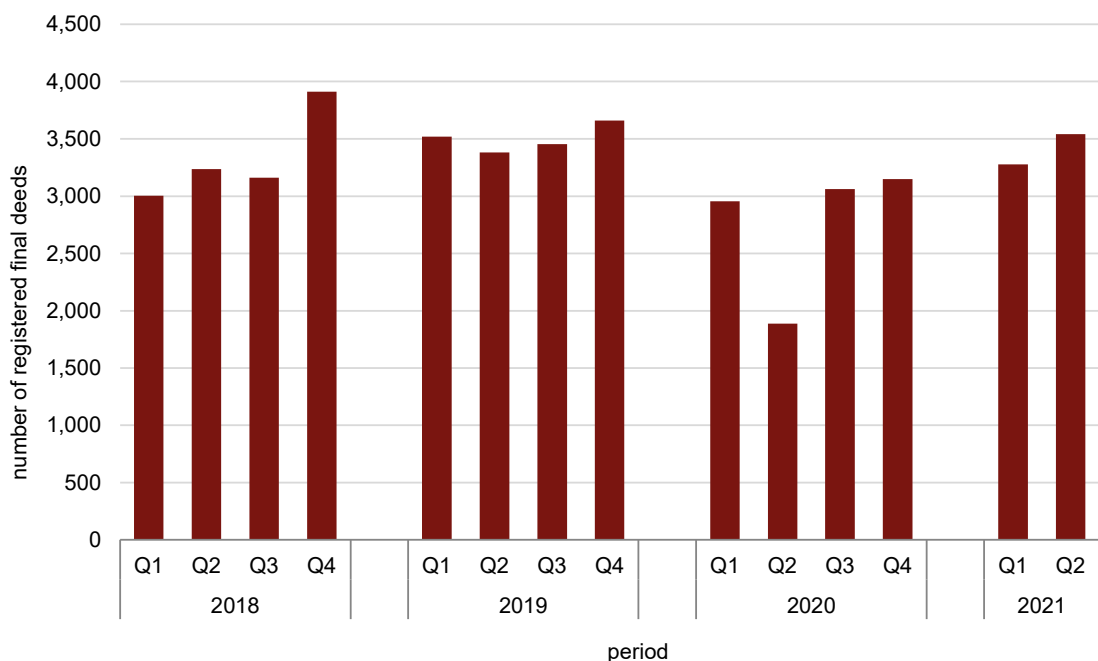
June 2021

In June 2021, the number of final deeds of sale relating to residential property amounted to 1,183. This represents a 58.6 per cent increase when compared to deeds registered a year earlier (Table 1a). The value of these deeds totalled €238.0 million, 71.7 per cent higher than the corresponding value recorded in June 2020 (Table 2a).

In the month under review, 1,087, or 91.9 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 €208.2 million, equivalent to 87.5 per cent of the total value (Table 2b).



Chart 1. Registered final deeds of sale - quarterly



Q2/2021

In the second quarter of 2021, 3,541 final deeds of sale were registered, an annual increase of 87.6 per cent (Table 1a). The value of the deeds registered during this period rose by 121.2 per cent over the same quarter of the previous year and amounted to €796.9 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-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala and Marsaxlokk, at 531 and 410 respectively. The lowest numbers of deeds were noted in the region of Il-Birgu, L-Isla, Bormla, Il-Kalkara, and the region of L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. In these regions, 42 and 107 deeds were recorded respectively (Table 3). The highest annual increase was registered in the region of Ғ'Attard, Ғal Balzan, L-Iklin and Ғal Lija, at 144.4 per cent. The second highest was noted in respect of Il-Mellieħa and San Pawl Il-Baħar, a 115.6 per cent rise compared to the previous year (Table 3).

Promise of Sale Agreements

June 2021

In June 2021, 1,166 promise of sale agreements relating to residential property were registered, equivalent to a 21.3 per cent increase over the previous year (Table 4a). Individual potential buyers (households) accounted for 1,062, or 91.1 per cent, out of the total promise of sale agreements, while the rest mainly involved companies (Table 4b).

Q2/2021

In the second quarter of 2021, the number of promise of sale agreements reached 4,073. This represents an annual increase of 133.9 per cent (Table 4a).

The largest numbers of promise of sale agreements corresponded to residential properties situated in the two regions of Għawdex, and Ғaż-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala and Marsaxlokk, totalling 654 and 540 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, Ғad-Dingli, Ir-Rabat, L-Imtarfa and L-Imġarr. The first-mentioned region accounted for 54 agreements and the second for 134 (Table 5). The regions of Ғ'Attard, Ғal Balzan, L-Iklin and Ғal Lija, and Għawdex, saw the highest annual increase in promise of sale agreements, with the number more than doubling (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	983
March	1,042	1,232	926	1,285
Q1	3,004	3,521	2,957	3,278
April	1,000	1,155	590	1,185
May	1,101	1,196	552	1,173
June	1,135	1,032	746	1,183
Q2	3,236	3,383	1,888	3,541
July	1,106	1,272	1,149	
August	1,130	1,138	940	
September	924	1,045	974	
Q3	3,160	3,455	3,063	
October	1,385	1,297	1,054	
November	1,260	1,161	961	
December	1,267	1,202	1,134	
Q4	3,912	3,660	3,149	
Total	13,312	14,019	11,057	

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

Period	2018	2019	2020	2021
January	896	973	910	920
February	912	1,134	909	898
March	916	1,126	828	1,183
Q1	2,724	3,233	2,647	3,001
April	912	1,076	529	1,089
May	1,003	1,086	501	1,088
June	1,026	936	706	1,087
Q2	2,941	3,098	1,736	3,264
July	999	1,171	1,069	
August	1,024	1,022	872	
September	825	966	884	
Q3	2,848	3,159	2,825	
October	1,244	1,151	961	
November	1,138	1,057	890	
December	1,153	1,110	1,036	
Q4	3,535	3,318	2,887	
Total	12,048	12,808	10,095	

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	204.2
February	164.8	226.7	192.2	190.6
March	220.7	225.1	170.5	267.0
Q1	545.7	689.5	567.8	661.8
April	194.6	230.7	119.3	236.7
May	198.9	209.2	102.3	322.2
June	204.3	179.1	138.6	238.0
Q2	597.8	619.0	360.2	796.9
July	205.0	234.7	212.8	
August	232.1	220.9	172.5	
September	180.0	192.8	187.1	
Q3	617.1	648.4	572.4	
October	313.3	265.8	194.7	
November	222.4	245.9	176.7	
December	274.1	236.8	238.5	
Q4	809.8	748.5	609.9	
Total	2,570.4	2,705.4	2,110.3	

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

€ million				
Period	2018	2019	2020	2021
January	136.4	179.6	161.8	170.8
February	141.2	179.6	157.8	159.4
March	143.2	188.5	140.3	234.8
Q1	420.8	547.7	459.9	565.0
April	140.0	168.9	102.0	198.3
May	158.0	168.8	86.2	210.0
June	153.3	145.4	117.4	208.2
Q2	451.3	483.1	305.6	616.5
July	160.9	190.4	175.7	
August	182.6	170.4	151.8	
September	132.2	165.0	150.7	
Q3	475.7	525.8	478.2	
October	210.8	198.6	165.3	
November	181.5	185.4	157.7	
December	206.3	202.6	189.4	
Q4	598.6	586.6	512.4	
Total	1,946.4	2,143.2	1,756.1	

Note: Refer to methodological note 8.

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

Region	2020	2021		Year-on-year	Quarter-on-quarter
	Q2	Q1	Q2	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	22	66	42	90.9	-36.4
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Haġ Tarxien	117	193	209	78.6	8.3
3. Haż-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	235	354	410	74.5	15.8
4. Haġ Luqa, Il-Gudja, Haġ Ġhaxaq, Haġ Kirkop, L-Imqabba, Il-Qrendi, Haġ Safi, Iż-Żurrieq	161	204	277	72.0	35.8
5. Valletta, Floriana, Il-Marsa, Il-Ħamrun, Tal-Pietà, Santa Venera	125	196	197	57.6	0.5
6. Haġ Qormi, Haż-Żebbuġ, Is-Siġġiewi	119	269	248	108.4	-7.8
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	193	358	403	108.8	12.6
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Haġ Ġhargħur	195	271	353	81.0	30.3
9. Ha'Attard, Haġ Balzan, L-Iklin, Haġ Lija	54	94	132	144.4	40.4
10. L-Imdina, Haġ Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	65	112	107	64.6	-4.5
11. Il-Mosta, In-Naxxar	120	232	244	103.3	5.2
12. Il-Mellieħa, San Pawl Il-Baħar	180	415	388	115.6	-6.5
13. Ġhawdex	302	514	531	75.8	3.3
Unclassified	-	-	-	-	-
Total	1,888	3,278	3,541		

Note: Refer to methodological note 13.

Table 4a. 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	892	1,350
March	1,447	1,196	892	1,650
Q1	3,640	3,168	2,538	3,981
April	1,310	1,155	269	1,428
May	1,422	1,145	511	1,479
June	1,164	977	961	1,166
Q2	3,896	3,277	1,741	4,073
July	1,228	950	1,366	
August	1,209	883	1,074	
September	1,175	855	1,053	
Q3	3,612	2,688	3,493	
October	1,563	974	1,300	
November	1,223	796	1,044	
December	1,008	711	1,145	
Q4	3,794	2,481	3,489	
Total	14,942	11,614	11,261	

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

Period	2018	2019	2020	2021
January	868	784	658	891
February	1,107	1,001	807	1,262
March	1,308	1,095	829	1,521
Q1	3,283	2,880	2,294	3,674
April	1,201	1,064	252	1,311
May	1,302	1,048	485	1,352
June	1,056	897	903	1,062
Q2	3,559	3,009	1,640	3,725
July	1,121	854	1,279	
August	1,101	792	1,004	
September	1,075	794	977	
Q3	3,297	2,440	3,260	
October	1,427	895	1,205	
November	1,079	724	963	
December	921	645	1,044	
Q4	3,427	2,264	3,212	
Total	13,566	10,593	10,406	

Note: Refer to methodological note 8.

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

Region	2020	2021		Year-on-year	Quarter-on-quarter
	Q2	Q1	Q2	%	
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	20	54	54	170.0	0.0
2. Il-Fgura, Raġal Ġdid, Santa Luċija, Ғal Tarxien	109	227	250	129.4	10.1
3. Ғaž-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	227	522	540	137.9	3.4
4. Ғal Luqa, Il-Gudja, Ғal Għaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	179	288	270	50.8	-6.3
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	133	214	258	94.0	20.6
6. Ғal Qormi, Ғaž-Żebbuġ, Is-Siġġiewi	158	287	261	65.2	-9.1
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	179	419	469	162.0	11.9
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Għarghur	132	388	324	145.5	-16.5
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	54	190	179	231.5	-5.8
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	73	131	134	83.6	2.3
11. Il-Mosta, In-Naxxar	96	314	217	126.0	-30.9
12. Il-Mellieħa, San Pawl Il-Baħar	174	427	463	166.1	8.4
13. Għawdex	207	520	654	215.9	25.8
Unclassified	-	-	-	-	-
Total	1,741	3,981	4,073		

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: [121/2021](#)
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