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The number of final deeds of sale relating to residential property amounted to 1,324 during November 2021, an increase of 363 deeds when compared to those registered a year earlier. In November 2021, 1,251 promise of sale agreements relating to residential property were registered, an increase of 208 agreements over the same period last year.

## Residential Property Transactions: November 2021

Cut-off date:  
2 December 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

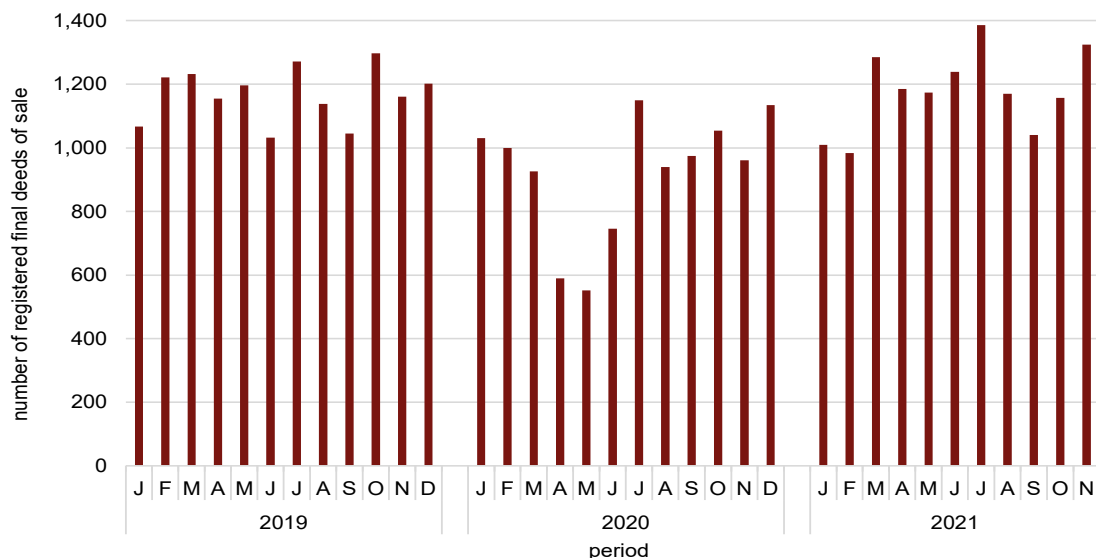
In November 2021, the number of final deeds of sale relating to residential property amounted to 1,324, a 37.8 per cent increase when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €293.3 million, 63.9 per cent higher than the corresponding value recorded in November 2020 (Table 2a).

In the month under review, 1,236, or 93.4 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 €259.3 million, equivalent to 88.4 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 Ғaż-Ғabbar, Ix-Xgħajra, Iż-Ғejtun, Birżebbuġa, Marsaskala and Marsaxlokk, at 201 and 169 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, 14 and 35 deeds were recorded respectively (Table 3).

Chart 1. Registered final deeds of sale - monthly



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## Promise of sale agreements

In November 2021, 1,251 promise of sale agreements relating to residential property were registered, equivalent to a 19.9 per cent increase over the same period last year (Table 4a). Individual potential buyers (households) accounted for 1,138, or 91.0 per cent, of these 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 167 and 147 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 23 agreements and the second region accounted for 38 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	1,009
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>3,278</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	1,386
August	1,130	1,138	940	1,170
September	924	1,045	974	1,040
<b>Q3</b>	<b>3,160</b>	<b>3,455</b>	<b>3,063</b>	<b>3,596</b>
October	1,385	1,297	1,054	1,157
November	1,260	1,161	961	1,324
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	932
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>3,024</b>
April	917	1,079	529	1,095
May	1,006	1,090	503	1,089
June	1,030	943	709	1,136
<b>Q2</b>	<b>2,953</b>	<b>3,112</b>	<b>1,741</b>	<b>3,320</b>
July	1,004	1,175	1,075	1,295
August	1,029	1,031	883	1,073
September	830	970	892	963
<b>Q3</b>	<b>2,863</b>	<b>3,176</b>	<b>2,850</b>	<b>3,331</b>
October	1,252	1,156	970	1,072
November	1,143	1,067	897	1,236
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>12,108</b>	<b>12,870</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	207.3
February	164.8	226.7	192.2	194.0
March	220.7	225.1	170.5	269.3
<b>Q1</b>	<b>545.7</b>	<b>689.5</b>	<b>567.8</b>	<b>670.6</b>
April	194.6	230.7	119.3	239.7
May	198.9	209.2	102.3	324.4
June	204.3	179.1	138.6	247.3
<b>Q2</b>	<b>597.8</b>	<b>619.0</b>	<b>360.2</b>	<b>811.4</b>
July	205.0	234.7	212.9	295.3
August	232.1	220.9	173.6	243.3
September	180.0	192.8	188.9	255.5
<b>Q3</b>	<b>617.1</b>	<b>648.4</b>	<b>575.4</b>	<b>794.1</b>
October	313.3	265.8	200.6	241.5
November	222.4	245.9	179.0	293.3
December	274.1	236.8	242.7	
<b>Q4</b>	<b>809.8</b>	<b>748.5</b>	<b>622.3</b>	
<b>Total</b>	<b>2,570.4</b>	<b>2,705.4</b>	<b>2,125.7</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	174.7
February	142.7	181.8	159.3	161.9
March	146.1	189.9	140.6	238.4
<b>Q1</b>	<b>426.3</b>	<b>560.0</b>	<b>461.7</b>	<b>575.0</b>
April	141.4	170.0	102.0	202.2
May	159.0	172.0	86.7	212.0
June	153.9	146.7	118.1	213.4
<b>Q2</b>	<b>454.3</b>	<b>488.7</b>	<b>306.8</b>	<b>627.6</b>
July	161.9	191.3	176.7	252.8
August	183.6	173.1	155.3	205.9
September	133.9	166.6	153.3	180.4
<b>Q3</b>	<b>479.4</b>	<b>531.0</b>	<b>485.3</b>	<b>639.1</b>
October	213.2	199.6	172.1	206.0
November	182.8	187.9	161.0	259.3
December	206.8	203.8	193.8	
<b>Q4</b>	<b>602.8</b>	<b>591.3</b>	<b>526.9</b>	
<b>Total</b>	<b>1,962.8</b>	<b>2,171.0</b>	<b>1,780.7</b>	

Note: Refer to methodological note 8.

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

Region	2020	2021	
	November	October	November
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	16	21	14
2. Il-Fgura, Raħal Ġdid, Santa Luċija, Ғal Tarxien	60	58	73
3. Ғaž-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	130	140	169
4. Ғal Luqa, Il-Gudja, Ғal Ghaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	66	94	111
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	51	55	77
6. Ғal Qormi, Ғaž-Żebbuġ, Is-Siġġiewi	74	84	77
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	124	135	143
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Ghargħur	81	102	116
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	26	35	53
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	27	42	35
11. Il-Mosta, In-Naxxar	55	77	88
12. Il-Mellieħa, San Pawl Il-Baħar	93	135	167
13. Għawdex	153	179	201
Unclassified	5	-	-
<b>Total</b>	<b>961</b>	<b>1,157</b>	<b>1,324</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	1,648
<b>Q1</b>	<b>3,640</b>	<b>3,168</b>	<b>2,538</b>	<b>3,979</b>
April	1,310	1,155	269	1,429
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>4,074</b>
July	1,228	950	1,366	1,104
August	1,209	883	1,074	891
September	1,175	855	1,054	989
<b>Q3</b>	<b>3,612</b>	<b>2,688</b>	<b>3,494</b>	<b>2,984</b>
October	1,563	974	1,300	1,091
November	1,223	796	1,043	1,251
December	1,008	711	1,145	
<b>Q4</b>	<b>3,794</b>	<b>2,481</b>	<b>3,488</b>	
<b>Total</b>	<b>14,942</b>	<b>11,614</b>	<b>11,261</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	1,005	813	1,269
March	1,322	1,102	835	1,525
<b>Q1</b>	<b>3,312</b>	<b>2,899</b>	<b>2,310</b>	<b>3,691</b>
April	1,206	1,073	252	1,321
May	1,306	1,057	486	1,360
June	1,061	901	912	1,062
<b>Q2</b>	<b>3,573</b>	<b>3,031</b>	<b>1,650</b>	<b>3,743</b>
July	1,135	862	1,296	988
August	1,110	799	1,012	787
September	1,088	796	989	912
<b>Q3</b>	<b>3,333</b>	<b>2,457</b>	<b>3,297</b>	<b>2,687</b>
October	1,437	901	1,211	995
November	1,096	733	966	1,138
December	925	649	1,063	
<b>Q4</b>	<b>3,458</b>	<b>2,283</b>	<b>3,240</b>	
<b>Total</b>	<b>13,676</b>	<b>10,670</b>	<b>10,497</b>	

Note: Refer to methodological note 8.

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

Region	2020	2021	
	November	October	November
1. Il-Birgu, L-Isla, Bormla, Il-Kalkara	15	21	23
2. Il-Fgura, Raħal Ġdid, Santa Luċija, Ғal Tarxien	65	72	77
3. Ғaž-Żabbar, Ix-Xgħajra, Iż-Żejtun, Birżebbuġa, Marsaskala, Marsaxlokk	126	131	145
4. Ғal Luqa, Il-Gudja, Ғal Ghaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Ғal Safi, Iż-Żurrieq	78	80	101
5. Valletta, Floriana, Il-Marsa, Il-Ғamrun, Tal-Pietà, Santa Venera	52	86	81
6. Ғal Qormi, Ғaž-Żebbuġ, Is-Siġġiewi	66	69	70
7. Birkirkara, Il-Gżira, L-Imsida, Ta' Xbiex, San Ġwann	124	109	145
8. Pembroke, San Ġiljan, Tas-Sliema, Is-Swieqi, Ғal Ghargħur	117	93	102
9. Ғ'Attard, Ғal Balzan, L-Iklin, Ғal Lija	38	38	57
10. L-Imdina, Ғad-Dingli, Ir-Rabat, L-Imtarfa, L-Imġarr	38	35	38
11. Il-Mosta, In-Naxxar	83	50	98
12. Il-Mellieħa, San Pawl Il-Baħar	95	121	147
13. Għawdex	146	186	167
Unclassified	-	-	-
<b>Total</b>	<b>1,043</b>	<b>1,091</b>	<b>1,251</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: [225/2021](https://nso.gov.mt).
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)