

Level 3 national report on quality of statistics underlying the MIP indicators

Statistical domain: Housing Price statistics

Country: Poland

Institution: Statistical Office in Szczecin

Reference year: 2024

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National report providing information on quality, sources and methods, together with information on the statistical processes used for the compilation of the statistics underlying the MIP indicators (including concrete specifications for housing price statistics) - 2025 update

Reporting institution: Central Statistical Office of Poland

Selected principles					Some specific examples for indicators and related questions (Response options, unless indicated otherwise: not implemented; partially implemented; fully implemented)	Statistical domain specifications	Country response
European Code of Practice principles	Public Commitment on European Statistics by the ESCB	Selected elements					
<i>Institutional Environment</i>	<i>Institutional Environment</i>	<i>CoP/PC</i>	<i>IMF DQAF</i>	<i>SIMS</i>	<i>Question(s)</i>	<i>Housing price statistics</i>	Housing price statistics
CoP1 Professional Independence	PC1 Professional Independence	1.1/1.1	1.1.1 1.1.2		The independence of [name of reporting institution], from political and other external interference in developing, producing and disseminating official statistics is guaranteed by law.	<i>Legal basis:</i> Please. specify the statutory basis for ensuring independent professional authority in all statistical decision making and activities at the institutional level. This legal authority provides the ground to exercise	The legal basis of the independence of the Polish official statistics is the Act of 29 June 1995 on Official Statistics (Journal of Laws of 2024 item 1799). The Act determines the principles and creates the basis for reliable, objective, professional and independent conducting of statistical surveys, the results of which have the character of official statistical data, and it determines the organization and procedures of conducting those surveys as

				<p><i>Legal basis: Please confirm the independence by referring to the relevant national and EU legal act(s) and the formulation used in the legal act.</i></p>	<p>professional integrity to the fullest extent and is conducive to embedding a professional culture in the statistical office.</p>	<p>well as the scope of responsibilities related to them.</p> <p>The President of Statistics Poland, while performing tasks specified in the Act, shall be guided by the principles of professional independence, impartiality, accuracy and responsibility for high quality of national and international statistics, pursuant to the European statistics Code of Practice referred to in Article 11 of Regulation (EC) No 223/2009 of the European Parliament and of the Council of 11 March 2009 on European statistics.</p>
		1.4/1.5		<p>The [name of reporting institution] has an annual statistical work programme which is made public.</p> <p><i>Statistics work programme: Please confirm the existence of a statistics work programme and specify where to find it (or similar document), if available.</i></p>	<p><i>Statistics work programme: Please confirm the existence of a statistics work programme covering housing price statistics and specify where to find it, if available.</i></p>	<p>Information on surveys is given in the <i>Statistical survey program of official statistics</i> (Journal of Laws item 2747) which exists as an annual regulation of the Council of Ministers. The <i>Statistical survey program of official statistics</i> for the particular year is available on Statistics Poland website:</p> <p>Biuletyn Informacji Publicznej / Działalność statystyki publicznej / Program badań statystycznych statystyki publicznej / PBSSP 2024</p> <p>The Statistical survey program of official statistics includes House Price Index (HPI), as part of the <i>Residential Property Price Survey</i> (survey 1.64.19).</p>

CoP2 Mandate for data collection	PC2 Mandate for data collection	2.1/2.1	0.1.1	S 7.1	<p>The mandate(s) of the [name of the institution(s)] to collect information for the development, production and dissemination of European Statistics is specified in law.</p> <p><i>Allocation of responsibilities: Please explain the allocation of responsibilities in producing the relevant statistics.</i></p> <p><i>Legal basis: Please confirm the mandate by referring to the relevant legal act(s) and any other kind of formal agreements.</i></p>	<p><i>Allocation of responsibilities: Please explain the allocation of responsibilities for the production of housing price statistics.</i></p> <p><i>Legal basis: Please confirm the mandate for the production of housing price statistics by referring to the relevant legal act(s) and/or any other kind of formal agreements.</i></p>	<p>Statistics Poland is responsible for the production and dissemination of the national house price statistics in Poland according to the <i>Statistical survey program of official statistics</i>.</p> <p>The legal basis of Statistics Poland responsibility for collection, processing and dissemination of statistics is the Act of 29 June 1995 on Official Statistics (Journal of Laws of 2024 item 1799). Additionally, the obligation to develop these statistics results from the Act of 21 August 1997 on real estate management (Journal of Laws of 2024, item 1145, item 122, as amended).</p>
CoP6 Impartiality and objectivity	PC6 Impartiality and objectivity	6.6/6.6	1.2.4	S9.1 + S9.2 S.20.1	<p>Advance notice is given on release calendars and on major revisions or changes in methodologies, source data and techniques.</p> <p><i>Advance release calendar: Please confirm the existence of an advance</i></p>	<p><i>1.3.1 Advance release calendar: Please confirm the existence of an advance release calendar for housing price statistics and provide a link to it.</i></p>	<p>Statistics Poland publishes an advance release calendar giving precise release dates for the coming year. A release calendar is established for the given month as well as for the whole year. An official release calendar is available on Statistics Poland website: Statistics Poland / Latest statistical news / Communications and Announcements</p> <p>HPI series are revisable under the terms set in Commission Implementing Regulation (EU)</p>

					<p><i>release calendar and provide a link to it.</i></p> <p><i>Revision policy: Please explain succinctly the revision policy and provide a link to material on the revision policy, if existent.</i></p>	<p>1.3.2 Revision policy: Please explain succinctly the revision policy for housing price statistics and provide a link to material on the revision policy, if existent.</p>	<p>2020/1148 of 31 July 2020 laying down the methodological and technical specifications in accordance with Regulation (EU) 2016/792 of the European Parliament and of the Council as regards harmonised indices of consumer prices and the house price index.</p> <p>The HPI for Poland are published as final figures and are not subjected to periodic and systematic revisions.</p>
Statistical Processes	Statistical Processes	CoP/PC	IMF DQAF	SIMS	Question(s)	Housing price statistics	
CoP7 Sound methodology	PC7 Sound methodology	7.1/7.1		<p>2.1</p> <p>S4.3</p> <p>S4.4</p> <p>2.2</p> <p>S4.5</p> <p>2.3</p> <p>S4.6</p> <p>2.4</p> <p>S 6</p> <p>S12.1</p>	<p>Please specify the relevant statistical standards to which the statistics abide.</p> <p><i>Links/references to existing comprehensive methodological documentation on specific aspects of the national sources and methods can also be provided</i></p>	<p>2.1.1 General remarks: Specify if housing price statistics follow the methodological recommendations in the Technical Manual and the RPPI Handbook.</p>	<p>The applied methodology was developed taking into account requirements specified in the <i>Commission Implementing Regulation (EU) 2020/1148 of 31 July 2020 laying down the methodological and technical specifications in accordance with Regulation (EU) 2016/792 of the European Parliament and of the Council as regards harmonised indices of consumer prices and the house price index</i> and recommendations included in the "Technical Manual on Owner-Occupied Housing" as well as in the "Handbook on Residential Property Prices Indices".</p> <p>House price statistics are based on final market prices paid by households, while non-market prices are ruled out from the scope of the HPI. It includes both new and existing dwellings.</p>

							Detailed information on compilation methodology is not available on the website.
					Please specify adherence or deviations from concepts and rules according to international standards and highlight coverage gaps that are of material relevance for the statistics. Please indicate whether actions to address the deviations and coverage gaps are envisaged.	Deviations from concepts, rules, and coverage gaps specific to housing prices statistics with material impact should be identified.	The HPI for Poland is based on information on flats (single-family houses and flats and co-operative houses are excluded). Single-family houses are excluded from the HPI calculation due to the relatively poor completeness of data on sales of real estate built-up with residential buildings. In particular, for a significant part of transactions, there is a lack of information on the type of residential building (detached house, semi-detached house, terraced house or multi-family house) and information on the usable floor space of the building. Development work is currently underway on the HPI to ensure full compliance with requirements of the European Commission's Implementing Regulation 2020/1148 (as amended by the European Commission's Implementing Regulation 2023/1470).
CoP8 Appropriate Statistical procedures	PC8 Appropriate Statistical procedures	8.2/8.2	3.1 3.3 3.4	S12.1 S21.1 S21.3 S 21.5- 6	Please provide a succinct assessment of the robustness of the statistics by elaborating briefly on the relevant sources of information, statistical methods and procedures used across the various frequencies.	<i>Main features:</i> For <i>housing price statistics</i> , this description should start by assessing the soundness of sources of information, procedures and methods used in data compilation of the most relevant frequency (quarterly), e.g. price	The HPI indices for Poland are based on data from the administrative data source called the Register of Real Estate Price Registers maintained by Powiat Administrative Offices and offices of cities with powiat status. It includes information on real estate transactions derived from notarial deeds and embraces the whole territory of Poland. The legal basis for the Real Estate Price Registers is the Regulation of the Minister of Economic

				<p><i>Please provide links/references to existing comprehensive methodological documentation on specific aspects of the national statistical procedures. The objective should be to get an overview on how much the statistical output are anchored in actual collected data rather than on estimation methods or similar judgemental inputs.</i></p>	<p>concept, index formula, weights, and adjustments.</p> <p><i>Country specific aspects:</i> Present succinctly information on the collection methods of specific material relevance for house price data. A link could be provided to the national provisions in this respect, if existent.</p>	<p>Development, Labour and Technology of 27 July 2021 on the register of land and buildings (Journal of Laws 2024, item 219, as amended).</p> <p>Data are obtained on quarterly basis on the basis of real transactions in given 3 months period.</p> <p>The HPI for Poland is based only on information on flats.</p> <p>Outliers are identified with the use of the algorithm based on interquartile range. Moreover visual data inspection is performed.</p> <p>The prices of flats and single-family houses of cooperatives are not included.</p> <p>All non-market transactions as well as transaction which relate to sales of a share in the ownership of a property are excluded from calculations.</p> <p>Calculations of the HPI for Poland are carried out using stratification method. It allows to reduce the “quality mix” problem. The applied stratification is based on market segment (new/existing flats), geographical location and property size.</p> <p>The HPI is a chain-linked Laspeyres-type index. The index is chained annually. The weights used to calculate the HPI are based on the value of transactions in the previous year. They are changed annually and price-updated to the 4th quarter of the previous year.</p>
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<i>Statistical Output</i>	<i>Statistical Output</i>	<i>CoP/PC</i>	<i>IMF DQAF</i>	<i>SIMS</i>	<i>Question(s)</i>	<i>Housing price statistics</i>	
CoP11 Relevance	PC11 Relevance	11.1-11.3	0.3	S.14	<p>Please specify briefly why the statistics are relevant by referring to the multiple purposes for which the statistics are used at (i) international, (ii) EU and (iii) national level.</p> <p>References to the statistical legislation and other formal or informal commitments could be sufficient.</p> <p>In addition, if applicable, the outcome of user consultation processes could also be given.</p>	<p>A variety of potential uses of HPIs are provided for consideration:</p> <ul style="list-style-type: none"> - to assess housing affordability over time - a measure of specific price trends - for inflation targeting - to monitor economic imbalances and financial stability - an input for national accounts purposes - an input to economic forecasting and analysis - an input for decision making in respect to the housing market 	<p>Monitoring the development of house prices is important due to significant role of housing market in the economy.</p> <p>At international level HPIs are used for cross-country comparison of the evolution of house prices. Moreover the deflated HPI is one of the headline indicators of the European Commission's Macroeconomic Imbalance Procedure.</p> <p>Nationally, the HPI responds to the needs of a wide range of users interested in the behavior of the housing market, including government and self-government administration, financial sector, construction sector, researchers and individuals.</p> <p>In Poland, among other things, HPI indices are also used for indexation purposes - Article 5 of the Act of 21 August 1997 on real estate management (Journal of Laws of 2024, item 1145, item 122, as amended).</p>
CoP12 Accuracy and reliability	PC12 Accuracy and reliability (including stability)	12.1/12.1	3.5	S.15.1 S.15.2 S.15.3 S.18.2	<p>The analysis should be based on the following indicators (to be compiled by the ECB/Eurostat on a common data vintage) on the reliability of first releases for the relevant series (selected for their</p>	<p>The accuracy of housing price statistics can be monitored by assessing the methodological soundness of price and weight sources and adherence to the methodological recommendations.</p>	<p>The HPI is considered to reflect adequately price changes at the housing market. The accuracy of the HPI indices depends on the quality of the used data source and the applied methodology.</p> <p>The used data source is assessed as suitable to portrait the evolution of actual transaction prices as experienced by buyers and sellers. However it</p>

				<p>S 20.2 material impact and to avoid compensatory effects in the case of balancing items):</p> <ul style="list-style-type: none"> - Directional reliability indicators; - Revisions indicators (e.g. MAPE, MACE or RMSRE depending on the indicator). <p>and provide a succinct assessment of the accuracy and reliability of the statistics on the basis of the results, with an attempt to provide a relative objective measure, explaining also the main reasons for revisions.</p>	<p>Please also provide a detailed description on the data sources for both weights and prices, and price collection methods.</p>	<p>has some limitations which have impact on obtained results. One of the main problems is lack of information on the floor space area of the structure in case of single-family houses. Consequently the HPI for Poland is based only on information on flats. Moreover, due to time lag between the transaction date and its registration in the administrative database not all transactions are taken into account in calculations.</p> <p>The following non-sampling errors can occur in the survey of HPI:</p> <ul style="list-style-type: none"> - errors due to non-response, - data entry errors, - quality change in databases. <p>In order to minimize the impact of errors in data provided by respondents on HPI indices appropriate quality checks and validations are made throughout data collection as well as data processing process. In case of non-response a telephone and e-mail follow-up of non-respondents takes place. In case of missing data imputation procedures are applied. In order to control changes in the mix of properties sold the stratification method is used.</p> <p>The HPI indices for Poland are final when published so they are not subject to routine revisions.</p>
				<p>Please provide a succinct assessment of the level of</p>		<p>HPI indices are internally consistent. Concepts, definitions and classifications for compiling the indices are consistent across all subdivisions.</p>

					the statistical discrepancies (“ <i>internal consistency</i> ”)		Higher-level aggregates are obtained from lower-level indices with the use of well-established procedures.
CoP13 Timeliness and punctuality	PC13 Timeliness (including punctuality)	13.1 13.4	4.1	S.16	<p>Please specify the timeliness requirements for international and EU purposes and the national target publication dates.</p> <p>Please specify punctuality defined as deviations in relation to the timeliness requirements and target dates specified above.</p>	<p><i>3.3.1 National requirements:</i> HPIs may be required at national level at different frequencies and timeliness.</p> <p><i>3.3.2 EU and other international requirements:</i> HPIs are released after 100 days from the end of the reference quarter. The release schedule has significantly improved and close to T+1Q at present, which is the target timeliness for this indicator</p>	<p>According to the national requirements, HPIs must be published within 4 months of the end of the quarter to which these indicators refer, broken down by provinces.</p> <p>The indices are provided to Eurostat about 85 days after the end of the reference period.</p>
CoP14 Coherence and comparability	PC14 Consistency and comparability	14.1/14.1	4.2.1 4.2.2 4.2.3	S17.2 S 18.1	<p>Please provide a succinct assessment of the results of the consistency check of the statistics with other related domains or data sets with which the statistics must show coherence (“<i>external consistency</i>”).</p> <p>The results should provide a relative objective</p>	<p><i>3.4.1 Consistency with related statistics:</i> Housing price estimates may be confronted with other indicators available at the national level, e.g., price valuation by a national appraisal board.</p>	<p>The HPI indices are cross-checked with data compiled by the National Central Bank (NBP). The NBP data covers the biggest cities in Poland and are calculated using hedonic method. The indices compiled by Statistics Poland and the NBP show similar trends. However, it should be kept in mind that Statistics Poland data are not directly comparable with the NBP data because of differences in coverage and used methodology.</p>

					measure to facilitate cross-country comparability, e.g. be presented as a ratio of the inconsistency between compared statistics, as a percentage of GDP, where appropriate.		
					Please provide a succinct assessment of the time series consistency, specifying (i) whether the time series presents breaks and if so explaining the reasons for the breaks; (ii) the length of the series for which back data are consistent; and (iii) whether the statistics are consistent across the various frequencies (monthly/quarterly/annual) where relevant.	3.4.2 "Time" and back data consistency: In the housing price statistics context, specify the following: - breaks in time series and reasons (whether they relate to methodological or other changes) - time periods for which data are consistent - availability of back data and back calculations performed.	Since 2010, the source of data for HPI calculations has been the Real Estate Price Registers kept by the Powiat Administrative Offices and offices of cities with powiat status and is fully comparable over time. There are no breaks in time series.
CoP15 Accessibility and Clarity	PC15 Accessibility and Clarity	15.1/15.1	5.1.1 5.2.1	S9.3 S 11 S12.1	Please provide a brief description of the dissemination policy and dissemination means, including links to the data and respective metadata.	Please provide a brief description of the dissemination policy and dissemination means, including links to the data and respective metadata.	Data are disseminated to all users via internet. Publication dates are announced in advance in an official release calendar. According to Article 14 of the Act of 29th June 1995 on Official Statistics (Journal of Laws of 2024 item 1799) the official statistics shall provide

						<p>to all equal and simultaneous access to the statistical information.</p> <p>The HPI indices are published in:</p> <ul style="list-style-type: none"> - New releases: Price indices of residential premises; - Publication: Real estate sales, Statistical Bulletin, Statistical Yearbook of the Republic of Poland, Concise Statistical Yearbook of Poland; - Databases: Knowledge Databases. <p>A short methodological description is available in the above mentioned publications (Methodological Notes) and on Statistics Poland website in the section Metainformation.</p> <p>Microdata are not disseminated.</p>
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