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

**Statistical domain:** Housing Price statistics

**Country: Czechia**

**Institution:** Czech Statistical Office

**Reference year:** 2024

**Date of update:** 03/2025

**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 version**

**Reporting institution: Czechia**

| 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 |
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| European Code of Practice principles | Public Commitment on European Statistics by the ESCB | Selected elements | | | | | |
| *Institutional Environment* | *Institutional Environment* | *CoP/PC* | *IMF DQAF* | *SIMS* | *Question(s)* | *Housing price statistics* | *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. | *Legal basis:* Please specify the statutory basis for ensuring independent professional authority in all statistical decision making and activities at the | Czech Statistical Office (CZSO) carries out independent statistical activities by the State Statistical Service Act No. 89/1995 Coll. which came into force on June 15, 1995, and was amended by Act No. 356/1999 Coll., Act. No. 220/2000 Coll., Act No. 256/2000 Coll., Act No. 411/2000 Coll., Act No. 202/2002 Coll., Act No. 320/2002 Coll., Act No. 81/2004 Coll., Act No. 81/2004 Coll. (part.), Act No. 562/2004 Coll., Act No. 342/2005 Coll., Act No. 245/2006 Coll., and Act No. 230/2006 Coll. The State Statistical Services Act is posted on the CZSO Website (link: [Act No 89/1995 Sb on the State Statistical Service \| Statistics](#)) |

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| | | | | | *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.* | institutional level. This legal authority provides the ground to exercise professional integrity to the fullest extent and is conducive to embedding a professional culture in the statistical office. | Statistical surveys are carried out by the State Statistical Service (CZSO and by statistical units of Government) and are governed by the terms of the State Statistical Service Act.<br><br>CZSO carries out independent statistical activities of the state delegated by law. The State Statistical Service Act regulates that statistical activity shall be carried out in compliance with the principles of professional independence, impartiality, objectivity, reliability, confidentiality, and cost efficiency. |
| | | 1.4/1.5 | | | The [name of reporting institution] has an annual statistical work programme which is made public.<br>*Statistics work programme: Please confirm the existence of a statistics work programme and specify where to find it (or similar document), if available.* | *Statistics work programme:* Please confirm the existence of a statistics work programme covering housing price statistics and specify where to find it, if available. | Each year, CZSO prepares the annual Programme of Statistical Surveys (PSS). The PSS is adopted by the Government and regularly includes the production of housing price statistics (HPI and OOHI), reflecting user needs and priorities of the Community Statistical Programme.<br><br>English: Data collection \| Statements |
| CoP2 Mandate for data collection | PC2 Mandate for data collection | 2.1/2.1 | 0.1.1 | S 7.1 | The mandate(s) of the [name of the institution(s)] to collect information for the development, production and dissemination of European | *Allocation of responsibilities:* Please explain the allocation of responsibilities for the production | CZSO (Price Statistics Department) has full responsibility for the production and dissemination of house price statistics in the Czech Republic |

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| | | | | | Statistics is specified in law. *Allocation of responsibilities: Please explain the allocation of responsibilities in producing the relevant statistics.* *Legal basis: Please confirm the mandate by referring to the relevant legal act(s) and any other kind of formal agreements.* | of housing price statistics. *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.* | The Commission Regulation on Owner-Occupied Housing No 93/2013 provides the legal basis for the quarterly transmission of HPI statistics by 85 days after the end of the quarter and of the annual weights by 15 June of year following the year to which they relate. |
| CoP6 Impartiality and objectivity | PC6 Impartiality and objectivity | 6.6/6.6 | 1.2.4 | S9.1 + S9.2 S.20.1 | Advance notice is given on release calendars and on major revisions or changes in methodologies, source data and techniques. *Advance release calendar: Please confirm the existence of an advance release calendar and provide a link to it.* *Revision policy: Please explain succinctly the revision policy and provide* | *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.* *1.3.2 Revision policy: Please explain succinctly* | HPI is included in the PSS and released quarterly in accordance with the pre-defined timetable and the Release Calendar. House price statistics are revisable under the terms of the Commission Regulation (EC) No 1921/2001 of 28 September 2001. Published HPI may be revised for mistakes, new or improved information, and methodological improvements. |

| Statistical Processes | Statistical Processes | CoP/PC | IMF DQAF | SIMS | Question(s) | Housing price statistics | |
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| | | | | | *a link to material on the revision policy, if existent.* | the revision policy for housing price statistics and provide a link to material on the revision policy, if existent. | |
| CoP7 Sound methodology | PC7 Sound methodology | 7.1/7.1 | 2.1 2.2 2.3 2.4 | S4.3 S4.4 S4.5 S4.6 S 6 S12.1 | Please specify the relevant statistical standards to which the statistics abide. *Links/references to existing comprehensive methodological documentation on specific aspects of the national sources and methods can also be provided* | *2.1.1 General remarks*: Specify if housing price statistics follow the methodological recommendations in the Technical Manual and the RPPI Handbook. | Czech HPIs are produced according to the harmonized approach in compliance with the methodological requirements and the Commission Regulation on Owner Occupied Housing No 93/2013.

The HPI covers residential properties purchased by households in the reference period, irrespective of the type of area in which they live and their position in the income distribution. It measures changes in the dwellings transaction prices that households acquire in the market in cash or through mortgage. HPI series are available at the level of detail established by the Owner-occupied Housing Commission Regulation No 93/2013.

The following HPI series (2008 – current date) are available:

◦ Purchases of dwellings, 2015 = 100 (quarterly);

◦ Purchases of new dwelling incl land 2015 = 100 (quarterly); and

◦ Purchases of existing dwellings 2015 = 100 (quarterly).

The statistical unit is a transaction of a residential property purchased by a private household. The statistical population covers all transactions of |

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| | | | | | | | | residential properties on the territory of the country, purchased by private domestic and non-domestic households (i.e., domestic concept).<br><br>All regions are covered; however, due to the limited number of transactions, HPIs are published for the country as a whole.<br><br>Documentation on the HPI methodology is under elaboration. |
| | | | | | | | 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.<br><br>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 is compiled in adherence to the concepts and definitions set in the methodological guidelines.<br><br>All purchases of dwellings made by households regardless of its final use are covered; dwellings bought by households for uses other than owner-occupancy are included. Both cash and mortgage transactions are included, and so is the price of land.<br><br>As the HPI puts emphasis on the market price of dwellings, non-marketed prices are ruled out from the scope of the HPI (self-builders and non-market part of transfers from government are excluded). |
| CoP8 Appropriate Statistical procedures | PC8 Appropriate Statistical procedures | 8.2/8.2 | 3.1<br>3.3<br>3.4 | | S12.1<br>S21.1<br>S21.3<br>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. | *Main features*: For *housing price statistics,* this description should start by assessing the soundness of sources of information, procedures and methods used in data compilation | Data come from administrative sources – Property Register (Cadastre) and data collection - two separate quarterly surveys: the Market price of dwellings (prices of existing dwellings) and the OOH survey (dwellings new to the households). Both surveys are conducted in compliance with methodological manual recommendations. They give information on the price changes of dwellings transacted in the relevant period. It is calculated using the real transaction price recorded, when the binding contract is signed.<br><br>Information on transactions for both surveys is gathered by questionnaires complemented by field survey. Some initial checks and validations are done and |

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| | | | | | *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.* | of the most relevant frequency (quarterly), e.g. price concept, index formula, weights, and adjustments. *Country specific aspects*: 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. | data are sent to the central office of CZSO where final verifications are done and average prices and index series are constructed.

Data from administrative source and from both surveys are used and stratification method is applied. Data are divided into 14 stratums on a regional base. Each stratum is further stratified at different levels of detail. For each stratum, the average price per square meter is calculated. Indices are chained annually (Laspeyres-type index). The weights for existing dwellings (both total and regional strata) represent the sales, which are provided by the Property Register (Cadastre), while total sales of new dwellings and are taken from NA.

Quality adjustments: Stratification method is applied for quality adjustments. Stratification variables are found on the bases of statistical analysis of the survey data. Data are analysed at the lowest level to enable the definition of optimal stratification variables. The stratification method is complemented with hedonic methods.

Treatment of missing prices or variables - imputation with quarterly price change of other settlements of the same type, region and city size. Missing information on a variable is filled in, if possible, by examining the whole database for the specific settlement and strata. There is no automatic completion of missing information. Each case is considered individually.

For the compilation of weights on the upper level of detail, the national accounts are the main source, which is complemented by other data (administrative data) for the estimation of the weights of lower level (e.g., the Registry Agency - Cadastre data).

The main data sources for existing dwellings are gross capital formation in the National accounts and the Registry Agency (Cadastre) data, supplemented by information from residential building statistics and other additional sources such as data for completed dwellings, annual reports on revenue and expenditure of |

| Statistical Output | Statistical Output | CoP/PC | IMF DQAF | SIMS | Question(s) | Housing price statistics | |
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| | | | | | | enterprises, reports on revenues of construction enterprises by type of construction activities, and execution of the state budget. The purchases of newly built dwellings by the household sector are part of GFCF (net weights) which is estimated in accordance with ESA 2010. | |
| CoP11 Relevance | PC11 Relevance | 11.1-11.3 | 0.3 | S.14 | 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. References to the statistical legislation and other formal or informal commitments could be sufficient. In addition, if applicable, the outcome of user consultation processes could also be given. | A variety of potential uses of HPIs are provided for consideration: - 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 | House price statistics are of key importance to a wide range of users by assisting them with macro-and micro-level decision making and monitoring. They provide crucial information on the evolution of housing prices which have huge implications with regards to economic performance, inflation, market stability, affordability, and investment. |

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| | | | | | | - an input to economic forecasting and analysis<br><br>- an input for decision making in respect to the housing market | |
| CoP12 Accuracy and reliability | PC12 Accuracy and reliability (including stability) | 12.1/12.1 | 3.5 | S 15.1<br>S 15.2<br>S15.3<br>S.18.2<br>S 20.2 | 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 material impact and to avoid compensatory effects in the case of balancing items):<br><br>- Directional reliability indicators;<br><br>- Revisions indicators (e.g. MAPE, MACE or RMSRE depending on the indicator).<br><br>and provide a succinct assessment of the accuracy | 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. Please also provide a detailed description on the data sources for both weights and prices, and price collection methods. | HPI data are based on one administrative source (Cadastre) and two sampled surveys. The type of administrative data ensure sufficient coverage and the two surveys provide improved timeliness. HPIs are with good accuracy assured by strictly following Eurostat's methodological recommendations and the regulation.<br><br>HPI surveys are produced using a non-probability (cut-off) sample which makes it difficult to assess the sampling error. Possible bias can be partly checked against existing non-government statistics covering the same statistical area (indices based on data from mortgage payments registers, index produced by banking association using similar methodology as HPI).<br><br>HPIs are published as pilot indices and are marked as preliminary and revisable statistics. |

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| | | | | | 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. | | |
| | | | | | Please provide a succinct assessment of the level of the statistical discrepancies ("*internal consistency*"). | | All figures are checked for internal consistency. Measures are in place to calculate the overall index and their subdivisions in a consistent manner. |
| CoP13 Timeliness and punctuality | PC13 Timeliness (including punctuality) | 13.1 13.4 | 4.1 | S.16 | Please specify the timeliness requirements for international and EU purposes and the national target publication dates. Please specify punctuality defined as deviations in relation to the timeliness requirements and target dates specified above. | *3.3.1 National requirements*: HPIs may be required at national level at different frequencies and timeliness. *3.3.2 EU and other international requirements*: HPIs are released after 100 days from the end of | The HPI statistics are transmitted to Eurostat according the Commission Regulation on Owner-Occupied Housing No 93/2013: within 85 days after the end of reference period (indices) and within 5½ months after the reference period (weights). Data provision to national and international users is made with full attention to the principle of punctuality. |

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| | | | | | the reference quarter. The release schedule has significantly improved and close to T+1Q at present, which is the target timeliness for this indicator. | |
| CoP14 Coherence and comparability | PC14 Consistency and comparability | 14.1/14.1 | 4.2.1<br>4.2.2<br>4.2.3 | S17.2<br>S 18.1 | 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 ("*external consistency*").<br><br>The results should provide a relative objective 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. | *3.4.1 Consistency with related statistics*:<br>Housing price estimates may be confronted with other indicators available at the national level, e.g., price valuation by a national appraisal board. | |

| | | | | | | 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: <br> - breaks in time series and reasons (whether they relate to methodological or other changes) <br> - time periods for which data are consistent <br> - availability of back data and back calculations performed. | Data are comparable across different time periods. When methodological improvements are implemented, back calculations are performed. |

| 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. | HPI data are published on the Eurostat website and on the Czech Statistical Office website House Price Index, Owner-Occupied Housing Price Index - 3. quarter of 2024 | Products<br><br>Microdata are not disseminated. |