

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

Statistical domain: Housing Price statistics

Country: Germany

Institution: Federal Statistical Office of Germany

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 update**

Reporting institution: Federal Statistical Office of Germany

Selected principles					Some specific examples for indicators and related questions (Response options, unless indicated otherwise: not implemented; partially implemented; fully implemented)	Statistical domain specifications	Germany
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>	<i>House Price Index</i>
CoP1 Professional Independence	PC1 Professional Independence	1.1/1.1	1.1.1 1.1.2		<p>The independence of [name of reporting institution], from political and other external interference in developing, producing and disseminating official statistics is guaranteed by law.</p> <p><i>Legal basis: Please confirm the independence by referring to the relevant national and EU legal act(s) and the formulation used</i></p>	<p><i>1.1.1 Legal basis: Please specify the statutory basis for guaranteeing independent professional authority in all statistical decision making and activities at the 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</i></p>	<p>Article 1 of the Federal Statistics Law mandates that “Federal Statistics shall be subject to the principles of neutrality, objectivity and scientific independence.”</p> <p>Article 2 of the Law describes the Federal Statistical Office (FSO) as an independent superior federal authority (selbstständige Bundesoberbehörde) within the portfolio of the Federal Minister of the Interior. The President of the</p>

				<p><i>in the legal act.</i></p>	<p>statistical office.</p> <p><i>1.1.2 Statistics work programme:</i> Please confirm the existence of a statistics work programme covering housing price statistics and specify where to find it, if available.</p>	<p>FSO is appointed by the Federal President on the proposal of the Federal Government.</p> <p>According to Article 5a of the European Regulation 2015/759 amending Regulation (EC) No 223/2009, the appointment procedure of the heads of NSIs shall be transparent and based only on professional criteria.</p> <p>Within the context of the Federal Statistics Law's mandate for neutrality, objectivity, and scientific independence, the FSO chooses data sources based on best fit for the statistical needs as well as in regard to the international and national accepted methodologies. Land Statistical Offices (LSO) are involved in these deliberations, as appropriate.</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:</i> Please confirm the existence of a statistics work programme and specify where to find it (or similar document), if available.</p>	<p>Information on the mandate of the FSO, its function and its objectives can be found on our website: www.destatis.de</p> <ul style="list-style-type: none"> ➔ Menu ➔ About us ➔ What we do ➔ Our Mission 	

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>1.2.1 Allocation of responsibilities: Please explain the allocation of responsibilities for the production of housing price statistics.</i></p> <p><i>1.2.2 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>The legal basis for the production of housing price statistics are the Commission Regulation 2023/1470 and 2016/792 and the German Price Statistics Law (Gesetz über die Preisstatistik).</p> <p>There is no sole responsibility for collecting, processing, and disseminating statistics in Germany. The constitution assigns to the Federation the legislative power in matters of statistics for federal purposes. Thus, a federal act, the “Law on Statistics for Federal Purposes” sets the framework for federal statistics, establishing the Federal Statistical Office and entrusting it with the development, processing and dissemination of federal statistics as well as European statistics.</p>

						<p>surveys, data collection as well as processing and dissemination up to the level of the federal states is done by the respective statistical authorities (Land Statistics Offices, LSOs) of the federal states. Some statistical work, such as compilation of foreign trade statistics, does not involve the LSOs. In addition to their contribution to federal statistics, the LSOs compile some statistics for the purposes of their respective federal states (i.e. statistics on elections).</p> <p>Moreover, the responsibility for a small number of federal statistics is assigned, by the respective federal laws, to non-statistical institutions such as the German Central Bank.</p> <p>The principle that all statistical surveys require a specific legal basis, which may be laws or ordinances of the Federation, counts also for European statistics, which can be ordered by regulations of the European Community, which are immediately applicable in the Member States. In Germany, normally an additional national</p>
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						<p>legal act is required.</p> <p>Although the federal states are autonomous in their institutional set-up, they follow the principle of functional concentration, as does the federation: statistical work is mostly undertaken by specialized statistical offices at both levels.</p> <p>The Federal Statistics Law mandates the FSO as an independent superior federal authority under the administrative supervision of the Federal Ministry of the Interior, thus requiring Ministry approval for decisions on organizational structure, legal matters with regard to personnel, and finance. The Federal Ministry of the Interior manages the FSO budget through the federal budgetary processes. That ministry also has responsibility for taking care of the overall strategic development of statistics in Germany, which includes dealing with any policy aspects of EU statistical requirements and overall relationships between the FSO and LSOs.</p>
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						<p>The FSO also falls under the specialist supervision of the various federal ministries with respect to particular statistical subjects, meaning that the relevant ministry assumes the political accountability for correct implementation of specific laws relating to federal statistics. Regarding the actual statistical work, the FSO is not bound by instructions and has to adhere only to the principles of neutrality, objectivity, and scientific independence as provided for in the Federal Statistics Law.</p> <p>The division of labour and principles of cooperation between Eurostat (the Statistical Office of the European Communities) and the statistical institutes of the Member States are laid down in Regulation (EC) No. 223/2009 on Community Statistics, amended by Regulation 2024/3018. A large number of EU acts regarding individual statistics stipulate the methodological and conceptual requirements for comparability of major statistics for Community purposes.</p>
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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 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><i>1.3.1 Advance release calendar:</i> Please confirm the existence of an advance release calendar for housing price statistics and provide a link to it.</p> <p><i>1.3.2 Revision policy:</i> Please explain succinctly the revision policy for housing price statistics and provide a link to material on the revision policy, if existent.</p>	<p>Information on major changes in methodology, source data, and statistical techniques are given to users in advance and when they are introduced. Explanation of new methods and changes in source data and statistical techniques are published on the website and in all relevant print publications. Special publications also make changes transparent. Major changes are also discussed with users.</p> <p>The advance release calendar is published in English on www.destatis.de</p> <ul style="list-style-type: none"> → Menu → Press → Annual release calendar → search: Residential property
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							For the revision policy of the HPI see CoP12.
Statistical Processes	Statistical Processes	CoP/PC	IMF DQAF	SIMS	Question(s)	Housing price statistics	House Price Index
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. <i>Links/references to existing comprehensive methodological documentation on specific aspects of the national sources and methods can also be provided</i>	2.1.1 <i>General remarks:</i> Specify if housing price statistics follow the methodological recommendations in the OOH Technical Manual and the RPPI Handbook.	The concepts and definitions used in the compilation of the HPI follow internationally accepted guidelines, namely those described by the international handbook on Residential Property Prices Indices (RPPI manual), the Commission Regulation 2023/1470 and 2016/792, which lay down the rules for the implementation of harmonized housing indices in Europe, and the methodological manual referred in it. Additional concepts and definitions are laid out in the detailed technical manual for HPI provided by Eurostat.

						<p>The HPI is a Laspeyres-type chain-linked constant quality pure price index using the Jevons index formula.</p> <p>In principle the German HPI covers all market transactions of residential properties purchased by households in the reference period in the entire territory of Germany.</p> <p>Dwellings include single or two family houses as well as freehold flats in multi-dwelling-buildings. The underlying land is always included in the price. All transactions are observed (both cash and mortgage) independent of the intended use (owner occupancy or renting out), independent of the institutional sector of its previous owner and independent of the nationality or residency of the buyer.</p> <p>The HPI is aggregated from a price index for new dwellings (less than three years old) and a price index for existing dwellings (three years or older) as in accordance with Commission Regulation (EU) 2023/1470.</p> <p>The reporting units are regional or local administrations that receive a</p>
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						<p>copy of each notary contract that is connected to a dwelling transaction (in Germany all transactions of real property have to be certified by a notary). In the following these administrations will be called Expert Committees for Property Valuation (ECPV).</p> <p>The definition of households is applied as defined in sector “S.14 – household sector” in the “European System of Accounts 2010”.</p> <p>The Territory of Germany is applied as defined in paragraph 2.05 of ESA 2010, with the exception that the extraterritorial enclaves situated within the boundaries of the country are included and the territorial enclaves situated in the rest of the world are excluded.</p> <p>The observed prices are prices actually paid by the purchaser of the dwelling. Property transfer tax</p>
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						<p>and other transfer costs are not included in the price. The price is for the complete package of land and building.</p> <p>The transaction is recorded at the date of the notary contract, i.e. the moment when the dwelling is not on the market anymore.</p>
				<p>Please specify adherence or deviations from concepts and rules according to international standards and highlight coverage gaps that are of <u>material relevance</u> for the statistics.</p> <p>Please indicate whether actions to address the deviations and coverage gaps are envisaged.</p>	<p>Deviations from concepts and rules and coverage gaps from the following principles with material impact should be identified:</p>	<p>In the federal State of Baden-Württemberg a cut-off-sample is applied. This was due to the small-scale organisational structure of the expert committees in property valuation in Baden-Wuerttemberg on the level on municipalities. Until recently, there were about 800 ECPVs in Baden-Wuerttemberg. For reasons of expense, data of ECPVs with a responsibility for municipalities with a population of less than 20,000 have therefore been excluded. However, ECPVs in Baden-Wuerttemberg have merged in the last years and are still merging. Therefore, it is planned to include the missing municipalities in Baden-Wuerttemberg in the future.</p> <p>Dwellings with extraordinary features that influence the price are excluded from the coverage (for example: foreclosures, inheritances, intra-family transactions, third parties having</p>

							rights on the property, exceptional high class features like swimming pool etc.).
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						<p>Once an ECPV receives a notary contract often they need to enrich the dataset with additional characteristics in a labor intensive process (sending questionnaires to the buyer, contacting other administrations like cadastral and construction oversight etc.). Therefore, unrecorded activity might occur due to the timeliness of the index and staff restrictions in the ECPVs. Data that is not transmitted to the NSI within about 70 days after the reference period is not included in the first result. These provisional results will be revised with the next publication, when further and subsequent deliveries of data are available.</p> <p>Some local administrations (ECPVs) with severe staff restrictions do not collect a complete census of all transactions if many of them are alike (for example if all dwellings in a newly constructed multi- dwelling- building are sold to households in a short period of time). In these cases only representativity is assured.</p> <p>Due to the hedonic method applied, each dwelling has to be connected to specific characteristics and a price. Multi-dwelling-buildings sold as a</p>
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						<p>whole are currently not included in the calculation. If a data set does not contain all price determining variables necessary for regression calculation it cannot be used for the hedonic quality adjustment and is therefore excluded from compilation.</p> <p>Four sub-indices are calculated as the basis of the published sub-indices new and existing dwellings: newly built houses, newly built apartments, existing houses and existing apartments. Buyers other than households are excluded from the calculation of three of these indices from 2017 onwards. In the calculation of new houses, other sectors are currently still included. This decision was made due to the low numbers of records for new houses.</p>
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CoP8 Appropriate Statistical procedures	PC8 Appropriate Statistical procedures	8.2/8.2	3.1 3.3 3.4	<p>S12.1 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.</p> <p>S21.1</p> <p>S21.3</p> <p>S 21.5- 6</p> <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>2.2.1 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 of the most relevant frequency (quarterly), e.g. price concept, index formula, weights, and adjustments.</p> <p>2.2.2 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.</p>	<p>In general the source data is comprehensive (complete census). Exceptions are described in CoP7.</p> <p>The collection modality is appropriate, i.e. the data is transmitted to the NSI from the administrative databases via secure online transmission according to a predefined data specification.</p> <p>The source data has a very high degree of compliance with the definitions, scope, classifications and valuation.</p> <p>The general source data timeliness is compliant with Commission Regulation (EU)2016/792. However, (as described in CoP7) not all data are transmitted on time for the first publication. Therefore, first results for one quarter are revised with the publication of the next quarter. Furthermore, results for one year are revised usually when the first quarter of the following year is being published.</p>
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						<p>The transmitted source data is compliant with the target concepts. As described in CoP7 in one federal state the coverage is not a complete census (like in the other 15 states) but a cut-off sample. In the case of unit-non- response the unit is removed from the base period as well.</p> <p>For the purpose of hedonic regression the endogenous variable (price) and the quantitative exogenous variables „living space“ and „land area“ are log-transformed, the variable „age“ is included as a third degree polynomial. Qualitative variables are converted to dummies. The “standard land value” – an estimate of local average land prices per m² provided by the ECPVs and updated in general every 2 years – is converted into up to eight dummy-variables to avoid the inclusion of prices in the exogenous variables. In 2019, it was suspected that this measure was not sufficient to ensure an exclusion of a price development in an exogenous variable anymore due to the strong price increases especially in large cities in the last years. Therefore, the standard land value was replaced as a location variable by the variable “location quality”,</p>
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							<p>where possible (in the seven largest cities and some other large cities). The quality of the location is assessed by the ECPVS. It is less frequently updated based on prices. Due to this change in methodology, a revision of the HPI has been implemented in June 2019, back until the year 2016.</p>
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						<p>The hedonic double imputation method is applied for quality adjustment. Afterwards the Jevons index formula is used to calculate four basic indices: newly built apartments, existing apartments, newly built single or two family houses, existing single or two family houses. The weights for the houses/ flats strata are currently updated less than yearly (last update 2017). The aim is to update these stratum weights on a yearly basis as well once house sales indicators are received by the ECPVs or the HPI weights have been overhauled. The weights for the sub-indices of new and existing dwellings are updated on a yearly basis as requested by the OOH/HPI regulation.</p> <p>The final step is a Laspeyres-type chain index with these annually updated weights based on expenditure in the previous year for the published sub-indices.</p> <p>In 2024, the weights for newly and existing dwellings in the HPI have also been price updated to the 4th quarter of the previous year (back until 2011)</p> <p>The incoming data is checked for plausibility and completeness. During the compilation process it is ensured that in the case of unit-non-response the unit is removed</p>
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						<p>from the base period as well. All regression coefficients are closely monitored. Important quality indicators that are observed and archived for each compilation include R^2, adjusted R^2 and variance inflation factor.</p> <p>It has been analysed several times how the index would change if data points with a Cook's Distance exceeding a threshold are being left out of the regression. The index at federal level does not change to a great extent. From the revision of 2017 on, Least Trimmed Squares (LTS) is used as a measure of detecting and deleting severe outliers.</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>	<i>House Price Index</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>The framework regulation of the HPI is regulation 2016/792 of the European Parliament and of the Council. It is specified in the implementing regulation 2023/1470.</p> <p>The HPI is currently mainly used by Central banks and the BIS (bank for international settlements) as a means to monitor economic imbalances and financial stability. It is also part of the macro economic imbalance procedure (MIP) by the CMFB.</p>

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CoP12 Accuracy and reliability	PC12 Accuracy and reliability (including stability)	12.1/12.1	3.5	S 15.1 S 15.2 S15.3 S.18.2 S 20.2 - Directional reliability	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):	The accuracy of source data 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, usage of surveys and the type of	A description of the prices and the source of the prices is given in CoP7. Several data sources are used for the determination of the weights. Detailed information in German language on the data sources and methods applied are described in various articles in the monthly bulletin of the Federal Statistical Office called “WISTA – Wirtschaft und Statistik”.

				<p>indicators;</p> <p>- Revisions indicators (e.g. MAPE, MACE or RMSRE depending on the indicator).</p> <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>survey used if applicable, and price concept and price collection methods.</p> <p>In cases where samples are used, measures taken to reduce sampling errors for higher precision of estimates may be discussed.</p>	<p>→ www.destatis.de</p> <p>→ Methoden</p> <p>→ WISTA – Wirtschaft und Statistik</p> <p>In general the data source is comprehensive (complete census) so that no sampling errors are calculated.</p> <p>First data are published 85 days after each quarter. Knowing that not all data are available at this time by the ECPVs, regular revisions are carried out. Starting in 2016 the following revision scheme is applied: first published results are declared as provisional and are revised with the following quarter (t+175). Usually with the revision of the 4th quarter results for the complete year are revised once again in a final step.</p> <p>This way it is ensured that all incoming data until the revision of the past year (even delayed data) is recognized in the index.</p> <p>An unscheduled revision was carried out in 2016 concerning the complete years of 2014 and 2015. This was necessary because of many late registrations and a better delivery behavior by ECPVs.</p> <p>A second major revision was carried out in 2019 back until 2016</p>
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						<p>due to methodological reasons. The main reason was the change of the way in which the location quality is taken care of in the regression (see CoP8).</p> <p>Compared to the first results, the quarterly year on year rates of change of the revised results differ since 2016 at maximum of - 0.7 and + 0.9 percentage points for the HPI. Here, only regular revisions are taken into account (not taking into account the large methodological revision in 2019). For newly built dwellings these differences in the rates of change range from -1.7 percentage points to +1.8 percentage points, for existing dwellings it is -0.6 and +1,1percentage points.</p>
				<p>Please provide a succinct assessment of the level of the statistical discrepancies (“<i>internal consistency</i>”)</p>	<p>Please provide a succinct assessment of the level of statistical discrepancies (“<i>internal consistency</i>”)</p>	<p>The publication dataset for the national HPI contains three series: HPI, HPI-new- dwellings, HPI-existing-dwellings. The HPI is aggregated from the two sub-indices HPI-new- dwellings and HPI-existing- dwellings. Thereby internal consistency is assured.</p>

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 one quarter from the end of the reference quarter. The release schedule has significantly improved to T+1Q at present, which is in line with the target date for this indicator. This achievement has been possible as a result of sustained efforts to improve timeliness made by the MSs.</p>	<p>Results are published compliant with Commission Regulation (EU) 2016/ 792 on a quarterly basis.</p> <p>Results are published compliant with Commission Regulation (EU) 2016/ 792 three month after the reference quarter.</p>
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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 (“external consistency”).</p> <p>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.</p>	<p><i>3.4.1 Consistency with related statistics:</i> Housing price estimates may be confronted with, e.g., imputed rental values of owner-occupied housing and the trends of price valuation by the national appraisal board.</p>	<p>In Germany, there are different sources of house price statistics published in addition to the Destatis HPI. There are differences in the data published by each source, as there are differences in both the data and methodology used. Therefore, the HPI is not directly comparable with these other indicators.</p> <p>This was described in detail in an article from the Federal Institute for Research on Building, Urban Affairs and Spatial Development (BBSR). See (German language):</p> <p>BBSR 2010</p> <p>Additionally the German national bank (Bundesbank) gives an overview of current results of the main indices</p> <p>Bundesbank_Indikatorensystem</p>
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				<p>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.</p>	<p>3.4.2 “Time” and back data consistency: In the housing price statistics context, specify the following:</p> <ul style="list-style-type: none"> - 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. 	<p>The published time series starts in 2000. However the legal basis for data collection came into force only in 2013 and required back data from 2008 onwards. Therefore the coverage from 2000 until 2008 was only based on eight (out of 16) federal states that participated on a voluntary basis. From 2010 to 2012 nine federal states reported data for the HPI. In 2013 data collection was expanded to cover the whole economic territory of Germany. Since 2015 ECPVs of all 16 federal states transmit data. Therefore, the HPI before 2015 is not exactly comparable to the HPI after 2015. This information is shared in the metadata and the german quality report to inform users about this break.</p> <p>In 2019 the HPI was revised back until 2016 due to methodological changes in the calculation. Therefore, there is a break in the time series of the HPI before 2016 and from 2016 on. The revision and an explanation why it was done was published in German together with the press release in 2019 and can still be accessed by the following website: https://www.destatis.de/DE/Them</p>
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						en/Wirtschaft/Preise/Baupreise-Immobilienpreisindex/Methoden/Erlaeuterungen/revision-hpi.html The HPI was revised due to methodological problems with the variable representing the location of the dwelling in the regression. The location had been represented by a classified version of the “standard ground value” (SLV), that is calculated by the ECPVs for areas within a municipality. This SLV is adapted by the ECPVs usually on a yearly basis, based on several variables including the development of the prices. To avoid that one and the same house would change SLV-classes between two periods and therewith cause an underestimation of the price development, the calculation was adapted. Instead of using the classes of the standard land value, another variable depicting the location is now used for metropolises, where the prices had been rising to the largest extent.
CoP15 Accessibility	PC15 Accessibility	15.1/15.1	5.1.1	S9.3 S 11	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. The data is presented on the FSO website (www.destatis.de) with explanations to the status of the results: → English → Themes

and Clarity	and Clarity		5.2.1	S12.1		<ul style="list-style-type: none"> ➔ Economy ➔ Prices ➔ Construction prices and real property prices ➔ Tables: residential property price indices ➔ House price index, price index for building land
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						<p>The data is also presented in our publication database GENESIS-online (https://www-genesis.destatis.de) with flags indicating the status of the result (“p” for provisional). For annual data search for table code 61262-0001, for quarterly data search for table code 61262-0002.</p> <p>A quality report in German language can be found on the website:</p> <ul style="list-style-type: none">→ www.destatis.de→ Menü→Methoden→ Qualität→ Qualitätsberichte→ mehr erfahren→ Wirtschaft→ Preise→ Häuserpreisindex
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