

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

Statistical domain: Housing Price statistics

Country: Sweden

Institution: SCB Sweden

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 version**

Reporting institution: SCB Sweden

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>	<i>Housing price statistics</i>
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: Please</i>	<i>Legal basis: Please specify the statutory basis for ensuring independent professional authority in all statistical decision making and activities at the institutional level.</i>	The independence of Statistics Sweden, from political and other external interference in collecting, producing and disseminating official statistics is guaranteed by law. Statistics Sweden should be, and are, an independent and autonomous authority. The production of statistics is based on the legislation (SFS 2001:99) relating to public statistics. Statistics Sweden has adapted European Statistics Code of Practice.

					<i>confirm the independence by referring to the relevant national and EU legal act(s) and the formulation used in the legal act.</i>	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.	
		1.4/1.5			The [name of reporting institution] has an annual statistical work programme which is made public. <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>	<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>	The annual statistical work programme of Statistics Sweden is found at http://scb.se/en/Finding-statistics/Publishing-calendar/
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 Statistics is specified in law.	<i>Allocation of responsibilities: Please explain the allocation of responsibilities for the production of housing price statistics.</i>	In Sweden there is a law SFS 2001:99 (in Swedish: Lag 2001:99 om den officiella statistiken) relating to public statistics. This law specifies the liability to supply information for different units/operators. It also specifies what falls within this liability. According to directives by the Government, Statistics Sweden is the central administrative agency for the production of official statistics.

					<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>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>Complementary to the law relating to public statistics, there is an ordinance SFS 2001:100 (in Swedish: Förordning 2001:100 om den officiella statistiken) relating to public statistics. This ordinance stipulates the authorities responsible for different types of public statistics. The associated regulation (2001:100) states Statistics Sweden's responsibility for the compilation and dissemination of statistics.</p> <p>Statistics Sweden has the responsibility to produce real estate price statistics in Sweden according to the ordinance. The house price statistics is included in the area of real estate price statistics.</p>
CoP6 Impartiality and objectivity	PC6 Impartiality and objectivity	6.6/6.6	1.2.4	<p>S9.1 + S9.2 S.20.1</p> <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>1.3.1 1.3.2</p> <p><i>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><i>Revision policy: Please explain succinctly the revision policy for housing price statistics and provide a link to material on the revision policy, if</i></p>	<p><i>Release calendar: Statistics Sweden disseminates an advance release calendar covering all data categories.</i> http://scb.se/en/Finding-statistics/Publishing-calendar/</p> <p>Statistics Sweden has produced a number of policies that affect statistics operations. A selection of those that have been translated into English, https://www.scb.se/en/About-us/main-activity/regulations-and-policies/policies-for-statistics-swedens-statistics-operations/</p> <p><i>Revision policy: The revision policy is public at Statistics Sweden,</i> Revision policy</p> <p>The revision policy describes three different categories of revisions.</p> <p>A. Routine revisions (planned and recurring) B. Revisions due to changes in methods or</p>	

						existent.	<p>definitions (planned, and of a one-off nature) C. Corrections (non-scheduled revisions)</p> <p>When the Swedish official real estate price statistics for existing dwellings (“one- or two-dwelling buildings” and “buildings for seasonal and secondary use”) is first released it is provisional; on-going revision takes place. The previous quarters during the present year are revised at every dissemination.</p> <p>Definitive annual data is published at t+5 months. At that time all statistics for previous year and the first quarter for present year can be revised. The revision policy for both quarterly and annually statistics is communicated on the website of Statistics Sweden.</p> <p>The revision for the purchases of new dwellings follows the revision policy, but there are no on-going revisions of the statistical values.</p> <p>The revision for the purchases of flats in co-ops of existing dwellings is published at the webpage of ValueGuard, http://www.valueguard.se/. Historical index numbers will not be changed when the index is updated for a new period.</p> <p>The revision policy for the HPI is aligned with the revision policy at Statistics Sweden. There is a slight difference for the Swedish official real estate price statistics for existing dwelling. The difference is that the first provisional statistical value is used and not the revised in the HPI.</p>
<i>Statistical</i>	<i>Statistical</i>	<i>CoP/PC</i>	<i>IMF</i>	<i>SIMS</i>	<i>Question(s)</i>	<i>Housing price</i>	

<i>Processes</i>	<i>Processes</i>		<i>DQAF</i>		<i>statistics</i>			
CoP7 Sound methodology	PC7 Sound methodology	7.1/7.1	2.1	S4.3	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>	<i>2.1.1 General remarks:</i> Specify if housing price statistics follow the methodological recommendations in the Technical Manual and the RPPI Handbook.	The HPI follows the methodological recommendations in the Technical Manual and the RPPI Handbook.	
				S4.4				
				S4.5	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.	Deviations from concepts, rules, and coverage gaps specific to housing prices statistics with material impact should be identified.	The main statistical variable for purchase of new dwelling is asking price. It would probably be better if the true transaction price was collected. The main reason not to collect the transaction price is the extended lag in the statistics. The land component in the price changes of new dwelling is not included in the building price index. The price changes for building are a proxy for the changes of land and building.	
				S 6	Please indicate whether actions to address the deviations and coverage gaps are envisaged.			
CoP8 Appropriate Statistical procedures	PC8 Appropriate Statistical procedures	8.2/8.2	3.1	S12.1	Please provide a succinct assessment of the robustness of the statistics by elaborating briefly on the relevant sources of	<i>Main features:</i> For <i>housing price statistics</i> , this description should start by assessing	For the compilation of HPI the main source of information is from administrative register. The HPI is a chain-linked Laspeyres-type price index. National Accounts is the main source for the compilation of weights, which is complemented by other administrative sources.	
			3.3	S21.1				
			3.4	S21.3				

				<p>S 21.5-6 information, statistical methods and procedures used across the various frequencies.</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>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><i>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.</i></p>	<p>The source for the component “New dwellings” is a conducted total population survey of multi-dwelling buildings and collectively built one- or two-dwelling buildings.</p> <p>The main administrative sources for the existing dwellings are Lantmäteriet (The Land and Cadastral Authority), Skatteverket (Tax Authority) and Real estate agents. The information from Lantmäteriet is sent on a weekly basis. The tax assessment information from Skatteverket is sent on yearly basis. The information from the real estate agents are collected at a daily basis. The information from the agents are collected by a private company Svensk Mäklarstatistik AB. 95 percent of the whole agents market is collected by Svensk Mäklarstatistik AB.</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>(i) At international level the statistics are part of the ‘Special Data Dissemination Standard Plus’ of the IMF and are required for IMF ‘Article IV consultations’ of the EU Member States. Other international bodies that use the HPI is OECD and BIS.</p> <p>(ii) HPI is a part of the Scoreboard of indicators used in the Macroeconomic Imbalances Procedure (MIP) of the European Commission</p> <p>(iii) HPI is not well used at the national level. The individual components have been available prior to the HPI. Each individual component has been used as input for policy and regulations by the Central Government and Local Government. Other usage of the statistics are:</p> <ul style="list-style-type: none"> - General interest in public debate - Valuation of real estate - Property disputes, i.e. inheritance, etc. <p>User consultation: Statistics Sweden has user councils to continually provide the authority with knowledge about the new and changing needs for statistics.</p> <p>https://www.scb.se/en/About-us/main-activity/councils-and-boards/user-councils/</p>

CoP12 Accuracy and reliability	PC12 Accuracy and reliability (including stability)	12.1/12.1	3.5	<p>S 15.1 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):</p> <p>S 15.2 - Directional reliability indicators;</p> <p>S 15.3 - Revisions indicators (e.g. MAPE, MACE or RMSRE depending on the indicator).</p> <p>S 18.2 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>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>Please also provide a detailed description on the data sources for both weights and prices, and price collection methods.</p>	<p>National Accounts is the main source for the compilation of weights, which is complemented by other administrative sources.</p> <p>The source for components for existing dwellings, except flats in Co-ops, is conducted through a total population survey. The collected information is based on administrative data from Lantmäteriet (The Land and Cadastral Authority). According to the law SFS 1970:994 (in Swedish: Jordabalken 1970:994) Chapter 20 § 2 the registration of title should be applied for within three months from the date on the document for the acquisition. The component existing dwellings (flats) in Co-ops are a sampling survey. The source of the data is collected by a private company through real estate agents. The collected data is sales contracts with specific information regarding the sold dwelling. The sampling size is approximately 95 percent of the market that uses real estate agents in the sales of dwellings.</p> <p>The component new dwellings are total population survey. The survey includes newly built apartment buildings and collectively built houses. Knowledge of the construction of new dwellings is obtained by building permits. There is an obligation to provide information for the survey according to the Official Statistics Act (2001:99). The statistics are also regulated according to the Official Statistics Ordinance (2001:100) and Statistics Sweden's regulations (SCB-FS 2019:13).</p>

					discrepancies (“ <i>internal consistency</i> ”)		
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 <i>National requirements:</i> HPIs may be required at national level at different frequencies and timeliness. 3.3.2 <i>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	The HPI is not required at national level. The following HPI datasets are provided to Eurostat each quarter: H.1. Purchases of all dwellings H.1.1. Purchases of new dwellings H.1.2. Purchases of existing dwellings. These quarterly indices are provided to Eurostat within 85 days from the end of the reference period. The component “H.1. Purchases of all dwellings” is provided to the IMF at the latest 85 days after the end of the reference period. A shorter time series of “H.1. Purchases of all dwellings” is published in the Statistical Database at Statistics Sweden’s webpage, Survey: https://www.scb.se/fm5001-en Table in the Statistical database: https://www.statistikdatabasen.scb.se/sq/131918
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	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	3.4.1 <i>Consistency with related statistics:</i> Housing price estimates may be confronted with other indicators available at the	There are at least two private organizations that produce real estate price statistics for dwellings that appear in the media in addition to Statistics Sweden. The statistics from the two producers are based on the same data, but with different methods. The results differ somewhat between the two producers, but the statistics are pointing in the same direction. If the statistics is compensated for the

				<p>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>national level, e.g., price valuation by a national appraisal board.</p>	<p>time lag between the official and the private statistics the results are pointing in the same direction.</p>
				<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 	<p>There are no significant breaks in the time series of the HPI which ranges from 2005. The HPI starts in 2005. Statistics Sweden has had statistics in the housing market since the 1950s. Price statistics for new and existing dwelling, except existing flats in Co-ops, starts in the 1950s. In the long time series from the 1950s there are breaks in the series. The breaks are presented in the yearly publications for each component, existing and new dwellings. The component existing flats in Co-ops, which is used in HPI, starts in 2005. Statistics Sweden has information regarding the sales of Co-ops since 2000, but the information is limited and there is no price index calculated for that specific information.</p>

						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.	<p>Statistics Sweden disseminates an advance release calendar covering all data categories. http://scb.se/en/Finding-statistics/Publishing-calendar/</p> <p>The official statistic is public to all users at a pre-determined time. The statistics are usually published at 8.00am. There is a possibility to subscribe to a statistical newsletter.</p> <p>The metadata (only in Swedish) for the underlying component for HPI is available in connection with the publication of the statistics. The metadata can be found at: www.scb.se/bo0201 (see “Dokumentation”) www.scb.se/bo0501 (see “Dokumentation”) www.valueguard.se/</p> <p>A shorter time series of “H.1. Purchases of all dwellings” is published in the Statistical Database at Statistics Sweden’s webpage, https://www.statistikdatabasen.scb.se/sq/131918</p>