

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

Statistical domain: Housing Price statistics

Country: Malta

Institution: National Statistics Office of Malta

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: NSO Malta

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	<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 in the legal act.</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</i></p>	<p>The NSO and its activities are governed by the Malta Statistics Authority Act, 2000.</p> <p>Our mission is to produce high-quality statistics and analysis for better decision making in Malta.</p> <p>This Act regulates that statistical activity shall be carried out in compliance with the principles of:</p> <ul style="list-style-type: none"> • Independence – produce statistics and analysis that are free from external influence. • Objectivity – Present a true and factual picture of economic and social spheres through our statistics. • Dependability – Commit ourselves to produce quality statistics and nurture our reliability by delivering on expectations of the public sector, the business community and civil society. • Honesty – Stand firm by what is right, truthful, open, clear and coherent.
		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</i></p>	<p><i>provides the ground to exercise professional integrity to the fullest extent and is conducive to embedding a professional culture in the statistical</i></p>	<p>NSO defines its annual statistical work programme which is made public through our website. The news release calendar is published on the NSO website and includes a 6 month advance notice (the current month and the forthcoming two months).</p> <p>The news release calendar is available on: https://nso.gov.mt/en/News_Releases/Release_Calendar/Pages/News-Release-Calendar.aspx https://nso.gov.mt/en/News_Releases/Release_Calendar/Pages/News-Release-Calendar.aspx</p>

				<p>available.</p> <p>office.</p> <p>1.1.2</p> <p>Statistics work programme: Please confirm the existence of a statistics work programme covering housing price statistics and specify where to find it, if available.</p>	<p>The Residential Property Price Index news release is published quarterly at a national level and available on our website:</p> <p>https://nso.gov.mt/property/An additional news release named Residential Property Transactions news release is published monthly at a national level and available on our website</p> <p>https://nso.gov.mt/property/</p>
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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 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><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>Two RPPIs (Residential Property Price Index) are available in Malta. One is compiled by the Price Statistics Unit within NSO, based on transaction prices derived from fiscal administrative data source. The other index is based on advertised prices and this is produced by the Central Bank of Malta (CBM).</p> <p>The Malta Statistics Authority (MSA) Act empowers the NSO to collect, compile, extract and release official statistics related to demographic, social, environment, economic and general activities and conditions of Malta.</p> <p>The mandate for the production of house price statistics is laid down in the Commission Implementing Regulation (EU) No 2020/1148 of 31 July 2020 lays down detailed rules for 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 (OJ L 252, 4.8.2020, p. 12–23). .It 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.</p> <p>Moreover, the NSO abides also by Regulation (EU) 2016/792 of the European Parliament and of the Council of 11 May 2016 on harmonised indices of consumer prices and the house price index, and repealing Council Regulation (EC) No 2494/95.</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:</i> <i>Please confirm the existence of an advance release calendar for housing price statistics and provide a link to it.</i></p> <p><i>1.3.1 Advance release calendar:</i> <i>Please confirm the existence of an advance release calendar for housing price statistics and provide a link to it.</i></p> <p><i>1.3.2 Revision policy:</i> <i>Please explain succinctly the revision policy and provide a link to material on the revision policy, if existent.</i></p>	<p>The release is published and disseminated at 11:00 hrs as scheduled in the advance release calendar. This calendar is published on the NSO website and includes a 6 month advance notice (the current month and the forthcoming two months). https://nso.gov.mt/calendars/</p> <p>All efforts are made so that the scheduled News Releases are published on the date and time announced. However, in the occurrence of unforeseen circumstances, News Releases may be deferred to a later time or to another date. In the latter instance, the NSO shall indicate clearly this deferral on the Advance Release Calendar with at least 3 working days notice. A note with the following text shall be included next to the postponed News Release '<i>postponed to dd/mm/yyyy</i>'. The postponed News Release shall immediately be inserted in the new date within the Advance Release Calendar as indicated in the postponement notice. https://nso.gov.mt/calendars/</p> <p>Data for the last five quarters are always provisional. Thus, in the methodological notes, the general public is always informed about the possibility of revising the last four quarters in the previous news release.</p> <p>In addition, statistical data produced by the NSO may be subject to revisions in accordance with Principle 8 of the European Statistics Code of Practice. Revisions of statistical data are normal and necessary to progressively increase the quality and precision of data, while ensuring the consistency of data over time and across domains. The Revisions Policy outlines the general principles and procedures followed by the NSO for any revisions of data and is meant for both users and producers of statistics to gain a better understanding of the revision process and its analysis. The Policy on Revisions of Official Statistics may be accessed at: https://nso.gov.mt/wp-content/uploads/CDU-POL-002_Revisions-of-Official-Statistics-Policy.pdf</p>
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<i>Statistical Processes</i>	<i>Statistical Processes</i>	<i>CoP/PC</i>	<i>IMF DQAF</i>	<i>SIMS</i>	<i>Question(s)</i>	<i>Housing price statistics</i>	
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 S6 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 also be provided</i>	<i>2.1.1 General remarks:</i> Specify if housing price statistics follow the methodological recommendations in the OOH Technical Manual and the RPPI Handbook.	The HPI compilation follows methodological standards set out in the Technical manual on Owner-Occupied Housing for HICP provided by Eurostat to ensure comparability of HPI indices across Member States. The HPI measures the evolution of market prices of residential properties purchased by households. It includes both new and existing dwellings, regardless of whether the purchase is for own-occupancy or for investment. Prices include land value. HPI series are available at the level of detail established by the Owner-occupied Housing Commission Implementing Regulation (EU) 2020/1148 . Due to the limited number of transactions, HPIs are published for the country as a whole. The reference period of prices, indices and weights is 2015=100. Methodological notes are listed on the last page of the national news release. In addition, it is also documented in metadata.

				<p>Please specify adherence or deviations from concepts and rules according to the international standards and highlight coverage gaps that are of material relevance 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>The HPI is compiled in adherence to the concepts and definitions stipulated in the methodological guidelines.</p> <p>The sample consists of all purchases of dwellings made by households regardless of their final use. Both cash and mortgage transactions are included, and so is the price of land.</p>
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CoP8 Appropriate Statistical procedures	PC8 Appropriate Statistical procedures	8.2/8.2	3.1 3.3 3.4	S12.1 S21.1 S21.3 S21.5-6	<p>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><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>The production of HPI Indices is based on administrative data; the full transaction prices (prices recorded at the time of the binding contract) for purchases of dwellings. Transaction prices include the value of land. Price changes are calculated using the real transaction price recorded when the binding contract is signed.</p> <p>The HPI is a chain-linked Laspeyres-type price index. HPI data are presented in the form of index numbers (present index base year: 2015) and quarterly growth rates. This enables the revision of weights on an annual basis, thus ensuring that the index is relevant at all times. The HPI is weighted by the value of dwelling transactions (new and existing) sector (gross concept applied, weights data include the value of land).</p> <p>All data are checked for completeness and consistency with statistical concepts and definitions. The HPI is based on the Hedonic method for each dwelling type. The index compilation method is the Rolling Time Dummy method where the result for each reference period is based on a rolling window of quarters. The optimal window length was analysed for each property type. The log price is the dependent variable. The independent variables include: log of the square metreage, dwelling subtypes, and geographical location, amongst others. First, the hedonic models for the three main property types (apartments, maisonettes and houses) distinguished within each of the two sub-indices (newly built and existing dwellings) are compiled, and then indices for property types are aggregated with the use of weights in order to obtain indices for newly built dwellings, existing dwelling and total HPI. Outliers are detected using Cook's Distance. The data is checked for persisting highly influential transactions that remain after the outlier detection. These are identified and eliminated if thought necessary. Indices are constructed every quarter, due to the small number of transactions on a monthly basis.</p> <p>With regards to OOH, ESA 95 is the main source for the compilation of weights, which is complemented by a fiscal administrative data source and other construction statistics for the estimation of the weight for existing dwellings (e.g. building permits).</p> <p>The indices referring to the last year will be updated as a result of newly</p>
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							available information. Data for the last 4 quarters will be flagged as provisional.
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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 	<p>HPIs are an important tool to a myriad of users in their decision making and monitoring, as it gives a better understanding of the market. It provides crucial information on the evolution of house prices which impacts on the economic performance, inflation, market stability, affordability and investment. Better information on the market trends will help the real estate market to form and adapt strategies accordingly, thereby offering a more customised service to clients. In addition, as from January 2020, as stipulated in the new Rent Reform Act, the RPPI will be used as an inflator to residential rent prices.</p> <p>No formal user consultation process has been held up until today. Having said that, users are free to interact and to provide any suggestions through our website.</p>

						<p>- an input to economic forecasting and analysis</p> <p>- an input for decision making in respect to the housing market</p>	
CoP12 Accuracy and reliability	PC12 Accuracy and reliability (including stability)	12.1/12.1	3.5	<p>S 15.1</p> <p>S 15.2</p> <p>S15.3</p>	<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</p>	<p>The accuracy of source data can be monitored by assessing the methodological soundness of price and</p>	<p>HPI is perceived to be accurate as all sale transactions recorded in a particular period are accounted for. The HPI is compiled following the methodological rules and guidelines described in the official manual.</p> <p>Index calculation is based on administrative data, which covers all data on sale transactions; thereby the Maltese HPI is not subject to sampling error. It can be the case that there are inconsistencies (due to misclassification) in this data. The NSO is putting its efforts in minimizing these errors, as queries are forwarded to the source.</p> <p>Revision takes place due to incompleteness of quarterly database as the database is continuously being updated with transactions registered at a</p>

				<p>S.18 releases for the weight .2 relevant series sources and (selected for their adherence to S material impact and the 20.2 to avoid methodologic compensatory effects al in the case of recommendati balancing items): ons.</p> <ul style="list-style-type: none"> - Directional Please also reliability indicators; provide a - Revisions detailed indicators(e.g. description on MAPE, MACE or the data RMSRE depending sources for on the indicator). both weights and provide a and prices, succinct assessment usage of of the accuracy and surveys and reliability of the the type of statistics on the basis survey used if of the results, with applicable, an attempt to provide and price a relative objective concept and measure, explaining price also the main collection reasons for revisions. methods. <p>In cases where samples are</p>	<p>later stage. Consequently, indices referring to the last year will be revised as a result of newly available information. Data for the last 4 quarters will be tagged as provisional and subject to revision.</p>
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						used, measures taken to reduce sampling errors for higher precision of estimates may be discussed.	
					Please provide a succinct assessment of the level of the statistical discrepancies (“ <i>internal consistency</i> ”)	Please provide a succinct assessment of the level of statistical discrepancies (“ <i>internal consistency</i> ”)	All figures are checked for internal consistency. Consistency is ensured all throughout the process of calculating the overall index and their subdivisions.
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	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</i>	House price statistics are released within the timeliness limits set internally and externally. The HPI is published locally on an annual basis via the RPPInews release. HPI statistics are transmitted to Eurostat according to Commission Regulation on Owner-Occupied Housing No 2020/1148: within 85 days after the end of reference period (indices) while as for the weights these are transmitted within 166 days after the reference period.

				<p>timeliness requirements and target dates specified above.</p>	<p><i>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>	
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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 S18.1 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”). 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 <i>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.	Another source of information for official data on house prices at national level is used only for benchmarking purposes. Whenever improvements in methodology are implemented, back calculations are carried out.
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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 series starts from 2005 and is produced consistently over time regarding methodology and definitions. The HPI was revised from 2023 Q1 onwards, whilst making use of the Splicing Technique to compensate for the break in series when linking with the old index. This allows the continuity of the HPI by joining the two time series at one specific time period.</p>
CoP15 Accessibility and	PC15 Accessibility and	15.1/15.1	5.1.1 5.2.1	S9.3 S 11	<p>Please provide a brief description of the dissemination policy</p>	<p>Please provide a brief description of</p>	<p>The RPPI release is published and disseminated at 11:00 hrs (local time) as scheduled in the News Release Calendar which is available on the NSO</p>

Clarity	Clarity			S12.1	and dissemination means, including links to the data and respective metadata.	the dissemination policy and dissemination means, including links to the data and respective metadata.	<p>website (https://nso.gov.mt/calendars/).</p> <p>All news releases are disseminated through the following link: http://www.nso.gov.mt</p> <p>An online database for the quarterly RPPI may be accessed from the Selected Indicators section from the following link: https://nso.gov.mt/property/ Microdata are not disseminated.</p>
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