

Statistics in this release have been reclassified under 6 districts and 16 clusters of localities.

The number of final deeds of sale and promise of sale agreements relating to residential property amounted to 1,097 and 921 during January 2023, registering an annual rate of change of -4.5 per cent and 38.9 per cent, respectively.

## Residential Property Transactions: January 2023

Cut-off date:  
2 February 2023

This news release presents provisional data on residential property sale transactions based on the date of registration with the tax authority.

### Final deeds of sale

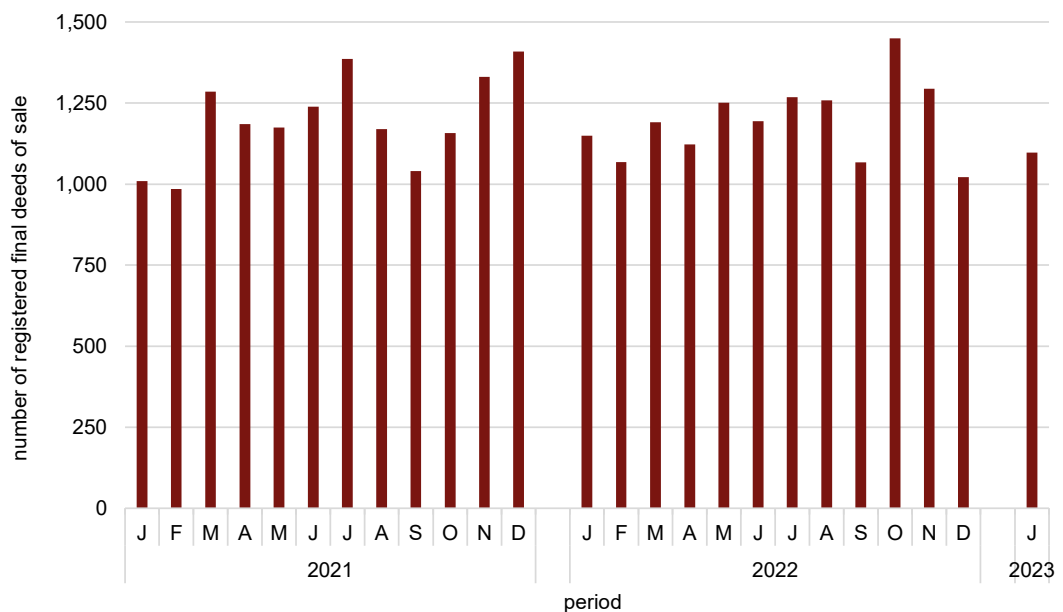
In January 2023, the number of final deeds of sale relating to residential property amounted to 1,097, a 4.5 per cent decrease when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €290.5 million, 16.2 per cent higher than the corresponding value recorded in January 2022 (Table 2a).

In the month under review, 998, or 91.0 per cent, of these final deeds of sale involved individual buyers (households), with companies accounting for virtually all the rest (Table 1b). The value of the deeds involving individual buyers (households) amounted to €221.7 million, equivalent to 76.3 per cent of the total value (Table 2b).

### *Final deeds of sale by district and by cluster of localities*

In January 2023, the highest numbers of final deeds of sale were recorded in the Northern Harbour District and the Northern District, registering a total of 314 and 194 deeds, respectively. On the other hand, the lowest numbers of deeds were registered in the Western District, followed by the South Eastern District, with 104 and 138 deeds, respectively (Table 3).

Chart 1. Registered final deeds of sale - monthly



For the purpose of this release, the districts were further sub-divided into clusters of localities as presented in Tables 3 and 5. Cluster 4 (Il-Hamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ħal Qormi) recorded the highest number of final deeds of sale in January 2023, totalling 189. The second highest number was recorded in Cluster 14 (Il-Mellieħa, San Pawl Il-Baħar, L-Imġarr), with 132 deeds. Cluster 12 (Ħal Balzan, L-Iklin, Ħal Lija) and Cluster 1 (Valletta, Il-Furjana, Il-Marsa) registered the lowest count of deeds at 16 and 19, respectively.

### **Promise of sale agreements**

In January 2023, 921 promise of sale agreements relating to residential property were registered, equivalent to an increase of 38.9 per cent over the previous year (Table 4a). Individual potential buyers (households) accounted for 841, or 91.3 per cent, of these agreements, while the rest mainly involved companies (Table 4b).

#### *Promise of sale agreements by district and by cluster of localities*

The largest number of promise of sale agreements corresponded to residential properties in the Northern Harbour District with 268 agreements, followed by the Northern District with 179 agreements. On the other hand, the lowest figures of promise of sale agreements were noted in the Western District, and the Gozo and Comino District, at 89 and 109 agreements, respectively.

The clusters with the highest number of agreements were Cluster 4 (Il-Hamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ħal Qormi) where 162 agreements were recorded, and Cluster 14 (Il-Mellieħa, San Pawl Il-Baħar, L-Imġarr), where agreements totalled 107. At 16 and 19 agreements, the lowest numbers were recorded in Cluster 12 (Ħal Balzan, L-Iklin, Ħal Lija) and Cluster 1 (Valletta, Il-Furjana, Il-Marsa), respectively (Table 5).

**Table 1a. Number of final deeds of sale by period of registration**

<b>Period</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	1,009	1,149	1,097
February	984	1,068	
March	1,285	1,190	
<b>Q1</b>	<b>3,278</b>	<b>3,407</b>	
April	1,185	1,122	
May	1,174	1,251	
June	1,239	1,194	
<b>Q2</b>	<b>3,598</b>	<b>3,567</b>	
July	1,386	1,268	
August	1,170	1,258	
September	1,040	1,067	
<b>Q3</b>	<b>3,596</b>	<b>3,593</b>	
October	1,157	1,449	
November	1,330	1,294	
December	1,409	1,021	
<b>Q4</b>	<b>3,896</b>	<b>3,764</b>	
<b>Total</b>	<b>14,368</b>	<b>14,331</b>	

**Table 1b. Number of final deeds of sale involving individual buyers (households) by period of registration**

<b>Period</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	932	1,060	998
February	900	989	
March	1,192	1,095	
<b>Q1</b>	<b>3,024</b>	<b>3,144</b>	
April	1,095	1,038	
May	1,089	1,149	
June	1,136	1,103	
<b>Q2</b>	<b>3,320</b>	<b>3,290</b>	
July	1,295	1,138	
August	1,073	1,136	
September	963	978	
<b>Q3</b>	<b>3,331</b>	<b>3,252</b>	
October	1,072	1,314	
November	1,242	1,170	
December	1,296	932	
<b>Q4</b>	<b>3,610</b>	<b>3,416</b>	
<b>Total</b>	<b>13,285</b>	<b>13,102</b>	

Note: Refer to methodological note 8.

Table 2a. Total value of final deeds of sale by period of registration

			€ million
Period	2021	2022	2023
January	209.2	250.0	290.5
February	196.3	253.5	
March	270.6	259.9	
<b>Q1</b>	<b>676.1</b>	<b>763.4</b>	
April	242.4	238.0	
May	326.7	273.8	
June	251.4	280.0	
<b>Q2</b>	<b>820.5</b>	<b>791.8</b>	
July	300.6	313.1	
August	247.7	286.0	
September	258.5	244.9	
<b>Q3</b>	<b>806.8</b>	<b>844.0</b>	
October	245.9	333.8	
November	297.8	301.2	
December	314.8	227.7	
<b>Q4</b>	<b>858.5</b>	<b>862.7</b>	
<b>Total</b>	<b>3,161.9</b>	<b>3,261.9</b>	

Table 2b. Value of final deeds of sale involving individual buyers (households) by period of registration

			€ million
Period	2021	2022	2023
January	175.1	212.8	221.7
February	163.3	205.8	
March	239.4	219.6	
<b>Q1</b>	<b>577.8</b>	<b>638.2</b>	
April	204.6	210.2	
May	213.6	233.4	
June	214.9	227.0	
<b>Q2</b>	<b>633.1</b>	<b>670.6</b>	
July	256.8	264.1	
August	209.0	240.6	
September	183.1	201.3	
<b>Q3</b>	<b>648.9</b>	<b>706.0</b>	
October	209.0	276.7	
November	263.2	245.4	
December	267.3	188.4	
<b>Q4</b>	<b>739.5</b>	<b>710.5</b>	
<b>Total</b>	<b>2,599.3</b>	<b>2,725.3</b>	

Note: Refer to methodological note 8.

**Table 3. Number of final deeds of sale by period of registration, district and cluster**

District	Cluster	2022		2023
		January	December	January
Southern Harbour	1.	Valletta, Il-Furjana, Il-Marsa		19
	2.	Santa Luċija, Ғal Tarxien, Il-Fgura, RaҒal Ġdid, Ғal Luqa		83
	3.	Il-Birgu, L-Isla, Bormla, Il-Kalkara, Ғaḷ-Ḷabbar, Ix-XgҒajra		60
		<b>132</b>	<b>161</b>	<b>162</b>
Northern Harbour	4.	Il-Ғamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ғal Qormi		189
	5.	Is-Swieqi, Pembroke, San Ġiljan, Tas-Sliema		83
	6.	Il-Gżira, Ta' Xbiex, San Ġwann		42
		<b>301</b>	<b>295</b>	<b>314</b>
South Eastern	7.	Birżebbuġa, Ғal Safi, Iż-Ḷurrieq		50
	8.	Marsaxlokk, Marsaskala, Iż-Ḷejtun		54
	9.	Ғal GҒaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Il-Gudja		34
		<b>142</b>	<b>163</b>	<b>138</b>
Western	10.	Ғaḷ-Ḷebbuġ, Is-Siġġiewi, Ғ'Attard		63
	11.	Ir-Rabat, L-Imdina, Ғad-Dingli, L-Imtarfa		25
	12.	Ғal Balzan, L-Iklin, Ғal Lija		16
		<b>125</b>	<b>65</b>	<b>104</b>
Northern	13.	Ғal GҒargħur, Il-Mosta, In-Naxxar		62
	14.	Il-Mellieħa, San Pawl Il-Baħar, L-Imġarr		132
		<b>218</b>	<b>200</b>	<b>194</b>
Gozo and Comino	15.	Il-Fontana, L-GҒarb, L-GҒasri, Ta' Kerċem, Il-Munxar, Ir-Rabat GҒawdex, San Lawrenz, Ta' Sannat, Iż-Ḷebbuġ		104
	16.	GҒajnsielem and Comino, In-Nadur, Il-Qala, Ix-Xagħra, Ix-Xewkija		81
		<b>231</b>	<b>137</b>	<b>185</b>
<b>Total</b>		<b>1,149</b>	<b>1,021</b>	<b>1,097</b>

Note: Refer to methodological note 13.

**Table 4a. Number of promise of sale agreements by period of registration**

<b>Period</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	980	663	921
February	1,350	965	
March	1,648	1,113	
<b>Q1</b>	<b>3,978</b>	<b>2,741</b>	
April	1,428	1,017	
May	1,477	1,126	
June	1,165	1,089	
<b>Q2</b>	<b>4,070</b>	<b>3,232</b>	
July	1,101	955	
August	888	919	
September	988	973	
<b>Q3</b>	<b>2,977</b>	<b>2,847</b>	
October	1,090	1,199	
November	1,251	1,156	
December	2,273	1,002	
<b>Q4</b>	<b>4,614</b>	<b>3,357</b>	
<b>Total</b>	<b>15,639</b>	<b>12,177</b>	

**Table 4b. Number of promise of sale agreements involving individual potential buyers (households) by period of registration**

<b>Period</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
January	896	547	841
February	1,269	894	
March	1,525	1,025	
<b>Q1</b>	<b>3,690</b>	<b>2,466</b>	
April	1,319	950	
May	1,358	1,037	
June	1,060	989	
<b>Q2</b>	<b>3,737</b>	<b>2,976</b>	
July	985	880	
August	786	863	
September	911	883	
<b>Q3</b>	<b>2,682</b>	<b>2,626</b>	
October	994	1,107	
November	1,138	1,010	
December	1,968	901	
<b>Q4</b>	<b>4,100</b>	<b>3,018</b>	
<b>Total</b>	<b>14,209</b>	<b>11,086</b>	

Note: Refer to methodological note 8.

**Table 5. Number of promise of sale agreements by period of registration, district and cluster**

District	Cluster	2022		2023
		January	December	January
Southern Harbour	1.	Valletta, Il-Furjana, Il-Marsa		19
	2.	Santa Luċġja, Ғal Tarxien, Il-Fgura, RaҒal Ġdid, Ғal Luqa		66
	3.	Il-Birgu, L-Isla, Bormla, Il-Kalkara, Ғaḏ-Ḑabbar, Ix-XgҒajra		74
		<b>89</b>	<b>184</b>	<b>159</b>
Northern Harbour	4.	Il-Ғamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ғal Qormi		162
	5.	Is-Swieqi, Pembroke, San Ġiljan, Tas-Sliema		72
	6.	Il-Gḏira, Ta' Xbiex, San Ġwann		34
		<b>193</b>	<b>325</b>	<b>268</b>
South Eastern	7.	Birzebbuḡa, Ғal Safi, Iḏ-Ḑurrieq		23
	8.	Marsaxlokk, Marsaskala, Iḏ-Ḑejtun		67
	9.	Ғal GҒaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Il-Gudja		27
		<b>81</b>	<b>126</b>	<b>117</b>
Western	10.	Ғaḏ-Ḑebbuḡ, Is-Siḡḡiewi, Ғ'Attard		51
	11.	Ir-Rabat, L-Imdina, Ғad-Dingli, L-Imtarfa		22
	12.	Ғal Balzan, L-Iklin, Ғal Lija		16
		<b>66</b>	<b>78</b>	<b>89</b>
Northern	13.	Ғal GҒargҒur, Il-Mosta, In-Naxxar		72
	14.	Il-MellieҒa, San Pawl Il-BaҒar, L-Imḡarr		107
		<b>125</b>	<b>201</b>	<b>179</b>
Gozo and Comino	15.	Il-Fontana, L-GҒarb, L-GҒasri, Ta' Kerċem, Il-Munxar, Ir-Rabat GҒawdex, San Lawrenz, Ta' Sannat, Iḏ-Ḑebbuḡ		54
	16.	GҒajnsielem and Comino, In-Nadur, Il-Qala, Ix-XagҒra, Ix-Xewkija		55
		<b>109</b>	<b>88</b>	<b>109</b>
<b>Total</b>		<b>663</b>	<b>1,002</b>	<b>921</b>

Note: Refer to methodological note 13.

## Methodological Notes

1. This news release presents data on property transactions based on final deeds of sale and promise of sale agreements ('konvenji') registered with the tax authority. The qualifier 'period of registration' common to the tables refers to such registration. Basing the data on the period when the final deed of sale or promise of sale agreement is registered with the tax authority, rather than when it is signed, is considered to produce more timely information.
2. The scope of this release follows the classification of the administrative data source, and includes only those transactions classified as 'residential' by the source. The data presented covers the following property types: airspace, boathouse, bungalow, farmhouse, flat/apartment, garage, garden, house, maisonette, penthouse, plot of land, semi-detached villa, terraced house, 'terran', urban tenement, and villa.
3. Excluded are transactions classified as 'commercial', comprising of business premises and warehouse/storeroom, and those classified as 'other', a category that incorporates car space, field, grave and redemption of ground rent, amongst others.
4. Therefore, deeds/agreements relating to land for residential purposes ('plot of land') are included, while those pertaining to land for non-residential purposes ('field') are not.
5. Only deeds/agreements relating to the sale of property, which also includes sale by auction ('subasta') and sale after assignment of rights, are considered. Therefore, donations and exchanges, amongst others, are not included.
6. In the light of notes 2, 3, 4 and 5, this release must be viewed as a sub-set of all the property transactions and activities registered with the tax authority that take place during a given period.
7. In some cases, more than one property is listed under the same final deed of sale or promise of sale agreement. This release reports the number of registered final deeds of sale and promise of sale agreements, and not the number of properties falling under these deeds/agreements.
8. The residential property transactions considered are not limited to individuals (households), but may also involve other economic agents. Besides individuals, the administrative data source distinguishes between companies, authorities and bodies of persons.
9. The districts and clusters incorporating localities in Tables 3 and 5 correspond to the location of the property which has been or shall be purchased, not to the place of residence of the buyer or seller.
10. To achieve consistency, the methodological concepts used are aligned to the extent possible with the House Price Index concepts.
11. Users are reminded of several factors which might inhibit comparability between data on final deeds of sale and promise of sale agreements. These differences include: a) the time lag between promise of sale agreements and final deeds of sale; b) certain property being sold without a promise of sale agreement; and c) some promise of sale agreements falling through before the final contract is signed.
12. Data is provisional and subject to revisions, which may arise following updates in the source data.
13. More information relating to this news release may be accessed at:  
Classification of Districts:  
[https://metadata.nso.gov.mt/classificationdetails.aspx?id=Districts%20\(Local%20Administrative%20Unit\)](https://metadata.nso.gov.mt/classificationdetails.aspx?id=Districts%20(Local%20Administrative%20Unit))  
Classification of Clusters:  
<https://metadata.nso.gov.mt/classificationdetails.aspx?id=Classification%20of%20Localities>  
A longer quarterly time series is available in Annexes A and B in the Excel version of this news release, available at: [019/2023](#).
14. References to this news release are to be cited appropriately.
15. A detailed news release calendar is available at:  
[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)