

The number of final deeds of sale and promise of sale agreements relating to residential property amounted to 931 and 1,032 during February 2023, registering an annual rate of change of -12.8 per cent and 6.9 per cent, respectively.

## Residential Property Transactions: February 2023

Cut-off date:  
2 March 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

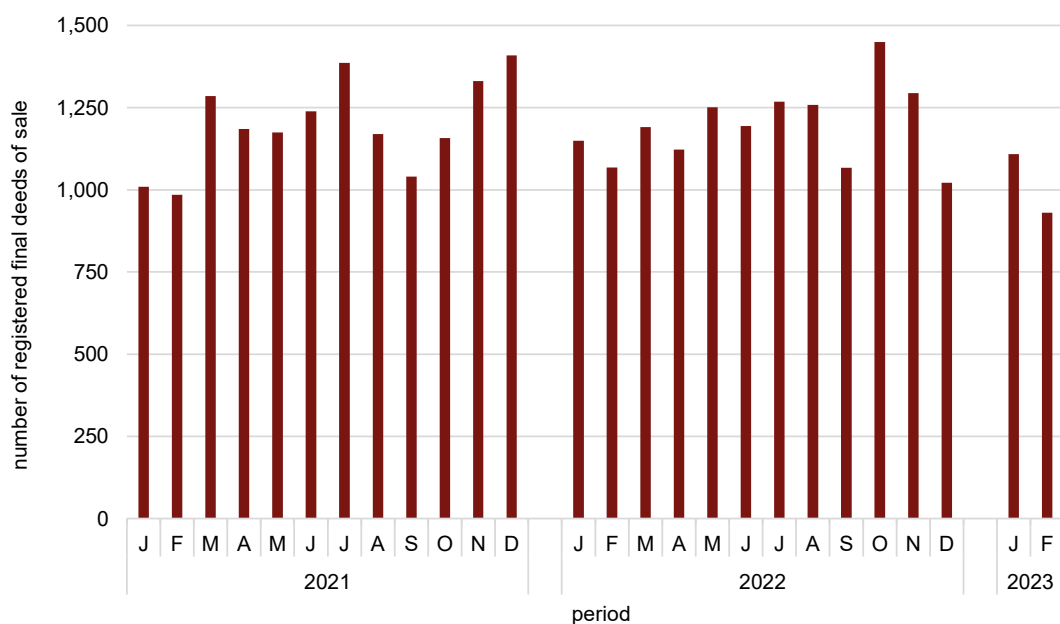
In February 2023, the number of final deeds of sale relating to residential property amounted to 931, a 12.8 per cent decrease when compared to those registered a year earlier (Table 1a). The value of these deeds totalled €239.0 million, 6.0 per cent lower than the corresponding value recorded in February 2022 (Table 2a).

In the month under review, 861, or 92.5 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 €186.7 million, equivalent to 78.1 per cent of the total value (Table 2b).

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

In February 2023, the highest numbers of final deeds of sale were recorded in the Northern Harbour District and the Northern District, registering a total of 250 and 182 deeds, respectively. On the other hand, the lowest numbers of deeds were registered in the Western District, followed by the South Eastern District, with 95 and 125 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-Ħamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ғal Qormi) recorded the highest number of final deeds of sale in February 2023, totalling 140. The second highest number was recorded in Cluster 14 (Il-Mellieħa, San Pawl Il-Baħar, L-Imġarr), with 133 deeds. Cluster 1 (Valletta, Il-Furjana, Il-Marsa) and Cluster 9 (Ғal Ġħaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Il-Gudja) registered the lowest count of deeds at 18 and 22, respectively.

### **Promise of sale agreements**

In February 2023, 1,032 promise of sale agreements relating to residential property were registered, equivalent to an increase of 6.9 per cent over the previous year (Table 4a). Individual potential buyers (households) accounted for 944 or 91.5 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 312 agreements, followed by the Northern District with 192 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 95 and 121 agreements, respectively.

The clusters with the highest number of agreements were Cluster 4 (Il-Ħamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ғal Qormi), with a total of 171 agreements, and Cluster 14 (Il-Mellieħa, San Pawl Il-Baħar, L-Imġarr), totalling 115 agreements. At 13 and 19 agreements, the lowest numbers were recorded in Cluster 12 (Ғal Balzan, L-Iklin, Ғal 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	1,108
February	984	1,068	931
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	1,007
February	900	989	861
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	250.5	294.1
February	196.3	254.2	239.0
March	270.6	260.7	
<b>Q1</b>	<b>676.1</b>	<b>765.4</b>	
April	242.4	238.3	
May	326.7	273.9	
June	251.4	281.8	
<b>Q2</b>	<b>820.5</b>	<b>794.0</b>	
July	300.6	314.1	
August	247.7	287.7	
September	258.5	246.8	
<b>Q3</b>	<b>806.8</b>	<b>848.6</b>	
October	245.9	335.0	
November	297.8	301.7	
December	314.9	228.0	
<b>Q4</b>	<b>858.6</b>	<b>864.7</b>	
<b>Total</b>	<b>3,162.0</b>	<b>3,272.7</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	213.3	222.5
February	163.3	206.5	186.7
March	239.4	220.1	
<b>Q1</b>	<b>577.8</b>	<b>639.9</b>	
April	204.6	210.5	
May	213.6	233.6	
June	214.9	227.5	
<b>Q2</b>	<b>633.1</b>	<b>671.6</b>	
July	256.8	264.2	
August	209.0	242.2	
September	183.1	202.4	
<b>Q3</b>	<b>648.9</b>	<b>708.8</b>	
October	209.0	277.3	
November	263.2	245.8	
December	267.4	188.6	
<b>Q4</b>	<b>739.6</b>	<b>711.7</b>	
<b>Total</b>	<b>2,599.4</b>	<b>2,732.0</b>	

Note: Refer to methodological note 8.

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

District	Cluster		2022	2023	
			February	January	February
Southern Harbour	1.	Valletta, Il-Furjana, Il-Marsa	19	19	18
	2.	Santa Luċija, Ғal Tarxien, Il-Fgura, RaҒal Ġdid, Ғal Luqa	76	83	67
	3.	Il-Birgu, L-Isla, Bormla, Il-Kalkara, ҒaҒ-Ғabbar, Ix-XgҒajra	58	60	62
			<b>153</b>	<b>162</b>	<b>147</b>
Northern Harbour	4.	Il-Ғamrun, Tal-Pietà, Santa Venera, L-Imsida, Birkirkara, Ғal Qormi	150	191	140
	5.	Is-Swieqi, Pembroke, San Ġiljan, Tas-Sliema	72	83	80
	6.	Il-Gżira, Ta' Xbiex, San Ġwann	61	42	30
			<b>283</b>	<b>316</b>	<b>250</b>
South Eastern	7.	Birzebbuġa, Ғal Safi, Iż-Ғurrieq	49	50	41
	8.	Marsaxlokk, Marsaskala, Iż-Ғejtun	75	54	62
	9.	Ғal GҒaxaq, Ғal Kirkop, L-Imqabba, Il-Qrendi, Il-Gudja	25	34	22
			<b>149</b>	<b>138</b>	<b>125</b>
Western	10.	ҒaҒ-Ғebbuġ, Is-Siġġiewi, Ғ'Attard	54	63	45
	11.	Ir-Rabat, L-Imdina, Ғad-Dingli, L-Imtarfa	27	25	25
	12.	Ғal Balzan, L-Iklin, Ғal Lija	29	16	25
			<b>110</b>	<b>104</b>	<b>95</b>
Northern	13.	Ғal GҒargҒur, Il-Mosta, In-Naxxar	69	62	49
	14.	Il-MellieҒa, San Pawl Il-BaҒar, L-Imġarr	114	132	133
			<b>183</b>	<b>194</b>	<b>182</b>
Gozo and Comino	15.	Il-Fontana, L-GҒarb, L-GҒasri, Ta' Kerċem, Il-Munxar, Ir-Rabat GҒawdex, San Lawrenz, Ta' Sannat, Iż-Ғebbuġ	105	110	77
	16.	GҒajnsielem and Comino, In-Nadur, Il-Qala, Ix-XagҒra, Ix-Xewkija	85	84	55
			<b>190</b>	<b>194</b>	<b>132</b>
<b>Total</b>			<b>1,068</b>	<b>1,108</b>	<b>931</b>

Notes:

1. Refer to methodological note 13.

2. The number of final deeds of sale by period of registration and locality is available in Annex B in the excel version of this news release.