

Sales of real property



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1. Contents of the time series or domain of the statistics

<i>Name of the time series or domain of the statistics</i>	Sales of real property
<i>Contents of the time series</i>	The time series contains comparable statistics on sales of real property within the Öresund Region.

2. Primary data/sources

<i>Danish sources</i>	The compilation of the Danish statistics is based on data from the Danish tax authorities containing information on each registered transaction derived from the electronic system for land registration. The figures entered into the Oresund Database are extracted from the following tables, which are available from the database StatBank Denmark at www.Statistikbanken.dk : EJEN66 (table OEBO11D) EJEN77 (table OEBO12D) EJEN88 (table OEBO13D)
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<i>Swedish sources</i>	The Swedish source for the compilation of the statistics is made up by data from the real property price register at Lantmäteriet and data from the Swedish tax authorities.
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<i>Comparability</i>	The statistics on sales of real property are comparable.
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3. Population (statistical concepts)

Population in general – detailed explanation of contents ..

<i>Danish population</i>	All registered sales of real property.
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Swedish population The statistics are comprehensive and cover all market purchases of real property.

Comparability The statistics on sales of real property are comparable.

4. Variables and construction

Common list of variables **Categories of real property:**
One-family houses
Owner-occupied flats (this type of category does generally speaking not exist in Sweden)
Housing society dwellings (only Swedish figures).

Key figures:

Price indexes

Number of dwellings sold

Average price in DKK 1,000

Average price in SEK 1,000

Purchase price in per mille of property value (interval for the percentage)

Construction of variables **The price index** is calculated as the development in the interval for the percentage between the purchase price and the public tax assessment of real property. This method is called the SPAR-method (Sales Price Appraisal Method) and is internationally recognized. In Sweden as well as in Denmark, this SPAR-method is value weighted, where the real property value is used as weighting.

The Danish figures on ”**number of dwellings sold**” cover the number of registered sales of real property in ordinary free trade.

The Swedish figures on ”number of dwellings sold” cover all market purchases of real property.

Further information on construction of the variables is available from the quality declarations describing sales of real property, including an example of calculation of the interval for the percentage:

Denmark: www.dst.dk/kvalitesdeklaration/906

Sweden: <http://www.scb.se/sv/Hitta-statistik/Statistik-efter-amne/Boende-byggande-och-bebyggelse/Fastighetspriser-och-lagfarter/Fastighetspriser-och-lagfarter/10955/Beskrivning-av-statistiken/>

Compilation of statistics ..

Comparability The Danish and Swedish figures are strictly comparable.

5. Break in the series

Break in the series in general There is no break in the time series.

Break in the Danish data It is not possible to calculate price indices covering the region of Bornholm due to the Danish reform of municipalities in 2003.

Break in the Swedish data There is no break in the time series.

6. Non-disclosure practice

Non-disclosure practice The statistics are not subject to any demands with regard to non-disclosure practice.

7. Differences with regard to other published statistics and quality assurance

Differences from other published statistics The Danish figures entered into the Oresund Database constitutes a subset of the figures on sales of real property available from the database StatBank Denmark, where monthly figures, long time series and information on business categories are accessible. Furthermore, Statistics Denmark's online payment databank (www.dst.dk/betalingsdatabank) contains information on sales of real property broken down by postal code and municipality number.

The same concepts and definitions are used in the Oresund Database and the database StatBank Denmark.

Differences with regard to the compilation of price statistics covering the Swedish housing market:

Sweden Statistics publishes official statistics on prices for real property. The price statistics are comprehensive and cover all market sales of dwellings, irrespective of whether they are sold through an estate agent or not. In Sweden there are two main categories of dwellings, which are transferred with the purchase price (one-family houses and owner-occupied flats). Data on one-family houses are based on data from "Lantmäteriet" and sales of owner-occupied flats are based on data from the Swedish tax authorities. These two authorities supply figures to Statistics Sweden with regard to all transactions taking place in the housing market.

Other market players are also reporting price statistics covering sales of real property in Sweden. Two of these players are "Svensk Mäklarstatistik AB" and "Valueguard AB". The statistics reported by these two market players are primarily based on data from the Swedish estate agents. The same main source for the statistical compilations is

used by both players. These statistics show that 80 per cent of all sales of real property in Sweden are conducted by estate agents and are incorporated into the statistics. In Sweden a number of sales of real property are conducted without the involvement of an estate agent.

There are differences among the market players with regard to the reporting of price statistics. Statistics Sweden reports data for the statistics in accordance with the date when the buyer is a new formal owner (the date of the deed of conveyance), whereas “Mäklerstatistik” and “Valueguard” report data in accordance with the date on which the contract was signed. The time that passes between when the contract was signed and the date of the deed of conveyance is usually around 2 months. The regional reporting is distinguished by the circumstance that Sweden Statistics and “Mäklerstatistik” report data with regard to small areas, whereas “Valueguard” has a couple of areas. The statistics from “Valueguard” are reported by way of indices for the development in prices for one-family houses and owner-occupied flats. This corresponds to Sweden’s official real property price index for one-family houses, apart from the circumstance that owner-occupied flats are not included in this index. The price statistics compiled by Statistics Sweden and ”Mäklarstatistik” cover several dimensions of interest, e.g. number of sales, average prices and purchase coefficients.

Quality assurance In dialogue with the Danish tax authorities, Statistics Denmark is responsible for conducting data editing of the Danish figures. Input data checks as well as checks of the calculation results are carried out.

8. Reference time

Reference time in general The reference time of the statistics are the year and quarter. The data of the purchase agreement (not the date of the purchase) is used as reference periods. In the Swedish statistics, the date of the deed of conveyance is used (not the date of the contract).

Reference time for Danish variables Is not of relevance

Reference time for Swedish variables Is not of relevance

Comparability Is not of relevance

9. Intervals of updating

Interval of updating The time series is updated quarterly and annually.

Publication time In Denmark the quarterly statistics are published not later than 3 months after the reference period and are revised twice. The annual statistics (final figures) are published 10 months after the reference period and are

not revised. The Swedish quarterly statistics are published about 1 month after the end of each quarter and are revised until the annual statistics are final. The annual statistics are published twice per reference year (provisional and final). The provisional annual statistics are published in connection with the published statistics in the 4th quarter. The final annual statistics are published about 5 months after the reference year.

Further information | The calendar showing the scheduled publication of statistics is available from <http://www.orestat.se/sv/oresundsdatabasen-dansk>

10. Contact information

Inquiries A contact person from, respectively, Statistics Denmark and Statistics Sweden is attached to all time series in the Oresund Database.