

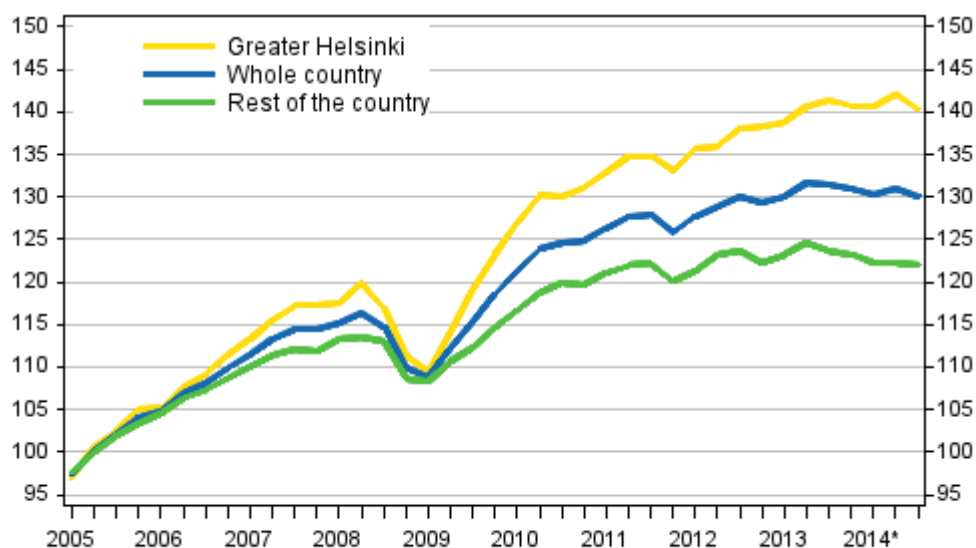
# Prices of dwellings in housing companies

2014, September and 3rd quarter

## Prices of dwellings in housing companies decreased in the third quarter

According to Statistics Finland's preliminary data, prices of old dwellings fell in the whole country by 0.7 per cent from the previous quarter in the third quarter of 2014. Prices went down by 1.3 per cent in Greater Helsinki and by 0.2 per cent in the rest of Finland. Compared with the corresponding period of 2013, prices fell by 1.0 per cent in the whole country. Prices went down by 0.8 per cent in Greater Helsinki and by 1.2 per cent in the rest of Finland.

Development of prices of old dwellings in housing companies, index 2005=100



\*Preliminary data for the year 2014

In the July to September period, the average price per square metre of an old dwelling in a housing company was EUR 2,284 in the whole country, EUR 3,582 in Greater Helsinki and EUR 1,698 elsewhere in the country.

Compared with the previous quarter, prices of dwellings in new blocks of flats and terraced houses fell by 0.8 per cent in the whole country. In Greater Helsinki, prices went up by 1.5 per cent, but in the rest of Finland they went down by 2.0 per cent.

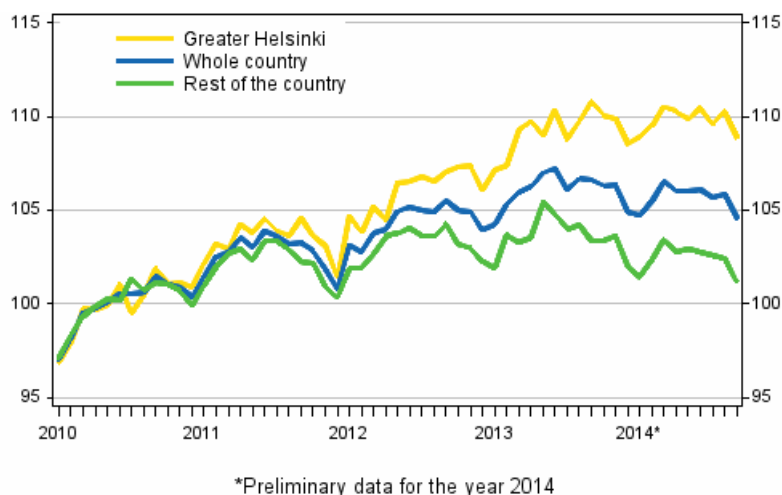
Compared with the same period in 2013, prices of new units in housing companies rose by 0.5 per cent in the whole country. In Greater Helsinki, prices rose by 1.0 per cent and in the rest of Finland by 0.2 per cent. The average price per square metre of new units in housing companies was EUR 3,453 in the whole country, EUR 4,615 in Greater Helsinki and EUR 3,035 in the rest of the country.

The information on old dwellings derive from the statistics on the prices of dwellings in housing companies compiled by Statistics Finland from the Tax Administration’s data. The preliminary data cover roughly two-thirds of completed transactions in old dwellings in blocks of flats and terraced houses. The data on new dwellings in blocks of flats are based on information on the transaction prices of the largest building contractors and estate agents. More detailed price data on dwellings in housing companies are available at [http://tilastokeskus.fi/til/ashi/tau\\_en.html](http://tilastokeskus.fi/til/ashi/tau_en.html).

### *Prices of dwellings in housing companies fell in September*

According to Statistics Finland’s preliminary data, prices of dwellings in old blocks of flats and terraced houses went down by 1.2 per cent in the whole country from August to September. Prices went down by 1.3 per cent in Greater Helsinki and by 1.2 per cent in the rest of Finland. Compared with the corresponding period of the previous year, prices fell by 1.9 per cent in the whole country. Prices went down by 1.7 per cent in Greater Helsinki and by 2.1 per cent in the rest of Finland year-on-year.

#### **Development of prices of old dwellings in housing companies by month, index 2010=100**



In September 2014, the average price per square metre of an old dwelling in a housing company was EUR 2,192 in the whole country, EUR 3,546 in Greater Helsinki and EUR 1,661 elsewhere in the country.

When the monthly statistics on prices of dwellings in housing companies are published they cover approximately 40 per cent of all transactions made in the latest statistical month. The monthly data become revised during the following months so that the final data for the year are published in the release concerning the first quarter of the following year. For further information about data revisions, see a separate tables.

The results of the monthly and quarterly statistics show deviations because the monthly statistics are produced by a less detailed regional division and have a different weight structure than the quarterly statistics. The base year of the quarterly index is 2005.

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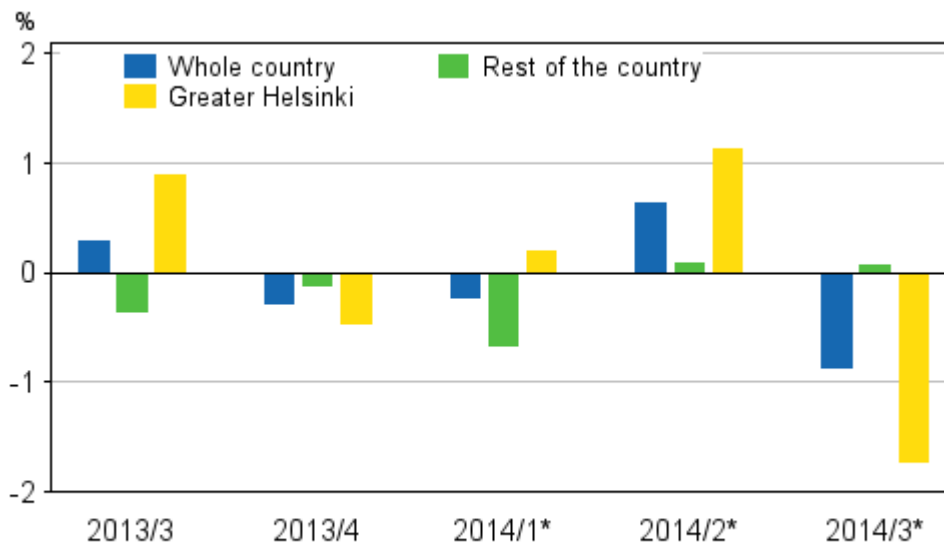
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## 1. Prices of old dwellings in blocks of flats fell in July to September

According to preliminary data, the prices of old dwellings in blocks of flats fell by 0.9 per cent in the whole country compared to the previous quarter. In Greater Helsinki prices went down by 1.7 per cent and in the rest of the country prices remained almost unchanged. Compared with the corresponding quarter of 2013, prices fell by 0.7 per cent in the whole country. In Greater Helsinki, prices went down by 0.9 per cent, and in the rest of the country by 0.6 per cent.

**Figure 1. Quarter-on-quarter changes in prices of dwellings in old blocks of flats**



\*Preliminary data for the year 2014

Viewed by type of apartment, prices of one-room flats went down by 1.0 per cent in Greater Helsinki and by 1.2 per cent in the rest of Finland from previous quarter. Over the same period, prices of two-room flats fell by 0.3 per cent in Greater Helsinki but rose by 0.7 per cent in the rest of the country. Prices of three-room and larger flats decreased by 2.6 per cent in Greater Helsinki and by 0.2 per cent in the rest of the country.

In the third quarter of 2014, the average price per square metre of an old dwelling in a block of flats was EUR 2,432 in the whole country, EUR 3,739 in Greater Helsinki and EUR 1,709 elsewhere in Finland.

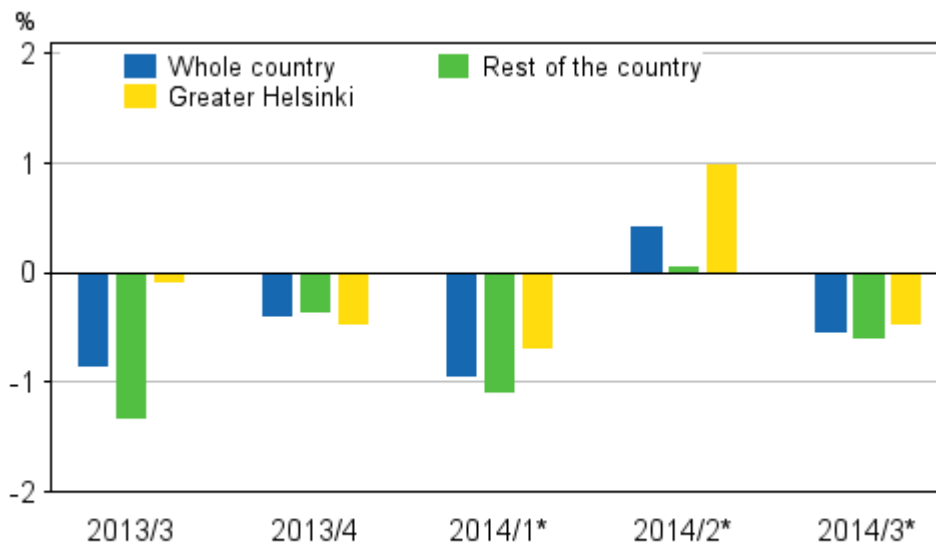
Prices of new dwellings in blocks of flats fell by 1.0 per cent in the whole country from the previous quarter. In Greater Helsinki, prices went up by 2.0 per cent, while in the rest of Finland they went down by 3.0 per cent. Compared with the corresponding period of 2013, prices of new dwellings in blocks of flats went up by 1.4 per cent in the whole country. Prices went up by 1.5 per cent in Greater Helsinki and by 1.4 per cent elsewhere in Finland.

In the third quarter of 2014, the average price per square metre of a new dwelling in a block of flats was EUR 3,935 in the whole country, EUR 5,042 in Greater Helsinki and EUR 3,419 elsewhere in the country.

## 2. Prices of dwellings in terraced houses fell in July to September

According to preliminary data, prices of old dwellings in terraced houses fell by an average of 0.5 per cent from the previous quarter in the whole country. Prices went down by 0.5 per cent in Greater Helsinki and by 0.6 per cent in the rest of Finland. Compared with the corresponding period of 2013, prices of old dwellings in terraced houses went down by 1.4 per cent in the whole country. In Greater Helsinki prices went down by 0.6 per cent and in the rest of the country by 1.9 per cent.

**Figure 2. Quarter-on-quarter changes in prices of dwellings in old terraced houses**



\*Preliminary data for the year 2014

In the third quarter of 2014, the average price per square metre of an old dwelling in a terraced house was EUR 2,082 in the whole country, EUR 3,277 in Greater Helsinki and EUR 1,686 elsewhere in the country.

The prices of dwellings in new terraced houses fell in the whole country by 0.4 per cent from the previous quarter. In Greater Helsinki, prices went up by 0.3 per cent, but in the rest of Finland they went down by 0.6 per cent. Compared with the corresponding period of 2013, prices of new dwellings in terraced houses fell by an average of 0.9 per cent in the whole country. In Greater Helsinki, prices remained unchanged and in the rest of Finland they fell by 1.2 per cent.

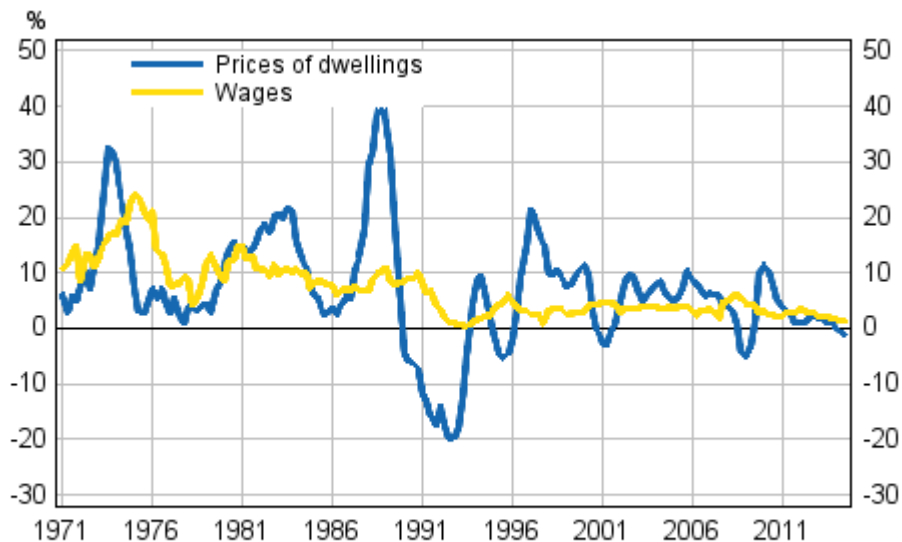
In the third quarter of 2014, the average price per square metre for a new dwelling in a terraced house was EUR 2,827 in the whole country, EUR 3,711 in Greater Helsinki and EUR 2,613 elsewhere in Finland.

### 3. Changes in prices of dwellings and in earnings level

The price development of dwellings has varied much within the last 40 years or so. During the overheating of the housing market, prices rose by over 40 per cent in the last quarter of 1988 compared with the previous year. Correspondingly, during the recession of the early 1990s, prices of dwellings fell by as much as 20 per cent from the year before. From 1996 dwelling prices rose up to the middle of the year 2008, with the exception of the year 2001. The outbreak of the international financial crisis in autumn 2008 slowed down the housing market and prices fell by five per cent from the third quarter of 2008 until the first quarter of 2009. From the middle of 2009 onwards, prices of dwellings have continued to grow again. The rise in dwelling prices has clearly slowed down from year 2011.

Over the same time period changes in wages and salaries have been more moderate than changes on the housing market, except for the mid-1970s, when the earnings level rose by over 20 per cent per year due to the great inflation. Over the 2000s wages and salaries have gone up yearly by an average of 3.5 per cent. The average annual rise in prices of dwellings has been a little less than one percentage point faster, which has undermined the purchasing power of wages and salaries on the housing markets.

**Figure 3. Year-on-year changes in prices of dwellings and in wages and salaries 1971–2014, 3rd quarter**



\*Preliminary data for the year 2014

## Appendix tables

**Appendix table 1. Unencumbered average prices per square metre of old dwellings in housing companies, September 2014<sup>1)</sup>**

Area	Price, euro/m <sup>2</sup>	Index (2010=100)	Monthly change, %	Yearly change, %	Number
Whole country	2 192	104,6	-1,2	-1,9	3 036
Greater Helsinki	3 546	108,9	-1,3	-1,7	750
Rest of the country (whole country - Greater Helsinki)	1 661	101,2	-1,2	-2,1	2 286
Satellite municipalities <sup>2)</sup>	2 175	101,4	1,0	-1,6	134
Southern Finland	2 590	105,7	-1,5	-2,0	1 711
Western Finland	1 720	103,0	-1,4	-3,0	757
Eastern Finland	1 441	101,0	-0,9	-2,1	304
Northern Finland	1 545	100,6	2,5	2,9	264
Helsinki	4 013	112,3	-0,8	-1,6	428
Espoo-Kauniainen	3 158	102,6	-2,4	-3,3	177
Vantaa	2 682	105,6	-1,3	0,6	145
Tampere	2 379	106,7	-0,1	-1,6	172
Turku	1 909	103,8	-2,5	-1,6	176
Oulu	1 787	99,0	-0,7	-0,3	100

1) Preliminary data

2) Satellite municipalities = Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti

**Appendix table 2. Unencumbered average prices per square metre of blocks of flats, September 2014<sup>1)</sup>**

Area	Price, euro/m <sup>2</sup>	Index (2010=100)	Monthly change, %	Yearly change, %
Whole country	2 351	107,4	-0,5	-1,6
Greater Helsinki	3 721	112,4	0,1	-1,3
Rest of the country (whole country - Greater Helsinki)	1 682	102,4	-1,1	-1,9
Satellite municipalities <sup>2)</sup>	2 065	103,5	4,3	-1,8
Southern Finland	2 745	109,2	0,0	-1,4
Western Finland	1 811	105,0	-1,5	-2,1
Eastern Finland	1 526	100,1	-2,0	-4,3
Northern Finland	1 568	96,7	-2,3	1,2
Helsinki	4 170	114,6	0,4	-1,1
Espoo-Kauniainen	3 143	106,3	-1,8	-2,4
Vantaa	2 522	106,8	0,6	-0,7
Tampere	2 413	108,0	-0,8	-0,6
Turku	1 814	102,7	-2,8	-5,1
Oulu	1 790	97,7	-5,4	-2,2

1) Preliminary data

2) Satellite municipalities = Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti

**Appendix table 3. Unencumbered average prices per square metre of terraced houses, September 2014<sup>1)</sup>**

Area	Price, euro/m <sup>2</sup>	Index (2010=100)	Monthly change, %	Yearly change, %
Whole country	1 943	100,0	-2,5	-2,5
Greater Helsinki	3 118	100,4	-4,7	-2,9
Rest of the country (whole country - Greater Helsinki)	1 632	99,8	-1,4	-2,3
Satellite municipalities <sup>2)</sup>	2 271	99,9	-1,4	-1,5
Southern Finland	2 310	99,1	-4,4	-3,1
Western Finland	1 599	100,3	-1,1	-4,3
Eastern Finland	1 328	102,4	0,7	1,3
Northern Finland	1 522	104,6	7,5	4,7
Helsinki	3 185	99,4	-8,0	-4,7
Espoo-Kauniainen	3 173	99,4	-2,9	-4,1
Vantaa	2 934	103,9	-3,8	2,4
Tampere	2 291	103,6	1,6	-3,9
Turku	2 280	107,1	-1,7	10,1
Oulu	1 783	101,1	7,0	2,6

1) Preliminary data

2) Satellite municipalities = Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti

**Appendix table 4. Unencumbered average prices per square metre of old dwellings in housing companies, August 2014<sup>1)</sup>**

Area	Price, euro/m <sup>2</sup>	Index (2010=100)	Monthly change, %	Yearly change, %	Number
Whole Country	2 227	105,9	0,2	-0,8	4 009
Greater Helsinki	3 532	110,3	0,6	0,5	960
Rest of the Country (whole country - Greater Helsinki)	1 715	102,5	-0,1	-1,7	3 049
Satellite municipalities <sup>2)</sup>	2 182	100,4	-1,3	-3,3	233
Southern Finland	2 618	107,3	0,3	-0,3	2 164
Western Finland	1 777	104,4	0,2	-1,7	1 057
Eastern Finland	1 533	102,0	-0,8	-1,1	416
Northern Finland	1 509	98,2	-0,1	-3,1	372
Helsinki	3 944	113,3	1,1	0,8	589
Espoo-Kauniainen	3 231	105,1	-1,1	-0,7	203
Vantaa	2 710	106,9	1,4	0,9	168
Tampere	2 303	106,8	1,2	-1,0	322
Turku	2 124	106,5	0,5	-2,7	207
Oulu	1 748	99,7	4,2	-2,0	170

1) Updated preliminary data

2) Satellite municipalities = Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti



**Appendix table 5. Unencumbered average prices per square metre of old dwellings in housing companies, July 2014<sup>1)</sup>**

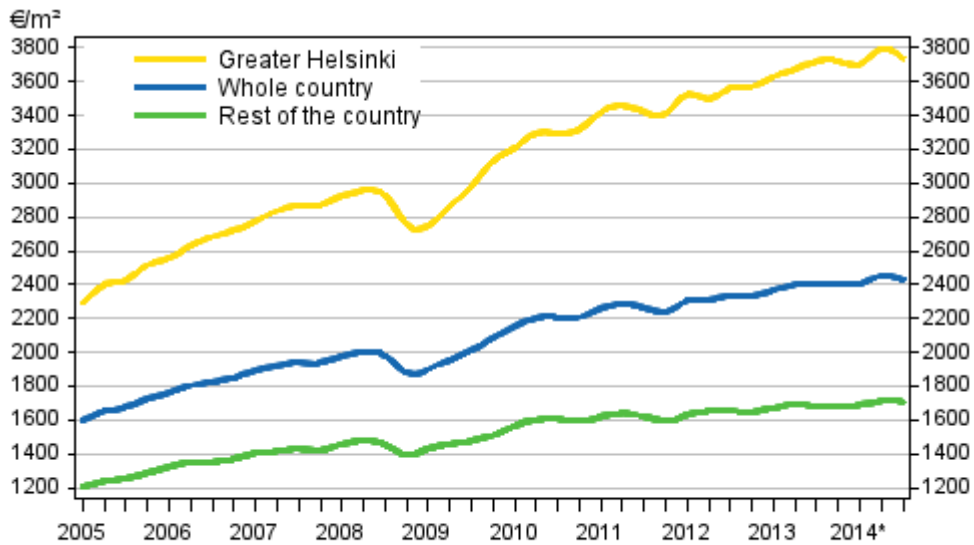
Area	Price, euro/m <sup>2</sup>	Index (2010=100)	Monthly change, %	Yearly change, %	Number
Whole Country	2 250	105,7	-0,4	-0,4	4 601
Greater Helsinki	3 592	109,6	-0,8	0,7	1 105
Rest of the country (whole country - Greater Helsinki)	1 723	102,6	-0,1	-1,3	3 496
Satellite municipalities <sup>2)</sup>	2 183	101,7	0,6	-1,1	254
Southern Finland	2 638	106,9	-0,6	0,3	2 477
Western Finland	1 798	104,2	-0,3	-2,5	1 178
Eastern Finland	1 564	102,8	0,8	-1,1	468
Northern Finland	1 543	98,2	-0,2	-1,4	478
Helsinki	4 009	112,0	-1,7	0,7	676
Espoo-Kauniainen	3 302	106,2	0,7	1,1	222
Vantaa	2 742	105,4	0,6	0,3	207
Tampere	2 302	105,5	1,0	-0,4	339
Turku	1 982	105,9	1,3	-0,3	250
Oulu	1 663	95,7	-3,5	-4,1	261

1) Updated preliminary data

2) Satellite municipalities = Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti

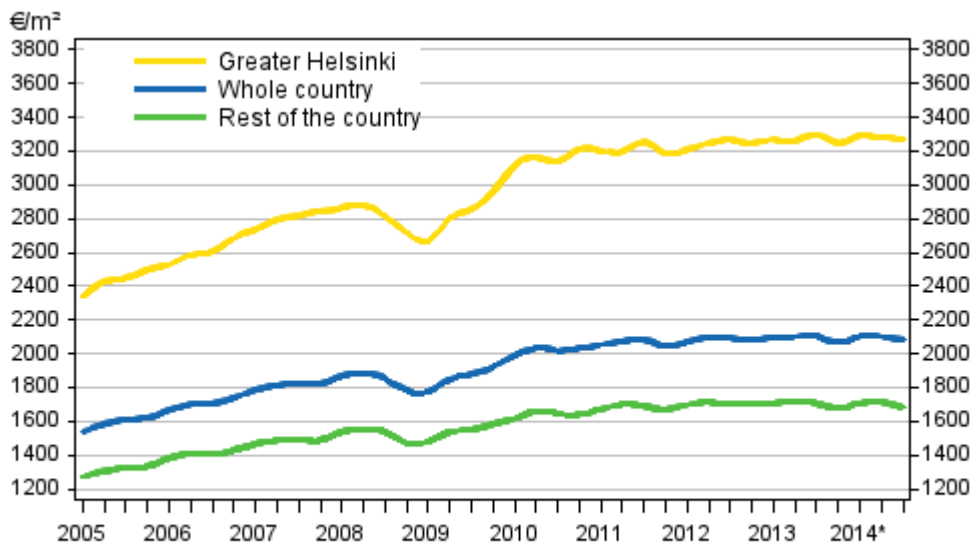
# Appendix Figures

**Appendix figure 1. Average prices per square meter of dwellings in old blocks of flats**



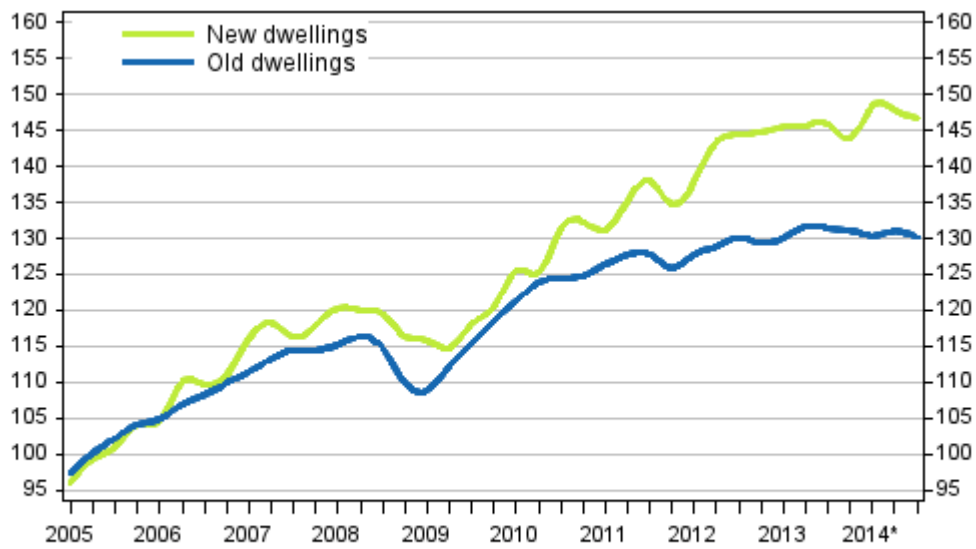
\*Preliminary data for the year 2014

**Appendix figure 2. Average prices per square meter of dwellings in old terraced houses**



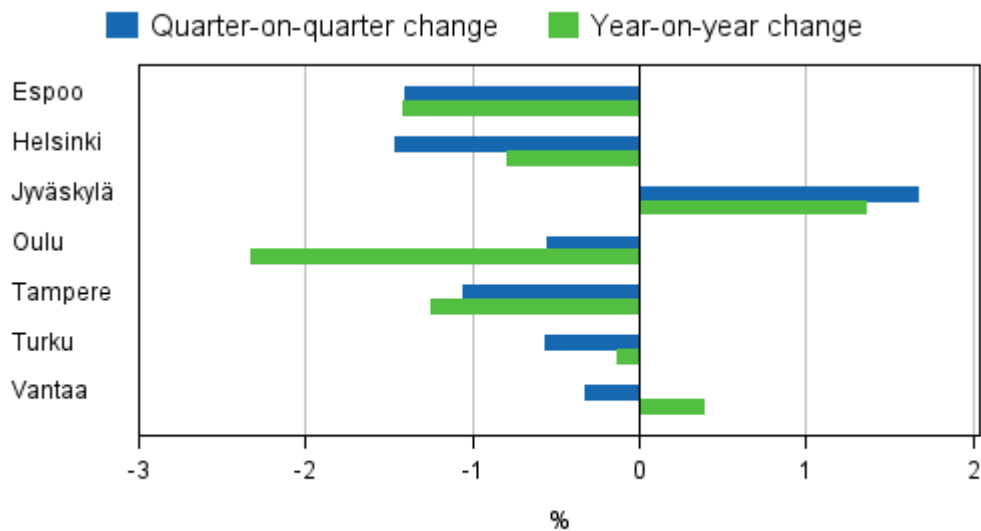
\*Preliminary data for the year 2014

**Appendix figure 3. Price development of old and new dwellings from 2005**



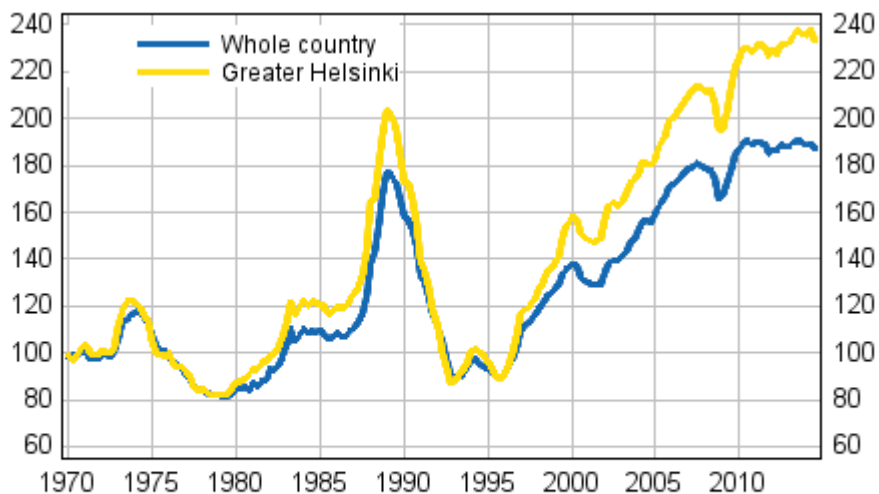
\*Preliminary data for the year 2014

**Appendix figure 4. Changes in prices of dwellings in major cities, 3rd quarter 2014**



\*Preliminary data for the year 2014

**Appendix figure 5. Real Price Index of dwellings in old blocks of flats  
1970=100**



\*Preliminary data for the year 2014

## Revisions in these statistics

The data of the statistics have become revised according to the table below. For more information about data revisions, see Section 3 of the quality description.

### Revisions to data on monthly changes in prices of dwellings in housing companies, monthly statistics<sup>1)</sup>

Area and reference time		Monthly change, %		Revision, percentage point
		Latest release 28.10.2014	1st release	
Whole country	05/2014	-0,1	-0,7	0,6
	06/2014	0,1	-0,1	0,2
	07/2014	-0,4	-1,6	1,2
	08/2014	0,2	-0,2	0,4
Greater Helsinki	05/2014	-0,4	-0,8	0,4
	06/2014	0,6	0,1	0,5
	07/2014	-0,8	-1,4	0,6
	08/2014	0,6	0,8	-0,2
Rest of the country	05/2014	0,2	-0,6	0,8
	06/2014	-0,2	-0,2	0,0
	07/2014	-0,1	-1,7	1,6
	08/2014	-0,1	-1,0	0,9

1) The 1st release refers to the time when data for the reference period were released for the first time. The revision describes the difference of monthly change percentages between the latest and first release.

### Revisions to data on annual changes in prices of dwellings in housing companies, monthly statistics<sup>1)</sup>

Area and reference time		Annual changes, %		Revision, percentage point
		Latest release 28.10.2014	1st release	
Whole country	05/2014	-1,0	-1,5	0,5
	06/2014	-1,0	-1,4	0,4
	07/2014	-0,4	-1,4	1,0
	08/2014	-0,8	-1,1	0,3
Greater Helsinki	05/2014	0,8	0,5	0,3
	06/2014	0,1	-0,2	0,3
	07/2014	0,7	0,0	0,7
	08/2014	0,5	0,6	-0,1
Rest of the country	05/2014	-2,3	-3,1	0,8
	06/2014	-2,0	-2,3	0,3
	07/2014	-1,3	-2,6	1,3
	08/2014	-1,7	-2,5	0,8

1) The 1st release refers to the time when data for the reference period were released for the first time. The revision describes the difference of yearly change percentages between the latest and first release.

### Revisions to data on quarterly changes in prices of dwellings in housing companies, quarterly statistics<sup>1)</sup>

Area and reference time		Quarterly change, %		Revision, percentage point
		Latest release 28.10.2014	1st release	
Whole country	3/2013	-0,2	-0,2	0,0
	4/2013	-0,3	-0,1	-0,2
	1/2014	-0,5	-0,7	0,2
	2/2014	0,5	0,8	-0,3
Greater Helsinki	3/2013	0,6	0,6	0,0
	4/2013	-0,5	-0,3	-0,2
	1/2014	-0,1	-0,4	0,3
	2/2014	1,1	1,7	-0,6
Rest of the country	3/2013	-0,8	-0,9	0,1
	4/2013	-0,2	0,1	-0,3
	1/2014	-0,9	-1,0	0,1
	2/2014	0,1	0,1	0,0

1) The 1st release refers to the time when data for the reference period were released for the first time. The revision describes the difference of quarterly change percentages between the latest and first release.

### Revisions to data on yearly changes in prices of dwellings in housing companies, quarterly statistics<sup>1)</sup>

Area and reference time		Annual change, %		Revision, percentage point
		Latest release 28.10.2014	1st release	
Whole country	3/2013	1,0	1,1	-0,1
	4/2013	1,3	1,4	-0,1
	1/2014	0,2	0,0	0,2
	2/2014	-0,5	-0,3	-0,2
Greater Helsinki	3/2013	2,4	2,5	-0,1
	4/2013	1,8	1,9	-0,1
	1/2014	1,3	0,9	0,4
	2/2014	1,1	1,6	-0,5
Rest of the country	3/2013	-0,1	-0,1	0,0
	4/2013	0,9	1,1	-0,2
	1/2014	-0,7	-0,8	0,1
	2/2014	-1,8	-1,9	0,1

1) The 1st release refers to the time when data for the reference period were released for the first time. The revision describes the difference of yearly change percentages between the latest and first release.

# Quality Description: Prices of dwellings in housing companies

## 1. Relevance

### 1.1 Information content and purpose of use

The statistics on prices of dwellings in housing companies describe the unencumbered prices per square metre of old dwellings in housing companies, and monthly, quarterly and annual changes in them. For new dwellings data will be published quarterly and annually. The statistics contain data classified by area and type of building for the examined month and for a longer time period. The purpose of the statistics is to provide information about price development on the housing market.

### 1.2. Concepts, classifications and data

#### **The data and the data suppliers:**

*Old dwellings:* The data of the statistics on dwelling prices are based on the price information gathered by the Finnish Tax Administration for asset transfer tax calculation purposes. Additionally, the Tax Administration's Register of Real Estate Property and Statistics Finland's data on the dwelling stock that are based on the Population Register Centre's Register of Buildings and Dwellings are also used for the statistics.

*New dwellings:* The data of the statistics on dwelling prices are based on the information Statistics Finland receives via a private price monitoring service about transactions in new dwellings made by the largest real estate agents and building contractors. The monthly statistics do not contain information on new dwellings due to the scarcity of statistical data.

#### **Used concepts:**

*Dwelling:* A dwelling refers to a room or suite of rooms that is equipped with a kitchen, kitchenette or cooking area and is intended for year-round habitation.

*Price per square metre of dwelling:* The statistics are compiled from data on unencumbered prices, in other words, prices inclusive of the debt portion. The published price concept is price per square metre (EUR/m<sup>2</sup>).

*Floor area of dwelling:* The floor area (m<sup>2</sup>) of a dwelling is calculated from the inner surfaces of the walls enclosing it. The floor areas of auxiliary spaces (utility space, walk-in wardrobe, etc.), bathroom, hobby room, fireplace room, sauna in dwelling, washroom and changing room, and rooms used as working space if no hired employees work in them are also included in the floor area of a dwelling. Garage, cellar, sauna space in unoccupied basement, unheated storage space, balcony, porch, veranda, vestibule and unoccupied attic space are not included in the floor area of a dwelling.

*First home:* First-time dwelling transactions include those that are entitled to the exemption from the asset transfer tax for first-time homebuyers ([www.vero.fi](http://www.vero.fi)).

*Old/new dwelling:* An old dwelling refers to a dwelling that has not been completed in the examined year or the year before it. Respectively, a new dwelling refers to a dwelling completed in the statistical reference year or the year before it that is sold for the first time.

*Type of building:* The dwellings in the statistics are classified into blocks of flats and terraced houses according to type of building. The data on terraced houses also include detached houses whose tenure is based on ownership of housing company shares.

*Type of financing:* Dwellings financed with ARA subsidised housing loans and price controlled HITAS dwellings are not included in the non-subsidised dwelling category used in the statistics.

*Number of rooms:* A room is defined as a space with one or more windows that has a floor area of at least seven square metres and mean height of at least two metres. A hall, porch, bed recess or other similar space is not regarded as a room. Kitchen is not included in the number of rooms. Dwellings with at least

three rooms are classified into room number category 3h+. In the monthly statistics data are not published by number of rooms due to the scarcity of statistical data.

*(Nominal) price index:* Describes the change in prices compared to the base period of the index concerned. In the annual and quarterly indices the base periods are for old dwellings 2005, 2000, 1983 or 1970 and for new dwellings 2005, in the monthly index the base period is 2010.

*Real price index:* Describes the change in real prices compared to the index base period. In the annual and quarterly indices the base periods are for old dwellings 2005, 2000, 1983 or 1970 and for new dwellings 2005, in the monthly index the base period is 2010. The real price index is derived by dividing the point figure of the nominal price index for the area with the point figure of the Consumer Price Index for the whole country in the corresponding time period and base year.

*Distribution parameters:*

Q1 (lower quartile) = 25% of the observations remain below.

Med (median) = Middle observation when the observations are arranged in size order.

Q3 (upper quartile) = 75% of the observations remain below.

### **Classifications:**

*Annual and quarterly statistics:*

*Regional division, old dwellings:* The statistics use diverse area combinations, such as Greater Helsinki Area, satellite municipalities around the Greater Helsinki Area, regions and urban sub-areas. The Greater Helsinki Area comprises Helsinki, Espoo, Vantaa and Kauniainen, which in statistics is included in Espoo. The satellite municipalities are Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula and Vihti. Regions are defined according to the decision of the Council of State. The urban sub-areas are formed of postal code areas using price level and location as the criteria. Details of the used regional classifications are appended to this publication and can be found on Statistics Finland's website.

*Regional division, new dwellings:* Due to the low number of transactions, the statistics on the prices of new dwellings are compiled according to a less detailed regional division than the statistics on the prices of old dwellings. The classification used in the statistics on the prices of new dwellings also takes into consideration the needs of the Consumer Price Index, hence the regional classification uses the division into major regions. The area categories are Whole country, Greater Helsinki, Rest of Finland (the same as with old dwellings, Whole country exclusive of Greater Helsinki), Rest of Uusimaa (exclusive of Greater Helsinki) and major regions Southern Finland, Western Finland, Eastern Finland, and Northern Finland.

*Monthly statistics:*

Regional division: The area categories are: Whole country, Greater Helsinki, Rest of Finland (Whole country exclusive of Greater Helsinki), Satellite municipalities (Hyvinkää, Järvenpää, Kerava, Kirkkonummi, Nurmijärvi, Riihimäki, Sipoo, Tuusula, Vihti), Helsinki, Espoo-Kauniainen, Vantaa, Tampere, Turku, Oulu and major regions Southern Finland, Western Finland, Eastern Finland, and Northern Finland.

## **2. Methodological description**

The statistics on the prices of dwellings in housing companies describe the unencumbered prices per square metre of dwellings in housing companies and changes in them. The statistics include both unencumbered prices per square metre calculated as averages directly from the data and the price index for dwellings in housing companies that describes the change in prices.

The price index aims at answering the question how much more or less a typical dwelling in a housing company now costs compared with before on the basis of the total number of actual transaction prices. Because the composition of dwellings sold at different times is not the same, monitoring average price changes is not sufficient. For example, the relative shares of different types of dwellings among sold dwellings may vary from quarter to quarter. When calculating the index, the so-called hedonic method is used, where the aim is to separate the genuine price development from price changes caused by dwelling characteristics at different points in time with the help of data classification and regression analysis.



**Classification:** Because the location, type of building and number of rooms are the most important price determinants, the composition of sold dwellings is first standardised by classifying these variables. The regional classification has been constructed so as to be geographically meaningful and as homogeneous as possible in respect of price levels of dwellings. In the regional classification, larger cities have been divided into several sub-areas and smaller municipalities, where only few transactions take place, have been combined. Within areas, dwellings in a housing company are divided by type of building into two categories: blocks of flats and terraced and detached houses. Dwellings in blocks of flats have been classified further by the number of rooms into one-room dwellings, two-room dwellings and dwellings with three or more rooms. Terraced houses have been divided by the number of rooms into two categories: dwellings with fewer than three rooms and dwellings with at least three rooms.

**Regression model and quality adjustment:** The used classification does not, however, homogenise the data sufficiently, because inside a class, dwellings differ from another in terms of micro-location, floor area, year of completion, and so on. The price data on old dwellings contain data on the year of completion, floor area, and location of the dwelling on the postal code level. The price data on new dwellings include data on the floor area and location of the dwelling on the postal code level. With the help of the regression model, these data are used to quality adjust for changes in the composition of the data between the base and reference periods.

An example of a quality adjustment: during the statistical quarter the dwellings in a certain area have, on average, a larger floor area than the dwellings in the base period. In the quality adjustment, the index is revised upwards as otherwise the lower price per square metre caused by the larger floor area would erroneously be interpreted as a drop in prices. If there is no difference in the floor areas of the dwellings sold during the statistical quarter compared to the base period, no quality adjustment is needed.

The index point figure for the whole country is derived by aggregating the index class-specific price changes and the quality adjustments with the so-called log-Laspeyres index formula. The weights for old dwellings are derived as value-shares of the stock of dwellings in housing companies in 2005. Respectively, the weights of new dwellings are the consumption expenditure weights of the dwellings purchased in 2005.

A more detailed methodological description has been published in Statistics Finland's Studies series (Koev, Eugen: Combining classification and quality adjustment in constructing a House Price Index. Helsinki, Statistics Finland, Studies series (2013)).

### ***3. Correctness and accuracy of the data***

#### ***3.1. Reliability of the statistics***

The statistics on the prices of old dwellings are based on the Tax Administration's asset transfer tax data, which cover the transactions of all dwellings whose tenure is based on ownership of housing company shares. All transactions of old housing company dwellings are not included immediately in the statistics, because the purchaser is allowed two months to pay the asset transfer tax. Many purchasers pay the tax faster than this and in transactions intermediated by real estate agents the tax is paid at the time of transaction.

The statistics on the prices of new dwellings are based on data obtained from the largest real estate agents and building contractors and the data are final when first published.

The statistics describe the housing company share market by area relatively reliably. However, the number of included transactions should be taken into consideration. If few transactions have been made, a couple of deviating cases may affect the average price for an area significantly.

#### ***3.2. Accuracy of the statistics***

Cases with missing information about transaction prices or floor area, or with exceptionally high or low price due to contract within family or error in data entry are not accepted into the statistics. The acceptable ranges of prices per square metre by area are defined yearly for old and new dwellings.

[The price data become revised](http://tilastokeskus.fi/til/ashi/rev_en.html) (http://tilastokeskus.fi/til/ashi/rev\_en.html) over the year so that the final data for the year are published in the release concerning the first quarter of the following year. On the average, the revision in monthly statistics on prices of dwellings amounts to 0.3 per cent either way for the whole country. The revision is larger for smaller geographical areas. The average revision in quarterly statistics amounts to 0.2 per cent either way for the whole country.

### **3.3. Use of the parameters of the statistics**

Because the price index takes into account changes in the distribution of year of completion, floor area and location of dwellings sold at different points in time, and their effects on prices, the average prices of the statistics vary differently from the price index. The price index and the average price are each useful measures for different situations.

The *price index* endeavours to measure as accurately as possible how much more/less an average dwelling in a housing company costs now than it did before. The *average price*, in turn, describes the prevailing price level for sold dwellings without considering whether they are older, newer, larger or smaller than dwellings sold before.

## **4. Timeliness and promptness of published data**

### **4.1. Publication frequency and measurement period of the statistics**

The statistics on prices of dwellings in housing companies are published monthly, quarterly and annually. Monthly data are released one month from the end of the statistical reference month and quarterly data are released simultaneously with the data for the last month of each quarter. Quarterly data are statistically more reliable than monthly data and contain more detailed information by area. The annual statistics are published in connection with the statistical release for the first quarter of the year following it. The annual statistics are published in connection with the statistical release for the first quarter of the year following it.

### **4.2. Preliminarity of the statistics**

When the statistics are published they cover approximately two-thirds of all transactions made in the latest quarter. The latest monthly statistics contain around two-fifths of all transactions. Statistics Finland receives the data on the remainder as they arrive at the Tax Administration.

Monthly and quarterly data are updated retrospectively in connection with each release so that the final data for the statistical year are published with the data for the first quarter of the year following it.

## **5. Accessibility and transparency of the data**

A latest statistical release will be published from the statistics on Statistics Finland's web pages on the publication date of the statistics on prices of dwellings. Data concerning dwelling prices can also be found on Statistics Finland's web pages and database service. The essential metadata have been described in this document, which is incorporated into the publication of statistics on dwelling prices in housing companies. This document is also available on Statistics Finland's web pages.

These statistics cover only dwelling transactions in housing company shares. Especially out of the Greater Helsinki area, there are numerous real estate transactions that are not included in these statistics. Statistics Finland publishes a separate price index on real estate prices. Data on real estate transaction prices by municipality are available from the National Board of Survey.

## ***6. Comparability of the statistics***

### ***6.1. Comparability with other data***

When these statistics are compared with data from other producers the source of the basic data should be considered. Statistics Finland's data derive from the Tax Administration's comprehensive files, and thus cover exhaustively all completed transactions.

In January 2013, combinations of register data were updated. This increases the number of transactions by around three to five per cent on the annual level compared with earlier years.

### ***6.2. Comparability over time***

Data compiled from the Tax Administration's asset transfer tax data are available on prices of old dwellings in housing companies quarterly starting from the year 1987. Older data are available going back to 1970. Data provided by real estate agents are available for the period 1970 to 1986 and the used classification is much less detailed. As regards new dwellings, the time series based on data provided by real estate agents have been calculated quarterly from 2005 onwards.

## ***7. Coherence and consistency***

In addition to the statistics on prices of dwellings in housing companies, Statistics Finland releases quarterly statistics on real estate prices. Besides the data published by Statistics Finland, real estate agents, credit institutions and banks also publish information concerning dwelling prices and their development.

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Source: Prices of dwellings in housing companies, Statistics Finland