

Housing market price indices

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0. Prerequisites	
<u>0.1 Legal environment</u>	<p>0.1.1 Responsibility for collecting, processing, and disseminating statistics The collection of primary statistical data and the publication of official statistical information is carried out in accordance with Federal Law of November 29, 2007 No 282-FZ “On Official Statistical Accounting and the System of State Statistics in the Russian Federation”.</p> <p>The compilation and dissemination of the data are governed by the terms and conditions of the Statute on the Federal State Statistics Service adopted by Decree of the Government of the Russian Federation on July 2, 2008 No 420.</p> <p>The Federal State Statistics Service (Rosstat) provides official statistical information on social, economic, demographic, environmental and other social processes in the Russian Federation (Article 1 of the Law).</p> <p>Rosstat produces and approves the official statistical methodology in accordance with the established procedure within its competence the federal statistical observations and to form the official statistical information and ensures that the specified methodology complies with international standards and the principles of official statistics (Article 5.2. of the Law).</p> <p>0.1.2 Data exchange and coordination between agencies producing data The Regulation and the Law provide that Rosstat has the right to receive from respondents primary statistical data and administrative data, including those containing information classified as state secrets, commercial secrets, information about taxpayers, personal data of individuals, subject to their mandatory depersonalization, and other information, access to which is restricted by federal laws, in order to generate official statistical information (paragraph 6.1 of the Regulation, article 5, paragraph 9 of the Law).</p> <p>0.1.3 Confidentiality of individual reporters' data Rosstat provides in appropriate way the storage and protection of official, banking, tax, and commercial and other confidential information, received by the Rosstat during its activities (Article 5.16 of the Law).</p> <p>0.1.4 Ensuring statistical reporting Respondents are obliged to provide free of charge the statistical and administrative data necessary for the formation of official statistical information to the subjects of official statistical accounting.</p>
<u>0.2 Resources</u>	<p>0.2.1 Staff, facilities, computing resources, and financing Data processing according to the federal statistical observation form No. 1-RZh “Information on the level of prices on the housing market” is carried out in the Centralized Data Processing System (CDPS).</p>
<u>0.3 Relevance</u>	<p>0.3.1 Monitoring user satisfaction User satisfaction with statistical information provided by Rosstat and the work of Rosstat in general is assessed on an ongoing basis. The results are posted at: https://rosstat.gov.ru/community.</p> <p>Interaction with the reference group of the media is carried out in accordance with the Regulations on the department for interaction with the media and public organizations (Rosstat press service). Interaction with the reference group “International statistical organizations and national statistical services” is</p>

	<p>carried out in accordance with documents on cooperation and data exchange signed by Rosstat (Goskomstat) with international organizations and documents on cooperation signed by Rosstat (Goskomstat) with national statistical services.</p>
<u>0.4 Quality management</u>	<p>0.4.1 Processes are in place to focus on quality</p> <p>The quality policy in Rosstat is based on the Methodological provisions for the organization of production processes for official statistical information, approved Order of Rosstat dated December 7, 2018. No. 732.</p> <p>The document was developed taking into account the principles of official statistical accounting established by the Fundamental Principles of Official Statistics, approved at the 68th session of the UN General Assembly on January 23, 2014, the model for the production of statistical information (version 5.0), prepared by the UNECE High Level Group, as well as international standards for quality assurance of official statistical information.</p> <p>0.4.2. Quality control</p> <p>When collecting and processing data in the data processing center according to form No. 1-RZh “Information on the price level in the housing market”, formal and logical controls are provided.</p>
1. Integrity	
<u>1.1 Professionalism</u>	<p>1.1.2 Choice of data sources, methodology and dissemination methods</p> <p>One of the principles of official statistical accounting is the rational choice of sources in order to form official statistical information to ensure its completeness, reliability and timeliness of provision, as well as in order to reduce the burden on respondents (Article 4 of the Law).</p> <p>Rosstat is developing an official statistical methodology that includes methods for collecting, controlling, editing, summarizing and grouping primary statistical data and administrative data, compiling national accounts, assessing the accuracy of official statistical information and its systematization and on the basis of which official statistical information is formed (Article 7 of the Law).</p> <p>The official statistical methodology must be scientifically based, comply with international standards and principles of official statistics, as well as the legislation of the Russian Federation open and accessible (Article 4 of the Law).</p> <p>Dissemination of official statistical information by Rosstat is carried out by publishing it in official publications, mass media and placement for general and free access on the official website of Rosstat https://rosstat.gov.ru/</p> <p>1.1.3 Comments on misinterpretation and misuse of statistics</p> <p>In case of misinterpretation or misuse of statistical data Rosstat may send a refutation to the media, which allowed the distortion of official statistical information, for further publication.</p>
<u>1.2 Transparency</u>	<p>1.2.1 Disclosure of terms and conditions for statistical collection, processing, and dissemination</p> <p>Information on the conditions and timing of primary data collection is specified in the instructions for filling out the federal statistical observation form No. 1-RZh “Information on the level of prices on the housing market” and the Official statistical methodology for monitoring the level and dynamics of prices on the housing market, approved by order of Rosstat dated August 12 2022 No. 572.</p> <p>The dissemination of official statistical information on average prices and price indices on the housing market is carried out in accordance with position 1.29.9 of the Federal Statistical Work Plan.</p> <p>1.2.2 Internal governmental access to statistics prior to release</p> <p>Government agencies do not have access to the data before they are published.</p> <p>There is no government access to the data before its release.</p> <p>1.2.3 Attribution of statistical products</p> <p>The data are published without ministerial commentary.</p>

	<p>1.2.4 Advance notice of major changes in methodology, source data, and statistical techniques</p> <p>Announcements and comments about significant changes in the methodology, source data and statistical methods are published on the official website of Rosstat (https://rosstat.gov.ru/), as well as posted on social networks.</p> <p>Rosstat announces significant changes in methodology, source data, and compilation techniques in advance.</p> <p>Information on production indices is formed and published in accordance with the terms established by the Federal Plan of Statistical Works. The Federal Plan of Statistical Works and the Schedule for the publication of official statistical information on industrial production indices are posted on the official website of Rosstat.</p>
2. Methodology	
<p><u>2.1 Concepts and definitions</u></p>	<p>2.1.1 Concepts and definitions</p> <p>Price indices are developed in accordance with the “Official Statistical Methodology for Monitoring the Level and Dynamics of Prices in the Housing Market”, approved by Order of Rosstat No. 572 from August 12, 2022, published on the Rosstat website.</p> <p>Definition: Housing price indices characterize the change in prices over time for a fixed set of goods - representatives at their constant volume of sales. Product-representative - a set of types of goods (apartments) with specific qualitative characteristics, sold in apartment buildings separately in the primary and secondary housing markets. To calculate price indices, the average price per 1 sq. m. meter of the total area of a certain type of apartments at the end of the reporting quarter.</p> <p><i>The primary housing market</i> is a market in which it becomes possible to transfer new (newly built or reconstructed) housing to private ownership on a reimbursable basis with rights, which ownership rights is extended to: state authorities of the Russian Federation and bodies of the Russian Federation, local governments; developer firms engaged in the construction (reconstruction) of real estate; legal entities and individuals that are responsible for housing sales in accordance with the procedure established by legislation.</p> <p>Transactions in the primary market also include transactions with residential accommodation in multi-apartment buildings prior to the commissioning of a real estate object, concluded in accordance with the Federal Law dated December 30, 2004 No. 214-FZ “On participation in shared construction of apartment buildings and other real estate objects and on amendments to certain legislative acts of the Russian Federation”.</p> <p><i>The secondary housing market</i> is a market in which individuals and legal persons can act as apartment owners. The objects of observation in the secondary housing market are apartments that are in private or state ownership and have a certain degree of wear and tear as a result of operation. In addition, prices are recorded on the secondary housing market for newly built (i.e., not used) or reconstructed apartments that are the object of resale by both individuals and legal entities.</p> <p>Price indices in the housing market are calculated using the Laspeyres formula for all constituent entities of the Russian Federation.</p> <p>Registration is subject to the average price of one square meter of the total area of apartments at the end of the reporting quarter separately in the primary and secondary housing markets. All indicators are calculated based on the results of transactions, as of the 25th day of the last month of the reporting quarter as of the nearest date in cases where, as of the 25th, there were no transactions.</p> <p>As weights are used data on the number of sold total area of apartments separately in the primary and secondary housing markets, accumulated over the previous year.</p> <p>Housing price indices are published quarterly.</p>
<p><u>2.2 Scope</u></p>	<p>2.2.1 Scope</p> <p>2.2.1.1 Data Scope</p> <p>Product coverage: Product coverage: Prices in the housing market for each type of apartment are recorded separately for new apartments and for apartments in the functioning housing stock located, owned if they are objects of market transactions. Surveillance covers urban housing stock and the territory of mass</p>

	<p>housing development outside the city limits.</p> <p>Geographic coverage: Registration of prices in the housing market is carried out on the territory of all subjects of the Russian Federation.</p> <p>2.2.1.2 Coverage exclusions</p> <p>Geographical coverage: housing located in rural areas is not covered, with the exception of the territory of mass housing development.</p> <p>Product coverage:</p> <p>The following are not included in monitoring prices on the housing market:</p> <ul style="list-style-type: none"> – individual housing construction; – residential buildings and premises not included in the housing stock, which include houses and premises for housing (country houses, so-called apartments, hotels and other premises, according to the type of permitted use, intended for temporary stay), and premises adapted for housing (cabins, vans, barges, etc.); – social housing built as part of the implementation of the social development plan for territories, the price level for which is significantly (more than 10%) lower than market prices; – rooms in communal apartments; – apartments in blocked buildings with an adjacent land plot. <p>Price coverage: prices for apartments sold or provided on preferential terms to certain categories of the population are not subject to registration.</p>
<p><u>2.3 Classification/sectorization</u></p>	<p>2.3.1 Classification/sectorization</p> <p>Classification: OKSM (All-Russian classifier of countries of the world), OKER (All-Russian classifier of economic regions), OKATO (All-Russian classifier of objects of administrative-territorial division of objects), OKPO (All-Russian classifier of enterprises and organizations).</p>
<p><u>2.4 Basis for recording</u></p>	<p>2.4.1 Valuation</p> <p>Types of prices: The average sale price of one square meter at the end of the reporting quarter of the total area of apartments separately in the primary and secondary housing markets to be registered.</p> <p>2.4.2 Recording basis</p> <p>AS GS OFSN, actual OKVED code of the main activity (41.20,68.10, 68.10.1, 68.10.11, 68.10.2, 68.10.21, 68.31, 68.31.1, 68.31.1.11).</p>
<p>3. Accuracy and reliability</p>	
<p><u>3.1 Source data</u></p>	<p>3.1.1 Source data collection programs</p> <p>Weight Sources: Federal Statistical Observation Form № 1-RZh "Information about the prices level in the housing market" (№ 1-РЖ «Сведения об уровне цен на рынке жилья»).</p> <p>Period of current index weights: Information from the previous year is used as the base year for the weights.</p> <p>Frequency of updating weights: Weights for calculating price indices are reviewed annually.</p> <p>Selection of the organizations: Organizations are selected from the total number of organizations selling housing. For price registration are selected organizations operating in the housing market with price information reflecting the specificity of price changes for apartments in total in the entire housing stock of a constituent entity of the Russian Federation</p> <p>Product/Operations Selection: For prices monitoring on primary and secondary housing markets are selected apartments with different number of rooms in different types of homes. While selecting representative items with specific characteristics for price collection, consideration should be given to the fact that the representative item selected for price collection should be involved in the observation over a continuous period of time.</p> <p>Product/Operations Specification: The price is in form 1 sq. meter of total floor area of apartments with specification of dwelling depending on its quality, number of rooms, material of walls of houses and their location. In the primary housing market are quoted prices of 1 sq. m of the total area of the apartments sold with finishes or without finishing or with partial finishing.</p> <p>Sample size: Over two thousand organizations collect prices.</p>

	<p>Methods of price collection: Registration is done online.</p> <p>3.1.3 Source data timeliness</p> <p>Time registration of price observation data: Prices in selected organizations are collected quarterly on the 25th day of the last month of the reporting quarter or on the nearest date in those cases, when there were no transactions as of 25.</p>
<u>3.3 Statistical techniques</u>	<p>3.3.1 Statistical methods of work with source data</p> <p>Calculation of indexes of the lowest order: Individual price indices are calculated by the ratio of the prices of the reporting period to the prices of the previous period.</p> <p>Aggregation formula: The Laspeyres formula is used to aggregate price indices for transactions in the Russian Federation to obtain price indices for the Russian Federation.</p> <p>Linking the index to the updated weights with the historical index: To ensure comparability of the information in the two related years, the price indices of the previous year are recalculated to the updated weights used in the reporting year. These data are used only in the calculation of price indices relative to periods of the previous year.</p> <p>Accounting period: For the period when the price index = 100 is accepted the fourth quarter of the previous year.</p> <p>3.3.2 Other statistical procedures</p> <p>Reflection of missing prices: In case of temporary absence of prices, the calculation of "conditional settlement" prices is made.</p> <p>Selection items for replacement: In exceptional cases, when the sale of an observed type of apartment in a particular market in a reporting entity, it may be replaced or excluded from the calculations in accordance with the current price index methodology.</p> <p>Introduction of new items: New items are introduced into the calculation during the period of transition to a new basis for calculating housing price indices and revision of weights.</p> <p>Other aspects: Other features regarding data sources and practices for constructing housing price indices are described in the Official Statistical Methodology for Observing the Level and Development of Housing Prices</p>
<u>3.4 Data verification / validation</u>	<p>3.4.1 Validation of intermediate results</p> <p>Price verification: Input controls are used to verify the accuracy and reliability of the collected price information.</p> <p>Verification of data processing: In order to verify the accuracy of housing price index data at different stages of data processing, methods are used to monitor the calculation of indicators and outputs.</p>
4. Serviceability	
<u>4.1 Periodicity and timeliness</u>	<p>4.1.1 Periodicity</p> <p>Quarterly.</p> <p>4.1.2 Timeliness</p> <p>Average prices and price indices in the housing market are posted on the official website of Rosstat on the 19th-23rd business day after the reporting quarter. The information is published in accordance with the Federal Plan of Statistical Works, approved by the Decree of the Government of the Russian Federation dated May 6, 2008 No. 671-r.</p>
<u>4.2 Consistency</u>	<p>4.2.1 Internal consistency</p> <p>Information is presented as a price index for Russia as a whole, federal districts, as well as for each subject of the Russian Federation.</p>
5. Accessibility	
<u>5.1 Data</u>	<p>5.1.2 Dissemination media and format</p> <p>5.1.2.7 Electronic – Other</p> <p>– "Russian Statistical Yearbook" («Российский статистический ежегодник»);</p>

	<ul style="list-style-type: none"> - Report "Socio-economic situation in Russia" («Социально-экономическое положение России»); - Statistical bulletin "Socio-economic situation of federal districts" («Социально-экономическое положение федеральных округов»); - "Regions of Russia. Socio-economic indicators" ("Регионы России. Социально-экономические показатели"); - "Prices in Russia" («Цены в России»). <p>Information on price indices in the housing market is published on the official website of Rosstat (https://rosstat.gov.ru/price), in the Unified Interdepartmental Information and Statistical System (EMISS) in the Rosstat section (https://www.fedstat.ru/indicator/30925).</p> <p>5.1.3 Data release calendar</p> <p>Data release dates for the next four months are published on the Rosstat website: https://rosstat.gov.ru/statistics/monitoring/sdds/calendar.</p> <p>A preliminary data release calendar is published monthly on the Rosstat website: https://rosstat.gov.ru/publications-plans.</p> <p>5.1.4 Simultaneous Release</p> <p>Data is simultaneously distributed to all users through the official website of the Federal State Statistics Service: https://rosstat.gov.ru</p> <p>5.1.5 Provision of data upon request</p> <p>Rosstat provides, at the request of users, summary statistical data (not containing confidential information). Information on average prices and housing market price indices is available upon request.</p>
<p><u>5.2 Metadata</u></p>	<p>5.2.1 Dissemination of documentation on concepts, coverage, classifications, accounting basis, data sources and statistical methods</p> <p>The methodology for calculating price indices in the housing market, data on average prices and price indices in the housing market are available in open and free access on the official website of Rosstat: Statistics / Official statistics / Prices, inflation / Methodology / Methodology of prices in the housing market https://rosstat.gov.ru/statistics/price/methodolog.</p> <p>5.2.2 Disseminated level of detail</p> <p>Average prices and price indices on the housing market are published for the Russian Federation, federal districts, constituent entities of the Russian Federation and for the centers of constituent entities of the Russian Federation (for average prices) by type of apartment.</p>
<p><u>5.3 Assistance to users</u></p>	<p>5.3.1 Dissemination of information on contact points</p> <p>Contact information is posted on the official website of Rosstat: https://rosstat.gov.ru/statistics/price/contacts.</p> <p>5.3.2 Availability of documents and services catalogs</p> <p>Methodological documents are posted on the official website of Rosstat: https://rosstat.gov.ru/statistics/price/methodology.</p>