

Standard-documentation Meta information

(Definitions, comments, methods, quality)

on

House Price Index and Owner-Occupied Housing Price Index

This documentation is valid from the reference period:

2010

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Executive Summary

The house price index (HPI) and the owner occupied housing price index (OOH PI) are two different indicators that are compiled from the same data sources due to the chosen methodology. The Owner Occupied Housing Index (OOH PI) is a measure of the price changes of those goods and expenses associated with owning and maintaining a dwelling and is intended to complement the harmonised index of consumer prices (HICP). The HPI was created at the same time as the OOH PI and is used to monitor the changes in price level of real estate over time on the basis of market transactions. Both index series begin in the first quarter of 2010 and were published for the first time in March 2015.

The OOH PI is following the so-called "net acquisition" method. This method uses the development of real estate prices, measured on the basis of real market transactions, as the basis for the acquisition component of the index. The term "net acquisition" expresses that only the inflow of dwellings to the household sector is recorded, and transactions within the household sector are excluded. In addition, the maintenance costs of dwellings (major repairs and maintenance, and insurance costs) are measured. The aim of the index is to supplement the HICP with the housing costs of owner occupiers, which are not currently included.

The HPI tracks the price development of residential properties for which a private household acts as buyer. Transaction prices of houses and apartments are recorded. The index serves as an important European indicator of economic activity and the business cycle. Furthermore, it is intended to detect a real estate bubble at an early stage, as occurred at the end of the 2000s in some countries. The indices are reported to Eurostat and are used as one component of the Macroeconomic Imbalance Procedure (MIP). The development of dwelling prices is also important for the real estate industry, investors and private buyers, leading to great public interest.

The house price index is calculated from two Austria-wide sub-indices - one for new and one for existing real estate. The existing real estate is further divided into used houses and used apartments.

The OOH PI is calculated for the sub-indices of prefabricated houses, owner-occupied dwellings, repairs and maintenance, insurance and other costs of acquisition.

For both indices, the land registry's collection of deeds is the main data source. For the OOH PI, the construction price index, the consumer price index and a survey of prefabricated houses also play an important role.

The purchase contract data from the land register are obtained in electronic form. The data is cleaned, and processed by adding information from the building and dwelling register as well as socioeconomic factors, which are included as "location" quality criteria (number of inhabitants, income level of the municipality, distance to the next larger city). The indices are calculated using hedonic methods ("repricing") to correct for quality changes between periods and over time.

HPI and OOH PI are Laspeyres-type chain indices. The weighting is revised annually. The calculation is done quarterly, the publication 90 days after the end of the quarter to which the index refers (t+90).

The weighting comes from several data sources: for the HPI, the weighting basis is the total value of all transactions per year as well as the turnover of prefabricated house manufacturers. For the OOH PI, national accounts data, the 2001 dwelling construction statistics and the expenditures for repairs and maintenance from the household budget survey are also used.

Users can access the latest data on Statistics Austria's website according to the publication calendar. The indices are published on a quarterly basis.

HPI / OOH PI – Main Features	
Subject Matter	<p>The house price index (HPI) tracks the price development of residential properties (single-family houses, semi-detached houses, terraced houses and flats) for which a private household acts as buyer.</p> <p>The owner occupied housing price index (OOH PI) is a measure of the price changes of goods and services associated with owning and maintaining dwellings for one's own use and is intended to complement the harmonised consumer price index (HICP), which currently only includes costs associated with renting.</p>
Population	Monetary transactions of private households for the purchase of dwellings and for the OOH PI additionally values of the construction price index and the consumer price index.
Type of statistics	Price Index
Data sources/Survey techniques	<p>Price data: transactions data from administrative sources and primary statistical price collection for prefabricated houses</p> <p>Data for weights: Results of National Accounts as well as other data sources (transactions, turnover, consumption of households)</p>
Reference period or due day	Quarterly, from Q1 2010
Periodicity	Quarterly
Survey participation (in case of a survey)	Optional
Main legal acts	<p>EU VO 2016/792</p> <p>EU VO 2020/1148</p> <p>National Legislation</p>
Most detailed regional breakdown	Austria
Availability of results	<p>Preliminary Results: t + 85</p> <p>Final Results: t + 175</p>
Other	-