

Media Release

info@cbs.gov.il www.cbs.gov.il Fax: 02-6521340

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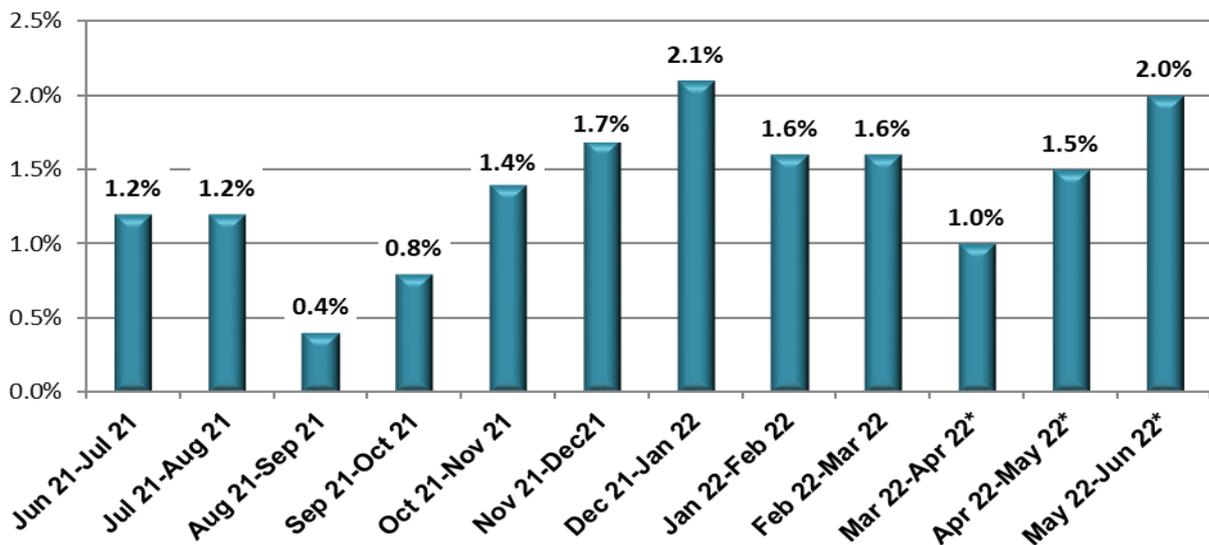
Price changes in the dwellings market (Not part of the Consumer Price Index)^[1]

1. Dwellings Price Index (quality-adjusted price changes)

- A comparison of the transaction prices in May 2022 – June 2022 to the transaction prices in April 2022 – May 2022, shows that dwelling prices increased by 2.0%.^[2] [See data series from 2010 in table 1](#)

Figure 1 presents the bimonthly change in the dwelling price index during the past 12 months.

Figure 1: Monthly Percentage Change in the Dwellings Price Index



* The price changes for the last three periods are provisional.

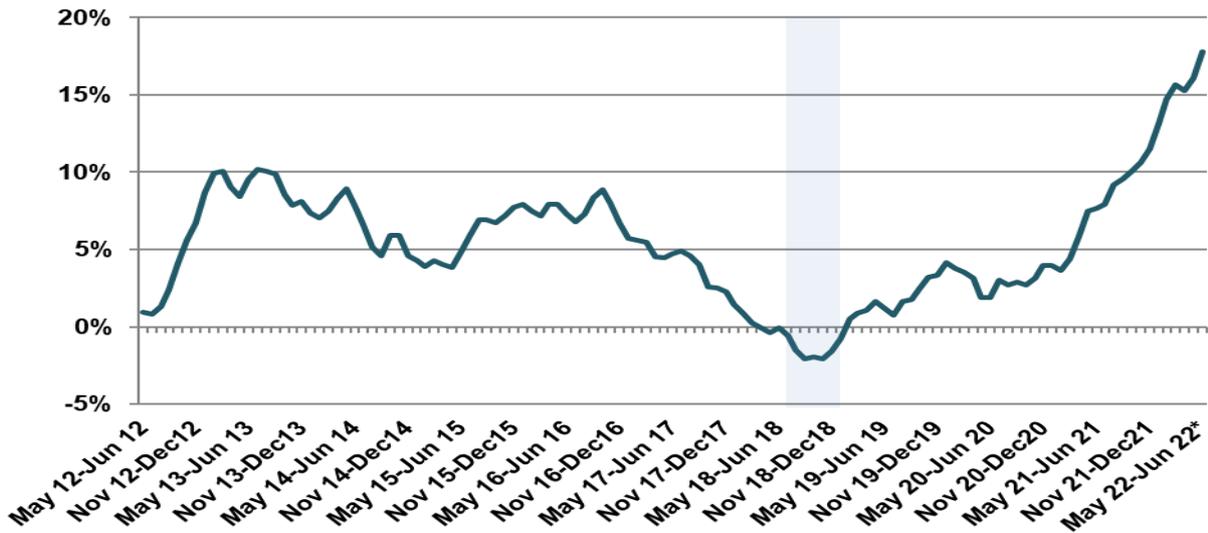
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¹ For explanations and details, see "Methodology for calculating the index of Prices of Dwellings, and Quarterly and Annual Averages" in [Price Statistics Monthly, Chapter B, section 1.1](#).

² The data is not final because additional transactions were carried out during this period but not yet reported.

- A comparison of the transaction prices in the current period, to the transaction prices in the same period last year, i. e., May 2022 – June 2022 compared to May 2021 – June 2021, shows that dwelling prices increased by 17.8%. Figure 2 presents annual percentage change in the dwellings price index over the last decade. From this figure it can be seen that the annual price increase is the highest in a decade. This is after the moderation in the rate of price increase beginning from 2016, relative to the beginning of the decade, to the point of price decline in the last three quarters of 2018 (shaded area).

Figure 2: 12-Month Percentage Change in the Dwellings Price Index

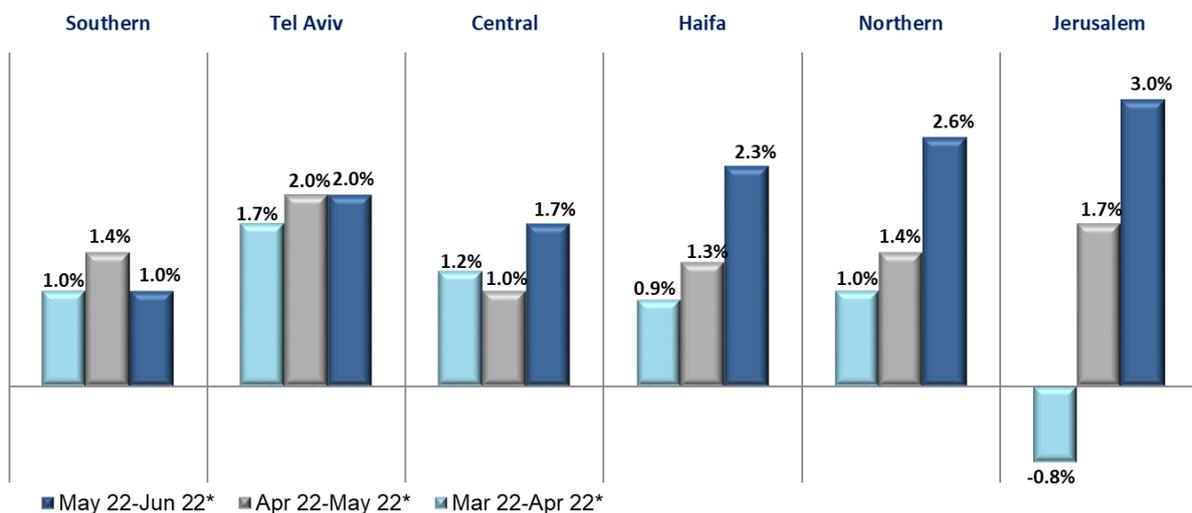


* The annual price changes for the last period are provisional

2. Dwellings Price Indices by Districts (quality-adjusted price changes)

A comparison of the transaction prices in May 2022 – June 2022 to the transaction prices in April 2022 – May 2022, shows that the prices of dwellings by districts changed as follows: Jerusalem (3.0%), Northern (2.6%), Haifa (2.3%), Central (1.7%), Tel Aviv (2.0%) and Southern (1.0%). Figure 3 presents the provisional price changes by districts. [See data series from October 2017 in table 3](#)

Figure 3: Percent Change in Dwellings Price Indices by Districts (Provisional Results)



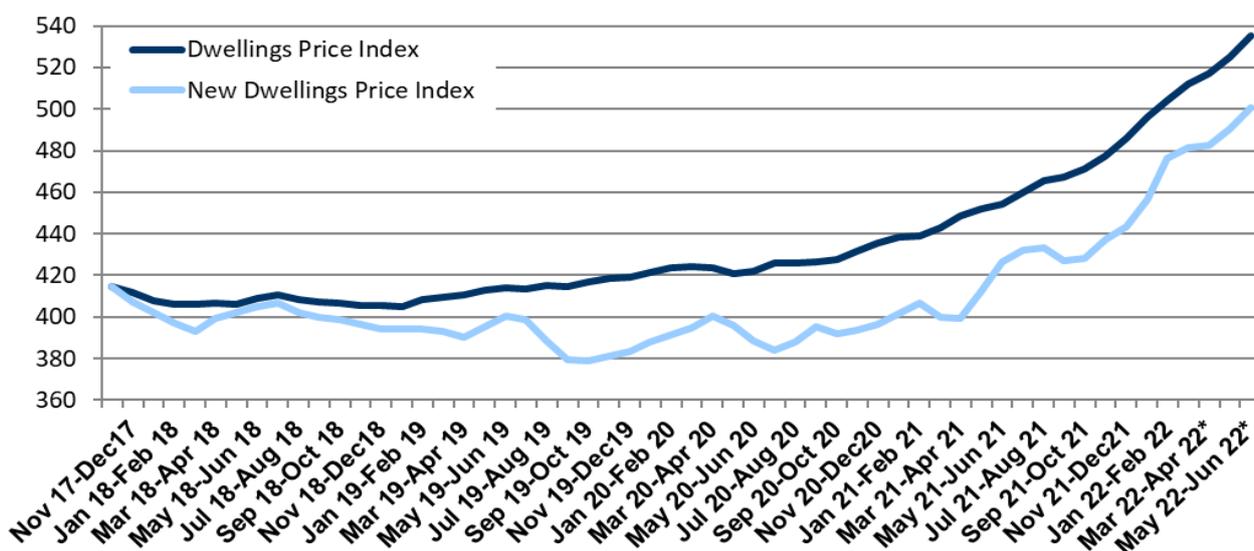
A comparison of the transaction prices in the current period, to the transaction prices in the same period last year, i. e., April 2022 – May 2022 compared to April 2021 – May 2021, shows a double-digit price increase in all districts: Central district (20.5%), Jerusalem district (18.3%), Tel-Aviv district (17.6%), Haifa district (16.4%), Northern district (14.6%) and Southern district (14.3%).

3. New Dwellings Price Index (quality-adjusted price changes)^[3]

A comparison of the transaction prices of new dwellings in May 2022 – June 2022 to the transaction prices in April 2022 – May 2022 shows that new dwelling prices increased by 2.1%. Government-supported (Buyer Price) transactions that are included in the calculation of the new dwellings price index decreased constituting 26.8% of the number of new dwelling transactions, compared to 28.5% in the previous period. Note that the rate of government-supported (Buyer Price) transactions is mostly negatively correlated to the new dwelling price index. Additional estimation shows that excluding Government-supported (Buyer Price) transactions, the new dwelling price index increased by 1.9%.

Figure 4 presents evolution of the dwellings price index vs. new dwellings price index over the recent three years. [See data series from October 2017 in table 4](#)

Figure 4: Dwellings Price Index vs. New Dwellings Price Index^[3]



* The price changes for the last three periods are provisional.

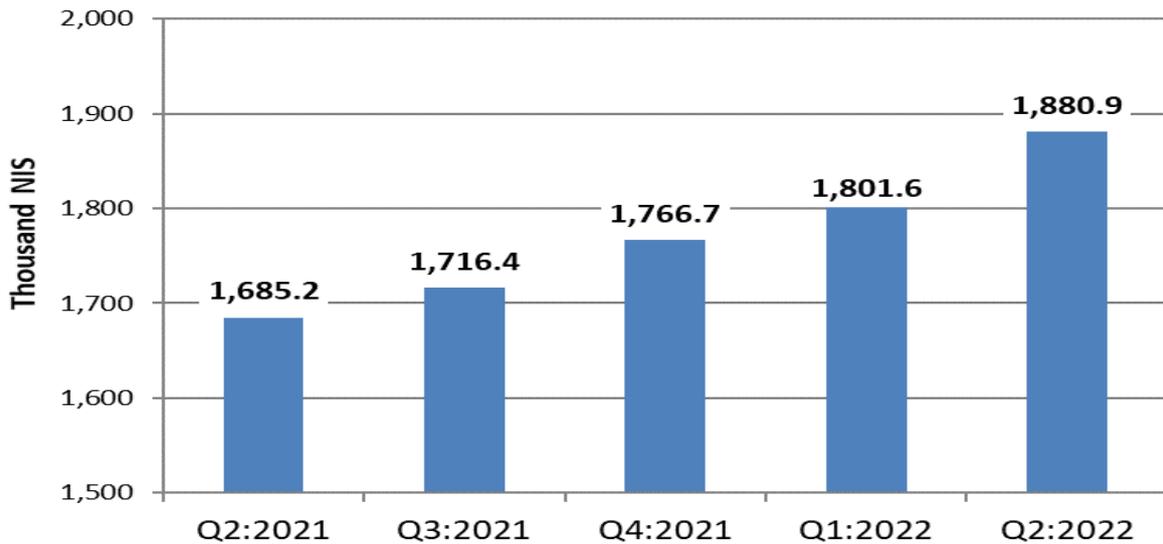
Prices of new dwellings increased by 17.5% with respect to the prices in the same period last year, i. e., May 2022 – June 2022 compared to May 2021 – June 2021.

³ New Dwellings Price Index is published since January 2018

4. Average price of transactions (with no quality adjustment):

Figure 5 shows that the national average price of transactions conducted in the second quarter of 2022 was 1,880.9 thousand NIS.^[4] Compared to the previous quarter (1,801.6 thousand NIS), the national average price increased by 4.4%. A comparison to the national average price in the second quarter 2021 (1,685.2 thousand NIS) shows an increase by 11.6%.

Figure 5: National Average Prices – last 5 quarters⁴



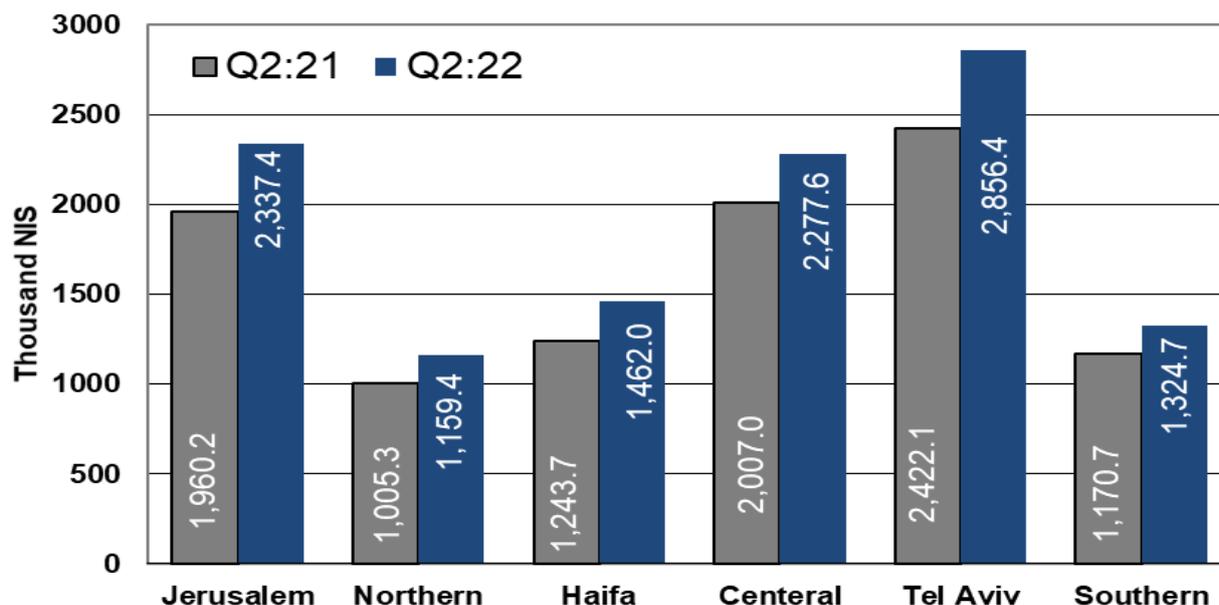
Comment: Figure 5 presents quarterly average prices of 1-6 room dwellings without dwellings' quality adjustment over time.

Average prices by districts

Figure 6 presents average prices of transactions by districts, in the second quarter of 2022 compared to the same quarter of 2021. A double-digit price increase was recorded in all districts: Jerusalem district (19.2%), Tel-Aviv district (17.9%), Haifa district (17.6%), Nortren district (15.3%), Central district (13.5%) and Southern district (13.2%).

⁴The data on the last quarter are not final because additional transactions were carried out during this period but not yet reported.

Figure 6: Average Prices by Districts



Average prices in big cities

Figure 7 presents average prices of transactions in 16 big cities in Israel. In the second quarter 2022 the highest price level of dwellings was recorded in the following cities: Tel Aviv (4,164.0 thousand NIS) in which the price level is significantly higher compared to other cities, Kfar Saba (2,902.4 thousand NIS), Jerusalem (2,703.5 thousand NIS), Ramat Gan (2,616.9 thousand NIS) and Petah Tiqwa (2,303.4 thousand NIS). On the other hand, the lowest price level was recorded in the following cities: Beer Sheva (1,154.5 thousand NIS), Haifa (1,342.4 thousand NIS) and Ashkelon (1,427.7 thousand NIS).

A comparison of the average price in the second quarter 2022 vs. the same quarter of the previous year, shows an increase by 10% or more in all big cities. Significant increase, more than 20%, was found in the following cities: Kfar Saba (29.6%), Petah Tiqwa (28.8%), Jerusalem (26.8%) and Tel Aviv (21.9%).

Figure 7: Average Prices in Big Cities

