

# Media Release

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Jerusalem,  
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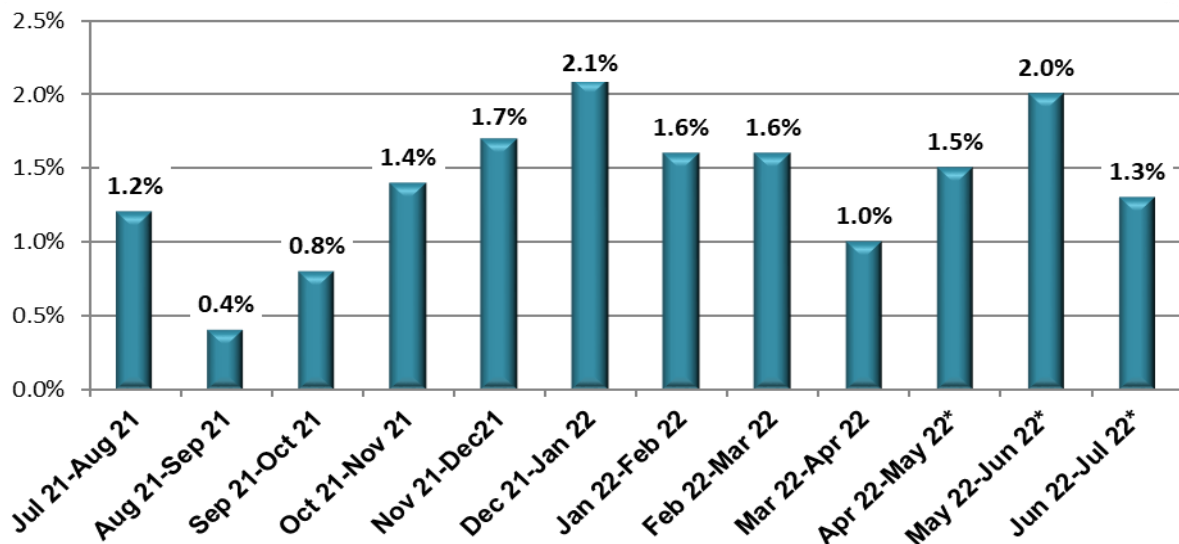
## Price changes in the dwellings market (Not part of the Consumer Price Index)<sup>[1]</sup>

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

- A comparison of the transaction prices in June 2022 – July 2022 to the transaction prices in May 2022 – June 2022, shows that dwelling prices increased by 1.3%.<sup>[2]</sup> [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.

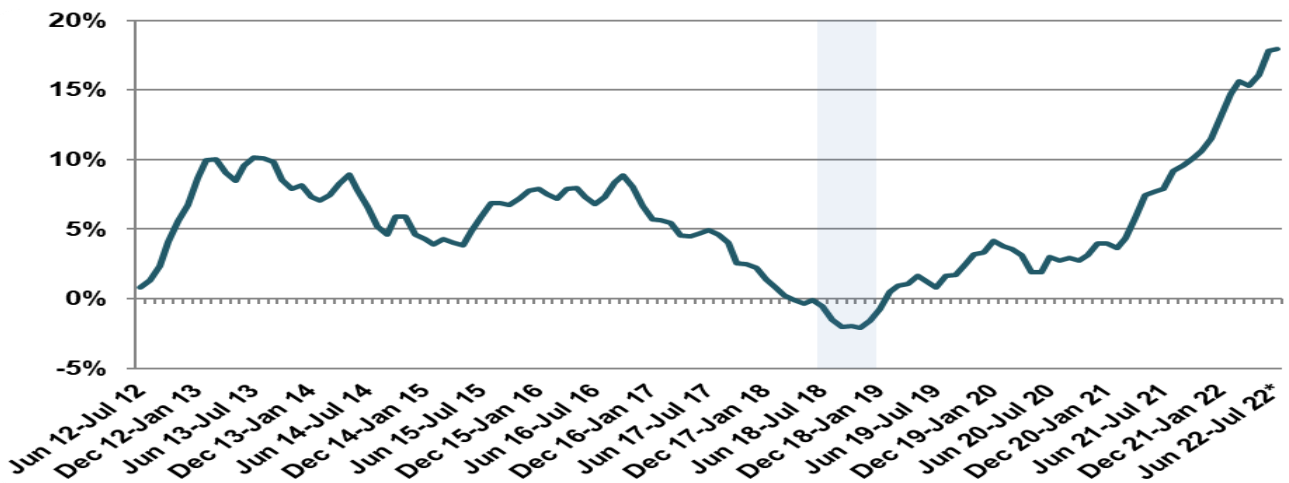
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<sup>1</sup> For explanations and details, see "Methodology for calculating the index of Prices of Dwellings, and Quarterly and Annual Averages" in [Price Statistics Monthly, Chapter B, section 1.1](#).

<sup>2</sup> 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., June 2022 – July 2022 compared to June 2021 – July 2021, shows that dwelling prices increased by 17.9%. Figure 2 presents annual percentage change in the dwellings price index over the last decade. From this figure it can be seen that during the past few months, there has been a sharp annual price increase compared to the last 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**

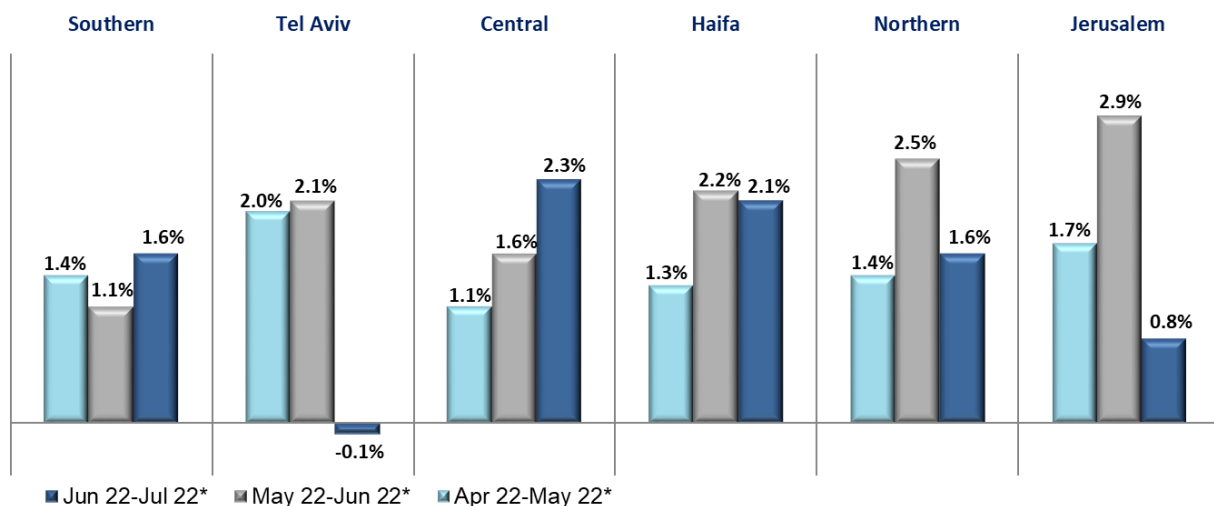


\* The annual price changes for the last period are provisional

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

A comparison of the transaction prices in June 2022 – July 2022 to the transaction prices in May 2022 – June 2022, shows that the prices of dwellings by districts changed as follows: Jerusalem (0.8%), Northern (1.6%), Haifa (2.1%), Central (2.3%), Tel Aviv (-0.1%) and Southern (1.6%). 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)**



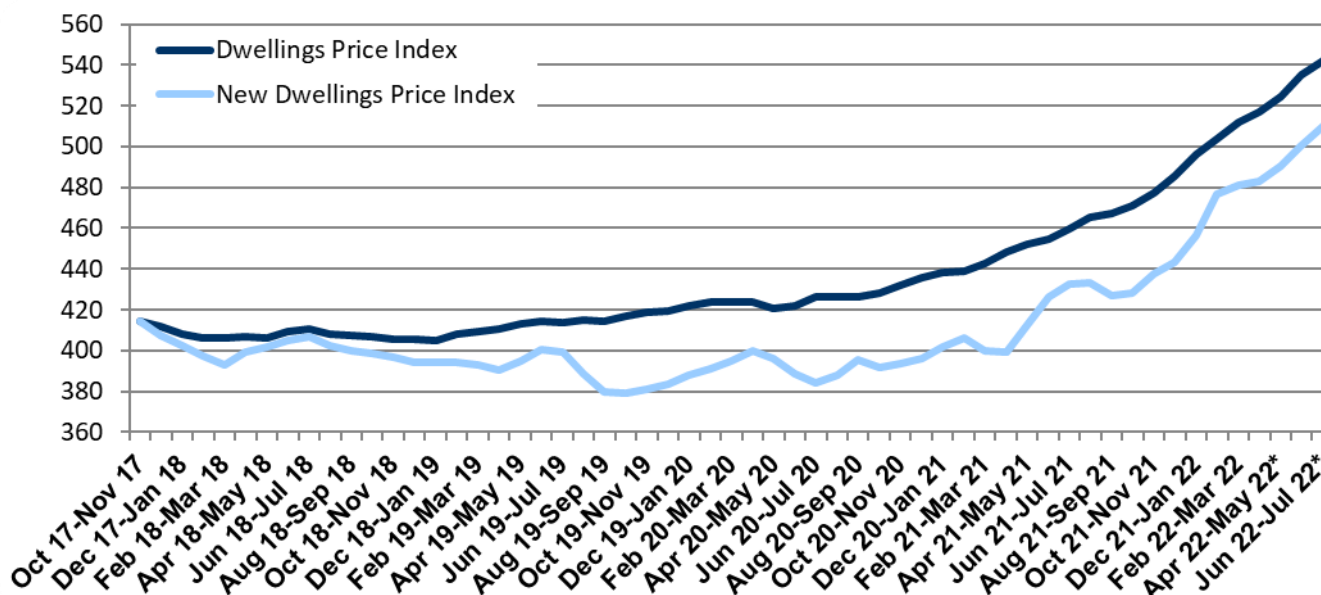
A comparison of the transaction prices in the current period, to the transaction prices in the same period last year, i. e., June 2022 – July 2022 compared to June 2021 – July 2021, shows a double-digit price increase in all districts: Central district (20.9%), Haifa district (18.3%), Northern district (16.9%), Tel-Aviv district (16.5%), Southern district (16.1%) and Jerusalem district (15.7%).

### 3. New Dwellings Price Index (quality-adjusted price changes)<sup>[3]</sup>

A comparison of the transaction prices of new dwellings in June 2022 – July 2022 to the transaction prices in May 2022 – June 2022 shows that new dwelling prices increased by 1.9%. Government-supported (Buyer Price) transactions that are included in the calculation of the new dwellings price index decreased constituting 25.6% of the number of new dwelling transactions, compared to 26.8% 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 1.5%.

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<sup>[3]</sup>**



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

Prices of new dwellings increased by 18.0% with respect to the prices in the same period last year, i. e., June 2022 – July 2022 compared to June 2021 – July 2021.

<sup>3</sup> New Dwellings Price Index is published since January 2018

