METHODOLOGICAL CHANGES IN THE RESIDENTIAL PROPERTY PRICE INDICES

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Methodological Changes Regarding the Construction of Residential Property Price Index (RPPI)

Methodology Implemented in the Period 2010-2012

The RPPI, which is constructed on a countrywide basis, covers data pertaining to all appraised dwellings in 73 cities for the period 2010-2012. Cities of Artvin, Bartın, Bingöl, Burdur, Düzce, Gümüşhane, Kilis and Tunceli are excluded from the scope due to insufficient number of observations for that period.

Methodological Changes in 2013

Düzce which has sufficient number of observations is also included in the scope and RPPI has been calculated by using the valuations of dwellings in 74 cities.

Methodological Changes in 2014

Artvin, Bartın and Burdur which have sufficient number of observations are included in the scope whereas, Bayburt, Siirt and Şırnak are excluded due to insufficient number of observations and RPPI has been calculated by using the valuations of dwellings in 74 cities.

While constructing the index for TRC3 for the period 2010-2013, data pertaining to all appraised dwellings in Batman, Mardin, Siirt and Şırnak are included in the scope, starting from 2014, the index for TRC3 is constructed by weighting the median unit price calculated for Batman and Mardin which have sufficient number of observations.

While constructing the index for TRA1 for the period 2010-2013, data pertaining to all appraised dwellings in Erzurum, Erzincan and Bayburt are included in the scope, starting from 2014, the index for TRA1 is constructed by weighting the median unit price calculated for Erzurum and Erzincan which have sufficient number of observations.

Methodological Changes Regarding the Metropolitan Municipalities

By the Metropolitan Municipalities Law No. 6360 on the “Establishment of Metropolitan Municipalities in Thirteen Provinces and Twenty-six Districts and Amending Certain Laws and Decree-laws” published in the Official Gazette on 6 December 2012, Aydın, Balıkesir, Denizli, Hatay, Malatya, Manisa, Kahramanmaraş, Mardin, Muğla, Tekirdağ, Trabzon, Şanlıurfa and Van became metropolitan municipalities. By the Law dated 22 March 2013, Ordu also became a metropolitan municipality. In constructing RPPI and NRPPI, the geographical scope has been revised accordingly starting from the January 2014 data.

Methodological Changes in 2016

Starting from January 2016, RPPI has been published along with the Hedonic Residential Property Price Index which is constructed to measure quality adjusted price changes related to the observed housing characteristics.

Kilis, which has sufficient number of observations, is also included in the scope and RPPI has been calculated by using the valuations of dwellings in 75 cities.

Methodological Changes in 2017

Siirt, which has sufficient number of observations, is also included in the scope and RPPI has been calculated by using the valuations of dwellings in 76 cities.

Methodological Changes in 2018

While constructing the index for TRA2 for the period 2010-2017, data pertaining to all appraised dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope, starting from 2018, the index for TRA2 is

constructed by weighting the median unit price calculated for Ağrı, Kars and Iğdır which have sufficient number of observations.

Methodological Changes in 2019

Kilis, which has not sufficient number of observations, is excluded from the scope and RPPI has been calculated by using the valuations of dwellings in 75 cities. While constructing the index for TRA2, data pertaining to all appraised dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope.

Starting from February 2019, RPPI has been calculated by using hedonic regression method and base year has been changed to 2017. In this context, series based on the stratified median price method have been ceased to be issued.

Data on house sales registered by the General Directorate of Land Registry and Cadastre (LRC) and average dwelling value calculated by the Central Bank of the Republic of Türkiye (CBRT) have been started to be used as weights.

Methodological Changes in 2023

While constructing the index for TRB2 for the period 2010-2022, data pertaining to all appraised dwellings in Bitlis, Hakkâri, Muş and Van are included in the scope, starting from 2023, the index for TRB2 is constructed by weighting the indices calculated for Bitlis, Muş and Van which have sufficient number of observations.

While constructing the index for TRA2 for the period 2019-2022, data pertaining to all appraised dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope, starting from 2023, the index for TRA2 is constructed by weighting the indices calculated for Ağrı, Kars and Iğdır which have sufficient number of observations.

Ardahan and Hakkâri, which have not sufficient number of observations, are excluded and Bingöl, which has sufficient number of observations, is included in the scope. In this way, RPPI has been calculated by using the valuations of dwellings in 74 cities.

Methodological Changes in 2024

With the July 2024 RPPI publication, a revision has been made in the data set and models used for analysis, regression levels, weighting approach and publication breakdown. A monthly data set has been started to be used instead of a 3-month rolling data set. Thus, the production time for each release of data decreased from t+45 days to t+15 days.

RPPI has been started to be calculated by using the valuations of all dwellings in 81 cities, and the publication breakdown has been updated as "Türkiye, 13 NUTS Level 2 and 6 NUTS Level 1 regions". Moreover, median unit m^2 prices, which were previously published only for 3 large cities, have been started to be published at a quarterly frequency for all cities which have sufficient number of observations.

The number of households published by the Turkish Statistical Institute (TURKSTAT) and the average dwelling value calculated by the CBRT have been started to be used as weights in the calculation.

RPPI has been produced by dividing the data set into four-year periods starting from 2010, by taking the starting year of the relevant period as the base period. The whole series have been computed with the base year 2023.

Methodological Changes Regarding the Construction of Residential Property Price Index for New Dwellings (NRPPI)

Methodology Implemented in the Period 2010-2012

While constructing the NRPPI for 2010-2012, data pertaining to the valuations of new dwellings in 26 cities (Adana, Ankara, Antalya, Aydın, Balıkesir, Bursa, Çanakkale, Çorum, Denizli, Diyarbakır, Eskişehir, Gaziantep, Hatay, İstanbul, İzmir, Kahramanmaraş, Kayseri, Kocaeli, Konya, Malatya, Manisa, Mersin, Muğla, Sakarya, Samsun, Tekirdağ) where there are sufficient observations are used.

Methodological Changes in 2013

NRPPI has been calculated by using the valuations of new dwellings in 29 cities including Ordu, Osmaniye and Yalova where the number of observations is also sufficient to form the index.

Methodological Changes in 2014

NRPPI has been calculated by using the valuations of new dwellings in 37 cities including Bolu, Edirne, Elazığ, Erzurum, Kırklareli, Kütahya, Şanlıurfa and Trabzon where the number of observations is also sufficient to form the index.

Methodological Changes in 2015

NRPPI has been calculated by using the valuations of new dwellings in 45 cities including Afyonkarahisar, Amasya, Bilecik, Düzce, Karabük, Kırıkkale, Sivas and Tokat where the number of observations is also sufficient to form the index.

Methodological Changes in 2016

NRPPI has been calculated by using the valuations of new dwellings in 48 cities including Adıyaman, Kastamonu and Zonguldak, where the number of observations is also sufficient to form the index.

Methodological Changes in 2017

NRPPI has been calculated by using the valuations of new dwellings in 51 cities including Aksaray, Karaman and Uşak, where the number of observations is also sufficient to form the index.

Methodological Changes in 2018

NRPPI has been calculated by using the valuations of new dwellings in 57 cities including Bartın, Burdur, Isparta, Mardin, Niğde and Sinop, where the number of observations is also sufficient to form the index.

Methodological Changes in 2019

NRPPI has been calculated by using the valuations of new dwellings in 57 cities including Giresun and Van, where the number of observations is also sufficient to form the index. On the other hand, Karaman and Mardin which have not sufficient number of observations, are excluded from the scope.

Starting from February 2019, NRPPI has been calculated by using hedonic regression method which is a more advanced method and base year has been changed to 2017. In this context, series based on the stratified median price method have been ceased to be issued.

Data on building occupancy permits issued by the TURKSTAT and average dwelling value calculated by the CBRT have been started to be used as weights.

Methodological Changes in 2021

Bartın which has not sufficient number of observations to form the index is excluded from the scope. Thus, NRPPI has been calculated by using the valuations of new dwellings in 56 cities.

Methodological Changes in 2022

Burdur and Sinop which have not sufficient number of observations to form the index are excluded from the scope. Thus, NRPPI has been calculated by using the valuations of new dwellings in 54 cities.

Methodological Changes in 2023

Karabük, Niğde and Yalova which have not sufficient number of observations to form the index are excluded from the scope. Thus, NRPPI has been calculated by using the valuations of new dwellings in 51 cities.

Methodological Changes in 2024

With the July 2024 publication, a revision has been made in the data set and models used for analysis, regression levels, weighting approach and publication breakdown. A monthly data set has been started to be used instead of a 3-month rolling data set. Thus, the production time for each release of data decreased from t+45 days to t+15 days.

NRPPI has been started to be calculated by using the valuations of new dwellings in 81 cities, and the publication breakdown has been updated as "Türkiye”.

The number of households published by TURKSTAT and the average dwelling value calculated by the CBRT have been started to be used as weights in the calculation.

NRPPI has been produced by dividing the data set into four-year periods starting from 2010, by taking the starting year of the relevant period as the base period. The whole series have been computed with the base year 2023.

Methodological Changes Regarding the Construction of Residential Property Price Index for Existing Dwellings (ERPPI)

Methodological Changes in 2017

Starting from January 2017, the Residential Property Price Index for Existing Dwellings (ERPPI) has been published. ERPPI is constructed by using the valuation reports for the dwellings built before the current and the previous years in 76 cities. Cities of Bayburt, Bingöl, Gümüşhane, Tunceli and Şırnak are excluded from the scope due to insufficient number of observations for that period.

Methodological Changes in 2018

While constructing the index for TRA2 for the period 2010-2017, data pertaining to all appraised existing dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope, starting from 2018, the index for TRA2 is constructed by weighting the median unit price calculated for Ağrı, Kars and Iğdır which have sufficient number of observations.

Methodological Changes in 2019

Kilis, which has not sufficient number of observations, is also excluded from the scope and ERPPI has been calculated by using the valuations of existing dwellings in 75 cities. While constructing the index for TRA2 data pertaining to all appraised existing dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope.

Starting from February 2019, ERPPI has been calculated by using hedonic regression method which is a more advanced method and base year has been changed to 2017. In this context, series based on the stratified median price method have been ceased to be issued.

Data on dwelling sales registered by the LRC and average dwelling value calculated by the CBRT have been started to be used as weights.

Methodological Changes in 2023

While constructing the index for TRB2 for the period 2010-2022, data pertaining to all appraised existing dwellings in Bitlis, Hakkâri, Muş and Van are included in the scope, starting from 2023, the index for TRB2 is constructed by weighting the indices calculated for Bitlis, Muş and Van which have sufficient number of observations.

While constructing the index for TRA2 for the period 2019-2022, data pertaining to all appraised existing dwellings in Ağrı, Ardahan, Kars and Iğdır are included in the scope, starting from 2023, the index for TRA2 is constructed by weighting the indices calculated for Ağrı, Kars and Iğdır which have sufficient number of observations.

Ardahan and Hakkâri, which have not sufficient number of observations, are excluded and Bingöl, which has sufficient number of observations, is included in the scope. In this way, ERPPI has been calculated by using the valuations of existing dwellings in 74 cities.

Methodological Changes in 2024

With the July 2024 publication, a revision has been made in the data set and models used for analysis, regression levels, weighting approach and publication breakdown. A monthly data set has been started to be used instead of a 3-month rolling data set. Thus, the production time for each release of data decreased from t+45 days to t+15 days.

ERPPI has been started to be calculated by using the valuations of existing dwellings in 81 cities, and the publication breakdown has been updated as "Türkiye”.

The number of households published by TURKSTAT and the average dwelling value calculated by the CBRT have been started to be used as weights in the calculation.

ERPPI has been produced by dividing the data set into four-year periods starting from 2010, by taking the starting year of the relevant period as the base period. The whole series have been computed with the base year 2023.

Methodological Changes Regarding the Construction of New Tenant Rent Index (NTRI)

Methodological Changes in 2026

NTRI has been started to be published at a monthly frequency by using the valuations of all dwellings in 81 cities, with the publication breakdown of "Türkiye, 13 NUTS Level 2 and 6 NUTS Level 1 regions". Moreover, unit m^2 rents of appraised residential properties have been started to be published at a quarterly frequency for all cities which have sufficient number of observations.