



Methodological Changes in the “House Price Index”

Department of Statistics

Real Sector Data Division

Methodological Changes Regarding the Geographical Scope

I- Methodological Changes Regarding the Construction of House Price Index (HPI)

Methodology Implemented in the Period 2010-2012

The HPI, which is constructed on a countrywide basis, covers data pertaining to all appraised houses 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 HPI has been calculated by using the valuations of houses 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 HPI has been calculated by using the valuations of houses in 74 cities.

While constructing the index for TRC3¹ for the period 2010-2013, data pertaining to all appraised houses in Batman, Mardin, Siirt and Şırnak are included in the scope, whereas 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 houses in Erzurum, Erzincan and Bayburt are included in the scope, whereas 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.

¹ "Nomenclature of Territorial Units for Statistics" level definitions are available in "Methodological Information on the House Price Index".

Methodological Changes Regarding the Metropolitan Municipalities Law

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, Muęla, Tekirdaę, Trabzon, Şanlıurfa and Van became metropolitan municipalities. By the Law dated 22 March 2013, Ordu also became a metropolitan municipality. In constructing HPI and NHPI, the geographical scope has been revised accordingly starting from the January 2014 data.

Methodological Changes in 2016

Starting from January 2016, HPI has been published along with the Hedonic House Price Index (HHPI) which is constructed to measure quality adjusted price changes related to the observed housing characteristics.

Kilis, which has sufficient number of observations, are also included in the scope and HPI has been calculated by using the valuations of houses in 75 cities.

Methodological Changes in 2017

Starting from January 2017, the Existing Housing Price Index (EHPI) has been published. EHPI is constructed by using the valuation reports for the houses built before the current and the previous years.

Siirt, which has sufficient number of observations, are also included in the scope and HPI has been calculated by using the valuations of houses in 76 cities.

II- Methodological Changes Regarding the Construction of New Housing Price Index (NHPI)

Methodology Implemented in the Period 2010-2012

While constructing the NHPI for 2010-2012, data pertaining to the valuations of new houses 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, Muęla, Sakarya, Samsun, Tekirdaę) where there are sufficient observations are used.

Methodological Changes in 2013

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

Methodological Changes in 2014

NHPI has been calculated by using the valuations of new houses 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

NHPI has been calculated by using the valuations of new houses 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

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

Methodological Changes in 2017

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