



Bureau of National Statistics
of the Agency for Strategic
Planning and Reforms
of the Republic of Kazakhstan

Quality report

Housing market price indices
in the Republic of Kazakhstan by 2025

Content

S.1 Contact details

S.2 Introduction-Relevance

S.3 Updating Metadata

S.4 Presentation of statistical information

S.5 Unit of measurement

S.6 Reporting period

S.7 Legal basis

S.8 Confidentiality and data protection

S.9 Publication Policy

S.10 Frequency of distribution

S.11 Distribution format, accessibility and clarity

S.12 Availability of documentation

S.13 Quality Management

S.14 Relevance

S.15 Accuracy and reliability (to be completed taking into account the type of observation)

S.16 Timeliness and Punctuality

S.17 Comparability

S.18 Consistency

S.19 Load

S.20 Data revision

S.21 Processing of statistical data

S.22 Notes

S.1 Contact details

S.1.1 Organization

Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan (hereinafter referred to as the Bureau).

S.1.2 Structural unit

Department of Price Statistics

S.1.3 Name of contact person

Baiguzhinova Dinara Zhumagalievna

S.1.3.1 Name of the director of the responsible structural unit

Demesheva Torgyn Maratovna

S.1.5 Postal address of the contact person

010000, Republic of Kazakhstan, Astana, Left Bank, Mangilik El Avenue 8, House of Ministries, entrance 4

S.1.6 Contact person's email address

di.baiguzhinova@aspire.gov.kz

S.1.7 Contact person's telephone number

+7(7172)74-97-86

S.2 Introduction-Relevance

Housing price indices characterize changes in the sale and rental prices of residential real estate.

Average prices and price indices for housing are used to value housing, determine the amounts of various cash payments, monitor the implementation of programs and projects, and conduct international comparisons. The dynamics of these indicators are used in calculating the gross domestic product, conducting analysis, forecasting, and scientific research, measuring the well-being of the population of the republic and regions, and making decisions about the purchase and construction of housing by individuals and construction companies.

S.3 Updating Metadata

S.3.1 Latest confirmation of updated metadata

June 17, 2022

S.3.2 Last placement of metadata

June 17, 2022

S.3.3 Last metadata update

June 17, 2022

S.4. Presentation of statistical information

S.4.1 Data Description

Depending on the data source, the sale prices of housing on the primary or secondary market in urban areas and rental prices of housing are observed.

The primary market is the market for newly commissioned housing. The secondary housing market is where the object of purchase and sale is housing that has been in use for some time and has a certain degree of wear and tear due to use.

S.4.2 Classification system

The following statistical classifiers are used:

- 1) NKIPTS - Directory of commodity items for the Classifier of individual consumption by purpose (posted on the Bureau's Internet resource www.stat.gov.kz: «Main» / «Statistical classifications» / «Reference books»);
- 2) SONRZH - Directory of objects of observation in the housing market.

S.4.3 Sectoral Coverage

The collection of primary data on housing market prices is based on a sampling approach that aligns with methodological approaches for constructing price indices and meets international standards. Housing market price surveys are conducted in cities of national significance, regional centers, and the capital, where there are a sufficient number of organizations operating in real estate and housing of various types to collect prices. This ensures the completeness of the data, the regularity of information collection in accordance with established requirements, and the timeliness of indicator generation.

S.4.4 Statistical concepts and definitions

- 1) Monitoring of price changes in the housing market is carried out in accordance with the Methodology for constructing a price index in the housing market, which is available on the Bureau's Internet resource www.stat.gov.kz in the section «Economy» / «Price Statistics» / «Methodology», as well as in the Information and legal system of regulatory legal acts of the Republic of Kazakhstan Әділет www.adilet.zan.kz.

Observation type: sample observation.

- 2) Data collection tool - statistical form of the national statistical observation «Notebook of registration of prices for new housing» (index 1-CRZ, monthly frequency).

S.4.5 Statistical object

Organizations engaged in the sale and rental of residential real estate.

S.4.6 General population (principle of selection of survey units)

Observation is carried out using a sample method.

The selection of organizations for monitoring prices in the housing market is carried out in compliance with the following criteria:

- 1) the selected properties provide the widest possible coverage of housing types;
- 2) the sample includes organizations with different volumes of housing rental services;
- 3) pricing information from organizations reflects changes in prices for residential real estate in all areas of the city;
- 4) information on housing attributes, including its location and price, is available.

S.4.7 Territorial coverage

The Republic of Kazakhstan (cities of republican significance, regional centers and the capital).

S.4.8 Time Coverage

There are data on monthly dynamics since 2007.

S.4.9 Base period

2020 = 100%

S.5 Unit of measurement

Percent

S.6 Reporting period

Month

S.7 Legal basis

S.7.1 Legal basis

1. Law of the Republic of Kazakhstan dated March 19, 2010 No. 257-IV «On State Statistics».
2. A Statistical work plan approved in accordance with the established legislative procedure of the Republic of Kazakhstan by the Order of the Head of the Bureau.
3. The Schedule for dissemination of official statistical information, approved by the order of the Head of the Bureau.
4. The Rules for registering prices, approved by the order of the Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated December 26, 2018 No. 16, registered with the Ministry of Justice of the Republic of Kazakhstan No. 18065.
5. «Methodology for constructing a price index in the housing market», approved by the order of the Acting Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated February 26, 2016 No. 41, registered with the Ministry of Justice of the Republic of Kazakhstan No. 13558.

S.8 Confidentiality and data protection

S.8.1 Privacy Policy

1. Article 8 of the Law of the Republic of Kazakhstan No. 257-IV of March 19, 2010 «On State Statistics» ensures the guarantee of confidentiality and protection of the data provided by respondents.
2. The Information Security Policy (hereinafter referred to as the Policy), approved by Order No. 20 of the Head of the Bureau dated February 10, 2021, defines the goals, objectives, guiding principles, and practices for ensuring the Bureau's information security. The primary objective of the Policy is to ensure the availability of official statistical information and the confidentiality of information stored and processed on the Bureau's computing equipment, while maintaining its integrity and authenticity.
3. Article 28 of the Entrepreneurial Code of the Republic of Kazakhstan No. 375-V dated October 29, 2015 ensures the protection of information constituting a commercial secret.

S.8.2 Confidentiality - Data Handling

Rules for the presentation of databases in de-identified form for use in scientific and scientific-technical activities, approved by order of the Chairman of the Agency of the Republic of Kazakhstan on Statistics dated July 2, 2010, No. 168. Registered with the Ministry of Justice of the Republic of Kazakhstan on August 13, 2010, No. 6388.

S.9 Publication Policy

S.9.1 Publication calendar

In accordance with paragraph 1, paragraph 2 of Article 26 of the Law of the Republic of Kazakhstan «On State Statistics» dated March 19, 2010 No. 257-IV, a Schedule for dissemination of official statistical information is being formed.

S.9.2 Access to the Schedule

The Schedule for dissemination of official statistical information is available on the Unified Platform of Internet Resources of Government Agencies www.gov.kz in the section «Government Agencies» / «Others» / «Agency for Strategic Planning and Reforms of the Republic of Kazakhstan» / «Bureau» / «Documents».

S.9.3 User access

Official statistical information is subject to dissemination in accordance with the Schedule for the dissemination of official statistical information in the volumes stipulated by the Statistical work plan.

State statistics bodies provide users with equal rights to simultaneous access to high-quality official statistical information and statistical methodology by posting them on the Bureau's Internet resource www.stat.gov.kz.

S.10. Frequency of distribution

Monthly

S.11. Distribution format, accessibility and clarity

S.11.1. News Publications

A monthly press release is published on price changes in the housing market. The information is posted on the Bureau's Internet resource www.stat.gov.kz in the «Main» / «News» section.

S.11.2. Publications

Electronic tables «Price indices and prices in the housing market in the Republic of Kazakhstan» are published monthly on the Bureau's Internet resource www.stat.gov.kz: «Main» / «Economy» / «Price statistics» / «Spreadsheets».

S.11.3. Online databases

IAS «Taldau» <https://taldau.stat.gov.kz> in the «Price statistics» section.

S.11.3.1 AC1. Data tables-consultations

Not implemented

S.11.4. Access to microdata

Rules for the presentation of databases in de-identified form for use in scientific and scientific-technical activities, approved by the order of the Chairman of the Agency of the Republic of Kazakhstan on Statistics dated July 2, 2010, No. 168. Registered in the Ministry of Justice of the Republic of Kazakhstan on August 13, 2010, No. 6388.

S.11.5 Other

S.11.5.1 AC2. Consultation Metadata

Not implemented

S.12. Availability of documentation

S.12.1. Methodology documentation

«Methodology for constructing a price index in the housing market» was approved by the order of the Acting Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated February 26, 2016, No. 41, registered with the Ministry of Justice of the Republic of Kazakhstan No. 13558. Available on the Bureau's Internet resource www.stat.gov.kz: «Main» / «Methodology» / «Price

Statistics» and on the Information and legal system of regulatory legal acts of the Republic of Kazakhstan www.adilet.zan.kz.

S.12.2. Quality documentation

1. Standard methodology for describing the process of producing statistical information by government agencies, approved by Order No. 53 of the Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated March 30, 2015.
2. Methodology for assessing the quality of official statistical information, approved by the Order of the Chairman of the Statistics Committee of the Ministry of National Economy of the Republic of Kazakhstan dated May 23, 2018 No. 63.
3. Rules for assessing the quality of administrative data, approved by the Order of the Head of the Bureau of National Statistics of the Agency for Strategic Planning and Reforms of the Republic of Kazakhstan dated March 19, 2024, No. 2. Registered with the Ministry of Justice of the Republic of Kazakhstan on March 20, 2024, No. 34168.

S.13. Quality Management

S.13.1 Quality Assurance

The quality and reliability of price statistics data is maintained by generally accepted procedures:

- compliance with the basic principles of primary accounting;
- use of standard statistical classifications of housing types;
- rotation of sample sets of lists of types of housing and basic objects selected for price observation;
- annual review of weighing schemes;
- the use of uniform formulas for calculating price indices at all levels aggregations;
- analysis of changes in price dynamics in other industries, alternative sources of information (media, Internet and other organizations).

S.13.2 Quality assessment

The methodology for constructing the price index on the housing market was developed taking into account the recommendations of the «Handbook on Residential Property Price Indices» (2013), prepared by the International Labour Organization, the International Monetary Fund, the Organization for Economic Cooperation and Development, Eurostat, the United Nations Economic Commission for Europe, and the World Bank.

S.14. Relevance

S.14.1 Needs

Users of information:

The Government of the Republic of Kazakhstan, government agencies, government institutions, international organizations, individuals and legal entities, and a number of other users.

S.14.2. User Satisfaction

A survey of users of official statistical information is conducted annually. The user questionnaire is available on the Bureau's Internet resource www.stat.gov.kz in the «Surveys» / «User Questionnaire» section.

In addition, in order to maintain constant feedback with users and respondents, Bureau 1446 operates a Single Contact Center.

S.14.3. Completeness/RL Data completeness-proportion

Not applicable

S.15. Accuracy and reliability (to be completed taking into account the type of observation)

S.15.1 Overall Accuracy

An analysis of the accuracy and reliability of calculated prices in the Republic of Kazakhstan over the past five years was carried out using the coefficient of variation. The coefficient of variation is a measure of the relative dispersion of a random variable. It shows what proportion of the average dispersion of a random variable is relative to its mean value. The larger the standard deviation, the greater the relatively greater dispersion and the less uniformity of the values under study. The coefficient of variation is calculated using the formula:

$$C_v = \frac{SD}{\bar{X}} * 100\%,$$

Where:

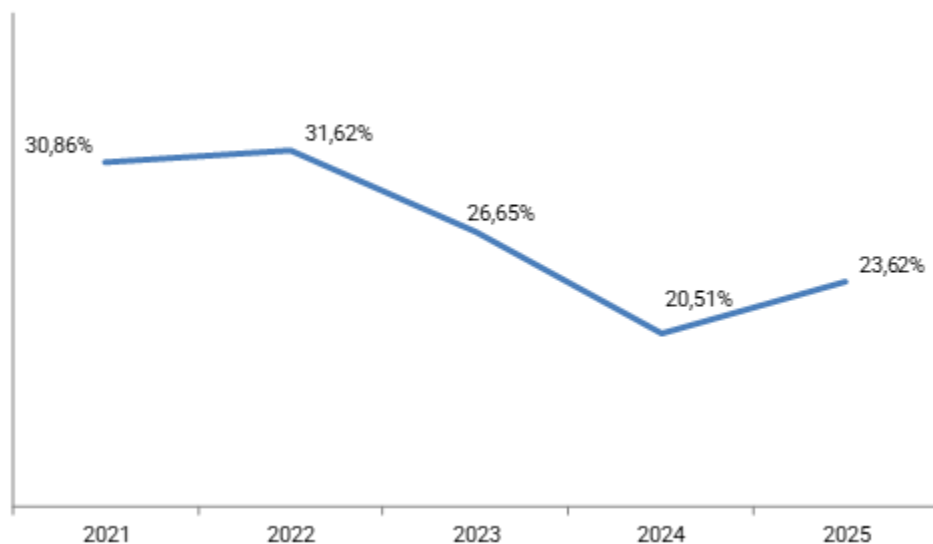
SD - standard deviation;

$\bar{X}$ - average value.

The standard deviation is calculated using the formula:

$$SD = \frac{\sqrt{\sum_{i=1}^n (X_i - \bar{X})^2}}{n-1}$$

Coefficient of variation of average prices in the primary housing market in the Republic of Kazakhstan



An analysis of primary housing market prices from 2021 to 2025 revealed a mixed picture. The greatest price variability was observed in 2021 and 2022.

S.15.2. Sampling errors-indicators/AL

Cannot be estimated due to purposive sampling.

S.15.3. Non-sampling error

Errors not related to sampling are not calculated.

S.15.3.1 Coverage Error

Cannot be estimated due to purposive sampling.

S.15.3.1.1. A2. Excess coverage-share

Not applicable.

S.15.3.1.2. A3. Common units-ratio

Not applicable.

S.15.3.3 Non-response errors

S.15.3.3.1 A4. Absence unit-share

Not applicable.

S.15.3.3.2 A5. Item of no response - share

Not applicable.

S.16. Timeliness and Punctuality

S.16.1. Timeliness

S.16.1.1. TP1. Waiting period - first results

The first results are published monthly on the 9th day after the reporting period and are final. Release dates are approved and published in the Statistical Work Plan and the Schedule for dissemination of official statistical information on an annual basis.

S.16.1.2. TP2. Waiting period - latest results

The first results are final.

S.16.2. Punctuality

S.16.2.1 Punctuality/TP3

Data is published and disseminated in accordance with the Schedule for dissemination of official statistical information, approved annually by order of the Head of the Bureau. Publication deadlines are established in the Statistical Work Plan, approved annually by order of the Head of the Bureau and registered with the Ministry of Justice of the Republic of Kazakhstan.

Actual and planned dates coincide, and there were no publication delays for 2025. Publication releases are rescheduled to the next business day if they fall on a weekend or holiday.

S.17. Comparability

S.17.1. Geographical comparability

Within the territory of the Republic of Kazakhstan.

S.17.1.1 Asymmetry in mirror statistics of flows - coefficient/CC1

Not applicable.

S.17.2. Duration of comparable time series/CC2

The dynamic series of the house price index is comparable and continuous since 2007. Published on the Bureau's Internet resource www.stat.gov.kz: in the section «Main» / «Economy» / «Price statistics» / «Dynamic series».

S.18. Consistency

S.18.1. External, cross-consistency

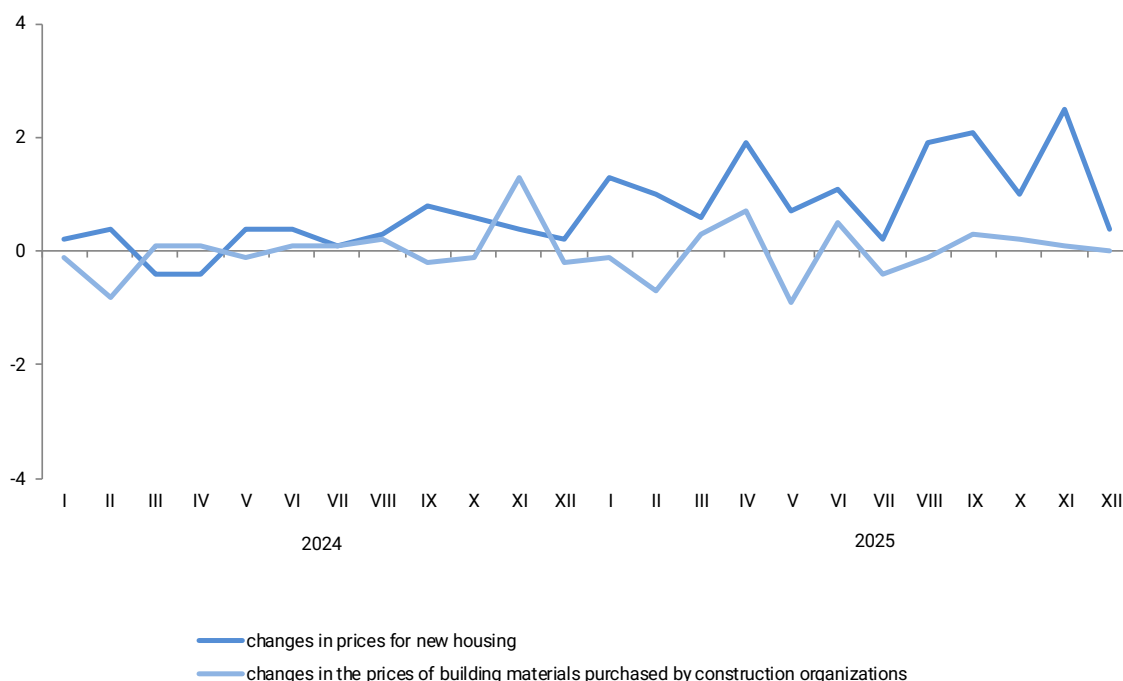
The methodology was developed taking into account the recommendations of the «Handbook on Residential Property Price Indices» (2013), prepared by the International

Labour Organization, the International Monetary Fund, the Organization for Economic Cooperation and Development, Eurostat, the United Nations Economic Commission for Europe, and the World Bank.

S.18.2. Internal consistency

Changes in prices in the primary housing market and for building materials purchased by construction organizations in the Republic of Kazakhstan

as a percentage, compared to the previous month, increase +, decrease -



In 2024-2025 dynamics changes in prices on the primary housing market and on building materials purchased by construction organizations were similar.

S.19. Load

There is no burden on respondents. Housing market prices are recorded by specialists from regional statistical offices. Sources include construction companies, real estate agencies, and online housing listings.

S.20. Data revision

S.20.2 Data revision/A6

There were no republications for 2025.

S.21. Processing of statistical data

S.21.1. Initial data

The construction of a price index for types of housing in the republic involves the use of two data streams: weight components (weighting scheme) and price changes by region.

The data on commissioning of housing are used as a source for the formation of weights for the sale of new housing, the resale of apartments - data on the number of transactions for the purchase and sale of apartments in an apartment building, the rent for well-appointed housing - data on the volume of services rendered for the rental and operation of real estate, owned or rented residential.

The collection of information on price changes in the housing market is carried out by registering prices according to statistical form «Notebook of housing prices registration» (1-CRZ, monthly).

S.21.2. Frequency of examination

Monthly

S.21.3. Method (way) of collecting primary statistical data

The information source for the formation of average prices and price indices for the sale of new housing, resale and rental of housing are the materials of the national statistical survey.

Prices are recorded by the relevant officials of the territorial divisions of state statistics responsible for collecting prices, through direct surveys of employees of organizations engaged in operations involving the sale and rental of housing, and are also recorded from advertisements posted in the media or on Internet resources.

S.21.4. Reliability of primary statistical data

When entering primary statistical data, format-logical controls are included for minimum and maximum price indices, replacement of base prices, replacement of base objects, absence of characteristics, and others.

S.21.5. Imputation - share /A7

Not applicable.

S.21.6. Adjustment

Not applicable.

S.21.6.1 Seasonal Adjustment

Not implemented.

S.22 Notes

Continue work to ensure the quality of statistical data.