STATISTICS DENMARK

Documentation of statistics for Forced Sales of Real Property 2018 Month 02

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1 Introduction

The purpose of the statistics is to document the trend in the number of announced forced sales in the Danish Official Gazette. The development in this figure is considered to be an important economic indicator. The quarterly statistics figures are comparable from 1979 onwards, while the monthly figures are comparable from 1993 onwards. The annual municipal figures are comparable from 2012 onwards.

2 Statistical presentation

These statistics document the development in the number of forced sales of real property, announced in the Danish Official Gazette, broken down by type of property and geographical location.

2.1 Data description

These statistics document the development in the number of forced sales of real property in Denmark excluding the Faroe Islands and Greenland, announced in the Danish Official Gazette, broken down by type of property and geographical location. Forced sales of housing cooperatives are not included, as these are defined as movables in the Danish Administration of Justice Act, which means that other rules are applicable.

All forced sales are announced in the Danish Official Gazette no later than 14 days before the public sale takes place. Right up to the forced sale takes place, the owner of the property may seek to prevent the sale by paying the creditor. In that case, the public auction will be cancelled. This means that there is a difference between an announced and an enforced forced sale.

2.2 Classification system

The grouping of the property categories does not comply with any national or international classifications. The statistics are broken down by geographical regions (2007) and municipalities (2012). The properties are grouped in the following categories:

- Agricultural properties
- One-family houses
- Owner-occupied flats
- Summer houses
- Properties with two or more flats
- Combined residential and business properties
- Business properties
- Industrial properties and warehouses
- Building sites
- Other built up sites

2.3 Sector coverage

Not relevant for these statistics.

2.4 Statistical concepts and definitions

Announced forced sale of real property: To the extent possible, forced sales or linked cases are only counted once. For this reason, the below announcements are omitted: Announcements with the same owner within the month in question. Second announcements about the same real property, cancellations, confirmations, reprints, change of court date, discontinuance, affirmation, attachment, delay, default etc.

2.5 Statistical unit

The units in the forced sales statistics are the owners of real property for whom a forced sale of real property has been announced in the Danish Official Gazette.

2.6 Statistical population

These statistics include announced forced sales of real property in Denmark excluding the Faroe Islands and Greenland.

2.7 Reference area

Denmark.

2.8 Time coverage

These statistics quarterly figures are comparable at a national level since 1979. The monthly figures are comparable since 1993. Yearly figures for provinces and municipalities are comparable from 2012 and onwards.

2.9 Base period

Not relevant for this statistics.

2.10 Unit of measure

Number of announced forced sales of real property.

2.11 Reference period

Calendar month.

2.12 Frequency of dissemination

Monthly.

2.13 Legal acts and other agreements

Data for the forced sales statistics are collected directly from the Danish Official Gazette, which is available to the public via the Official Gazette's home page. There is no EU regulation applying to this set of statistics.

2.14 Cost and burden

The statistics are based on publicly available information in the Danish Official Gazette. This means that there is no direct reporting workload in connection with the compiling of these statistics.

2.15 Comment

You can request further information from Statistics Denmark.

3 Statistical processing

Data for these statistics are collected electronically from the Danish Official Gazette. To avoid major fluctuations, Statistics Denmark performs trouble-shooting of the collected data to ensure that the same owner is only counted once within the month in question. Furthermore, trouble-shooting is performed to make sure that second announcements about the same real property, cancellations, confirmations, reprints, change of court date, discontinuance, affirmation, attachment, delay, default etc. are not included in the statistics. Subsequently, the forced sales are broken down into the various property categories and geographical areas.

3.1 Source data

The Danish Official Gazette.

3.2 Frequency of data collection

Data is collected on an ongoing basis.

3.3 Data collection

Data for the forced sales statistics are collected electronically directly from the Danish Official Gazette.

3.4 Data validation

The collected data originates from the information entered in the Danish Official Gazette, where data input errors may occur. This means that the same owner may be stated differently and, as a result, potentially be counted several times. Moreover, there may be deviations in relation to the register data where the indicated property category in the advertisement differs from the one in the Building and Housing Register.

3.5 Data compilation

To avoid major fluctuations in the statistics as a short-term economic indicator, the same situation or linked cases – to the extent possible – are only counted once. This is done by screening out announcements with the same owner within the month in question. The property categories are created based on information from the collected data combined with the use codes of Denmark's tax authority, SKAT; and the statistics are broken down geographically by regions (2007) and municipalities (2012).

3.6 Adjustment

The monthly forced sales of real property in total are seasonally adjusted.

4 Relevance

The statistics are used by public and private decision-makers to assess the trend in the number of announced forced sales of real property.

4.1 User Needs

Users are e.g. ministries, municipalities and regions, economists, including housing economists taking an interest in housing market statistics.

4.2 User Satisfaction

There is no systematic collection of data about user satisfaction for this set of statistics.

4.3 Data completeness rate

Not relevant for this statistics.

5 Accuracy and reliability

The forced sales of real property statistics provide a monthly total count of the number of announced forced sales of real property in the Danish Official Gazette with unique owners within the month in question. In this way it is ensured that major fluctuations in the statistics are minimised. The primary purpose of this set of statistics is to be informative regarding trends and it is not an assessment of the number of forced sales actually carried out.

5.1 Overall accuracy

By screening out announced forced sales with the same owner, it is ensured that major fluctuations are minimised. There may be cases where one owner owns several properties, e.g. a single-family house, an owner-occupied flat, a summer house and a business property which are all subjected to a forced sale and accordingly announced in the Danish Official Gazette. There may also be cases where an enterprise owns many properties. If each announced forced sale is included in the count, major fluctuations could potentially occur and the statistics would not give a true and fair view.

All forced sales are announced in the Danish Official Gazette no later than 14 days before the public sale takes place. Right up to the forced sale takes place, the owner of the property may seek to prevent the sale by paying the creditor. In that case, the public auction will be cancelled. This means that there is a difference between an announced and an enforced forced sale.

5.2 Sampling error

Not relevant for this statistics.

5.3 Non-sampling error

There is a risk of register errors as well as of duplicates (see Data validation)

5.4 Quality management

Statistics Denmark follows the recommendations on organisation and management of quality given in the Code of Practice for European Statistics (CoP) and the implementation guidelines given in the Quality Assurance Framework of the European Statistical System (QAF). A Working Group on Quality and a central quality assurance function have been established to continuously carry through control of products and processes.

5.5 Quality assurance

Statistics Denmark follows the principles in the Code of Practice for European Statistics (CoP) and uses the Quality Assurance Framework of the European Statistical System (QAF) for the implementation of the principles. This involves continuous decentralized and central control of products and processes based on documentation following international standards. The central quality assurance function reports to the Working Group on Quality. Reports include suggestions for improvement that are assessed, decided and subsequently implemented.

5.6 Quality assessment

With the exception of changes in the geographical break-down, including the Structural reform in 2007, the statistics have been comparable since 1979. This makes these statistics interesting in terms of comparing the development with other macro-economic indicators across several economic cycles. Furthermore, the statistics are not subject to any bias due to the counting unit combined with the fact that a total assessment is concerned. However, the quality of the statistics depends on the accuracy of the information entered in the forced sales advertisements in the Danish Official Gazette.

5.7 Data revision - policy

Statistics Denmark revises published figures in accordance with the Revision Policy for Statistics Denmark. The common procedures and principles of the Revision Policy are for some statistics supplemented by a specific revision practice.

5.8 Data revision practice

Only final figures are published. However, the seasonally adjusted figures are revised back in time on an ongoing basis if the seasonal pattern changes.

6 Timeliness and punctuality

These statistics are published 4 weekdays after the expiry of the month.

6.1 Timeliness and time lag - final results

The statistics for a given month are published 4 weekdays after the expiry of the month.

6.2 Punctuality

The statistics are normally released without delay according to the scheduled dates of publication.

7 Comparability

Annual statistics for requested forced sales and forced sales carried through, broken down by judicial district and type of property are available at the home page of Courts of Denmark.

7.1 Comparability - geographical

Statistics of forced sales of real property are also compiled in other countries, but no system has been established for these by Eurostat or others as it has been done for other short-term statistics. Since there are no regulations governing this domain, Statistics Denmark and other national statistical offices are free to decide on the method of recording as well as counting unit. It is particularly important to pay attention to this if you want to compare statistics across national borders.

7.2 Comparability over time

From the beginning of these statistics in 1979, it is possible to compare the property categories at the following level:

- Agricultural properties
- One-family houses
- Owner-occupied flats
- Summer houses
- Properties with two or more flats
- Combined residential and business properties
- Building sites

Due to the Structural reform in 2007, there is a geographical breach of data. In addition, the property categories: business properties, industrial properties and warehouses, not stated type of housing, non-active farms and other built-up sites are not continuous for the entire life of this set of statistics.

With the transition from manual to digital recording in connection with the publication of the figures for January 2018, minor shifts may occur internally between the numbers of forced sales within the individual property categories.

7.3 Coherence - cross domain

Annual statistics for requested forced sales and forced sales carried through, broken down by judicial district and type of property are available at the home page of Courts of Denmark http://www.domstol.dk.

At http://www.itvang.dk you will find topical statistics of the number of properties subject to forced sale, including the number put up for public sale for the first time and second time, broken down by type of housing.

7.4 Coherence - internal

Not relevant for this statistics.

8 Accessibility and clarity

The statistics are published monthly in a Danish press release, at the same time as the tables are updated in the StatBank. In the Statbank, these statistics can be found under Forced sales of real property. In addition, these statistics also feature in the Statistical Yearbook. For further information, go to the subject page.

8.1 Release calendar

The publication date appears in the release calendar. The date is confirmed in the weeks before.

8.2 Release calendar access

The Release Calender can be accessed on our English website: Release Calender.

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8.3 User access

Statistics are always published at 8:00 a.m. at the day announced in the release calendar. No one outside of Statistics Denmark can access the statistics before they are published.

8.4 News release

These statistics are published monthly in a Danish press release.

8.5 Publications

These statistics feature in the Statistical Yearbook.

8.6 On-line database

The statistics are published in StatBank under the subject Forced sales of real property in the following tables:

- TVANG1: Announcements of forced sales of real property by type and area (monthly)
- TVANG2: Announcements of forced sales of real property by type and by region (quarterly)
- TVANG3: Announcements of forced sales of real property by region (yearly)

8.7 Micro-data access

The basic material has been published and made available in the Danish Official Gazette.

8.8 Other

Not relevant for these statistics.

8.9 Confidentiality - policy

Data Confidentiality Policy at Statistics Denmark.

8.10 Confidentiality - data treatment

The statistics are based on publicly available information. It is estimated that there is no need for confidentialising.

8.11 Documentation on methodology

There are no separate method descriptions for this set of statistics.

8.12 Quality documentation

Results from the quality evaluation of products and selected processes are available in detail for each statistics and in summary reports for the Working Group on Quality.

9 Contact

In terms of administration, these statistics belong in the office Prices and Consumption. Cajsa Mølskov is the head of statistics, tel. +45 39 17 32 54, e-mail: cms@dst.dk

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