AN ANALYSIS OF PRIVATE RESIDENTIAL RENTAL PRICES IN MALTA, 2022 - 2024

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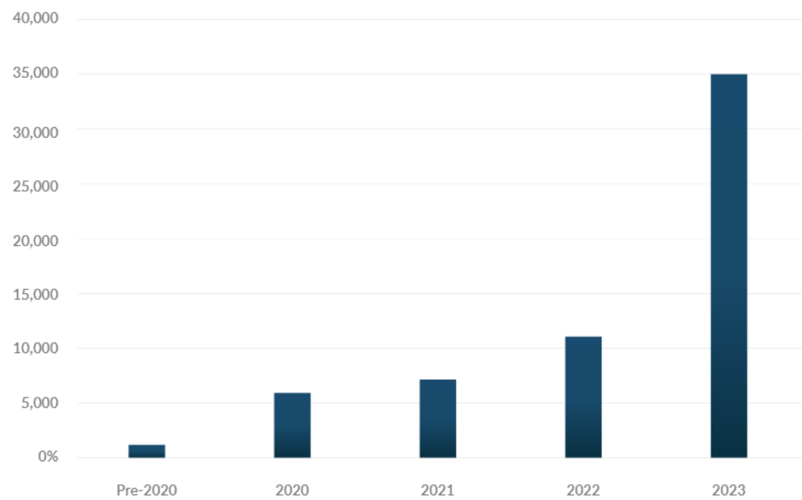
INTRODUCTION

The Private Residential Leases Acts, which came into effect on the 1st of January 2020, established the possibility of price controls when it comes to private renting. However, the act only covers the automatic renewals of contracts where the price remains fixed for an additional year, and contracts that are longer than one year. With regards to the latter, according to the Private Leases Act of 2020, the "yearly increases may not exceed the annual variations recorded in the Property Price Index published by the National Statistics Office... [which] may never exceed the previous rent by more than five per cent (5%)" (Private Residential Leases Act, 2020). The amendments of 2024 also introduced express renewals of contracts which also limits the annual increase in rent to 5%.

However, crucially this excludes controls on new contracts as well as whenever a contract is terminated. This creates an incentive for landlords to terminate contracts after one year and reregister contracts at a higher price, bypassing the 5% capping. A report published by the Housing Authority in 2024 showed that 58% of contracts which were registered by the end of 2023 were registered in the same year (Housing Authority, 2024), which means these contracts were not covered by the act.

Figure 2: Commencement year of current active contracts



This study aims to compare rental price changes between 2022 and 2024 for two- and three-bedroom apartments both by region and by locality in Malta, subject to data availability. The historical data is then compared to a scenario whereby the current maximum rent increase defined in Article 14(3) of Cap. 604 of the Laws of Malta was extended to include increases in between tenancies.

METHODOLOGY

This study employs a quantitative, comparative research design to analyse the change in rental prices for two- and three-bedroom apartments in Malta between the years 2022 and 2024.

All calculations and analyses presented in this study are based exclusively on official data published by Malta's Housing Authority. Specifically:

- The data for the baseline year of 2022 was retrieved from the Housing Authority publication (Housing Authority, 2023)
- The data for the year 2024 was sourced from the Housing Authority's Rental Calculator1, a publicly accessible online tool that provides information on registered rental prices.
- Data pertaining to the regional distribution of rental contracts was obtained from a study published by the Housing Authority (Micallef, 2022)

The data of 2022 and 2024 were compared to calculate the absolute and percentage changes in the median rental prices for two and three bedroom apartments in Malta between 2022 and 2024. This was applied to all regions in Malta as well as localities with the greatest number of registered contracts as per Housing Authority data.

The above was compared to the impact of a regulatory intervention whereby the current maximum rent increase defined in Article 14(3) of Cap. 604 of the Laws of Malta was extended to include increases in between tenancies. This would result in a 10.25% rental increase over the observed period, 5% compounded per year.

Data from the Housing Authority calculator was used to obtain the spatial distribution of rental contracts in Malta. Based on the regional rents and the spatial distribution, the weighted average rent for 2022 and 2024 for two- and three-bedroom apartments in Malta was calculated for both scenarios.

[1] https://housingauthority.shinyapps.io/MaltaRentCalculator/

RESULTS

Regional Level Analysis

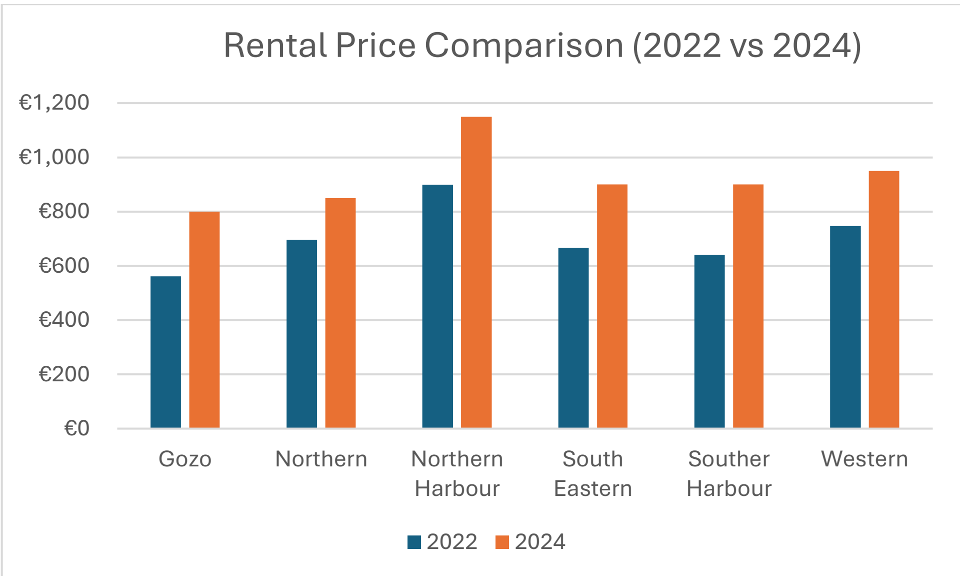
Two-Bedroom apartments by region

The table below presents the median rent for two-bedroom apartments by region in Malta in 2022, and 2024, together with the absolute and percentage change over the two-year period.

The Gozo region recorded a dramatic increase of 42.35% (from €562 to €800), followed closely by the Southern Harbour region which registered an increase of 40.63% (from €640 to €900). The Northern Region witnessed the lowest price increases, with median rental prices still increasing at a resounding 22.13% (from €696 to €850).

In absolute terms, in all regions, rent increased by at least €150 a month in just two years, with the Southern Harbour area experiencing an increase of €260 a month.

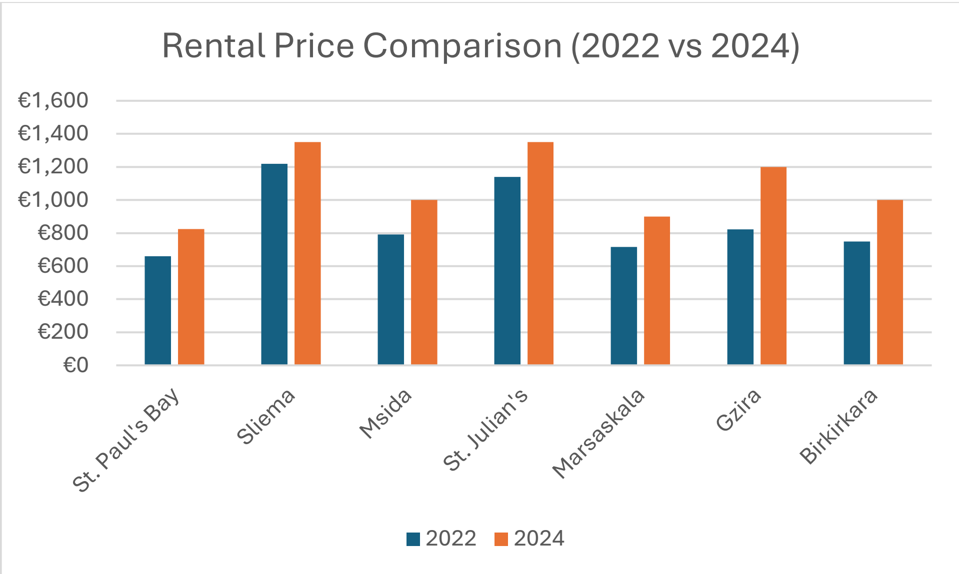
	2022	2024	Change	% Change
Gozo	€562	€800	€238	42.35%
Northern	€696	€850	€154	22.13%
Northern Harbour	€899	€1,150	€251	27.92%
South Eastern	€666	€900	€234	35.14%
Southern Harbour	€640	€900	€260	40.63%
Western	€747	€950	€203	27.18%



Two-Bedroom apartments by locality – most popular localities[2]

The table below presents the median rent for two-bedroom apartments for a selection of localities in Malta in 2022, and 2024, together with the absolute and percentage change over the two-year period.

	2022	2024	Change	% Change
St. Paul's Bay	€659	€825	€166	25.19%
Sliema	€1,218	€1,350	€132	10.84%
Msida	€792	€1,000	€208	26.26%
St. Julian's	€1,140	€1,350	€209	18.32%
Marsaskala	€716	€900	€184	25.70%
Gzira	€823	€1,200	€377	45.81%
Birkirkara	€749	€1,000	€251	33.51%



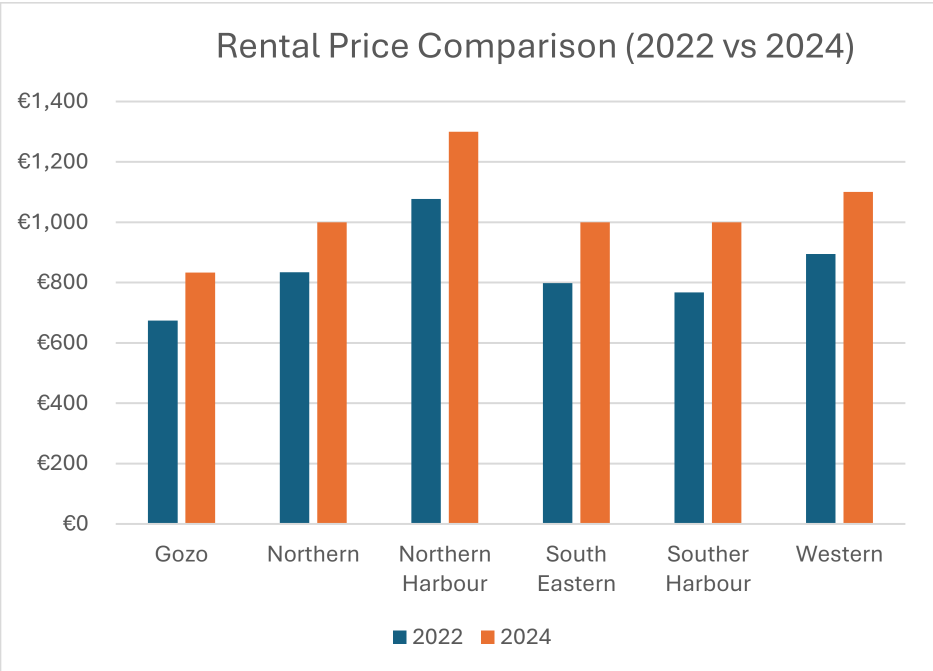
At the locality level, disparities were even more pronounced. Gżira experienced the most dramatic rental price increase for two-bedroom units, with median rent increasing by 45.81%. This means that average median rents increased in this locality by €377 a month. Birkirkara also saw very high price increases for two-bedroom apartments, with median rent increasing by 33.51%.

[2] A full breakdown for all localities can be found in the appendix.

Three-bedroom apartments by region

The table below presents the median rent for three-bedroom apartments by region in Malta in 2022, and 2024, together with the absolute and percentage change over the two-year period.

	2022	2024	Change	% Change
Gozo	€674	€833	€159	23.59%
Northern	€834	€1,000	€166	19.90%
Northern Harbour	€1,077	€1,300	€223	20.71%
South Eastern	€798	€1,000	€202	25.31%
Souther Harbour	€767	€1,000	€233	30.38%
Western	€895	€1,100	€205	22.91%

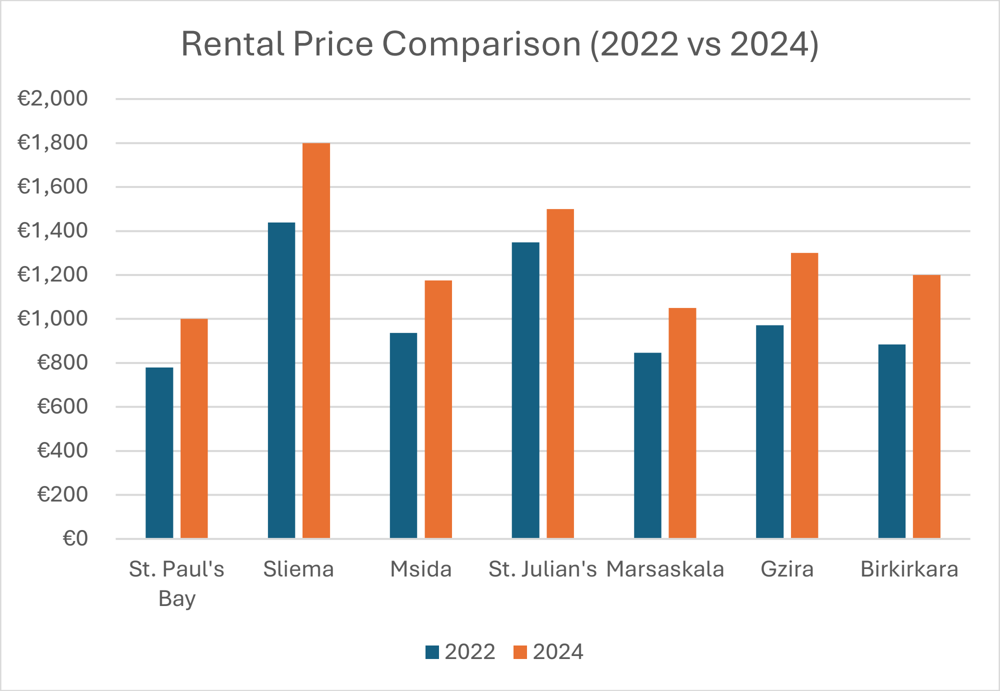


A similar pattern can be seen for three-bedroom apartments, with the Southern Harbour region registering the highest rental price increases at 30.38% (from €767 to €1,000). The Northern Region registered the lowest increase at 19.90% (from €834 to €1,000).

Three-bedroom apartments by locality – most popular localities

The table below presents the median rent for three-bedroom apartments for a selection of localities in Malta in 2022, and 2024, together with the absolute and percentage change over the two-year period.

	2022	2024	Change	% Change
St. Paul's Bay	€779	€1,000	€221	28.37%
Sliema	€1,439	€1,800	€361	25.09%
Msida	€936	€1,175	€239	25.53%
St. Julian's	€1,348	€1,500	€150	11.28%
Marsaskala	€846	€1,050	€204	24.11%
Gzira	€972	€1,300	€328	33.74%
Birkirkara	€884	€1,200	€316	35.75%



Significant increases can also be observed by locality, with all localities except St. Julian's registering price increases of at least 24% in just two years. In real terms this has seen rental prices increase by €221 in St. Paul's Bay, €316 in Birkirkara, and €360 in Sliema.

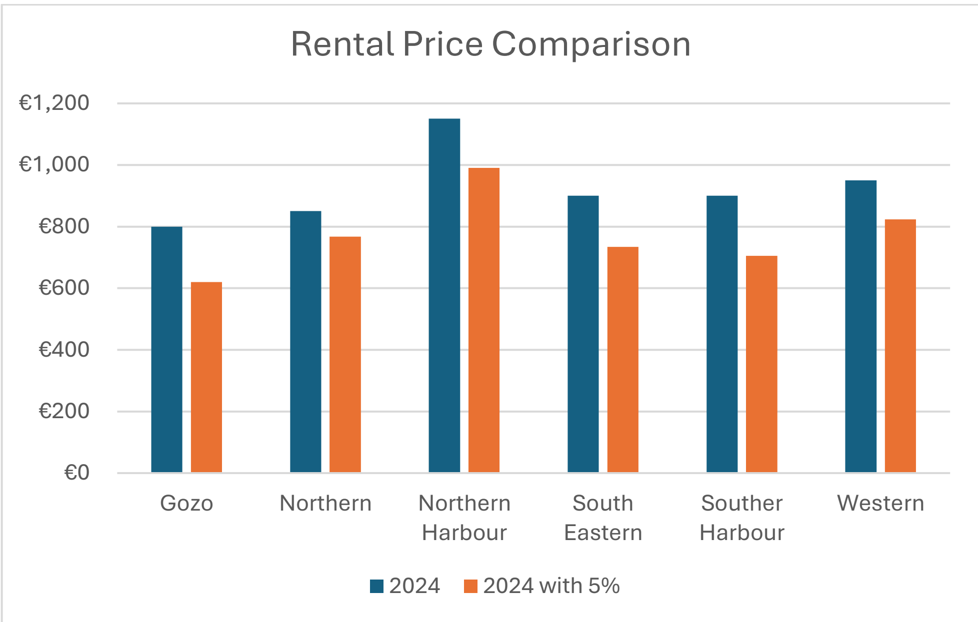
Scenario analysis – The introduction of a 5% rent stabilisation in 2022

The following section of this study presents the results of a scenario analysis, which involves a rental capping of 5% being established in 2022. Estimates of rental prices by region and locality in 2024 were prepared assuming the introduction of a rental capping and then compared to actual data.

Two-Bedroom apartments by region

The following table presents the actual median rent, the estimated rent under the scenario mentioned above, and the difference in absolute and percentage terms for two-bedroom apartments by region around Malta.

	2024	2024 with 5%	Difference	% Difference
Gozo	€800	€620	€180	29.11%
Northern	€850	€767	€83	10.77%
Northern Harbour	€1,150	€991	€159	16.03%
South Eastern	€900	€734	€166	22.57%
Souther Harbour	€900	€706	€194	27.55%
Western	€950	€824	€126	15.35%

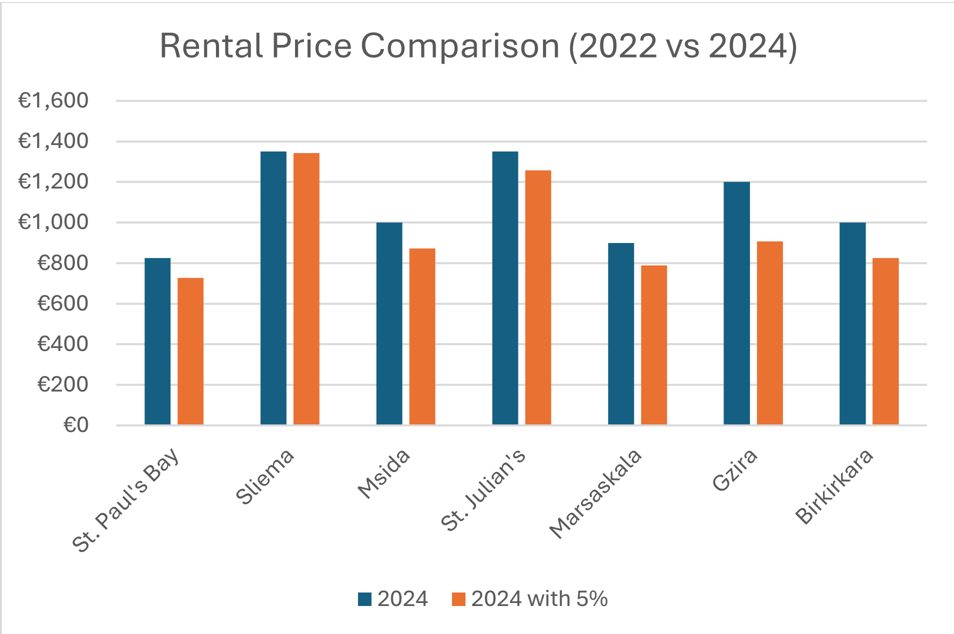


For two-bedroom apartments, the difference between the actual 2024 rent and the estimated capped prices ranges from €82.66 in the Northern region to €194.40 in the Southern Harbour region.

Two-Bedroom apartments by locality – most popular localities

The following table presents the actual median rent, the estimated rent under the scenario mentioned above, and the difference in absolute and percentage terms for two-bedroom apartments in select localities around Malta.

	2022	2024	Change	% Change
St. Paul's Bay	€825	€727	€98	13.55%
Sliema	€1,350	€1,343	€7	0.53%
Msida	€1,000	€873	€127	14.52%
St. Julian's	€1,350	€1,258	€98	13.55%
Marsaskala	€900	€789	€111	14.52%
Gzira	€1,200	€907	€293	32.25%
Birkirkara	€1,000	€826	€174	21.10%

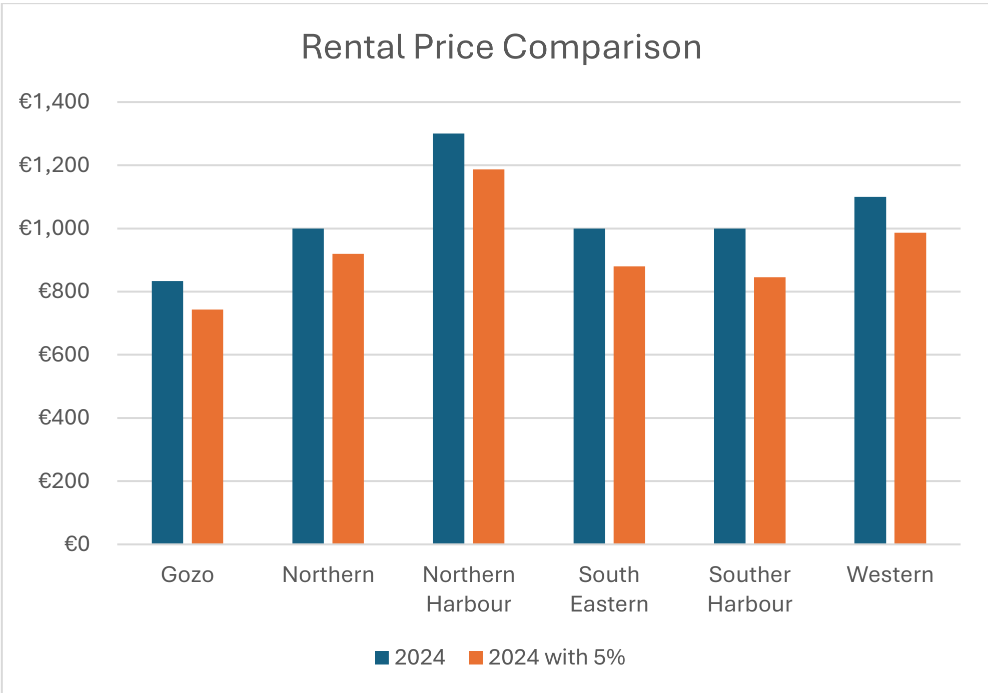


Had rent stabilisation been implemented at the beginning of 2022, tenants renting a two-bedroom apartment would have saved between €7 - €292 a month depending on the locality they live in. For example, tenants in Gżira are paying €292 more per month for a two-bedroom apartment than the regulatory intervention would have allowed.

Three-bedroom apartments by region

The following table presents the actual median rent, the estimated rent under the scenario mentioned above, and the difference in absolute and percentage terms for three-bedroom apartments by region around Malta.

	2024	2024 with 5%	Difference	% Difference
Gozo	€833	€743	€90	12.10%
Northern	€1,000	€919	€81	8.76%
Northern Harbour	€1,300	€1,187	€113	9.48%
South Eastern	€1,000	€880	€120	13.66%
Souther Harbour	€1,000	€846	€154	18.26%
Western	€1,100	€987	€113	11.48%

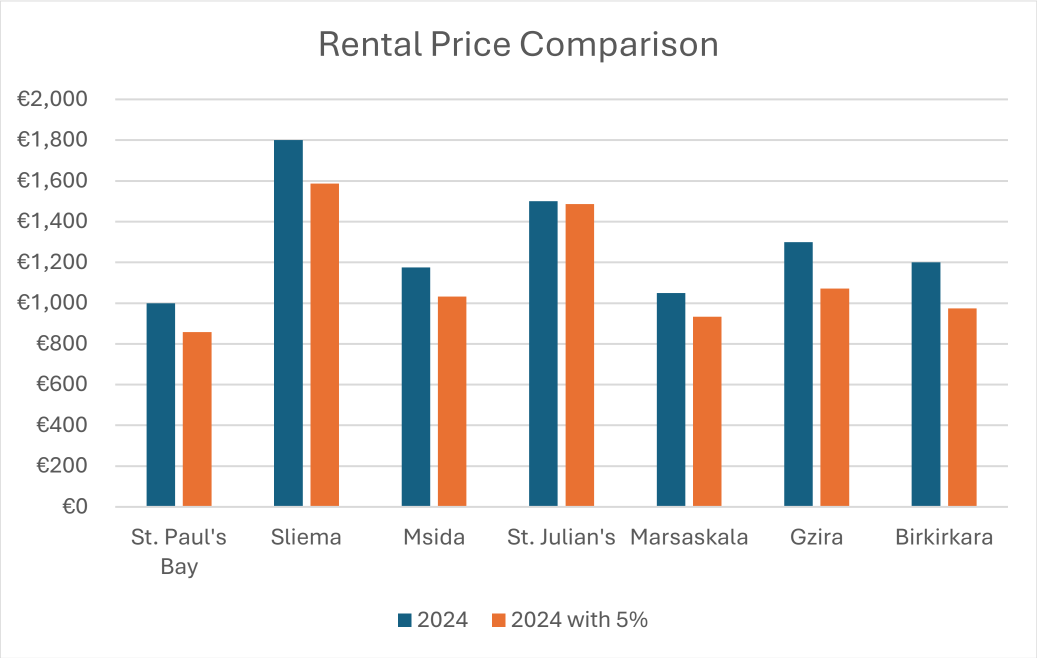


For three-bedroom apartments, the difference between actual prices and the regulatory intervention ranges from €80.51 in the Northern region to €154.38 in the Southern Harbour region.

Three-bedroom apartments by locality – most popular localities

The following table presents the actual median rent, the estimated rent under the scenario mentioned above, and the difference in absolute and percentage terms for three-bedroom apartments in select localities around Malta.

	2022	2024	Change	% Change
St. Paul's Bay	€1,000	€858	€141	16.44%
Sliema	€1,800	€1,587	€214	13.46%
Msida	€1,175	€1,032	€143	13.86%
St. Julian's	€1,500	€1,486	€141	16.44%
Marsaskala	€1,050	€933	€117	12.57%
Gzira	€1,300	€1,072	€228	21.31%
Birkirkara	€1,200	€975	€225	23.13%



Had rent stabilisation been implemented at around 2022, tenants renting a three-bedroom apartment would be paying significantly lower rent across all localities. Particularly, tenants in Birkirkara are paying an excess of €225.39 per month for a three-bedroom apartment.

Calculating the Average Rent

According to the Rent Calculator published by the Housing Authority, the regional distribution of rents is as follows:

	2022	2024
Gozo	44.1%	42.36%
Northern	24.43%	23.52%
Northern Harbour	10.36%	10.92%
South Eastern	8.62%	9.66%
Souther Harbour	7.1%	7.8%
Western	5.4%	5.74%

This allows us to calculate the weighted average rent for 2022 and 2024 for two- and three-bedroom apartments in Malta.

Average Rent in Malta (without rent stabilisation)

The weighted average rent in Malta in 2024 for a two-bedroom apartment stood at €989.21 a month, compared to €770.90 a month in 2022. This signifies an increase of 28.32% in just two years, or an increase of €218.31 a month over the same period.

Similarly, the average rent in Malta in 2024 for a three-bedroom apartment stood at €1,119.79 a month compared to €923.68 a month in 2022. This signifies an increase of 21.23% in just two years, or an increase of €196.11 a month over the same period.

	2022	2024	Increase	% Increase
Two Bedroom	€771	€989	€218	28.31%
Three Bedroom	€924	1120	196	21.23%

Average Rent in Malta with Regulatory Intervention

The following section of this study analyses the weighted average rent in Malta for two- and three-bedroom apartments under the scenario of a rental cap of 5% being introduced in 2022. The weighted average rent estimated in the previous section of this study is compared to the scenario analysis.

	2022	2024	2024 with 5%	Excess
Two Bedroom	€771	€989	€844	€145
Three Bedroom	€924	€1120	€1011	€109

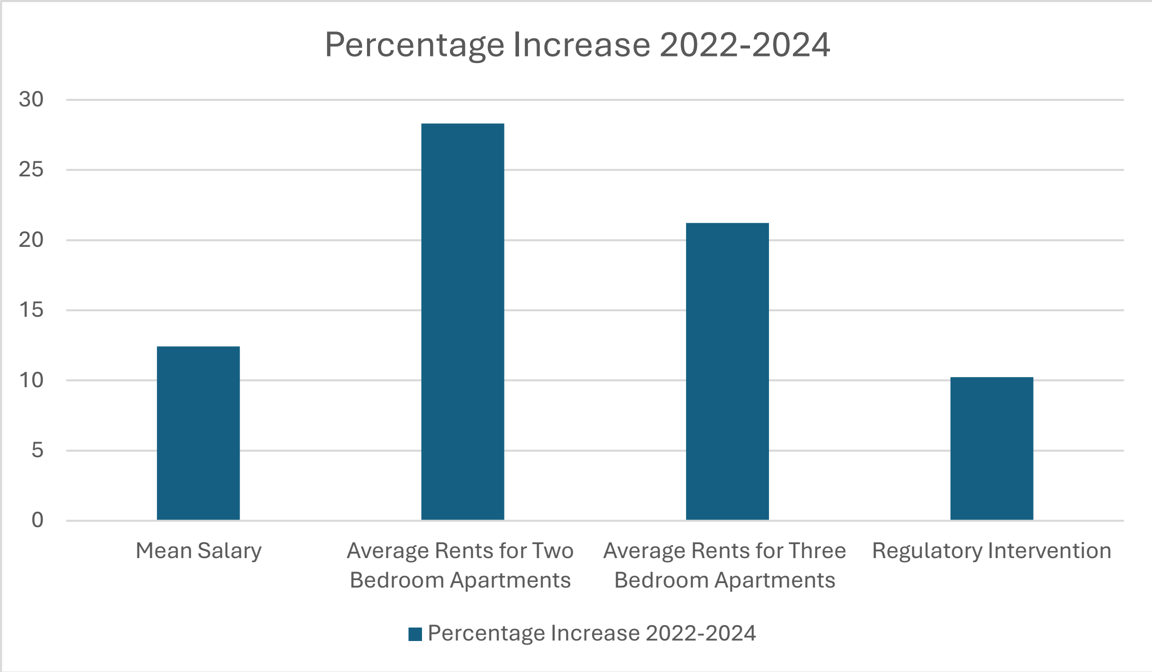
The differential between the actual and capped weighted average rent estimates is €145 per month for a typical two-bedroom apartment and €109 per month for a three-bedroom apartment. This represents the average monthly excess rent paid per contract under the current laissez faire conditions compared to the regulated scenario.

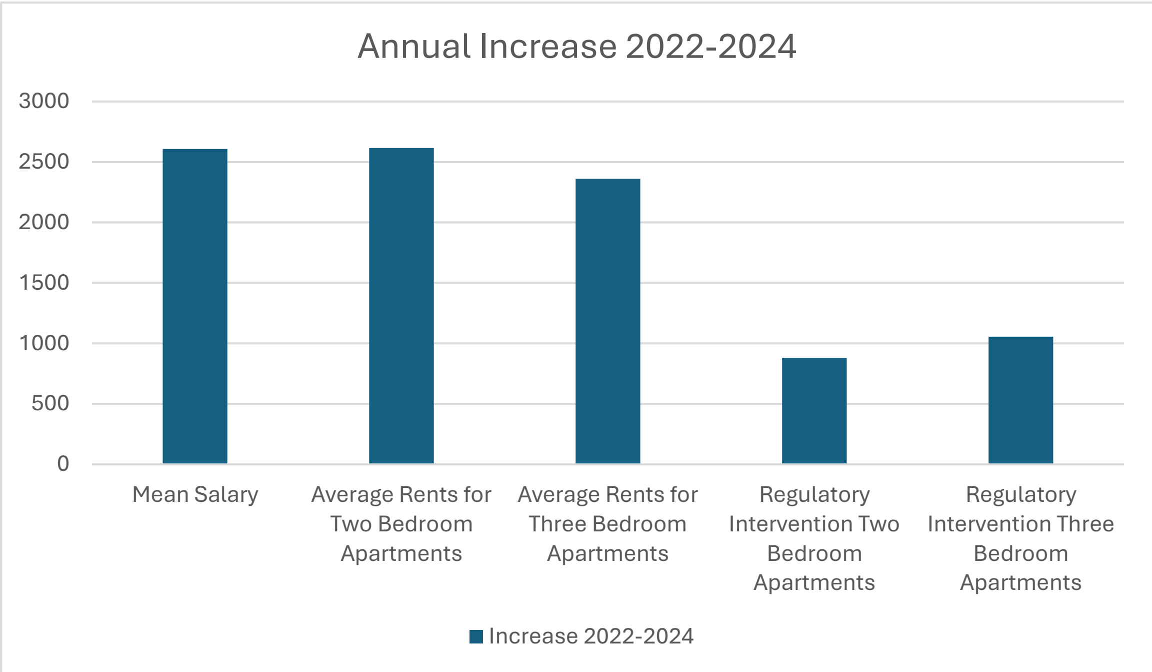
Annual Savings per Unit

€1300-1740

Comparison with Salaries

Data retrieved from the NSO showed that the mean annual basic salary for employees in 2022 stood at €20,989 while in 2024 it stood at €23,596, an increase of €2,607 or 12.42%. As calculated above, a two-bedroom apartment increased by €218 per month on average or €2,616 annually. This indicates that for a renter earning the mean wage and living in a median rent level, all salary increases went to their landlord, signalling a transfer of wealth from the working people towards the landowning class.


Percentage Increase 2022-2024
30
25
20
15
10
5
0
Mean Salary
Average Rents for Two Bedroom Apartments
Average Rents for Three Bedroom Apartments
Regulatory Intervention
Percentage Increase 2022-2024


Annual Increase 2022-2024
3000
2500
2000
1500
1000
500
0
Mean Salary
Average Rents for Two Bedroom Apartments
Average Rents for Three Bedroom Apartments
Regulatory Intervention Two Bedroom Apartments
Regulatory Intervention Three Bedroom Apartments
Increase 2022-2024

DISCUSSION AND RECOMMENDATIONS

The most prominent finding of our research is the significant scale of rent increases, which far outstrip wage growth and inflation. The national weighted average increase of 28.31% for two-bedroom apartments over two years places immense strain on tenants, effectively functioning as a significant reduction in disposable income and compromising living standards.

This has also led to tenants being pushed into sharing properties and living in inadequate accommodation despite recent controls on overcrowding.

The heterogeneity of growth, with previously moderate-cost regions like Southern Harbour and Gozo experiencing the highest surges, suggests a market spillover effect. As prime central locations became saturated and unaffordable, demand intensified in peripheral regions, rapidly eroding the stock of affordable housing across the entire island.

Furthermore, the modelled 5% rent cap scenario, based upon the universally approved general inflation target, provides a critical lens through which to evaluate the regulation of the sector. The substantial difference in rent represents a direct financial transfer from tenants to landlords that exceeds a stable and predictable rate of increase. This increase contributes directly to wealth inequality and tenant precarity.

The calculation of a weighted national average rent, which accounts for the concentration of contracts in high-rent regions like the Northern Harbour (45.4% of contracts), provides a more accurate picture of the typical tenant's experience than a simple median of medians. The resulting monthly excess per household shows the aggregate financial burden placed on the renting population.

This increase in rental expenditure is likely to increase pressure on wage inflation, potentially harming local productivity.

The calculated €145.30 monthly excess for an average two-bedroom apartment is not a market anomaly but a direct consequence of a regulatory framework that prioritizes landlord profits over tenant security and housing affordability.

In addition, while the mean salary in Malta saw a respectable increase of 12.42% over the two-year period, this was completely eclipsed by the surge in rental costs. Rents for a two-bedroom apartment increased by 28.31%, more than double salary increases. Similarly rents of a three-bedroom apartment increased by 21.23%, also significantly outpacing salaries. Had the maximum rent increase as defined in Article 14(3) of Cap. 604 of the Laws of Malta been extended to include increases in between tenancies rent increases would have stood at 10.25%, in line with salary increases.

This is further alarming when talking about the absolute increase in rents and salaries. While the average salary increased by €2,607 between 2022 and 2024, the annual cost of renting a two-bedroom apartment increased by €2,616, and a three-bedroom apartment by €2,360. This means that the annual increase in rent completely negates the entire annual increase in the mean salary. For the average earner, every single euro gained through wage growth over two years is entirely consumed by the increased cost of a typical two-bedroom home, with nothing left to show for their raise.

Based on the results and discussion above, the study recommends:

Recommendation 1: Ensure Housing Cost Burden Does Not Exceed 25% of Income

The Maltese Housing Benefit Scheme (HBS) aims to limit the housing cost burden of tenants to a maximum of 25% of their income, in line with the European Union Housing Partnership's recommendations[3]. However, in practice, this objective is frequently unmet, leaving many tenants excluded from support and facing unaffordable rent levels.

Excessive housing costs exacerbate poverty and social exclusion, undermining financial stability and constraining household expenditure on other essential needs, including food, healthcare, education, and transportation. Aligning housing costs more closely with the 25% affordability benchmark is therefore critical. Policy interventions such as stronger rent regulation and enhanced tenant protections can reduce housing cost burdens, safeguard low-income groups, and foster greater economic and social inclusion.

Recommendation 2: Introduce Regulatory Intervention to Tackle Escalating Housing Costs

Despite the enactment of the Private Residential Leases Act, rents in Malta have continued to increase at a pace that significantly outstrips wage growth and cost-of-living adjustments..

The introduction of rent stabilisation measures, including limitations on the frequency of rent increases, and caps on maximum allowable rent hikes, would prevent further erosion of affordability. Such measures would enable tenants' disposable incomes to catch up, thereby enhancing housing stability and reducing financial vulnerability.

Recommendation 3: Incentivise Long-Term Contracts

Although current legislation places a cap of 5% on annual rent increases for multi-year long-term leases (linked to the Property Price Index), the uptake of such contracts remains minimal. The most

3 https://ec.europa.eu/futurium/en/system/files/ged/final_action_plan_euua_housing_partnership_december_2018_1.pdf

recent data show that only 4,464 of 64,856 contracts[4] (less than 7%) were multi-year contracts. In fact, from the almost 25,000 contracts registered in H12024, only 60 contracts were multi-year contracts. While renewals have increased in the meantime, the statistics above show that current incentives for multi-year contracts are not achieving the desired results.

Mandating longer-term contracts would provide tenants with greater security of tenure and predictability of costs. Longer rental agreements also foster trust and cooperation between landlords and tenants, increasing the likelihood of contract renewal and stabilising the rental sector overall.

Recommendation 4: End No-Fault Evictions

At present, landlords retain broad powers to terminate tenancies at the end of contractual periods, even in cases where tenants have complied fully with their obligations. This imbalance of power undermines rental security and perpetuates instability within the housing market.

Ending no-fault evictions would offer tenants greater stability and predictability, thereby strengthening affordability. When coupled with rent regulation, this measure would represent a decisive step towards ensuring secure, fair, and affordable rental housing in Malta.

Recommendation 5: Compensate Tenants that are Illegally or Constructively Evicted

Illegal evictions, false declarations, and practices that render tenancies untenable (constructive evictions) continue to undermine housing security despite minimal existing legal protections. Tenants affected by such practices face significant financial and emotional hardship, further intensifying affordability challenges.

Expanding the remit of the adjudicating panel to include compensation for tenants in cases of unjust eviction or constructive termination, similar to compensation frameworks in employment law for unfair dismissal, would provide stronger enforcement of tenants' rights. This would deter exploitative practices while ensuring tenants can rely on secure housing.

Recommendation 6: Substantially Expand the Supply of Social and Affordable Housing

Adequate housing is a fundamental right and a cornerstone of social stability and equality. However, the current reliance on market-driven housing development in Malta has failed to ensure affordability. Private sector priorities often centre on profit maximisation, leading to soaring rental costs, a shortage of affordable housing, and heightened risks of overcrowding, precarious

[4] https://housingauthority.gov.mt/wp-content/uploads/2024/12/Registered-rental-contracts-in-Malta-2024H1.pdf

tenancies, and homelessness. These conditions increasingly affect not only low-income households but also middle-income groups.

A significant expansion of government-provided social, public, and affordable housing is therefore imperative. Establishing a minimum quota of 30% for social and affordable housing within all new housing developments by 2030 would increase the supply of stable and affordable rental units, protect vulnerable communities from displacement, and create sustainable pathways to long-term affordability.

CONCLUSION

The study found that a lack of rent control in the private residential leases acts has resulted in significant increases in rent prices throughout Malta and Gozo. Between 2022 and 2024, the median two-bedroom apartment increased by more than 20% in every single region in Malta and Gozo.

This significant increase has placed an unsustainable financial burden on tenants and fundamentally undermines housing affordability.

The regional and locality-level analysis further illustrates a crisis of availability and affordability. Soaring prices in regions like the Southern Harbour and Gozo demonstrate a troubling spillover effect, where the pressure from high-demand central areas rapidly eliminates affordable options across the entire island.

The study found that the average rent in Malta in 2024 for a two-bedroom apartment stood at €989.21 a month compared to €770.90. This signifies an increase of 28.31% in just two years or €218.31 a month. Similarly, the average rent in Malta in 2024 for a three-bedroom apartment stood at €1,119.79 a month, compared to €923.68 a month in 2022. This signifies an increase of 21.23% in just two years, or an increase of €196.11 a month over the same period.

An alternative scenario was prepared, whereby the current maximum rent increase defined in Article 14(3) of Cap. 604 of the Laws of Malta was extended to include increases in between tenancies. Under this scenario, in 2024 tenants were estimated to be paying almost €145 a month less for a two-bedroom apartment and almost €108 a month less for a three-bedroom apartment.

Therefore, this study concludes that the Maltese rental market, in its current state, is structurally unbalanced and operates to the severe detriment of tenants. The prevailing regulatory framework is inadequate to protect tenants from exploitative practices and to ensure housing remains a secure and affordable right. The evidence presented is clear that the market must be regulated.

The recommendations put forward, centred on rent control, enhanced security of tenure, and significant provision of social and affordable housing are not merely suggested improvements, but necessary interventions.

The findings of this study serve as an urgent call to action for policymakers to implement robust evidence-based measures that prioritize people over profit and ensure that every resident in Malta has access to secure and affordable housing.

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APPENDIX – DETAILED RESULTS BY REGION AND LOCALITY

Two Bedroom Apartments

Regional Analysis

	2022	2024	Change in Prices
Gozo	562	800	42.35%
Northern	696	850	22.13%
Northern Harbour	899	1150	27.92%
South Eastern	666	900	35.14%
Southern Harbour	640	900	40.63%
Western	747	950	27.18%

Locality Analysis

	2022	2024	Change in Prices
Birkirkara	749	1000	33.51%
Birżebbuġa	597	750	25.63%
Cospicua	N/A	N/A	N/A
Floriana	N/A	N/A	N/A
Għajnsielem	N/A	800	N/A
Attard	795	N/A	N/A
Dingli	N/A	N/A	N/A
Balzan	N/A	1000	N/A
Għargħur	N/A	1050	N/A
Għaxaq	N/A	N/A	N/A
Kirkop	N/A	N/A	N/A
Lija	N/A	N/A	N/A
Luqa	N/A	950	N/A
Qormi	N/A	800	N/A
Safi, Malta	N/A	N/A	N/A
Tarxien	N/A	775	N/A
Żabbar	646	900	39.32%
Żebbuġ	702	900	28.21%
Valletta	N/A	N/A	N/A
Birgu	N/A	N/A	N/A
Fgura	554	900	62.45%
Fontana, Gozo	N/A	N/A	N/A

Gudja	N/A	950	N/A
Gżira	823	1200	45.81%
Hamrun	N/A	1000	N/A
Kalkara	N/A	1100	N/A
Marsa, Malta	N/A	600	N/A
Mellieħa	729	900	23.46%
Mosta	755	1000	32.45%
Munxar	495	750	51.52%
Qala, Malta	N/A	725	N/A
Qrendi	N/A	N/A	N/A
Nadur	N/A	775	N/A
Naxxar	904	1100	21.68%
Rabat, Malta	668	888	32.93%
Victoria, Malta	579	800	38.17%
Siġġiewi	N/A	835	N/A
Swieqi	1097	1300	18.51%
Xagħra	N/A	833	N/A
Xewkija	N/A	N/A	N/A
Xgħajra	N/A	900	N/A
Żebbuġ, Gozo	537	800	48.98%
Żejtun	N/A	925	N/A
Żurrieq	666	900	35.14%
Għarb	N/A	N/A	N/A
Għasri	N/A	N/A	N/A
Iklin	N/A	N/A	N/A
Mdina	N/A	N/A	N/A
Mġarr	N/A	800	N/A
Mqabba	N/A	N/A	N/A
Msida	792	1000	26.26%
Mtarfa	N/A	N/A	N/A
Senglea	N/A	N/A	N/A
Marsaskala	716	900	25.70%
Marsaxlokk	N/A	1050	N/A
Paola, Malta	581	800	37.69%
Pembroke, Malta	N/A	N/A	N/A
St. Julian's, Malta	1141	1350	18.32%
San Ġwann	803	1175	46.33%
San Lawrenz	N/A	N/A	N/A
St. Paul's Bay	659	825	25.19%
Santa Luċija	N/A	N/A	N/A
Santa Venera	N/A	950	N/A

Kerċem	N/A	N/A	N/A
Sannat	N/A	750	N/A
Ta' Xbiex	N/A	1100	N/A
Pietà, Malta	N/A	1000	N/A
Sliema	1218	1350	10.84%

Three Bedroom Apartments

Regional Analysis

	2022	2024	Change in Prices
Gozo	674	833	23.59%
Northern	834	1000	19.90%
Northern Harbour	1077	1300	20.71%
South Eastern	798	1000	25.31%
Southern Harbour	767	1000	30.38%
Western	895	1100	22.91%

Locality Analysis

	2022	2024	Change in Prices
Birkirkara	884	1200	35.75%
Birżebbuġa	706	866	22.66%
Cospicua	N/A	N/A	N/A
Floriana	N/A	N/A	N/A
Għajnsielem	N/A	834	N/A
Attard	939	1200	27.80%
Dingli	N/A	N/A	N/A
Balzan	N/A	1400	N/A
Għargħur	N/A	N/A	N/A
Għaxaq	N/A	1000	N/A
Kirkop	N/A	N/A	N/A
Lija	N/A	N/A	N/A
Luqa	N/A	950	N/A
Qormi	N/A	1000	N/A
Safi, Malta	N/A	1000	N/A
Tarxien	N/A	1000	N/A
Żabbar	763	900	17.96%
Żebbuġ	830	1150	38.55%
Valletta	N/A	N/A	N/A
Birgu	N/A	N/A	N/A
Fgura	654	1000	52.91%

Fontana, Gozo	N/A	N/A	N/A
Gudja	N/A	1050	N/A
Gżira	972	1300	33.74%
Hamrun	N/A	1075	N/A
Kalkara	N/A	N/A	N/A
Marsa, Malta	N/A	1000	N/A
Mellieħa	862	1000	16.01%
Mosta	892	1100	23.32%
Munxar	585	650	11.11%
Qala, Malta	N/A	835	N/A
Qrendi	N/A	N/A	N/A
Nadur	N/A	750	N/A
Naxxar	1068	1225	14.70%
Rabat, Malta	789	1000	26.74%
Victoria, Malta	684	900	31.58%
Siġġiewi	N/A	1050	N/A
Swieqi	1296	1600	23.46%
Xagħra	N/A	833	N/A
Xewkija	N/A	725	N/A
Xgħajra	N/A	1050	N/A
Żebbuġ, Gozo	634	812	28.08%
Żejtun	N/A	950	N/A
Żurrieq	787	1000	27.06%
Għarb	N/A	N/A	N/A
Għasri	N/A	N/A	N/A
Iklin	N/A	1100	N/A
Mdina	N/A	N/A	N/A
Mġarr	N/A	1100	N/A
Mqabba	N/A	1000	N/A
Msida	936	1175	25.53%
Mtarfa	N/A	N/A	N/A
Senglea	N/A	N/A	N/A
Marsaskala	846	1050	24.11%
Marsaxlokk	N/A	925	N/A
Paola, Malta	686	950	38.48%
Pembroke, Malta	N/A	N/A	N/A
St. Julian's, Malta	1348	1500	11.28%
San Ġwann	948	1300	37.13%
San Lawrenz	N/A	N/A	N/A
St. Paul's Bay	779	1000	28.37%
Santa Luċija	N/A	N/A	N/A

Santa Venera	N/A	1000	N/A
Kerċem	N/A	N/A	N/A
Sannat	N/A	850	N/A
Ta' Xbiex	N/A	1400	N/A
Pietà, Malta	N/A	1300	N/A
Sliema	1439	1800	25.09%

Rent Control - Two Bedroom

Regional Analysis

	2024 Prices	Regulatory Intervention	Difference between prices
Gozo	800	619.61	180.40
Northern	850	767.34	82.66
Northern Harbour	1150	991.15	158.8525
South Eastern	900	734.27	165.735
Southern Harbour	900	705.60	194.4
Western	950	823.57	126.4325

Locality Analysis

	2024 Prices	Regulatory Intervention	Difference between prices
Birkirkara	1000	825.7725	174.2275
Birżebbuġa	750	658.1925	91.8075
Cospicua	N/A	N/A	N/A
Floriana	N/A	N/A	N/A
Għajnsielem	800	N/A	N/A
Attard	N/A	876.4875	N/A
Dingli	N/A	N/A	N/A
Balzan	1000	N/A	N/A
Għargħur	1050	N/A	N/A
Għaxaq	N/A	N/A	N/A
Kirkop	N/A	N/A	N/A
Lija	N/A	N/A	N/A
Luqa	950	N/A	N/A
Qormi	800	N/A	N/A

Safi, Malta	N/A	N/A	N/A
Tarxien	775	N/A	N/A
Żabbar	900	712.215	187.785
Żebbuġ	900	773.955	126.045
Valletta	N/A	N/A	N/A
Birgu	N/A	N/A	N/A
Fgura	900	610.785	289.215
Fontana, Gozo	N/A	N/A	N/A
Gudja	950	N/A	N/A
Gżira	1200	907.3575	292.6425
Hamrun	1000	N/A	N/A
Kalkara	1100	N/A	N/A
Marsa, Malta	600	N/A	N/A
Mellieħa	900	803.7225	96.2775
Mosta	1000	832.3875	167.6125
Munxar	750	545.7375	204.2625
Qala, Malta	725	N/A	N/A
Qrendi	N/A	N/A	N/A
Nadur	775	N/A	N/A
Naxxar	1100	996.66	103.34
Rabat, Malta	888	736.47	151.53
Victoria, Malta	800	638.3475	161.6525
Siġġiewi	835	N/A	N/A
Swieqi	1300	1209.4425	90.5575
Xagħra	833	N/A	N/A
Xewkija	N/A	N/A	N/A
Xgħajra	900	N/A	N/A
Żebbuġ, Gozo	800	592.0425	207.9575
Żejtun	925	N/A	N/A
Żurrieq	900	734.265	165.735
Għarb	N/A	N/A	N/A
Għasri	N/A	N/A	N/A
Iklin	N/A	N/A	N/A
Mdina	N/A	N/A	N/A
Mġarr	800	N/A	N/A
Mqabba	N/A	N/A	N/A
Msida	1000	873.18	126.82
Mtarfa	N/A	N/A	N/A
Senglea	N/A	N/A	N/A
Marsaskala	900	789.39	110.61
Marsaxlokk	1050	N/A	N/A
Paola, Malta	800	640.5525	159.4475

Pembroke, Malta	N/A	N/A	N/A
St. Julian's, Malta	1350	1257.9525	92.0475
San Ġwann	1175	885.3075	289.6925
San Lawrenz	N/A	N/A	N/A
St. Paul's Bay	825	726.5475	98.4525
Santa Luċija	N/A	N/A	N/A
Santa Venera	950	N/A	N/A
Kerċem	N/A	N/A	N/A
Sannat	750	N/A	N/A
Ta' Xbiex	1100	N/A	N/A
Pietà, Malta	1000	N/A	N/A
Sliema	1350	1342.845	7.155

Rent Control - Three Bedroom

Regional Analysis

	2024 Prices	Regulatory Intervention	Difference between prices
Gozo	833	743.09	89.92
Northern	1000	919.49	80.51
Northern Harbour	1300	1187.39	112.61
South Eastern	1000	879.80	120.21
Southern Harbour	1000	845.62	154.38
Western	1100	986.74	113.26

Locality Analysis

	2024 Prices	Regulatory Intervention	Difference between prices
Birkirkara	1200	974.61	225.39
Birżebbuġa	866	778.365	87.635
Cospicua	N/A	N/A	N/A
Floriana	N/A	N/A	N/A
Għajnsielem	834	N/A	N/A
Attard	1200	1035.2475	164.7525
Dingli	N/A	N/A	N/A
Balzan	1400	N/A	N/A
Għargħur	N/A	N/A	N/A

Għaxaq	1000	N/A	N/A
Kirkop	N/A	N/A	N/A
Lija	N/A	N/A	N/A
Luqa	950	N/A	N/A
Qormi	1000	N/A	N/A
Safi, Malta	1000	N/A	N/A
Tarxien	1000	N/A	N/A
Żabbar	900	841.2075	58.7925
Żebbuġ	1150	915.075	234.925
Valletta	N/A	N/A	N/A
Birgu	N/A	N/A	N/A
Fgura	1000	721.035	278.965
Fontana, Gozo	N/A	N/A	N/A
Gudja	1050	N/A	N/A
Gżira	1300	1071.63	228.37
Hamrun	1075	N/A	N/A
Kalkara	N/A	N/A	N/A
Marsa, Malta	1000	N/A	N/A
Mellieħa	1000	950.355	49.645
Mosta	1100	983.43	116.57
Munxar	650	644.9625	5.0375
Qala, Malta	835	N/A	N/A
Qrendi	N/A	N/A	N/A
Nadur	750	N/A	N/A
Naxxar	1225	1177.47	47.53
Rabat, Malta	1000	869.8725	130.1275
Victoria, Malta	900	754.11	145.89
Siġġiewi	1050	N/A	N/A
Swieqi	1600	1428.84	171.16
Xagħra	833	N/A	N/A
Xewkija	725	N/A	N/A
Xgħajra	1050	N/A	N/A
Żebbuġ, Gozo	812	698.985	113.015
Żejtun	950	N/A	N/A
Żurrieq	1000	867.6675	132.3325
Għarb	N/A	N/A	N/A
Għasri	N/A	N/A	N/A
Iklin	1100	N/A	N/A
Mdina	N/A	N/A	N/A
Mġarr	1100	N/A	N/A
Mqabba	1000	N/A	N/A
Msida	1175	1031.94	143.06
Mtarfa	N/A	N/A	N/A

Senglea	N/A	N/A	N/A
Marsaskala	1050	932.715	117.285
Marsaxlokk	925	N/A	N/A
Paola, Malta	950	756.315	193.685
Pembroke, Malta	N/A	N/A	N/A
St. Julian's, Malta	1500	1486.17	13.83
San Ġwann	1300	1045.17	254.83
San Lawrenz	N/A	N/A	N/A
St. Paul's Bay	1000	858.8475	141.1525
Santa Luċija	N/A	N/A	N/A
Santa Venera	1000	N/A	N/A
Kerċem	N/A	N/A	N/A
Sannat	850	N/A	N/A
Ta' Xbiex	1400	N/A	N/A
Pietà, Malta	1300	N/A	N/A
Sliema	1800	1586.4975	213.5025