

8 April 2016

Statistics on Transfer of Property Rights (STPR)
February 2016. *Provisional data*

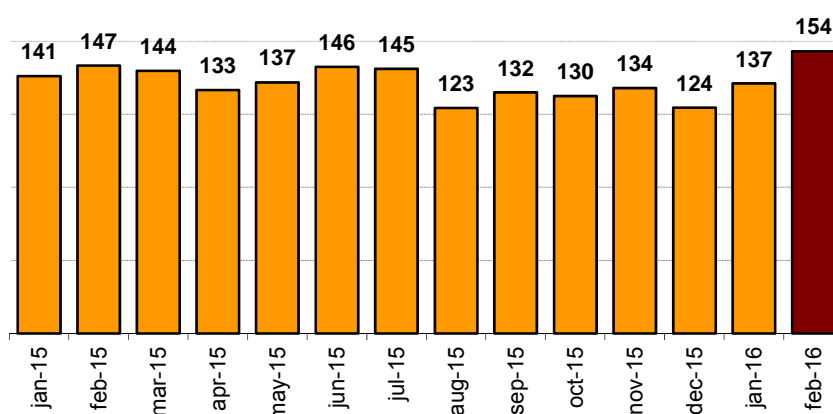
In February, the number of property transfers registered is 154,386 properties, that is, 5.3% more than in the same month of the previous year

The merchenting of registered dwellings increases by 15.8%, as compared with February of 2015

The number of property transfers recorded in the land registries (from public deeds previously registered) was 154,386 in February, that is, 5.3% more than in the same month of 2015.

Regarding the merchenting of registered properties, the number of transfers was 72,197, with a 10.8% annual increase.

Total property transfers recorded in the land registries (thousands)



Registered property transfers, by acquisition title. February 2016

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	154,386	12.9	5.3	1.3
Merchenting	72,197	7.8	10.8	3.1
Donation	4,800	15.7	4.3	-4.1
Swap	560	6.5	-5.2	-10.2
Inheritance	34,308	14.3	10.0	7.0
Other titles ¹	42,521	21.0	-5.5	-4.9

¹ "Other titles" includes land consolidation, horizontal divisions, joint ventures or mixtures of several titles transmission, transmissions without title of acquisition, non recourse debt, foreclosures and court awards.

Merchanting recorded in the land registries

84.9% of the registered merchanting in January corresponded to urban properties and 15.1% to rustic properties. Among the urban properties, 56.7% were merchanting of dwellings.

In February, the number of merchanting of rustic properties decreased by 4.2% in the annual rate, while that of urban properties increased 13.9%. Within the latter, merchanting of dwellings recorded an annual increase of 15.8%.

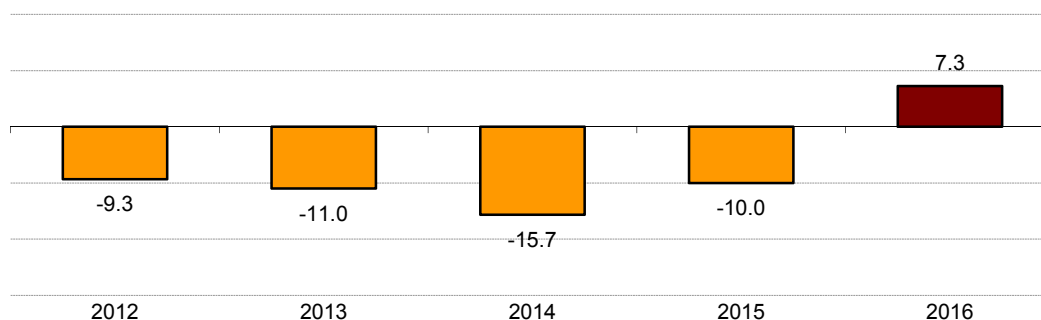
Registered merchanting by type of property. February 2016

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	72,197		7.8	10.8	3.1
Urban properties	61,315	84.9	8.5	13.9	4.8
- Dwellings	34,771	56.7	7.3	15.8	6.0
- Other urban properties	26,544	43.3	10.3	11.6	3.2
Rustic properties	10,882	15.1	3.9	-4.2	-5.2

Evolution of the monthly rate

In order to contribute to the analysis and interpretation of the data, the following chart shows the variation in the number of merchanting of dwellings between the months of January and February of the last five years. In 2016, the monthly rate was 7.3%, that is, 17.3 points less than that of the previous year and the only positive one of the period considered.

Evolution of the monthly rate of merchanting of dwellings (variation of february over January of the previous year)



Registered merchanting on dwellings, by protection system and status

89.2% of transfers of dwellings by merchanting in February were free housing, and 10.8% were protected housing.

In annual terms, the number of transfers of free dwellings by merchanting increased by 16.0%, and that of protected dwellings increased by 14.3%.

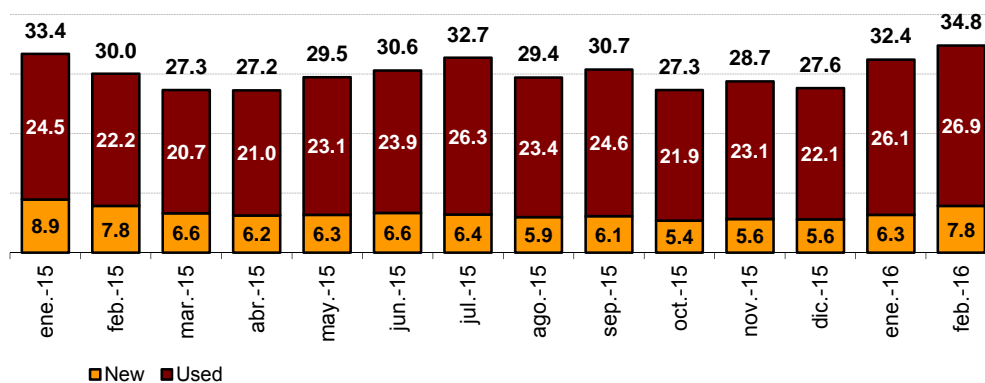
22.5% of the dwellings transferred by merchanting in February were new, and 77.5% were used.

The number of transactions on new dwellings decreased by 0.2% as compared to February 2015. In turn, the number of used dwellings increased by 21.4%.

Number of registered merchantings on dwellings. February 2016

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	34,771		7.3	15.8	6.0
Free housing	31,007	89.2	6.6	16.0	6.5
Protected housing	3,764	10.8	13.2	14.3	1.5
Total	34,771		7.3	15.8	6.0
New housing	7,830	22.5	23.6	-0.2	-15.5
Used housing	26,941	77.5	3.3	21.4	13.7

Number of registered merchantings on dwellings (thousands)



Results by Autonomous Community

In February 2016, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest value in La Rioja (746) and Aragón (723).

Extremadura (29.6%) and Illes Balears (26.4%) registered the greatest annual variations.

In turn, Andalucía (-10.6%) and Galicia (-1.0%) are the only ones with negative rates.

Registered property transfers, by Autonomous Communities. February 2016

	Total property transfers recorded in the registries			Registered merchantings of dwellings		
	Number	% Annual variation	Number per hundred thousand inhabitants ²	Number	% Annual variation	Number per hundred thousand inhabitants ²
TOTAL	154,386	5.3	420	34,771	15.8	95
Andalucía	23,576	-10.6	358	6,476	8.1	98
Aragón	7,571	8.1	723	1,053	16.1	101
Asturias, Principado de	3,144	7.9	364	599	40.0	69
Balears, Illes	4,453	26.4	494	1,118	32.9	124
Canarias	4,541	9.3	263	1,592	18.6	92
Cantabria	2,095	21.7	447	457	38.9	97
Castilla y León	13,025	2.1	655	1,342	-3.9	67
Castilla - La Mancha	9,739	3.9	606	1,180	24.3	73
Cataluña	21,655	6.7	374	5,304	12.6	92
Comunitat Valenciana	21,064	18.4	538	5,212	27.5	133
Extremadura	3,940	29.6	454	540	21.6	62
Galicia	6,428	-1.0	289	1,216	26.3	55
Madrid, Comunidad de	17,605	10.2	349	5,275	3.1	105
Murcia, Región de	4,307	5.1	381	1,000	31.2	89
Navarra, Comunidad Foral de	2,728	0.5	550	416	31.2	84
País Vasco	6,488	6.0	375	1,731	50.3	100
Rioja, La	1,836	3.6	746	201	-8.6	82

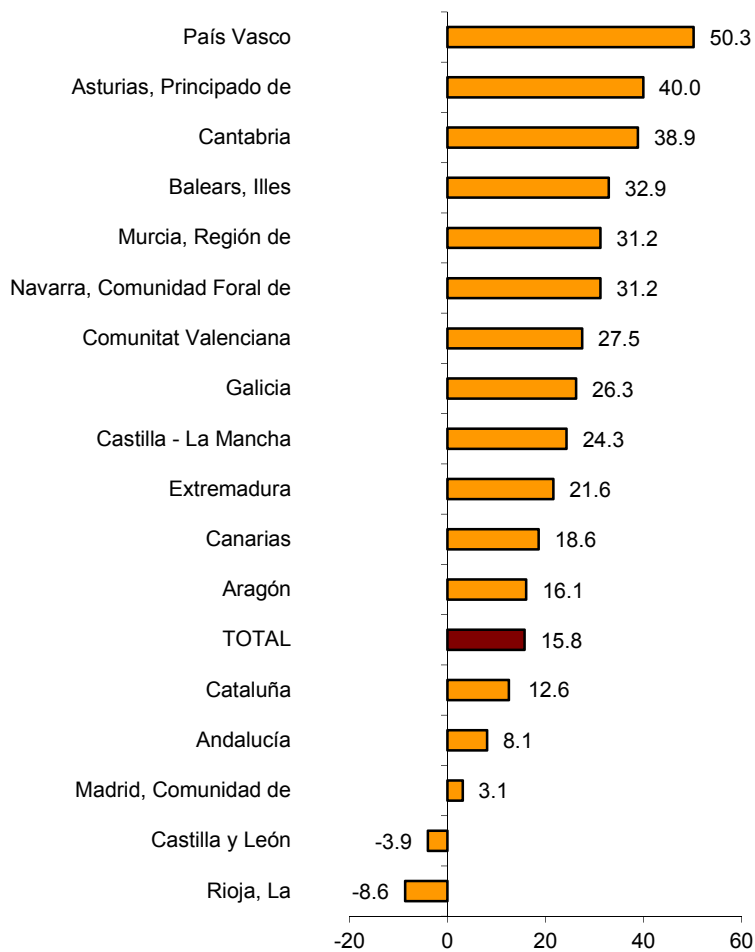
Regarding the merchanting on registered dwellings, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants² were Comunitat Valenciana (133) and Illes Balears (124).

¹This data was calculated from the provisional data of the Population Figures on 1 January 2015. Only the population aged 18 to 84 years old was considered

The Autonomous Community showing the greatest annual variation rate in the merchandising of dwellings in February were País Vasco (50.3%), Principado de Asturias (40.0%) and Cantabria (38.9%).

In turn, La Rioja (-8.6%), and Castilla y León (-3.9%) registered negative annual rates.

Annual variation of the number of merchandising of dwellings by Autonomous Community. February 2016



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STPR. 1 Transfers recorded in the land registries, made on rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	154,386	32,629	69,857	5,494	46,406
Andalucía	23,576	4,090	11,281	1,033	7,172
Aragón	7,571	3,204	2,370	174	1,823
Asturias, Principado de	3,144	1,027	1,225	71	821
Balears, Illes	4,453	793	2,055	192	1,413
Canarias	4,541	373	2,690	137	1,341
Cantabria	2,095	555	897	53	590
Castilla y León	13,025	6,197	3,819	443	2,566
Castilla - La Mancha	9,739	3,906	2,903	603	2,327
Cataluña	21,655	2,138	10,794	1,075	7,648
Comunitat Valenciana	21,064	3,168	10,582	445	6,869
Extremadura	3,940	1,548	1,465	192	735
Galicia	6,428	2,009	2,395	105	1,919
Madrid, Comunidad de	17,605	462	10,332	433	6,378
Murcia, Región de	4,307	873	2,064	154	1,216
Navarra, Comunidad Foral de	2,728	856	1,185	167	520
País Vasco	6,488	713	3,158	142	2,475
Rioja, La	1,836	717	549	68	502
Ceuta	112	0	55	1	56
Melilla	79	0	38	6	35

STPR. 2 Transfers made on rustic properties, by acquisition title

	Rustic properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	32,629	10,882	1,749	268	13,211	6,519
Andalucía	4,090	1,783	99	12	1,418	778
Aragón	3,204	973	405	27	1,182	617
Asturias, Principado de	1,027	356	18	6	468	179
Balears, Illes	793	290	106	0	316	81
Canarias	373	167	8	5	99	94
Cantabria	555	175	8	5	301	66
Castilla y León	6,197	1,829	122	71	2,420	1,755
Castilla - La Mancha	3,906	1,404	303	51	1,528	620
Cataluña	2,138	509	57	6	1,170	396
Comunitat Valenciana	3,168	1,138	264	0	1,262	504
Extremadura	1,548	558	140	11	652	187
Galicia	2,009	590	20	17	757	625
Madrid, Comunidad de	462	119	27	8	240	68
Murcia, Región de	873	374	42	7	311	139
Navarra, Comunidad Foral de	856	185	82	2	410	177
País Vasco	713	164	41	21	362	125
Rioja, La	717	268	7	19	315	108
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

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STPR. 3 Transfers made on urban properties, by acquisition title

	Urban properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	121,757	61,315	3,051	292	21,097	36,002
Andalucía	19,486	10,831	115	33	2,681	5,826
Aragón	4,367	2,011	418	7	924	1,007
Asturias, Principado de	2,117	1,127	27	2	524	437
Balears, Illes	3,660	2,045	157	7	587	864
Canarias	4,168	2,560	82	5	372	1,149
Cantabria	1,540	804	17	3	293	423
Castilla y León	6,828	2,619	84	35	1,395	2,695
Castilla - La Mancha	5,833	2,841	174	12	852	1,954
Cataluña	19,517	9,441	372	27	4,092	5,585
Comunitat Valenciana	17,896	8,923	486	43	3,113	5,331
Extremadura	2,392	995	219	4	599	575
Galicia	4,419	2,371	29	11	836	1,172
Madrid, Comunidad de	17,143	8,787	558	41	2,249	5,508
Murcia, Región de	3,434	1,503	105	37	475	1,314
Navarra, Comunidad Foral de	1,872	706	70	2	367	727
País Vasco	5,775	3,186	123	19	1,370	1,077
Rioja, La	1,119	443	14	3	319	340
Ceuta	112	63	0	0	39	10
Melilla	79	59	1	1	10	8

STPR. 4 Transfers made on dwellings, by acquisition title

	Dwellings	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	69,857	34,771	1,687	81	13,416	19,902
Andalucía	11,281	6,476	69	7	1,924	2,805
Aragón	2,370	1,053	218	0	511	588
Asturias, Principado de	1,225	599	16	1	362	247
Balears, Illes	2,055	1,118	79	3	331	524
Canarias	2,690	1,592	50	0	235	813
Cantabria	897	457	10	3	167	260
Castilla y León	3,819	1,342	34	7	763	1,673
Castilla - La Mancha	2,903	1,180	89	2	541	1,091
Cataluña	10,794	5,304	210	9	2,448	2,823
Comunitat Valenciana	10,582	5,212	278	11	1,992	3,089
Extremadura	1,465	540	130	0	437	358
Galicia	2,395	1,216	19	2	531	627
Madrid, Comunidad de	10,332	5,275	330	33	1,667	3,027
Murcia, Región de	2,064	1,000	62	1	309	692
Navarra, Comunidad Foral de	1,185	416	31	1	195	542
País Vasco	3,158	1,731	56	0	812	559
Rioja, La	549	201	5	0	165	178
Ceuta	55	32	0	0	19	4
Melilla	38	27	1	1	7	2

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STPR. 5 Merchanting of dwellings, by system and status

	Dwellings	Free housing	State-subsidised housing	New housing	Used housing
TOTAL	34,771	31,007	3,764	7,830	26,941
Andalucía	6,476	5,870	606	1,389	5,087
Aragón	1,053	911	142	213	840
Asturias, Principado de	599	478	121	153	446
Baleares, Illes	1,118	1,097	21	263	855
Canarias	1,592	1,497	95	387	1,205
Cantabria	457	401	56	97	360
Castilla y León	1,342	1,136	206	287	1,055
Castilla - La Mancha	1,180	1,088	92	291	889
Cataluña	5,304	4,685	619	805	4,499
Comunitat Valenciana	5,212	4,657	555	1,063	4,149
Extremadura	540	455	85	64	476
Galicia	1,216	1,135	81	406	810
Madrid, Comunidad de	5,275	4,872	403	1,531	3,744
Murcia, Región de	1,000	875	125	156	844
Navarra, Comunidad Foral d	416	320	96	125	291
País Vasco	1,731	1,294	437	512	1,219
Rioja, La	201	178	23	77	124
Ceuta	32	32	0	11	21
Melilla	27	26	1	0	27

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Press Office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 – gprensa@ine.es

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