

10 April 2017

Statistics on Transfer of Property Rights (STPR)

February 2017. *Provisional data*

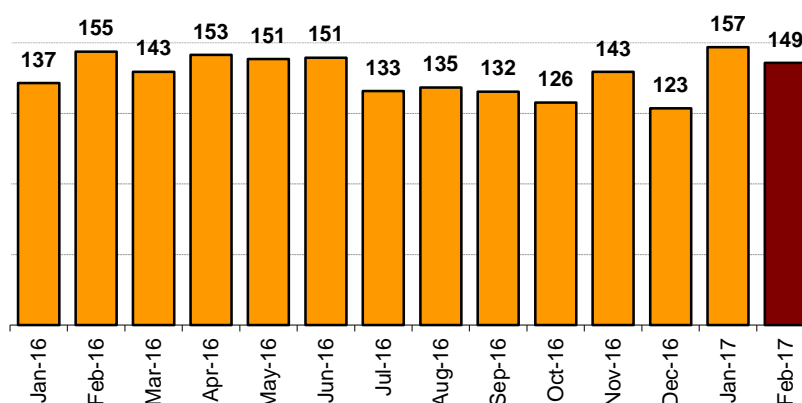
In February, the number of property transfers registered is 148,540 properties, that is, 4.1% less than that registered in the same month of the previous year

The merchanting of registered dwellings increases by 1.2%, as compared with February of 2016

The number of property transfers recorded in the land registers (from public deeds previously registered) was 148,540 in February, that is, 4.1% less than in the same month of 2016.

Regarding the merchanting of registered properties, the number of transfers was 73,886, with a 1.7% annual increase.

Total property transfers recorded in the land registries (thousands)



Registered property transfers, by acquisition title. February 2017

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	148,540	-5.7	-4.1	4.8
Merchanting	73,886	-8.2	1.7	10.4
Donation	4,707	0.7	-1.9	5.1
Swap	589	31.8	3.3	-5.6
Inheritance	34,204	1.3	-1.1	5.1
Other titles ¹	35,154	-7.7	-17.1	-5.5

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

85.3% of the registered merchanting in February corresponded to urban properties and 14.7% to rustic properties. Among the urban properties, 56.5% were merchanting of dwellings.

In February, the number of merchanting of rustic properties decreased by 2.4% in the annual rate, while that of urban properties increased 2.5%. Within the latter, merchanting of dwellings recorded an annual increase of 1.2%.

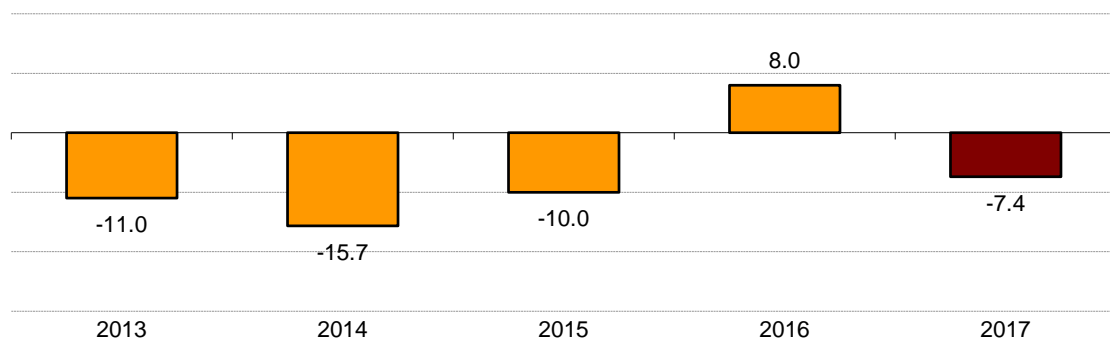
Registered merchanting by type of property. February 2017

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	73,886		-8.2	1.7	10.4
Urban properties	63,058	85.3	-8.3	2.5	11.5
- Dwellings	35,610	56.5	-7.4	1.2	9.3
- Other urban properties	27,448	43.5	-9.5	4.1	14.4
Rustic properties	10,828	14.7	-7.3	-2.4	4.1

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 2017, the monthly rate was -7.4%, that is, 15.4 points less than that of the previous year.

Evolution of the monthly rate of merchanting of dwellings (variation of February over January of the before year)



Registered merchanting on dwellings, by protection system and status

89.3% of transfers of property by merchanting in February were free housing and 10.7% protected housing.

In annual terms, the number of transfers of free dwellings by merchanting increased by 1.5%, and that of protected dwellings decreased by 0.7%.

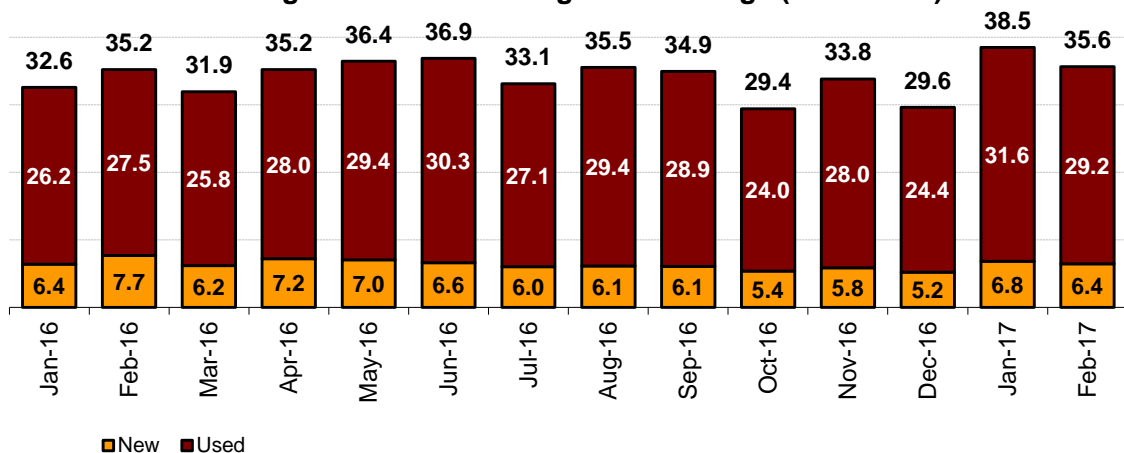
18.1% of the dwellings transferred by merchanting in February were new, and 81.9% were used.

The number of transactions on new dwellings decreased 16.3%, as compared to February 2016. In turn, that of used dwellings increased 6.1%.

Number of registered merchantings on dwellings. February 2017

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	35,610		-7.4	1.2	9.3
Free housing	31,807	89.3	-7.9	1.5	9.4
Protected housing	3,803	10.7	-2.8	-0.7	8.6
Total	35,610		-7.4	1.2	9.3
New housing	6,439	18.1	-5.7	-16.3	-5.6
Used housing	29,171	81.9	-7.8	6.1	13.3

Number of registered merchantings on dwellings (thousands)



Results by Autonomous Communities

In February, the total number of property transfers recorded in the land registries per 100,000 inhabitants² reached its highest value in La Rioja (693), Castilla y León (612) and Comunidad Foral de Navarra (566).

Galicia (12.2%), Canarias (11.9%) and Región de Murcia (9.7%) registered the highest annual variation rates.

In turn, Aragón (-24.0%), Castilla-La Mancha (-12.5%) and Extremadura (-11.8%) registered the largest annual decreases.

Registered property transfers, by Autonomous Communities. February 2017

	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	148,540	-4.1	404	35,610	1.2	97
Andalucía	22,144	-6.9	336	6,605	-1.5	100
Aragón	5,844	-24.0	561	1,021	-1.4	98
Asturias, Principado de	3,114	-1.0	364	577	-3.7	68
Balears, Illes	4,829	8.4	529	1,078	-3.6	118
Canarias	5,068	11.9	291	1,578	-0.2	91
Cantabria	2,016	-3.8	432	413	-9.6	89
Castilla y León	12,045	-9.7	612	1,542	9.9	78
Castilla - La Mancha	8,617	-12.5	540	1,215	3.4	76
Cataluña	21,669	-1.3	374	6,062	8.7	105
Comunitat Valenciana	20,853	0.2	533	5,426	4.9	139
Extremadura	3,353	-11.8	389	503	-1.2	58
Galicia	7,148	12.2	323	1,095	-5.9	50
Madrid, Comunidad de	16,475	-6.4	326	5,316	0.5	105
Murcia, Región de	4,691	9.7	414	1,014	2.3	90
Navarra, Comunidad Foral de	2,814	3.2	566	417	0.2	84
País Vasco	5,997	-7.6	348	1,452	-15.7	84
Rioja, La	1,704	-7.2	693	231	14.9	94

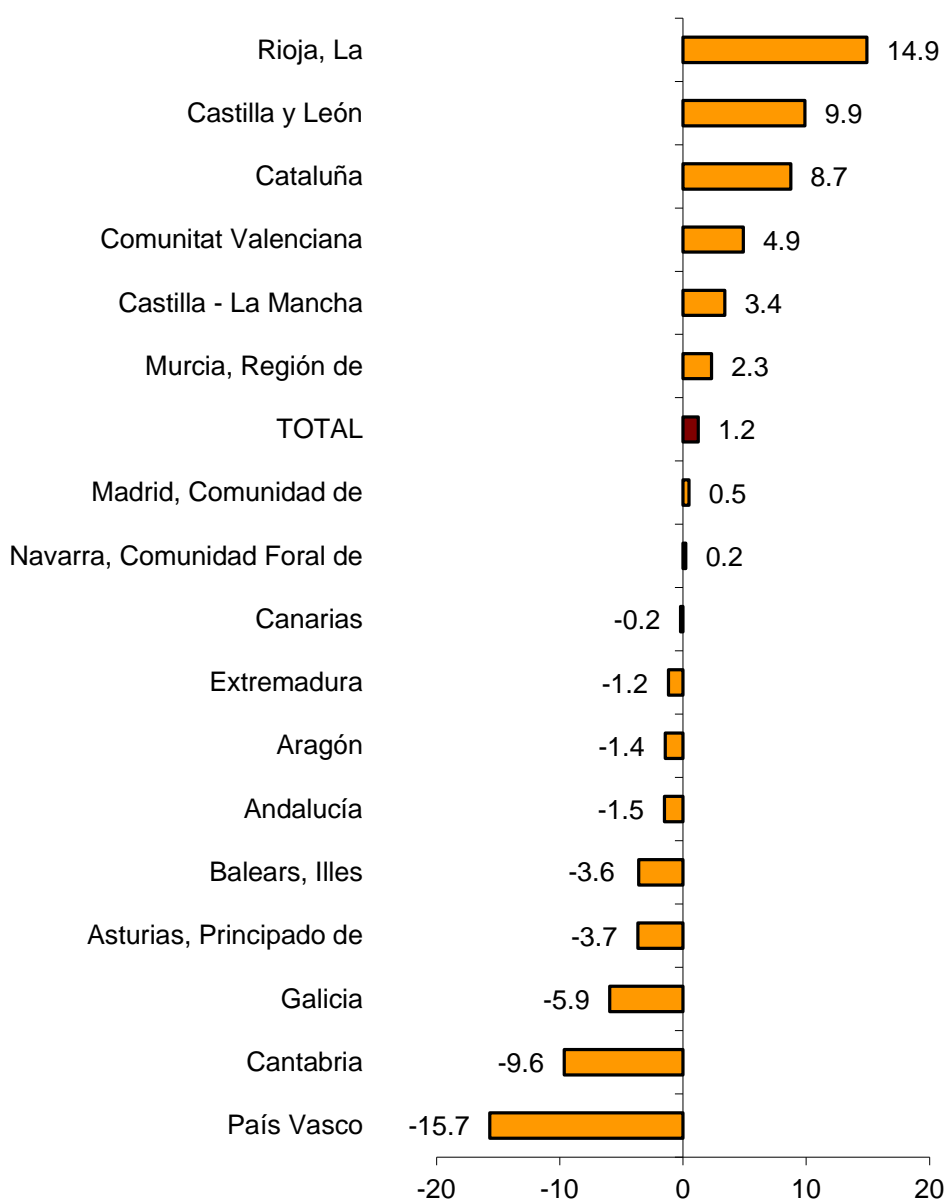
Regarding the merchanting on registered dwellings, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants² were Comunitat Valenciana (139), Illes Balears (118), Cataluña and Comunidad de Madrid (both with 105).

² This data was calculated from the provisional data of the Population Figures on 01 July 2016. Only the population aged 18 to 84 years old was considered.

The Autonomous Communities showing the greatest annual variation rate in the number of merchanding of dwellings were La Rioja (14.9%), Castilla y León (9.9%) and Cataluña (8.7%).

In turn, País Vasco (-15.7%), Cantabria (-9.6%) and Galicia (-5.9%) registered the lowest variation rates in February.

Annual variation of the number of merchandings of dwellings by Autonomous Community. February 2017



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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	148,540	31,549	65,666	6,436	44,889
Andalucía	22,144	3,932	11,095	1,239	5,878
Aragón	5,844	2,209	2,030	174	1,431
Asturias, Principado de	3,114	908	1,227	61	918
Balears, Illes	4,829	992	2,047	328	1,462
Canarias	5,068	351	2,805	182	1,730
Cantabria	2,016	573	704	80	659
Castilla y León	12,045	5,876	3,049	517	2,603
Castilla - La Mancha	8,617	3,842	2,276	847	1,652
Cataluña	21,669	2,113	10,886	1,080	7,590
Comunitat Valenciana	20,853	3,636	10,079	632	6,506
Extremadura	3,353	1,427	1,121	135	670
Galicia	7,148	1,874	2,680	208	2,386
Madrid, Comunidad de	16,475	401	9,328	489	6,257
Murcia, Región de	4,691	1,009	1,970	178	1,534
Navarra, Comunidad Foral de	2,814	970	924	113	807
País Vasco	5,997	711	2,844	136	2,306
Rioja, La	1,704	725	502	33	444
Ceuta	84	0	50	2	32
Melilla	75	0	49	2	24

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

	Rustic properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	31,549	10,828	1,470	213	12,734	6,304
Andalucía	3,932	1,702	66	22	1,417	725
Aragón	2,209	758	73	31	877	470
Asturias, Principado de	908	292	29	7	444	136
Balears, Illes	992	264	174	3	402	149
Canarias	351	143	19	2	95	92
Cantabria	573	125	5	6	329	108
Castilla y León	5,876	1,830	135	23	2,468	1,420
Castilla - La Mancha	3,842	1,674	202	41	1,510	415
Cataluña	2,113	696	51	13	896	457
Comunitat Valenciana	3,636	1,120	434	9	1,406	667
Extremadura	1,427	522	26	2	547	330
Galicia	1,874	428	18	36	931	461
Madrid, Comunidad de	401	94	13	6	135	153
Murcia, Región de	1,009	380	67	1	287	274
Navarra, Comunidad Foral de	970	271	74	5	460	160
País Vasco	711	139	81	4	285	202
Rioja, La	725	390	3	2	245	85
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	116,991	63,058	3,237	376	21,470	28,850
Andalucía	18,212	10,535	94	143	2,690	4,750
Aragón	3,635	1,898	51	0	878	808
Asturias, Principado de	2,206	1,090	24	9	578	505
Balears, Illes	3,837	1,977	459	17	533	851
Canarias	4,717	2,661	226	35	629	1,166
Cantabria	1,443	878	18	0	298	249
Castilla y León	6,169	3,024	88	6	1,417	1,634
Castilla - La Mancha	4,775	2,450	102	12	835	1,376
Cataluña	19,556	10,938	319	25	3,756	4,518
Comunitat Valenciana	17,217	9,303	945	19	3,099	3,851
Extremadura	1,926	879	68	4	530	445
Galicia	5,274	2,359	45	30	1,244	1,596
Madrid, Comunidad de	16,074	9,085	506	25	2,461	3,997
Murcia, Región de	3,682	1,757	64	15	448	1,398
Navarra, Comunidad Foral de	1,844	785	60	11	440	548
País Vasco	5,286	2,857	156	25	1,371	877
Rioja, La	979	479	5	0	231	264
Ceuta	84	53	1	0	18	12
Melilla	75	50	6	0	14	5

STPR. 4 Transfers made on dwellings, by acquisition title

	Dwellings	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	65,666	35,610	1,774	139	13,685	14,458
Andalucía	11,095	6,605	55	58	1,906	2,471
Aragón	2,030	1,021	28	0	553	428
Asturias, Principado de	1,227	577	15	3	391	241
Balears, Illes	2,047	1,078	220	4	291	454
Canarias	2,805	1,578	134	10	389	694
Cantabria	704	413	16	0	182	93
Castilla y León	3,049	1,542	42	0	755	710
Castilla - La Mancha	2,276	1,215	44	2	500	515
Cataluña	10,886	6,062	172	13	2,340	2,299
Comunitat Valenciana	10,079	5,426	549	12	2,013	2,079
Extremadura	1,121	503	37	1	368	212
Galicia	2,680	1,095	22	14	716	833
Madrid, Comunidad de	9,328	5,316	294	11	1,743	1,964
Murcia, Región de	1,970	1,014	29	5	295	627
Navarra, Comunidad Foral de	924	417	31	1	264	211
País Vasco	2,844	1,452	79	5	828	480
Rioja, La	502	231	2	0	130	139
Ceuta	50	34	1	0	10	5
Melilla	49	31	4	0	11	3

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STPR. 5 Merchanting of dwellings, by system and status

	Dwellings	Free housing	State-subsidised housing	New housing	Used housing
TOTAL	35,610	31,807	3,803	6,439	29,171
Andalucía	6,605	5,973	632	1,148	5,457
Aragón	1,021	888	133	224	797
Asturias, Principado de	577	475	102	130	447
Balears, Illes	1,078	1,058	20	227	851
Canarias	1,578	1,495	83	308	1,270
Cantabria	413	377	36	52	361
Castilla y León	1,542	1,342	200	369	1,173
Castilla - La Mancha	1,215	1,082	133	252	963
Cataluña	6,062	5,352	710	781	5,281
Comunitat Valenciana	5,426	4,719	707	914	4,512
Extremadura	503	385	118	41	462
Galicia	1,095	1,020	75	310	785
Madrid, Comunidad de	5,316	4,906	410	1,042	4,274
Murcia, Región de	1,014	903	111	157	857
Navarra, Comunidad Foral de	417	334	83	113	304
País Vasco	1,452	1,248	204	323	1,129
Rioja, La	231	193	38	44	187
Ceuta	34	28	6	3	31
Melilla	31	29	2	1	30

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