

11 May 2018

Statistics on Transfer of Property Rights (STPR)
 March 2018. *Provisional data*

In March, 157,047 properties are registered in the land registers, 7.8% less than in the same month of the previous year

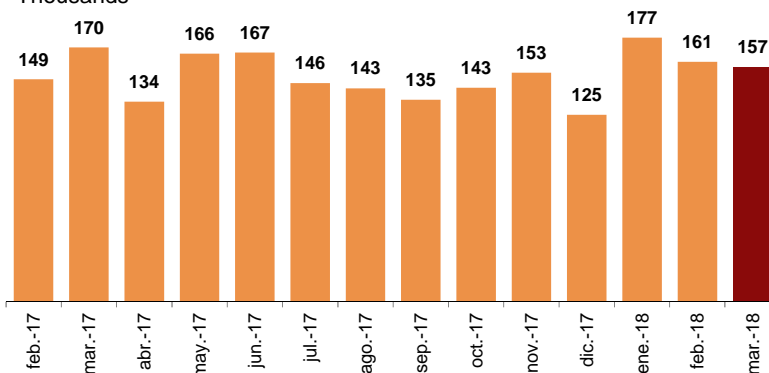
Registered housing sales decreases by 3.1%, as compared with March 2017

The number of property transfers **recorded in the land registers (from previous public deeds)** was 157,047 in March, that is, 7.8%¹ less than in the same month of 2017.

Regarding registered property sales, the number of transfers was 81,303, with a 5.4% annual decrease.

Total property transfers recorded in the land registries.

Thousands



Registered property transfers, by acquisition title. March 2018

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	157,047	-2.2	-7.8	4.0
Merchanting	81,303	-4.2	-5.4	8.5
Donation	3,306	-10.6	-25.4	-21.2
Swap	493	-16.4	-15.6	-2.9
Inheritance	35,919	4.0	-9.8	1.1
Other titles ¹	36,026	-2.4	-8.8	0.4

¹The heading "Other titles" includes the following items: land consolidation, horizontal divisions, joint ventures or mixtures of several transfer titles, transfers without title of acquisition, dation in payment, foreclosures and court awards.

¹ Given that in 2018 Holy Week was celebrated in March, while in 2017 it was held in April, it is convenient to wait for the results of this survey next month to analyse both months together.

Sales recorded in the land registers

84.8% of registered sales in March corresponded to urban properties and 15.2% to rustic properties. Among the urban properties, 57.4% were housing sales.

In March, the number of rustic property sales decreased by 9.9% in the annual rate, while that of urban properties did so by 4.5%. Within the latter, housing sales recorded an annual decrease of 3.1%.

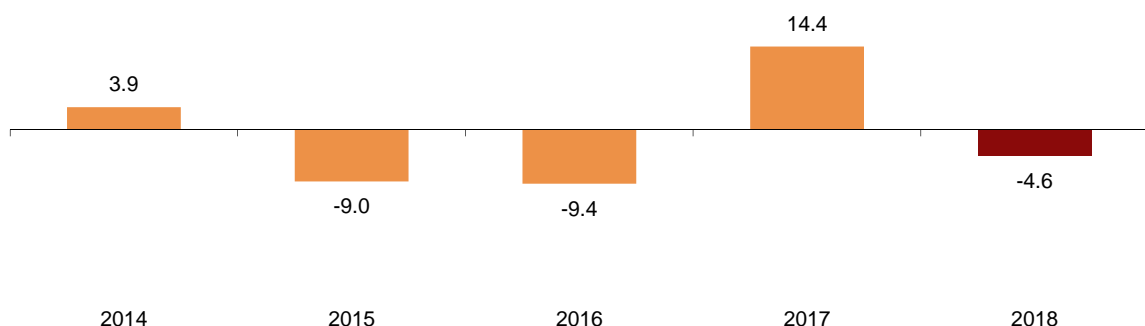
Registered merchanting by type of property. March 2018

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	81,303		-4.2	-5.4	8.5
Urban properties	68,912	84.8	-5.6	-4.5	9.1
- Dwellings	39,579	57.4	-4.6	-3.1	11.6
- Other urban properties	29,333	42.6	-7.0	-6.4	5.8
Rustic properties	12,391	15.2	4.2	-9.9	5.0

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 housing sales between the months of February and March in the last five years. In 2018, the monthly rate was -4.6%, that is, 19 points less than that of the previous year.

Evolution of the monthly rate of merchanting of dwellings. Variation of March over February of the same year



Registered housing sales, by protection system and status

89.5% of dwellings transferred by sale in March were free-market dwellings and 10.5% were protected dwellings.

In annual terms, the number of transfers of free-market dwellings by sale decreased by 3.7%, and that of protected dwellings increased by 2.3%.

17.8% of the dwellings transferred by sale in March were new, and 82.2% were used.

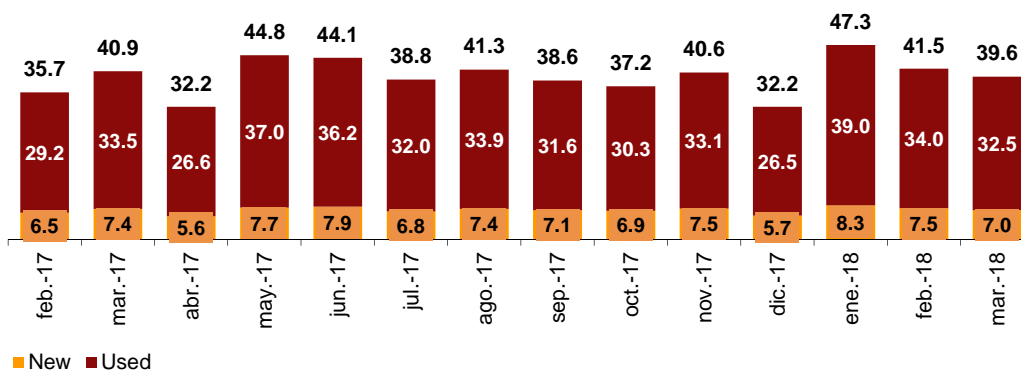
The number of transactions on new dwellings decreased 4.6%, while that of used dwellings decreased 2.8% as compared with March 2017.

Number of registered merchantings on dwellings. March 2018

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	39,579		-4.6	-3.1	11.6
Free housing	35,424	89.5	-5.3	-3.7	12.1
Protected housing	4,155	10.5	2.1	2.3	7.5
TOTAL	39,579		-4.6	-3.1	11.6
New housing	7,041	17.8	-6.3	-4.6	11.1
Used housing	32,538	82.2	-4.2	-2.8	11.7

Number of registered merchantings on dwellings.

Thousands



Results by Autonomous Communities

In March, the total number of property transfers recorded in the land registries per 100,000 inhabitants² reached its highest values in Castilla y León (666), Aragón (644) and La Rioja (593).

All the Autonomous Communities showed negative annual variation rates. Castilla-La Mancha (-2.4%), Andalucía (-4.0%) and Cataluña (-4.9%) registered the lowest decreases.

In turn, La Rioja (-28.4%), Comunidad Foral de Navarra (-17.8%) and País Vasco (-14.9%), registered the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants² were Comunitat Valenciana (151), Illes Balears (131) and Cataluña (116).

Registered property transfers, by Autonomous Communities. March 2018

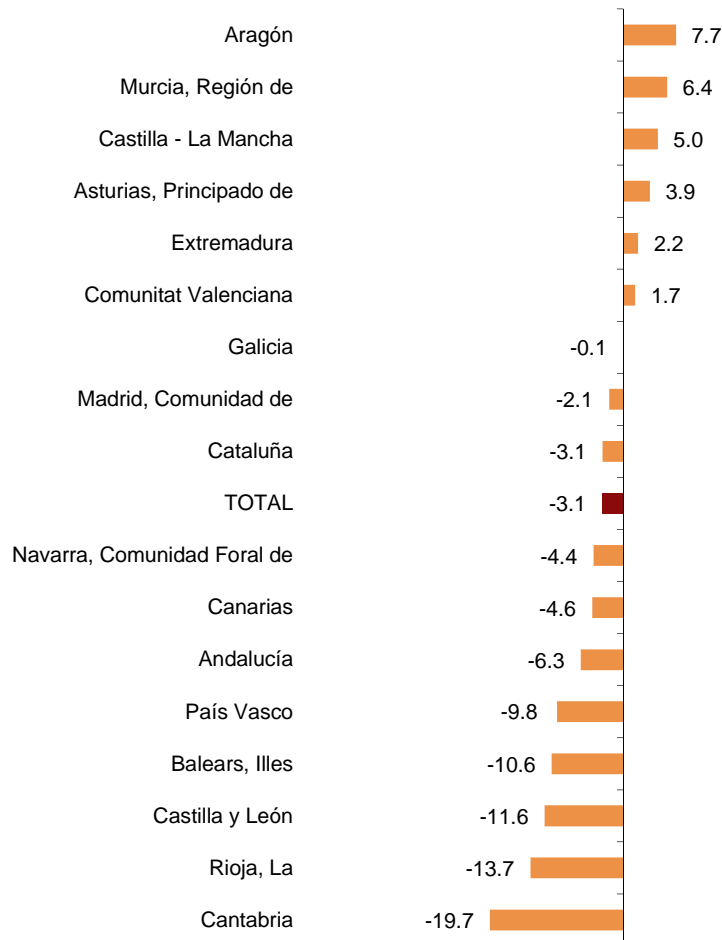
	Total property transfers recorded in the registries			Registered merchantings of dwellings		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	157,047	-7.8	427	39,579	-3.1	108
Andalucía	25,828	-4.0	392	7,543	-6.3	114
Aragón	6,687	-11.9	644	1,099	7.7	106
Asturias, Principado de	3,725	-13.7	440	722	3.9	85
Balears, Illes	4,613	-8.3	498	1,212	-10.6	131
Canarias	5,774	-6.1	328	1,947	-4.6	110
Cantabria	2,133	-12.9	459	417	-19.7	90
Castilla y León	12,959	-5.5	666	1,532	-11.6	79
Castilla - La Mancha	9,138	-2.4	575	1,436	5.0	90
Cataluña	23,247	-4.9	399	6,733	-3.1	116
Comunitat Valenciana	20,535	-5.4	525	5,909	1.7	151
Extremadura	3,407	-7.4	399	565	2.2	66
Galicia	7,307	-12.0	333	1,257	-0.1	57
Madrid, Comunidad de	16,749	-12.5	328	5,761	-2.1	113
Murcia, Región de	4,452	-6.6	392	1,159	6.4	102
Navarra, Comunidad Foral de	2,599	-17.8	521	433	-4.4	87
País Vasco	6,221	-14.9	361	1,569	-9.8	91
Rioja, La	1,455	-28.4	593	227	-13.7	93

¹ This data have been calculated based on the provisional results of the population figures as at 01 July 2017. Only the population aged 18 to 84 years old was considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in March were Aragón (7.7%), Región de Murcia (6.4%) and Castilla-La Mancha (5.0%).

On the other hand, Cantabria (-19.7%), La Rioja (-13.7%) and Castilla y León (-11.6%) registered the lowest annual rates in March.

Annual variation of the number of merchantings of dwellings by Autonomous Community. March 2018



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Press office: Telephone numbers: (+34) 91 583 93 63 /94 08 – gprensa@ine.es

Information Area: Telephone number: (+34) 91 583 91 00 – www.ine.es/infoine/?L=1

Statistics on Transfer of Property Rights March 2018. Provisional Data

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	157,047	33,958	71,160	6,220	45,709
Andalucía	25,828	4,325	13,158	1,562	6,783
Aragón	6,687	2,565	2,070	331	1,721
Asturias, Principado de	3,725	1,347	1,440	68	870
Balears, Illes	4,613	852	1,978	248	1,535
Canarias	5,774	455	3,014	202	2,103
Cantabria	2,133	495	887	46	705
Castilla y León	12,959	6,737	3,205	462	2,555
Castilla - La Mancha	9,138	4,120	2,874	375	1,769
Cataluña	23,247	2,137	12,001	1,099	8,010
Comunitat Valenciana	20,535	3,612	10,270	466	6,187
Extremadura	3,407	1,449	1,197	191	570
Galicia	7,307	2,245	2,633	213	2,216
Madrid, Comunidad de	16,749	496	9,926	426	5,901
Murcia, Región de	4,452	864	2,139	217	1,232
Navarra, Comunidad Foral de	2,599	986	893	173	547
País Vasco	6,221	707	2,893	105	2,516
Rioja, La	1,455	565	464	33	393
Ceuta	108	1	54	0	53
Melilla	110	0	64	3	43

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

	Rustic properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	33,958	12,391	1,093	223	13,527	6,724
Andalucía	4,325	1,962	107	15	1,373	868
Aragón	2,565	936	49	39	1,054	487
Asturias, Principado de	1,347	390	38	10	625	284
Balears, Illes	852	269	140	1	316	126
Canarias	455	170	50	2	110	123
Cantabria	495	127	9	3	280	76
Castilla y León	6,737	1,965	91	42	2,788	1,851
Castilla - La Mancha	4,120	1,843	105	32	1,573	567
Cataluña	2,137	744	67	10	893	423
Comunitat Valenciana	3,612	1,429	181	4	1,406	592
Extremadura	1,449	573	19	5	644	208
Galicia	2,245	637	25	41	1,026	516
Madrid, Comunidad de	496	178	22	0	188	108
Murcia, Región de	864	384	95	3	239	143
Navarra, Comunidad Foral de	986	262	59	1	510	154
País Vasco	707	193	26	14	354	120
Rioja, La	565	329	10	1	148	77
Ceuta	1	0	0	0	0	1
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	123,089	68,912	2,213	270	22,392	29,302
Andalucía	21,503	12,062	119	37	3,171	6,114
Aragón	4,122	2,204	39	14	839	1,026
Asturias, Principado de	2,378	1,199	39	6	601	533
Balears, Illes	3,761	2,226	234	2	529	770
Canarias	5,319	3,454	159	22	567	1,117
Cantabria	1,638	747	15	2	423	451
Castilla y León	6,222	3,018	65	14	1,428	1,697
Castilla - La Mancha	5,018	2,645	76	21	923	1,353
Cataluña	21,110	12,183	331	25	4,054	4,517
Comunitat Valenciana	16,923	9,675	365	43	3,051	3,789
Extremadura	1,958	968	22	8	556	404
Galicia	5,062	2,558	42	10	1,087	1,365
Madrid, Comunidad de	16,253	9,737	336	42	2,500	3,638
Murcia, Región de	3,588	1,896	169	13	555	955
Navarra, Comunidad Foral de	1,613	747	74	1	446	345
País Vasco	5,514	3,066	109	9	1,422	908
Rioja, La	890	432	16	0	195	247
Ceuta	107	49	2	0	18	38
Melilla	110	46	1	1	27	35

STPR. 4 Transfers made on dwellings, by acquisition title

	Dwellings	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	71,160	39,579	1,292	101	14,405	15,783
Andalucía	13,158	7,543	62	19	2,240	3,294
Aragón	2,070	1,099	25	6	493	447
Asturias, Principado de	1,440	722	22	3	424	269
Balears, Illes	1,978	1,212	116	0	316	334
Canarias	3,014	1,947	105	13	366	583
Cantabria	887	417	6	0	236	228
Castilla y León	3,205	1,532	34	8	783	848
Castilla - La Mancha	2,874	1,436	40	1	566	831
Cataluña	12,001	6,733	198	14	2,465	2,591
Comunitat Valenciana	10,270	5,909	229	10	2,073	2,049
Extremadura	1,197	565	14	3	404	211
Galicia	2,633	1,257	25	3	651	697
Madrid, Comunidad de	9,926	5,761	223	15	1,793	2,134
Murcia, Región de	2,139	1,159	92	3	347	538
Navarra, Comunidad Foral de	893	433	35	0	257	168
País Vasco	2,893	1,569	54	2	843	425
Rioja, La	464	227	9	0	113	115
Ceuta	54	30	2	0	17	5
Melilla	64	28	1	1	18	16

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STPR. 5 Merchanting of dwellings, by system and status

	Dwellings	Free housing	State-subsidised housing	New housing	Used housing
TOTAL	39,579	35,424	4,155	7,041	32,538
Andalucía	7,543	6,718	825	1,255	6,288
Aragón	1,099	937	162	206	893
Asturias, Principado de	722	591	131	158	564
Balears, Illes	1,212	1,184	28	264	948
Canarias	1,947	1,873	74	490	1,457
Cantabria	417	378	39	65	352
Castilla y León	1,532	1,331	201	249	1,283
Castilla - La Mancha	1,436	1,316	120	251	1,185
Cataluña	6,733	5,997	736	1,103	5,630
Comunitat Valenciana	5,909	5,261	648	720	5,189
Extremadura	565	431	134	54	511
Galicia	1,257	1,198	59	270	987
Madrid, Comunidad de	5,761	5,259	502	1,160	4,601
Murcia, Región de	1,159	1,053	106	267	892
Navarra, Comunidad Foral de	433	371	62	91	342
País Vasco	1,569	1,280	289	403	1,166
Rioja, La	227	195	32	33	194
Ceuta	30	25	5	2	28
Melilla	28	26	2	0	28