

11 January 2019

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

In November, 170,271 properties are registered in the land registers, 9.4% more than in the same month of the previous year

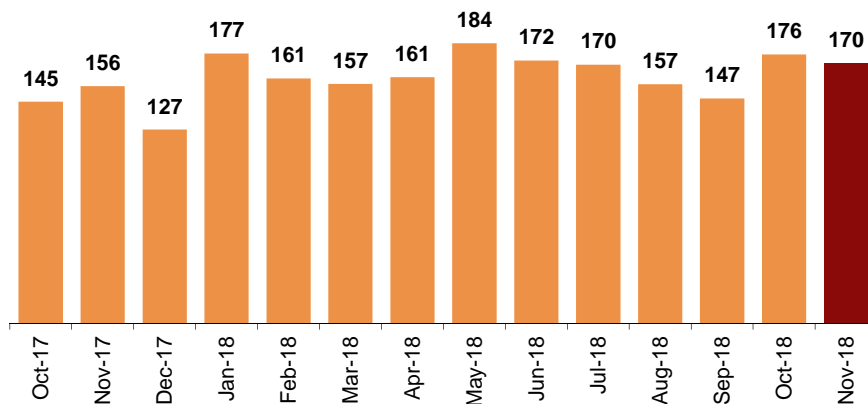
Registered housing sales increased by 2.8%, as compared with November 2017

The number of property transfers recorded in the land registers (from public deeds previously registered) was 170,271 in November, that is, 9.4% more than in the same month of 2017.

Regarding registered property sales, the number of transfers was 85,348, with an annual increase of 4.0%.

Property transfers recorded in land registers.

In thousands



Transferred properties registered according to type of acquisition. November 2018

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	170,271	-3.4	9.4	9.5
Sale	85,348	-0.3	4.0	9.3
Donation	3,703	6.2	15.8	-0.9
Swap	477	9.4	-1.6	2.4
Inheritance	36,882	-3.2	1.9	4.5
Other titles ¹	43,861	-9.9	30.4	16.1

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

Sales recorded in land registers

86.5% of sales registered in November corresponded to urban properties and 13.5% to rustic properties. Among urban properties, 57.1% were housing sales.

In November, the number of sales of rustic properties decreased by 3.7% in the annual rate while that of urban properties increased 5.3%. Within the latter, housing sales recorded an annual increase of 2.8%.

Sales registered by property type. November 2018

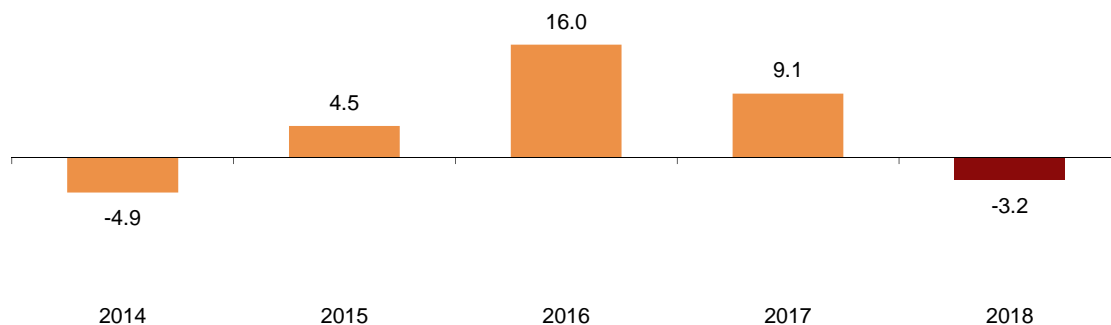
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	85,348		-0.3	4.0	9.3
Urban properties	73,835	86.5	-0.4	5.3	10.3
- Dwellings	42,150	57.1	-3.2	2.8	10.6
- Other urban properties	31,685	42.9	3.5	8.8	9.8
Rustic properties	11,513	13.5	0.1	-3.7	3.7

Trend in 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 October and November in the last five years. In 2018, the monthly rate was -3.2%, that is, 12.3 points less than that of the previous year.

Trend in monthly rate of the number of housing sales.

Variation in November over October of the same year



Registered housing sales, by protection system and status

90.4% of dwellings transferred by sale in November were free-market dwellings and 9.6% were protected dwellings.

In annual terms, the number of transfers of free-market dwellings by sale increased by 1.9%, and that of protected dwellings did so by 11.3%.

19.1% of dwellings transferred by sale in November were new, and 80.9% were used.

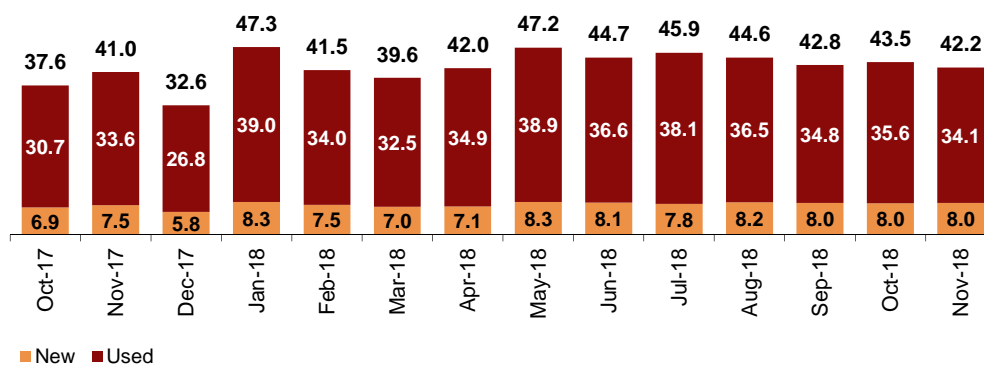
The number of transactions on new dwellings increased by 7.9%, while that of used dwellings increased 1.6% as compared with November 2017.

Number of registered housing sales. November 2018

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	42,150		-3.2	2.8	10.6
Free	38,084	90.4	-3.8	1.9	10.6
Protected	4,066	9.6	3.3	11.3	10.9
TOTAL	42,150		-3.2	2.8	10.6
New	8,043	19.1	0.9	7.9	11.5
Used	34,107	80.9	-4.1	1.6	10.4

Number of registered housing sales.

In thousands



Results by Autonomous Community

In November, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (723), Castilla y León (718) and Comunitat Valenciana (610).

Comunidad de Madrid (21.7%), Cantabria (19.6%) and La Rioja (19.4%) registered the highest annual variation rates.

In turn, Aragón (-11.7%), Illes Balears (-6.0%) and Extremadura (-4.4%) registered the lowest annual rates.

Considering registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (168), La Rioja (144) Cantabria (128).

Properties transferred by Autonomous Community. November 2018

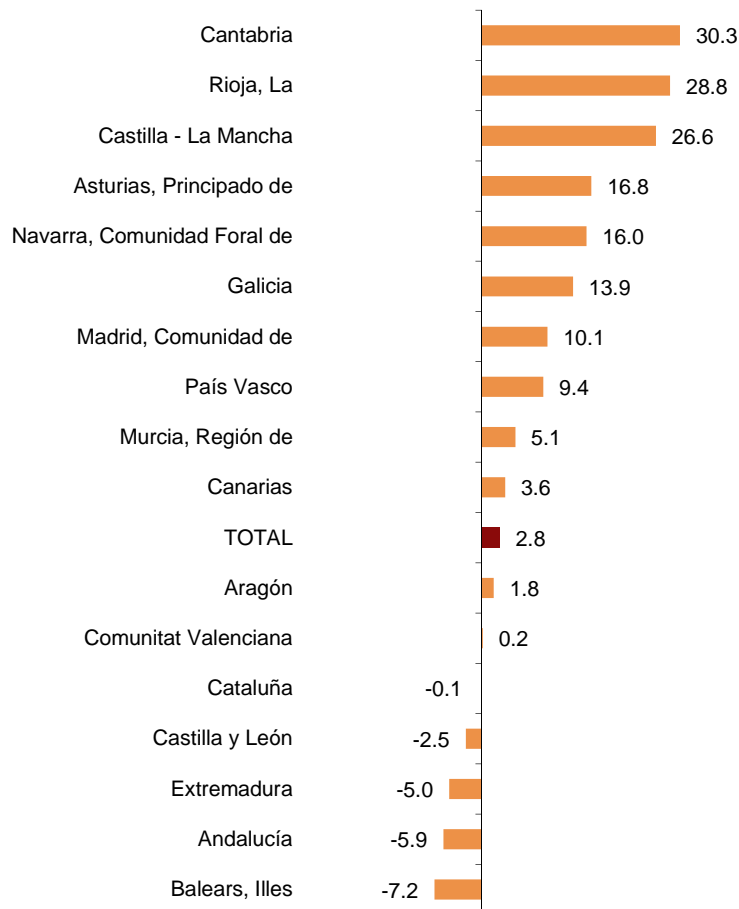
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	170,271	9.4	461	42,150	2.8	114
Andalucía	29,318	10.6	445	7,950	-5.9	121
Aragón	6,048	-11.7	583	1,162	1.8	112
Asturias, Principado de	3,802	4.3	453	759	16.8	90
Balears, Illes	4,731	-6.0	503	1,190	-7.2	127
Canarias	5,868	11.3	329	1,942	3.6	109
Cantabria	2,236	19.6	481	597	30.3	128
Castilla y León	13,874	6.7	718	1,670	-2.5	86
Castilla - La Mancha	9,522	7.1	601	1,659	26.6	105
Cataluña	23,633	6.0	402	6,681	-0.1	114
Comunitat Valenciana	23,930	19.1	610	6,593	0.2	168
Extremadura	3,414	-4.4	402	534	-5.0	63
Galicia	8,163	8.5	373	1,438	13.9	66
Madrid, Comunidad de	20,095	21.7	389	6,317	10.1	122
Murcia, Región de	4,942	12.9	434	1,248	5.1	110
Navarra, Comunidad Foral de	2,555	4.2	508	471	16.0	94
País Vasco	6,198	2.5	360	1,509	9.4	88
Rioja, La	1,776	19.4	723	353	28.8	144

¹ This data have been calculated based on the provisional results of the population figures as at 01 July 2018. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in November were Cantabria (30.3%), La Rioja (28.8%) and Castilla–La Mancha (26.6%).

In turn, Illes Balears (-7.2%), Andalucía (-5.9%) and Extremadura (-5.0%) registered the lowest annual variation rates in November.

Annual variation in the number of housing sales by Autonomous Community. November 2018



Revision and updating of data

The data published today are provisional and will be reviewed in September of this year.

Methodological note

The Statistics on Transfer of Property Rights provide information on the number of rights on transfers of property during the reference month, on a national level, by province and Autonomous Community.

All information on transfers of property is taken from the information contained in the Land Registers for the whole country, by virtue of a partnership agreement signed in 2004 by both institutions.

Type of survey: continuous on a monthly basis

Population scope: registrations of transfers of property rights in the land registers

Geographical scope: the entire national territory, by Autonomous Community and provinces

Reference period of the results: the calendar month

Reference period of the information: the calendar month

Classification: sale, donation, inheritance, exchange and other property titles, of rustic and urban properties (dwellings, plots and other urban properties)

Collection method: administrative registers from Association of property and Mercantile registers of Spain

For more information you can access the methodology at:

https://www.ine.es/en/metodologia/t30/t3030168_en.pdf

And the standardised methodological report at:

<https://www.ine.es/dynt3/metadatos/en/RespuestaDatos.html?oe=30168>

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Statistics on Transfer of Property Rights November 2018. Provisional Data

STPR.1 Transfers recorded in land registers, of rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	170.271	33.110	79.151	6.821	51.189
Andalucía	29.318	4.323	15.332	1.380	8.283
Aragón	6.048	2.299	2.228	158	1.363
Asturias, Principado de	3.802	1.236	1.463	84	1.019
Balears, Illes	4.731	1.032	2.113	273	1.313
Canarias	5.868	488	3.260	227	1.893
Cantabria	2.236	510	922	58	746
Castilla y León	13.874	6.780	3.524	550	3.020
Castilla - La Mancha	9.522	3.964	3.162	650	1.746
Cataluña	23.633	2.181	12.251	1.249	7.952
Comunitat Valenciana	23.930	3.524	12.109	663	7.634
Extremadura	3.414	1.314	1.238	229	633
Galicia	8.163	2.214	3.132	163	2.654
Madrid, Comunidad de	20.095	452	11.373	577	7.693
Murcia, Región de	4.942	948	2.400	229	1.365
Navarra, Comunidad Foral de	2.555	645	961	175	774
País Vasco	6.198	594	2.902	97	2.605
Rioja, La	1.776	604	671	57	444
Ceuta	89	2	56	1	30
Melilla	77	0	54	1	22

STPR.2 Transfers of rustic properties, by type of acquisition

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33.110	11.513	1.166	175	13.056	7.200
Andalucía	4.323	1.774	70	23	1.553	903
Aragón	2.299	710	40	10	1.022	517
Asturias, Principado de	1.236	401	28	4	558	245
Balears, Illes	1.032	323	110	0	461	138
Canarias	488	205	13	6	121	143
Cantabria	510	178	17	3	251	61
Castilla y León	6.780	2.161	153	31	2.692	1.743
Castilla - La Mancha	3.964	1.628	174	25	1.508	629
Cataluña	2.181	637	92	3	1.010	439
Comunitat Valenciana	3.524	1.323	156	5	1.286	754
Extremadura	1.314	478	16	2	584	234
Galicia	2.214	681	46	30	900	557
Madrid, Comunidad de	452	138	29	0	157	128
Murcia, Región de	948	324	110	2	270	242
Navarra, Comunidad Foral de	645	204	37	2	242	160
País Vasco	594	144	59	6	283	102
Rioja, La	604	203	16	23	158	204
Ceuta	2	1	0	0	0	1
Melilla	0	0	0	0	0	0

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STPR.3 Transfers of urban properties, by type of acquisition

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	137.161	73.835	2.537	302	23.826	36.661
Andalucía	24.995	13.202	104	56	3.478	8.155
Aragón	3.749	1.972	35	15	798	929
Asturias, Principado de	2.566	1.371	46	2	610	537
Balears, Illes	3.699	2.014	247	11	668	759
Canarias	5.380	3.186	155	36	645	1.358
Cantabria	1.726	1.073	15	3	368	267
Castilla y León	7.094	3.486	78	19	1.675	1.836
Castilla - La Mancha	5.558	2.954	133	5	1.080	1.386
Cataluña	21.452	11.378	354	57	4.196	5.467
Comunitat Valenciana	20.406	11.076	417	28	3.350	5.535
Extremadura	2.100	988	21	0	546	545
Galicia	5.949	2.769	92	8	1.256	1.824
Madrid, Comunidad de	19.643	11.630	401	23	2.532	5.057
Murcia, Región de	3.994	2.011	223	15	577	1.168
Navarra, Comunidad Foral de	1.910	900	47	3	369	591
País Vasco	5.604	3.028	127	17	1.421	1.011
Rioja, La	1.172	678	42	2	227	223
Ceuta	87	68	0	0	13	6
Melilla	77	51	0	2	17	7

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	79.151	42.150	1.440	104	15.415	20.042
Andalucía	15.332	7.950	64	25	2.522	4.771
Aragón	2.228	1.162	23	1	500	542
Asturias, Principado de	1.463	759	23	1	399	281
Balears, Illes	2.113	1.190	136	1	374	412
Canarias	3.260	1.942	89	16	436	777
Cantabria	922	597	6	0	212	107
Castilla y León	3.524	1.670	27	10	902	915
Castilla - La Mancha	3.162	1.659	58	0	689	756
Cataluña	12.251	6.681	200	8	2.642	2.720
Comunitat Valenciana	12.109	6.593	265	11	2.175	3.065
Extremadura	1.238	534	17	0	379	308
Galicia	3.132	1.438	45	2	733	914
Madrid, Comunidad de	11.373	6.317	252	6	1.811	2.987
Murcia, Región de	2.400	1.248	139	11	371	631
Navarra, Comunidad Foral de	961	471	27	1	219	243
País Vasco	2.902	1.509	49	9	871	464
Rioja, La	671	353	20	1	157	140
Ceuta	56	40	0	0	12	4
Melilla	54	37	0	1	11	5

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	42.150	38.084	4.066	8.043	34.107
Andalucía	7.950	7.168	782	1.516	6.434
Aragón	1.162	990	172	166	996
Asturias, Principado de	759	615	144	165	594
Balears, Illes	1.190	1.166	24	204	986
Canarias	1.942	1.841	101	479	1.463
Cantabria	597	535	62	99	498
Castilla y León	1.670	1.482	188	317	1.353
Castilla - La Mancha	1.659	1.541	118	395	1.264
Cataluña	6.681	6.081	600	1.063	5.618
Comunitat Valenciana	6.593	5.889	704	924	5.669
Extremadura	534	431	103	56	478
Galicia	1.438	1.376	62	325	1.113
Madrid, Comunidad de	6.317	5.671	646	1.667	4.650
Murcia, Región de	1.248	1.131	117	190	1.058
Navarra, Comunidad Foral de	471	376	95	105	366
País Vasco	1.509	1.407	102	283	1.226
Rioja, La	353	320	33	76	277
Ceuta	40	35	5	7	33
Melilla	37	29	8	6	31