

Statistics on Transfer of Property Rights (STPR) December 2025 and year 2025. Provisional data

Main results

- In December, 193,802 properties were registered in the property registers, 10.7% more than in the same month the previous year.
- The number of registered property sales and purchases increased by 7.9% compared with December 2024.
- During all of 2025, 2,381,840 properties registered in the property registers were transferred, which was 7.6% more than in 2024.
- In the whole of 2025, housing sales increased by 11.5%.

More information

- [Annex of tables](#) (includes information from the Autonomous Communities)
- [Detailed results](#)

The number of property transfers recorded in the property registers (from previously executed public deeds) in December was 193,802, which was 10.7% more than in the same month in 2024.

As regards registered property sales, the number of transfers stood at 107,802, an annual increase of 9.2%.

Transferred properties registered according to type of acquisition. December 2025

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	193,802	-3.5	10.7	7.6
Sale	107,817	-5.7	9.2	11.4
Donation	5,039	5.7	9.8	4.6
Swap	444	8.0	-1.1	7.8
Inheritance	43,386	-0.7	11.2	2.7
Other titles¹	37,116	-1.4	15.1	2.8

¹ 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

86.2% of registered sales in December corresponded to urban properties and 13.8% to rustic properties. Among urban properties, 58.2% were home sales and purchases.

In December, the number of rural property sales rose by 20.6% in annual rate and the number of urban property sales fell by 7.6%. Within the latter, housing sales recorded an annual increase of 7.9%.

Sales registered by property type. December 2025

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	107,817		-5.7	9.2	11.4
Total	92,991	86.2	-7.3	7.6	12.0
Urban properties					
Dwellings	54,148	58.2	-7.5	7.9	11.5
Other urban properties	38,843	41.8	-7.0	7.2	12.7
Rustic properties	14,826	13.8	5.5	20.6	7.1

Registered housing sales

93.2% of the housing transferred by sale in December were free and 6.8% were protected.

In annual terms, the number of transfers of free dwellings by sales and purchasing increased by 8.6%, and that of protected dwellings decreased by 1.4%.

21.6% of the housing sales in December were new and 78.4% were used.

The number of new home transactions increased by 2.9% compared to December 2024 and that of used homes by 9.3%.

Number of registered housing sales. December 2025

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	54,148		-7.5	7.9	11.5
Free	50,441	93.2	-7.9	8.6	12.3
Protected	3,707	6.8	-1.3	-1.4	1.8
TOTAL	54,148		-7.5	7.9	11.5
New	11,694	21.6	-8.2	2.9	16.1
Used	42,454	78.4	-7.3	9.3	10.3

Results by Autonomous Community

Castilla y León (26.7%), Región de Murcia (18.0%) and Galicia (13.8%) recorded the highest annual rates of change in December in the total number of properties transferred.

Meanwhile, Extremadura (3.7%), Comunidad de Madrid (4.5%) and Canarias (4.6%), registered the lowest annual rates.

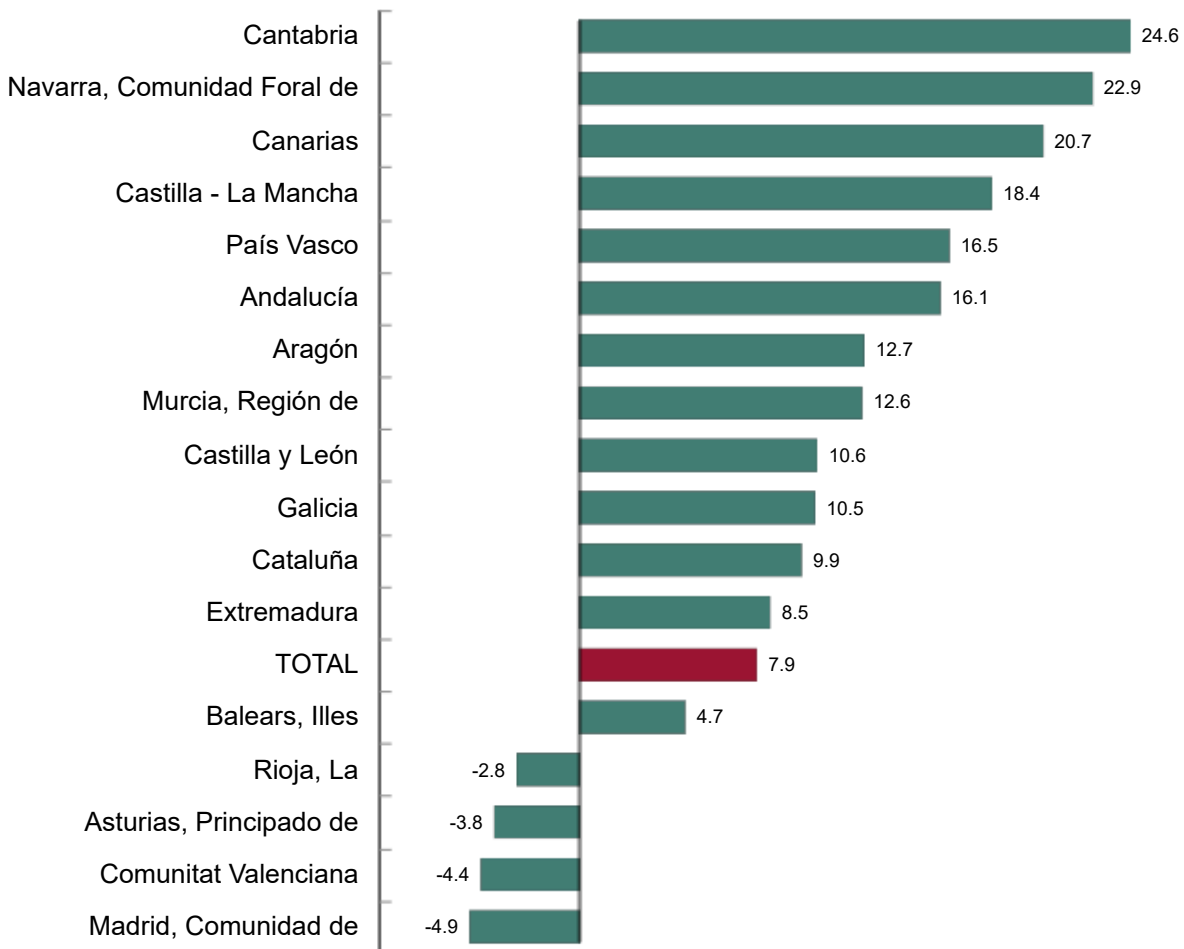
Regarding the registered housing sales and purchases, the Autonomous Communities with the highest increases were Cantabria (24.6%), Comunidad Foral de Navarra (22.9%) and Región de Canarias (20.7%).

In turn, Comunidad de Madrid (-4.9%), Comunitat Valenciana (-4.4%) and Principado de Asturias (-3.8%) recorded the largest decreases.

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

December 2025

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/ETDP1225.htm>

Results for the whole year 2025

In 2025, 2,381,840 properties registered in the property registers were transferred, 7.6% more than in 2024. In the case of sales, 1,375,494 properties were transferred (11.4% more), of which 714,237 were houses (11.5% more).

Sales registered by property type

	Total 2025	Percentage		% Annual variation		
		2025	2025	2024	2023	2022
TOTAL	1,375,494		11.4	8.3	-8.7	8.7
Urban properties	1,208,041	87.8	12.0	8.9	-9.2	10.3
- Dwellings	714,237	59.1	11.5	9.7	-10.2	14.8
- Other urban properties	493,804	40.9	12.7	7.7	-7.7	4.3
Rustic properties	167,453	12.2	7.1	4.6	-5.4	-1.5

Registered housing sales, by protection system and status

The number of free housing units sold by purchase increased by 12.3% in the year 2025 and the number of protected housing units by 1.8%. The number of transactions on new homes rose by 16.1% and that of used homes by 10.3%.

Number of registered housing sales

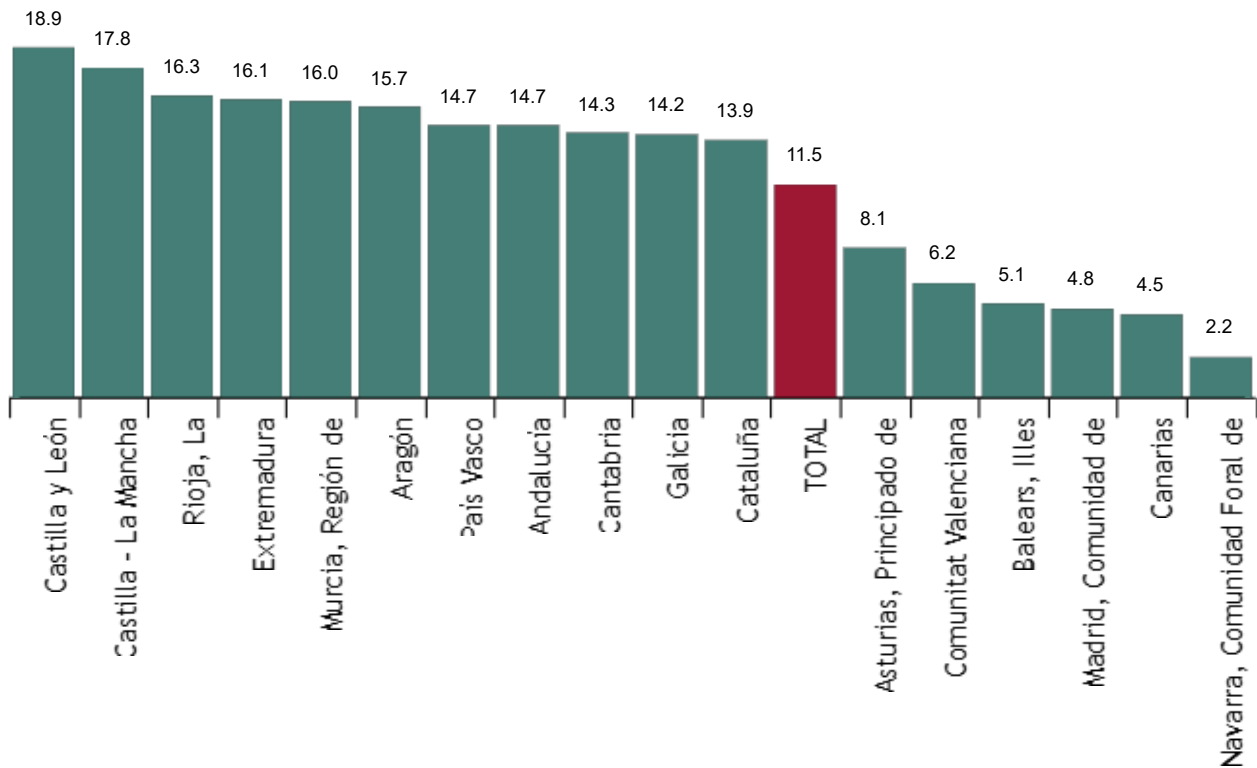
	Total 2025	Percentage		% Annual variation		
		2025	2025	2024	2023	2022
TOTAL	714,237		11.5	9.7	-10.2	14.8
Free	665,866	93.2	12.3	10.0	-10.1	15.7
Protected	48,371	6.8	1.8	6.9	-12.4	5.4
TOTAL	714,237		11.5	9.7	-10.2	14.8
New	155,910	21.8	16.1	22.7	-6.0	2.1
Used	558,327	78.2	10.3	6.7	-11.2	18.0

Results by Autonomous Community

The autonomous community with the highest increase in home sales in 2025 was Castilla y León (18.9%). The Comunidad Foral de Navarra recorded the smallest increase (2.2%).

Annual variation in the number of housing sales by Autonomous Community. Year 2025

Percentage



Revision and updating of data

The data for 2025 are provisional and will be reviewed when the data for the same period next year are published. All the results of this operation are available at [INEbase](https://www.ine.es/dyngs/Prensa/en/ETDP1225.htm).

Current press release at: <https://www.ine.es/dyngs/Prensa/en/ETDP1225.htm>

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.

More information on the [methodology](#) and the [standardised methodological report](#).

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. More information on [Quality at INE](#) and [Code of Best Practices](#).

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