

16 March 2020

**Statistics on Transfer of Property Rights (STPR)**  
January 2020. Provisional data

**In January, 184,688 properties were registered in the land registers, 7.7% less than in the same month of the previous year**

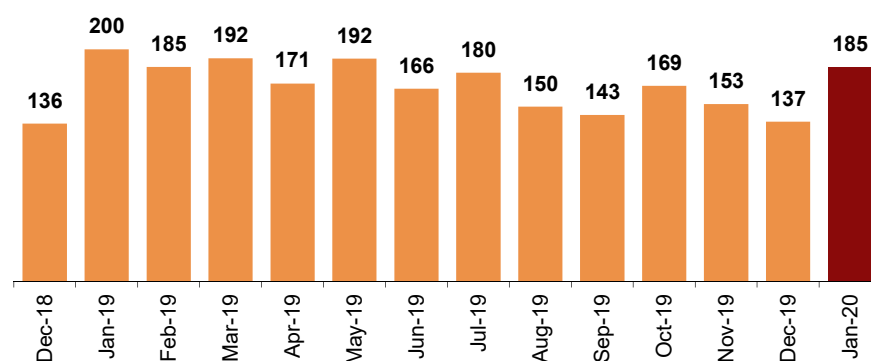
**Registered housing sales decreased by 2.6%, as compared with January 2019**

The number of property transfers recorded in the land registers (from previously registered public deeds) was 184,688 in January; that is, 7.7% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 94,451, with a 5.1% annual decrease.

**Property transfers recorded in land registers**

In thousands



**Transferred properties registered according to type of acquisition**  
January 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	184,688	34.4	-7.7	-7.7
Sale	94,451	32.7	-5.1	-5.1
Donation	5,453	45.6	23.1	23.1
Swap	490	19.2	-19.5	-19.5
Inheritance	35,965	13.7	-7.5	-7.5
Other titles <sup>1</sup>	48,329	58.6	-14.7	-14.7

<sup>1</sup>The 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

In January, 86.6% of sales registered corresponded to urban properties and 13.4% to rustic properties. Among urban properties, 57.4% were housing sales.

In January, the number of rustic property sales decreased by 10.2% in the annual rate, while there was a 4.3% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 2.6%.

### Sales registered by property type

January 2020

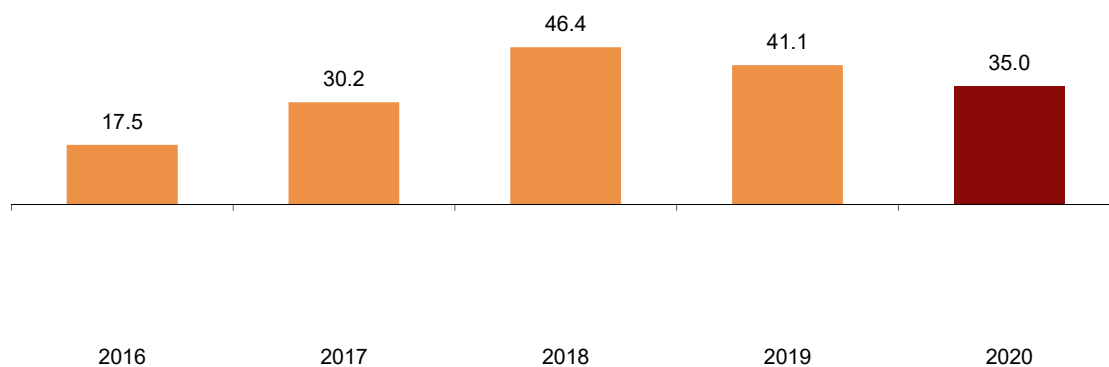
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	94,451		32.7	-5.1	-5.1
Urban properties	81,796	86.6	33.8	-4.3	-4.3
- Dwellings	46,927	57.4	35.0	-2.6	-2.6
- Other urban properties	34,869	42.6	32.2	-6.5	-6.5
Rustic properties	12,655	13.4	26.0	-10.2	-10.2

### 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 December and January in the last five years. The monthly rate in 2020 was 35.0%, or 6.1 points less than that of the previous year.

### Monthly rate of the number of housing sales

Variation in January over December of the same year. Percentage



## Registered housing sales, by protection system and status

In January, 91.4% of property transfers by sale were free-market dwellings and 8.6% protected dwellings.

In annual terms, the number of transfers of free dwellings by merchandising decreased by 1.3%, and that of protected dwellings did so by 15.1%.

In January, 18.1% of dwellings transferred by sale were new and 81.9% were used.

The number of transactions on new dwellings decreased 8.8%, while that of used dwellings decreased 1.2% as compared with January 2019.

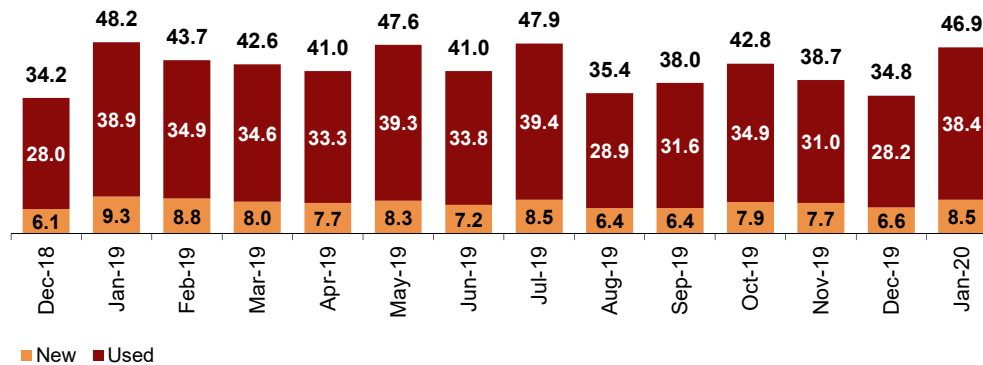
## Number of registered housing sales

January 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	46,927		35.0	-2.6	-2.6
Free	42,876	91.4	35.7	-1.3	-1.3
Protected	4,051	8.6	27.4	-15.1	-15.1
TOTAL	46,927		35.0	-2.6	-2.6
New	8,484	18.1	29.3	-8.8	-8.8
Used	38,443	81.9	36.3	-1.2	-1.2

## Number of registered housing sales

In thousands



## Results by Autonomous Community

In January, the total number of property transfers recorded in the land registries per 100,000 inhabitants<sup>1</sup> was highest in La Rioja (841), Castilla y León (732) and Castilla-La Mancha (690).

Región de Murcia (5.3%), Castilla y León (3.1%) and Cantabria (0.7%) recorded the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-23.6%), Cataluña (-23.2%) and La Rioja (-21.9%) showed the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants<sup>1</sup> were Canarias y Comunitat Valenciana (both with 164) and La Rioja (156).

## Properties transferred by Autonomous Community

January 2020

	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>
TOTAL	184,688	-7.7	496	46,927	-2.6	126
Andalucía	32,824	-2.8	494	9,511	6.2	143
Aragón	6,832	-0.9	655	1,303	0.2	125
Asturias, Principado de	3,706	-7.6	443	763	-1.2	91
Balears, Illes	5,001	-11.0	521	1,278	-8.8	133
Canarias	7,449	-3.2	410	2,979	60.5	164
Cantabria	2,365	0.7	508	534	-18.0	115
Castilla y León	14,094	3.1	732	1,817	-6.1	94
Castilla - La Mancha	10,991	-7.1	690	1,942	-3.3	122
Cataluña	24,924	-23.2	419	7,179	-10.4	121
Comunitat Valenciana	25,614	-4.1	646	6,485	-10.6	164
Extremadura	3,849	-5.2	455	774	-4.3	91
Galicia	8,357	-11.7	382	1,552	-8.9	71
Madrid, Comunidad de	19,616	-2.4	373	6,181	-7.5	118
Murcia, Región de	7,038	5.3	610	1,712	16.9	148
Navarra, Comunidad Foral de	2,570	-23.6	506	551	2.2	108
País Vasco	7,118	-14.7	412	1,862	-14.6	108
Rioja, La	2,077	-21.9	841	386	1.8	156

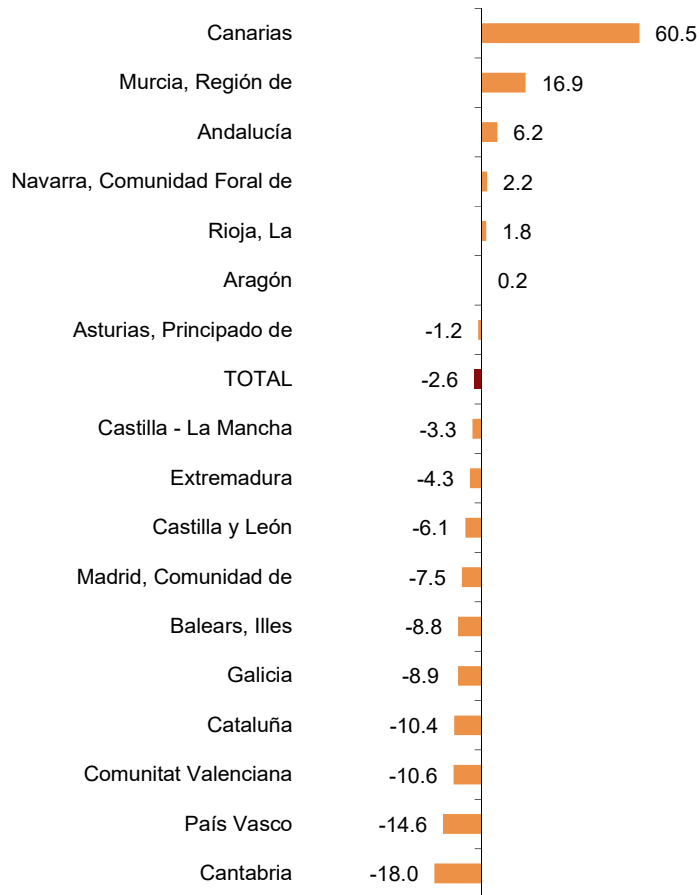
<sup>1</sup> This data has been calculated based on the provisional results of the population figures as at 01 July 2018. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that showed the largest annual increases in the number of housing sales. In January were Canarias (60.5%<sup>2</sup>), Región de Murcia (16.9%) and Andalucía (6.2%).

In turn, Cantabria (-18.0%), País Vasco (-14.6%) y Comunitat Valenciana (-10.6%) showed the largest decreases.

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

January 2020. Percentage



## Revision and updating of data

Data for 2020 are provisional and will be reviewed when the data for the same period of the next year are published. That is, when the data for January 2021 are published, the final data for the same month in 2020 will be disseminated.

<sup>2</sup> Among other factors, the annual growth rate for Canarias in January 2020 could be affected by the sale of numerous homes by a small number of legal entities.

## 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 for the results:** the calendar month

**Reference period for 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](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 January 2020. 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	184,688	34,290	86,254	6,756	57,388
Andalucía	32,824	4,535	17,666	1,674	8,949
Aragón	6,832	2,717	2,248	146	1,721
Asturias, Principado de	3,706	962	1,544	55	1,145
Balears, Illes	5,001	941	2,224	232	1,604
Canarias	7,449	489	4,376	259	2,325
Cantabria	2,365	580	966	44	775
Castilla y León	14,094	6,361	3,745	617	3,371
Castilla - La Mancha	10,991	4,058	3,551	812	2,570
Cataluña	24,924	2,427	12,342	1,065	9,090
Comunitat Valenciana	25,614	3,732	13,100	535	8,247
Extremadura	3,849	1,303	1,558	193	795
Galicia	8,357	2,406	3,124	161	2,666
Madrid, Comunidad de	19,616	453	11,145	392	7,626
Murcia, Región de	7,038	1,177	3,611	261	1,989
Navarra, Comunidad Foral de	2,570	806	971	96	697
País Vasco	7,118	590	3,216	144	3,168
Rioja, La	2,077	748	699	67	563
Ceuta	117	0	74	0	43
Melilla	146	5	94	3	44

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	34,290	12,655	1,415	212	13,199	6,809
Andalucía	4,535	1,800	289	14	1,508	924
Aragón	2,717	934	86	43	918	736
Asturias, Principado de	962	291	17	6	373	275
Balears, Illes	941	319	128	2	290	202
Canarias	489	192	69	0	125	103
Cantabria	580	152	41	4	320	63
Castilla y León	6,361	2,470	76	17	2,587	1,211
Castilla - La Mancha	4,058	1,833	173	53	1,361	638
Cataluña	2,427	809	79	19	1,173	347
Comunitat Valenciana	3,732	1,396	138	6	1,469	723
Extremadura	1,303	521	25	9	583	165
Galicia	2,406	739	37	28	1,044	558
Madrid, Comunidad de	453	136	29	0	154	134
Murcia, Región de	1,177	394	114	0	351	318
Navarra, Comunidad Foral de	806	160	39	0	474	133
País Vasco	590	187	27	8	216	152
Rioja, La	748	317	48	3	253	127
Ceuta	0	0	0	0	0	0
Melilla	5	5	0	0	0	0

## January 2020. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>150,398</b>	<b>81,796</b>	<b>4,038</b>	<b>278</b>	<b>22,766</b>	<b>41,520</b>
Andalucía	28,289	15,331	933	20	3,203	8,802
Aragón	4,115	2,454	64	10	768	819
Asturias, Principado de	2,744	1,374	39	3	587	741
Balears, Illes	4,060	2,206	244	2	472	1,136
Canarias	6,960	4,515	474	26	699	1,246
Cantabria	1,785	953	145	3	410	274
Castilla y León	7,733	3,778	57	16	1,671	2,211
Castilla - La Mancha	6,933	3,497	153	12	931	2,340
Cataluña	22,497	13,076	333	38	4,062	4,988
Comunitat Valenciana	21,882	10,656	501	33	3,169	7,523
Extremadura	2,546	1,335	40	1	570	600
Galicia	5,951	3,042	57	29	1,266	1,557
Madrid, Comunidad de	19,163	11,055	498	55	2,324	5,231
Murcia, Región de	5,861	2,598	210	11	569	2,473
Navarra, Comunidad Foral de	1,764	1,061	47	0	422	234
País Vasco	6,528	3,983	130	13	1,351	1,051
Rioja, La	1,329	686	110	3	268	262
Ceuta	117	86	2	0	14	15
Melilla	141	110	1	3	10	17

### STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>86,254</b>	<b>46,927</b>	<b>2,312</b>	<b>113</b>	<b>14,291</b>	<b>22,611</b>
Andalucía	17,666	9,511	558	8	2,288	5,301
Aragón	2,248	1,303	42	3	460	440
Asturias, Principado de	1,544	763	24	1	386	370
Balears, Illes	2,224	1,278	126	1	261	558
Canarias	4,376	2,979	296	11	371	719
Cantabria	966	534	71	0	227	134
Castilla y León	3,745	1,817	25	7	893	1,003
Castilla - La Mancha	3,551	1,942	66	6	566	971
Cataluña	12,342	7,179	189	15	2,482	2,477
Comunitat Valenciana	13,100	6,485	302	11	2,013	4,289
Extremadura	1,558	774	25	1	399	359
Galicia	3,124	1,552	28	12	718	814
Madrid, Comunidad de	11,145	6,181	294	29	1,664	2,977
Murcia, Región de	3,611	1,712	113	2	374	1,410
Navarra, Comunidad Foral de	971	551	36	0	248	136
País Vasco	3,216	1,862	61	4	765	524
Rioja, La	699	386	55	0	156	102
Ceuta	74	49	0	0	12	13
Melilla	94	69	1	2	8	14



## January 2020. Provisional Data

### STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
<b>TOTAL</b>	46,927	42,876	4,051	8,484	38,443
Andalucía	9,511	8,629	882	1,675	7,836
Aragón	1,303	1,133	170	323	980
Asturias, Principado de	763	615	148	188	575
Balears, Illes	1,278	1,253	25	193	1,085
Canarias	2,979	2,885	94	469	2,510
Cantabria	534	481	53	70	464
Castilla y León	1,817	1,606	211	288	1,529
Castilla - La Mancha	1,942	1,848	94	388	1,554
Cataluña	7,179	6,650	529	1,119	6,060
Comunitat Valenciana	6,485	5,816	669	881	5,604
Extremadura	774	650	124	121	653
Galicia	1,552	1,486	66	318	1,234
Madrid, Comunidad de	6,181	5,734	447	1,514	4,667
Murcia, Región de	1,712	1,454	258	286	1,426
Navarra, Comunidad Foral de	551	473	78	179	372
País Vasco	1,862	1,708	154	372	1,490
Rioja, La	386	347	39	86	300
Ceuta	49	43	6	7	42
Melilla	69	65	4	7	62