

16 March 2021

Statistics on Transfer of Property Rights (STPR) January 2021. Provisional data

**In January, 153,600 properties are registered in the land registers,
17.1% less than in the same month of 2020**

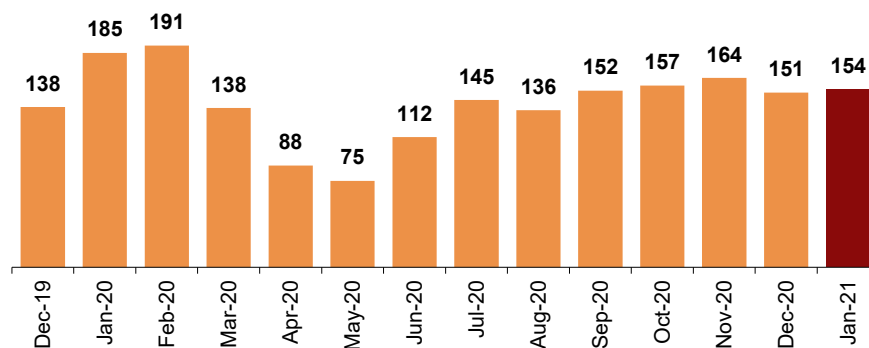
**Registered home sales decreased 15.4% in the annual rate and
increased by 10.1% in the monthly rate**

The number of property transfers recorded in the land registers (from previously registered public deeds) was 153,600 in January; that is, 17.1% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 81,695, with a 13.7% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

January 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	153,600	1.8	-17.1	-17.1
Sale	81,695	6.8	-13.7	-13.7
Donation	5,251	19.9	-3.8	-3.8
Swap	435	-7.2	-13.0	-13.0
Inheritance	36,276	-2.4	0.0	0.0
Other titles ¹	29,943	-7.5	-38.0	-38.0

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

In January, 85.5% of sales registered corresponded to urban properties and 14.5% to rustic properties. Among urban properties, 56.9% were housing sales.

In January, the number of rustic property sales decreased by 7.5% in the annual rate, while there was a 14.6% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 15.4%.

Sales registered by property type

January 2021

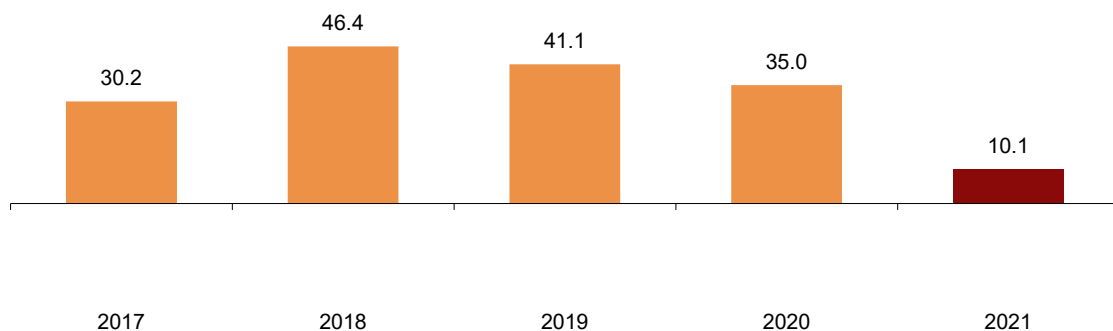
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	81,695		6.8	-13.7	-13.7
Urban properties	69,860	85.5	8.3	-14.6	-14.6
- Dwellings	39,753	56.9	10.1	-15.4	-15.4
- Other urban properties	30,107	43.1	6.0	-13.6	-13.6
Rustic properties	11,835	14.5	-1.5	-7.5	-7.5

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 2021 was 10.1%, or 24.9 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, 90.7% of property transfers by sale were free-market dwellings and 9.3% protected dwellings.

In annual terms, the number of transfers of free dwellings by merchanting decreased by 16.0%, and that of protected dwellings did so by 10.0%.

In January, 21.2% of dwellings transferred by sale were new and 78.8% were used.

The number of transactions on new dwellings decreased 0.4%, while that of used dwellings decreased 18.8% as compared with January 2020.

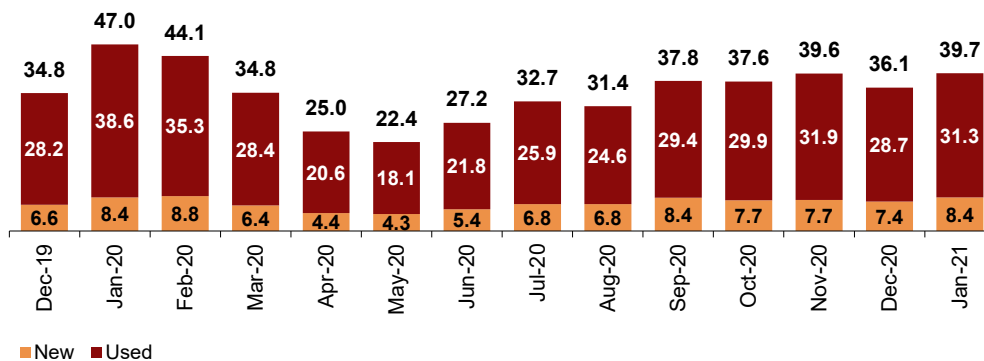
Number of registered housing sales

January 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	39,753		10.1	-15.4	-15.4
Free	36,069	90.7	9.0	-16.0	-16.0
Protected	3,684	9.3	21.5	-10.0	-10.0
TOTAL	39,753		10.1	-15.4	-15.4
New	8,416	21.2	13.9	-0.4	-0.4
Used	31,337	78.8	9.1	-18.8	-18.8

Number of registered housing sales

In thousands



Results by Autonomous Community

In January, the total number of property transfers recorded in the land registers per 100,000 inhabitants¹ reached its highest values in La Rioja (694), Castilla y León (632) and Aragón (575).

Principado de Asturias was the only autonomous community with a positive variation rate (3.9%). For their part, Extremadura (-5.1%) and Cantabria (-8.4%) registered the smallest annual decreases.

In turn, Canarias (-6.5%), Región de Murcia (-31.3%) and Comunidad Foral de Navarra (-20.8%) showed the lowest annual rates.

With regard to registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (139), Andalucía and La Rioja (both with 125).

Properties transferred by Autonomous Community

January 2021

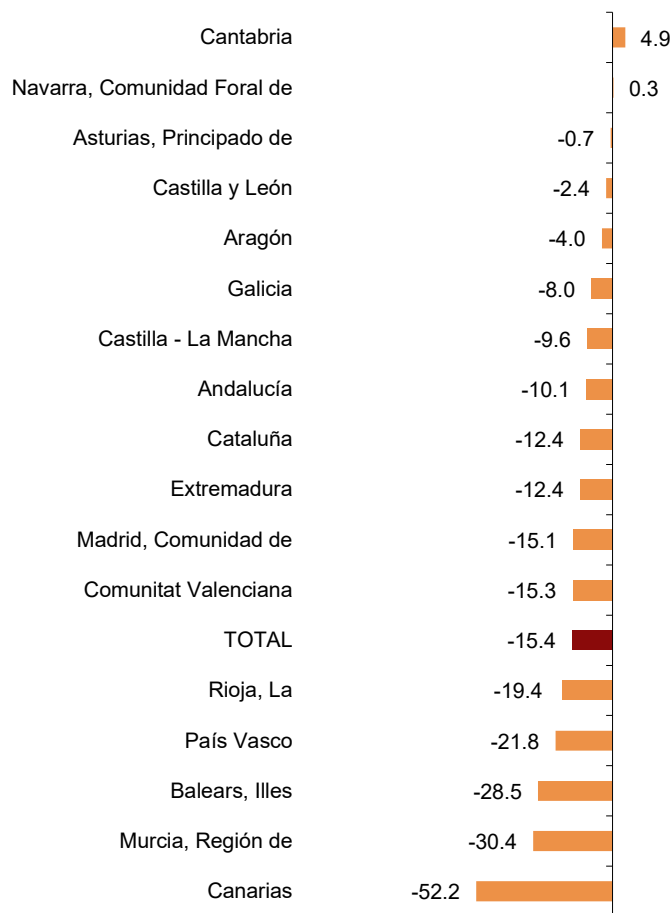
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	153,600	-17.1	410	39,753	-15.4	106
Andalucía	26,317	-18.1	394	8,376	-10.1	125
Aragón	6,035	-10.9	575	1,217	-4.0	116
Asturias, Principado de	3,770	3.9	453	732	-0.7	88
Balears, Illes	4,236	-16.2	434	915	-28.5	94
Canarias	4,750	-37.9	258	1,425	-52.2	77
Cantabria	2,167	-8.4	464	560	4.9	120
Castilla y León	12,112	-13.5	632	1,757	-2.4	92
Castilla - La Mancha	9,128	-17.1	571	1,723	-9.6	108
Cataluña	22,989	-10.2	383	6,356	-12.4	106
Comunitat Valenciana	20,268	-20.4	507	5,577	-15.3	139
Extremadura	3,778	-5.1	447	735	-12.4	87
Galicia	7,432	-11.2	340	1,429	-8.0	65
Madrid, Comunidad de	15,850	-19.3	297	5,277	-15.1	99
Murcia, Región de	4,878	-31.3	418	1,241	-30.4	106
Navarra, Comunidad Foral de	2,325	-20.8	454	597	0.3	117
País Vasco	5,683	-20.6	327	1,462	-21.8	84
Rioja, La	1,725	-16.9	694	311	-19.4	125

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2019. Only the population aged 18 to 84 years old is considered in these figures.

The only autonomous communities in which the number of housing sales rose in January in the annual rate were Cantabria (4.9%) and Comunidad Foral de Navarra (0.3%). The lowest decrease occurred in Principado de Asturias (-0.7%).

In turn, Canarias (-52.2%), Región de Murcia (-30.4%) and Illes Balears (-28.5%) presented the largest decreases.

Annual variation in the number of housing sales by Autonomous Community January 2021. Percentage



Revision and updating of data

Data for 2021 is provisional and will be reviewed when the data for the same period of the next year is published. That is, when the data for January 2022 are published, the final data for the same month in 2021 will be disseminated.

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

And the standardised methodological report at:

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

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

For further information see **INEbase:** www.ine.es/en/ Twitter: [@es_ine](https://twitter.com/es_ine)

All press releases at: www.ine.es/en/prensa/prensa_en.htm

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 January 2021. 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	153.600	32.254	70.388	6.480	44.478
Andalucía	26.317	4.375	13.720	1.556	6.666
Aragón	6.035	2.260	2.143	136	1.496
Asturias, Principado de	3.770	1.135	1.456	94	1.085
Balears, Illes	4.236	1.031	1.767	242	1.196
Canarias	4.750	501	2.452	207	1.590
Cantabria	2.167	381	963	63	760
Castilla y León	12.112	5.659	3.266	499	2.688
Castilla - La Mancha	9.128	4.011	2.965	564	1.588
Cataluña	22.989	2.458	11.779	1.386	7.366
Comunitat Valenciana	20.268	3.498	9.659	500	6.611
Extremadura	3.778	1.408	1.412	241	717
Galicia	7.432	2.114	2.893	191	2.234
Madrid, Comunidad de	15.850	526	9.535	396	5.393
Murcia, Región de	4.878	1.208	2.102	176	1.392
Navarra, Comunidad Foral de	2.325	460	1.061	81	723
País Vasco	5.683	629	2.527	83	2.444
Rioja, La	1.725	599	586	65	475
Ceuta	25	0	15	0	10
Melilla	132	1	87	0	44

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	32.254	11.835	1.458	200	13.155	5.606
Andalucía	4.375	1.680	236	9	1.747	703
Aragón	2.260	766	40	14	965	475
Asturias, Principado de	1.135	385	13	4	534	199
Balears, Illes	1.031	288	286	9	270	178
Canarias	501	229	49	0	118	105
Cantabria	381	111	24	1	197	48
Castilla y León	5.659	1.910	83	35	2.474	1.157
Castilla - La Mancha	4.011	1.743	161	38	1.533	536
Cataluña	2.458	707	61	3	1.317	370
Comunitat Valenciana	3.498	1.414	184	21	1.373	506
Extremadura	1.408	542	9	7	666	184
Galicia	2.114	692	39	26	918	439
Madrid, Comunidad de	526	133	42	3	232	116
Murcia, Región de	1.208	539	140	1	284	244
Navarra, Comunidad Foral de	460	161	16	2	163	118
País Vasco	629	228	21	18	191	171
Rioja, La	599	306	54	9	173	57
Ceuta	0	0	0	0	0	0
Melilla	1	1	0	0	0	0

January 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	121.346	69.860	3.793	235	23.121	24.337
Andalucía	21.942	13.493	702	24	3.310	4.413
Aragón	3.775	2.212	72	9	733	749
Asturias, Principado de	2.635	1.418	28	1	591	597
Balears, Illes	3.205	1.590	415	49	489	662
Canarias	4.249	2.500	160	7	580	1.002
Cantabria	1.786	1.022	101	0	366	297
Castilla y León	6.453	3.644	77	0	1.506	1.226
Castilla - La Mancha	5.117	3.033	163	24	927	970
Cataluña	20.531	11.414	401	63	4.762	3.891
Comunitat Valenciana	16.770	9.802	506	15	2.973	3.474
Extremadura	2.370	1.273	53	13	610	421
Galicia	5.318	2.740	98	5	1.104	1.371
Madrid, Comunidad de	15.324	8.891	538	6	2.790	3.099
Murcia, Región de	3.670	2.063	258	3	461	885
Navarra, Comunidad Foral de	1.865	1.073	70	5	448	269
País Vasco	5.054	2.965	97	11	1.202	779
Rioja, La	1.126	626	54	0	257	189
Ceuta	25	11	0	0	3	11
Melilla	131	90	0	0	9	32

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	70.388	39.753	2.164	97	14.761	13.613
Andalucía	13.720	8.376	425	16	2.424	2.479
Aragón	2.143	1.217	42	5	458	421
Asturias, Principado de	1.456	732	17	0	361	346
Balears, Illes	1.767	915	201	20	283	348
Canarias	2.452	1.425	99	4	375	549
Cantabria	963	560	52	0	218	133
Castilla y León	3.266	1.757	26	0	857	626
Castilla - La Mancha	2.965	1.723	84	11	614	533
Cataluña	11.779	6.356	230	22	2.963	2.208
Comunitat Valenciana	9.659	5.577	302	4	1.806	1.970
Extremadura	1.412	735	21	3	406	247
Galicia	2.893	1.429	58	3	646	757
Madrid, Comunidad de	9.535	5.277	363	3	1.975	1.917
Murcia, Región de	2.102	1.241	132	1	297	431
Navarra, Comunidad Foral de	1.061	597	41	1	275	147
País Vasco	2.527	1.462	40	4	647	374
Rioja, La	586	311	31	0	146	98
Ceuta	15	7	0	0	2	6
Melilla	87	56	0	0	8	23

January 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	39.753	36.069	3.684	8.416	31.337
Andalucía	8.376	7.376	1.000	2.015	6.361
Aragón	1.217	1.080	137	275	942
Asturias, Principado de	732	637	95	152	580
Balears, Illes	915	897	18	205	710
Canarias	1.425	1.363	62	370	1.055
Cantabria	560	515	45	107	453
Castilla y León	1.757	1.596	161	337	1.420
Castilla - La Mancha	1.723	1.632	91	324	1.399
Cataluña	6.356	5.901	455	1.055	5.301
Comunitat Valenciana	5.577	4.995	582	991	4.586
Extremadura	735	590	145	102	633
Galicia	1.429	1.380	49	399	1.030
Madrid, Comunidad de	5.277	4.797	480	1.321	3.956
Murcia, Región de	1.241	1.111	130	224	1.017
Navarra, Comunidad Foral de	597	548	49	208	389
País Vasco	1.462	1.316	146	257	1.205
Rioja, La	311	282	29	62	249
Ceuta	7	5	2	1	6
Melilla	56	48	8	11	45