

Statistics on Transfer of Property Rights (STPR)
January 2022. Provisional data

In January, 190,229 properties are registered in the land registers, 0.5% more than in the same month of the previous year

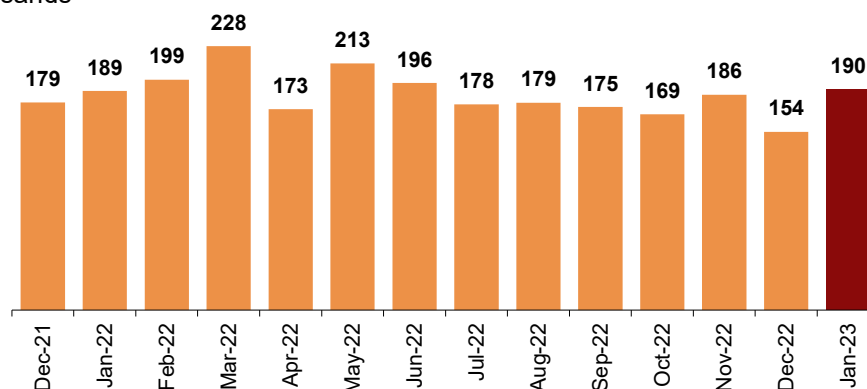
Registered housing sales increased by 6.6%, as compared with January 2022

The number of property transfers recorded in the land registers (from previously public deeds) in January was 190,229, that is, 0.5% more than in the same month of 2022.

Regarding registered property sales, the number of transfers was 107,231, with an annual increase of 1.4%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

January 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	190,229	23.6	0.5	0.5
Sale	107,231	27.9	1.4	1.4
Donation	5,038	37.0	-21.8	-21.8
Swap	584	22.9	28.1	28.1
Inheritance	41,745	13.9	4.5	4.5
Other titles ¹	35,631	21.7	-2.5	-2.5

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, 87.8% of sales registered corresponded to urban properties and 12.2% to rustic properties. Among urban properties, 59.9% were housing sales.

In January, the number of rustic property sales dropped by 0.4% in the annual rate while that of urban properties rose by 1.6%. Within the latter, housing sales recorded an annual increase of 6.6%.

Sales registered by property type

January 2023

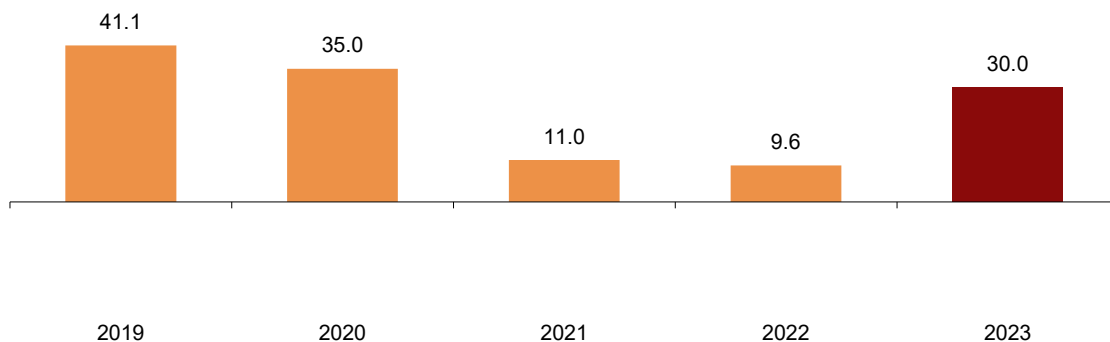
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	107,231		27.9	1.4	1.4
Urban properties	94,110	87.8	29.6	1.6	1.6
- Dwellings	56,372	59.9	30.0	6.6	6.6
- Other urban properties	37,738	40.1	29.1	-5.0	-5.0
Rustic properties	13,121	12.2	16.6	-0.4	-0.4

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. In 2023, the monthly rate was 30.0%, that is, 20.4 points more than 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, 91.7% of property transfers by sale were free-market dwellings and 8.3% protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 6.3%, and that of protected dwellings by 9.7%.

In January, 19.3% of dwellings transferred by sale were new and 80.7% were used.

The number of new home transactions rose 8.0% compared to January 2022 and that of used homes 6.2%.

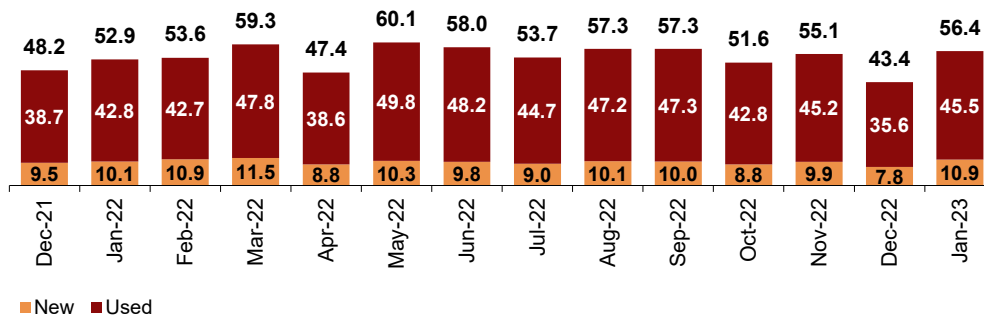
Number of registered housing sales

January 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	56,372		30.0	6.6	6.6
Free	51,719	91.7	29.2	6.3	6.3
Protected	4,653	8.3	39.7	9.7	9.7
TOTAL	56,372		30.0	6.6	6.6
New	10,871	19.3	40.2	8.0	8.0
Used	45,501	80.7	27.8	6.2	6.2

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in January was 38,532, that is, 5.2% more than in the same month of 2022.

Number of registered housing sales, according to transferor and owner

January 2023

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	56,372	30.0	6.6
Natural person	Natural person	38,532	26.4	5.2
Natural person	Legal entity	2,579	24.1	18.6
Legal entity	Natural person	11,678	35.0	4.4
Legal entity	Legal entity	3,583	65.6	22.2

Results by Autonomous Community

In January, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (790), Aragón (783) and Castilla y León (773).

Principado de Asturias (8.6%), Canarias (8.2%) and País Vasco (7.4%) registered the highest annual variation rates.

In turn, Illes Balears (-14.4%), La Rioja (-10.3%) and Andalucía (-3.5%) registered 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 (224), Región de Murcia (185) and Andalucía (174).

Properties transferred by Autonomous Community

January 2023

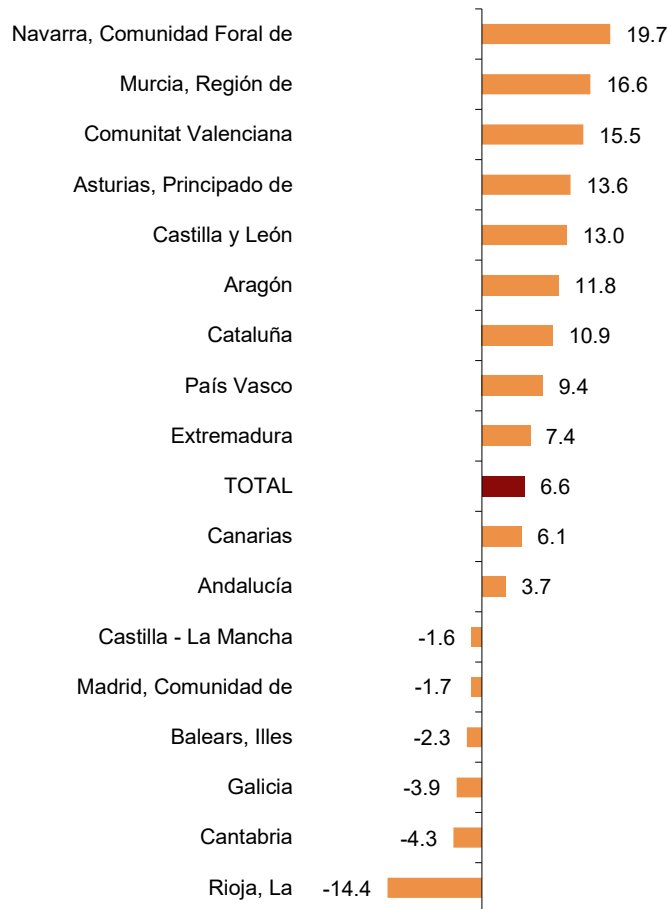
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	190,229	0.5	502	56,372	6.6	149
Andalucía	32,333	-3.5	478	11,773	3.7	174
Aragón	8,135	1.0	783	1,491	11.8	143
Asturias, Principado de	4,504	8.6	545	1,002	13.6	121
Balears, Illes	4,695	-14.4	473	1,374	-2.3	138
Canarias	6,362	8.2	340	2,204	6.1	118
Cantabria	2,848	2.0	604	709	-4.3	150
Castilla y León	14,758	3.8	773	2,391	13.0	125
Castilla - La Mancha	10,882	-0.5	673	2,182	-1.6	135
Cataluña	25,581	-2.3	422	8,857	10.9	146
Comunitat Valenciana	26,893	7.1	660	9,121	15.5	224
Extremadura	4,374	4.8	520	1,017	7.4	121
Galicia	9,222	1.4	423	1,789	-3.9	82
Madrid, Comunidad de	20,417	-0.7	377	7,026	-1.7	130
Murcia, Región de	6,580	-0.7	553	2,201	16.6	185
Navarra, Comunidad Foral de	2,573	0.9	497	578	19.7	112
País Vasco	7,888	7.4	455	2,147	9.4	124
Rioja, La	1,975	-10.3	790	409	-14.4	164

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2022. 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 January were Comunidad Foral de Navarra (19.7%), Región de Murcia (16.6%) and Comunitat Valenciana (15.5%).

In turn, La Rioja (-14.4%), Cantabria (-4.3%) and Galicia (-3.9%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community January 2023. Percentage



Revision and updating of data

Data for 2023 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 2024 are published, the final data for the same month in 2023 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.

<http://www.registradores.org/actualidad/portal-estadistico-registral/>

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>

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Statistics on Transfer of Property Rights January 2023. 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	190.229	37.186	90.726	6.762	55.555
Andalucía	32.333	4.718	17.638	1.469	8.508
Aragón	8.135	3.187	2.430	132	2.386
Asturias, Principado de	4.504	1.368	1.771	107	1.258
Balears, Illes	4.695	961	2.117	209	1.408
Canarias	6.362	513	3.275	257	2.317
Cantabria	2.848	747	1.220	59	822
Castilla y León	14.758	6.766	4.259	633	3.100
Castilla - La Mancha	10.882	4.485	3.662	629	2.106
Cataluña	25.581	2.404	13.638	1.336	8.203
Comunitat Valenciana	26.893	3.916	13.964	536	8.477
Extremadura	4.374	1.420	1.882	269	803
Galicia	9.222	2.841	3.538	276	2.567
Madrid, Comunidad de	20.417	446	12.217	419	7.335
Murcia, Región de	6.580	1.313	3.304	216	1.747
Navarra, Comunidad Foral de	2.573	653	1.103	76	741
País Vasco	7.888	753	3.880	99	3.156
Rioja, La	1.975	695	685	37	558
Ceuta	84	0	61	0	23
Melilla	125	0	82	3	40

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	37.186	13.121	1.458	261	14.924	7.422
Andalucía	4.718	1.881	204	16	1.786	831
Aragón	3.187	863	91	60	1.107	1.066
Asturias, Principado de	1.368	440	39	10	605	274
Balears, Illes	961	377	126	0	250	208
Canarias	513	246	31	0	154	82
Cantabria	747	221	38	4	385	99
Castilla y León	6.766	2.120	154	36	3.096	1.360
Castilla - La Mancha	4.485	1.752	190	29	1.599	915
Cataluña	2.404	791	88	4	1.181	340
Comunitat Valenciana	3.916	1.600	198	15	1.557	546
Extremadura	1.420	545	39	6	614	216
Galicia	2.841	892	29	50	1.079	791
Madrid, Comunidad de	446	113	26	3	183	121
Murcia, Región de	1.313	512	126	0	424	251
Navarra, Comunidad Foral de	653	155	37	13	317	131
País Vasco	753	276	21	8	328	120
Rioja, La	695	337	21	7	259	71
Ceuta	0	0	0	0	0	0
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	153.043	94.110	3.580	323	26.821	28.209
Andalucía	27.615	18.443	547	36	4.058	4.531
Aragón	4.948	2.988	56	6	869	1.029
Asturias, Principado de	3.136	1.729	49	0	746	612
Balears, Illes	3.734	2.360	253	3	425	693
Canarias	5.849	3.542	188	57	732	1.330
Cantabria	2.101	1.200	49	2	557	293
Castilla y León	7.992	4.496	227	12	1.821	1.436
Castilla - La Mancha	6.397	3.739	159	14	1.250	1.235
Cataluña	23.177	14.990	392	58	4.253	3.484
Comunitat Valenciana	22.977	14.611	538	61	3.736	4.031
Extremadura	2.954	1.551	86	1	718	598
Galicia	6.381	3.287	57	21	1.604	1.412
Madrid, Comunidad de	19.971	11.647	585	23	2.897	4.819
Murcia, Región de	5.267	3.448	174	4	695	946
Navarra, Comunidad Foral de	1.920	1.032	64	7	509	308
País Vasco	7.135	4.085	109	17	1.658	1.266
Rioja, La	1.280	808	47	1	256	168
Ceuta	84	57	0	0	14	13
Melilla	125	97	0	0	23	5

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	90.726	56.372	2.029	94	17.031	15.200
Andalucía	17.638	11.773	344	14	2.890	2.617
Aragón	2.430	1.491	28	0	507	404
Asturias, Principado de	1.771	1.002	25	0	464	280
Balears, Illes	2.117	1.374	144	2	236	361
Canarias	3.275	2.204	113	26	455	477
Cantabria	1.220	709	32	0	317	162
Castilla y León	4.259	2.391	112	2	1.029	725
Castilla - La Mancha	3.662	2.182	88	4	731	657
Cataluña	13.638	8.857	201	8	2.587	1.985
Comunitat Valenciana	13.964	9.121	307	14	2.401	2.121
Extremadura	1.882	1.017	50	0	508	307
Galicia	3.538	1.789	37	5	979	728
Madrid, Comunidad de	12.217	7.026	333	5	2.006	2.847
Murcia, Región de	3.304	2.201	108	3	466	526
Navarra, Comunidad Foral de	1.103	578	34	1	299	191
País Vasco	3.880	2.147	55	10	962	706
Rioja, La	685	409	18	0	162	96
Ceuta	61	41	0	0	12	8
Melilla	82	60	0	0	20	2

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	56.372	51.719	4.653	10.871	45.501
Andalucía	11.773	10.677	1.096	2.784	8.989
Aragón	1.491	1.377	114	207	1.284
Asturias, Principado de	1.002	894	108	150	852
Balears, Illes	1.374	1.291	83	295	1.079
Canarias	2.204	2.121	83	507	1.697
Cantabria	709	632	77	84	625
Castilla y León	2.391	2.177	214	423	1.968
Castilla - La Mancha	2.182	2.058	124	357	1.825
Cataluña	8.857	8.191	666	1.421	7.436
Comunitat Valenciana	9.121	8.395	726	1.185	7.936
Extremadura	1.017	801	216	137	880
Galicia	1.789	1.734	55	357	1.432
Madrid, Comunidad de	7.026	6.455	571	1.934	5.092
Murcia, Región de	2.201	2.010	191	318	1.883
Navarra, Comunidad Foral de	578	514	64	185	393
País Vasco	2.147	1.928	219	456	1.691
Rioja, La	409	376	33	55	354
Ceuta	41	35	6	5	36
Melilla	60	53	7	11	49