

12 April 2019

Statistics on Transfer of Property Rights (STPR)
February 2019. Provisional data

In February, 184,756 properties are registered in the land registers, 14.4% more than in the same month of the previous year

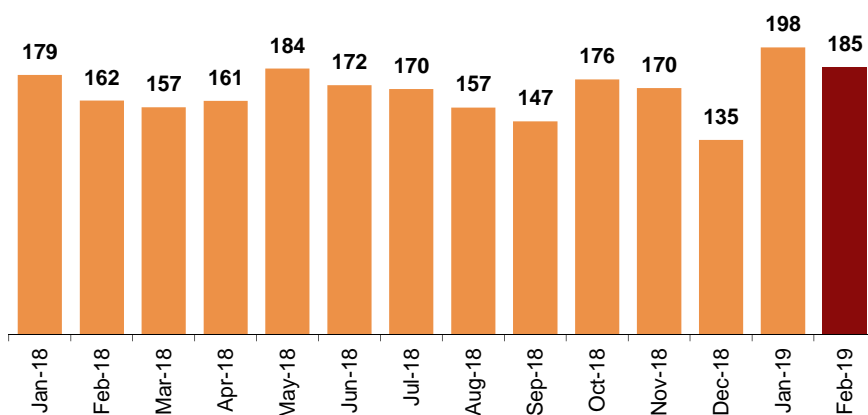
Registered housing sales increases by 5.3%, as compared with February of 2018

The number of property transfers recorded in the land registers (from previously public deeds) in February was 184,756, that is, 14.4% more than in the same month of 2018.

Regarding registered property sales, the number of transfers was 89,251, with an annual increase of 4.7%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

February 2019

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	184,756	-6.8	14.4	12.4
Sale	89,251	-9.3	4.7	4.1
Donation	4,131	-5.8	7.9	9.0
Swap	504	-17.1	-16.7	-1.2
Inheritance	36,526	-5.2	4.7	1.5
Other titles ¹	54,344	-3.7	46.9	42.6

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

86.2% of registered sales in February corresponded to urban properties and 13.8% to rustic properties. Among urban properties, 56.8% were housing sales.

In February, the number of rustic property sales increased by 2.4% in the annual rate, while that of urban properties did so by 5.1%. Within the latter, housing sales recorded an annual increase of 5.3%.

Sales registered by property type

February 2019

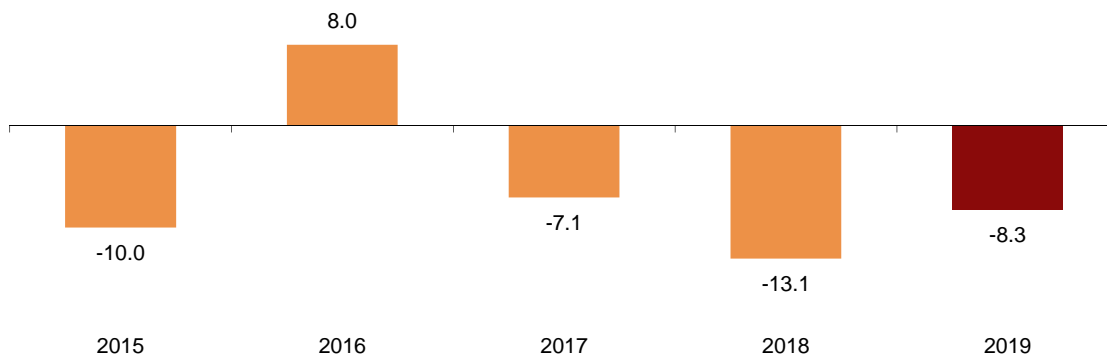
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	89,251		-9.3	4.7	4.1
Urban properties	76,892	86.2	-8.8	5.1	4.4
- Dwellings	43,695	56.8	-8.3	5.3	2.4
- Other urban properties	33,197	43.2	-9.5	4.8	7.2
Rustic properties	12,359	13.8	-12.1	2.4	2.2

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 January and February in the last five years. In 2019, the monthly rate was -8.3%, that is, 4.8 points more than the previous year.

Monthly rate of the number of housing sales

Variation in February over January of the same year. Percentage



Registered housing sales, by protection system and status

89.8% of housing transfers by sale in February were free housing and 10.2% protected housing.

In annual terms, the number of free dwellings transferred by sale increased by 4.7%, and that of protected dwellings by 11.3%.

20.1% of the dwellings transferred by sale in February were new, and 79.9% were used.

The number of transactions on new dwellings increased by 18.0%, while that on used dwellings increased 2.5% as compared with February 2018.

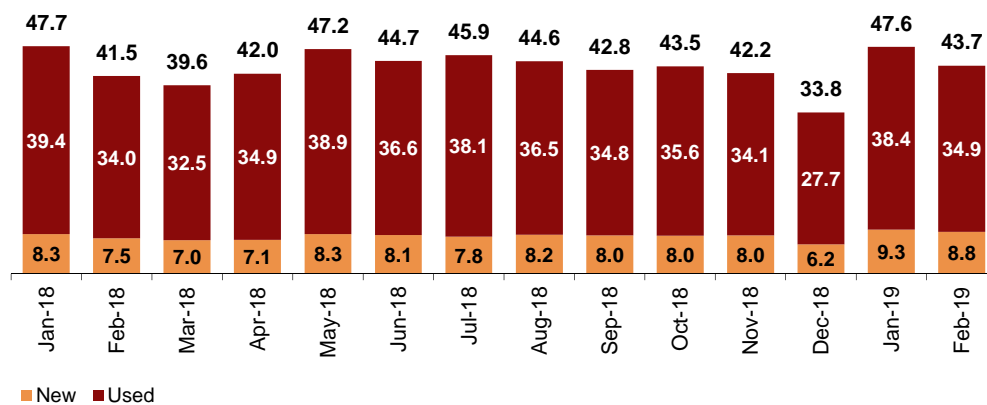
Number of registered housing sales

February 2019

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	43,695		-8.3	5.3	2.4
Free	39,236	89.8	-8.4	4.7	1.7
Protected	4,459	10.2	-7.0	11.3	8.7
TOTAL	43,695		-8.3	5.3	2.4
New	8,796	20.1	-5.0	18.0	14.4
Used	34,899	79.9	-9.1	2.5	-0.2

Number of registered housing sales

In thousands



Results by Autonomous Community

In February, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (1,006), Castilla–La Mancha (901) and Castilla y León (713).

Castilla–La Mancha (48.1%), La Rioja (40.0%) and Cataluña (22.0%) registered the highest annual variation rates.

In turn, Aragón (-5.7%), Illes Balears (-2.4%) and Cantabria (0.0%) registered the lowest annual rates.

Regarding registered housing sales, the Autonomous Communities with the highest number of transfers per 100.000 inhabitants¹ were La Rioja (192), Comunitat Valenciana (164) and Región de Murcia (130).

Properties transferred by Autonomous Community

February 2019

	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	184,756	14.4	500	43,695	5.3	118
Andalucía	30,532	17.3	463	8,193	5.4	124
Aragón	6,445	-5.7	622	1,094	-4.3	106
Asturias, Principado de	3,869	12.4	460	761	7.0	91
Balears, Illes	5,061	-2.4	538	1,150	-12.0	122
Canarias	5,425	2.2	304	1,649	-20.6	92
Cantabria	2,204	0.0	474	560	-5.6	120
Castilla y León	13,780	6.4	713	1,875	16.4	97
Castilla - La Mancha	14,278	48.1	901	1,830	21.9	115
Cataluña	27,326	22.0	465	6,987	5.3	119
Comunitat Valenciana	24,001	7.1	612	6,446	0.7	164
Extremadura	3,282	7.9	386	546	13.5	64
Galicia	8,595	20.6	393	1,485	22.6	68
Madrid, Comunidad de	20,885	13.7	404	6,593	5.9	127
Murcia, Región de	5,276	3.4	463	1,482	15.6	130
Navarra, Comunidad Foral de	3,043	15.5	605	474	7.7	94
País Vasco	8,057	17.7	468	2,026	17.1	118
Rioja, La	2,472	40.0	1,006	472	71.0	192

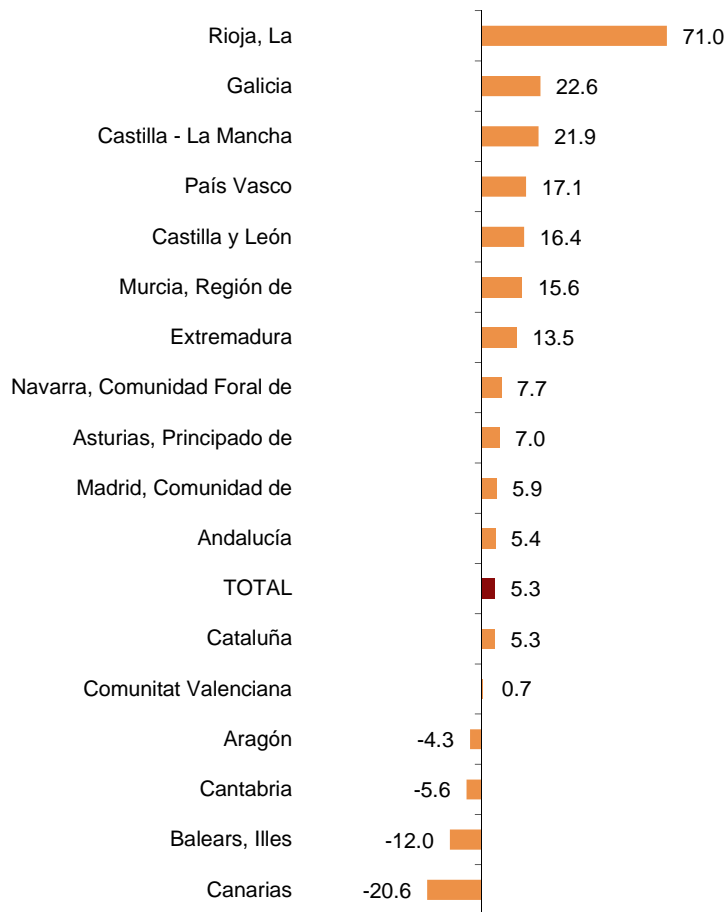
¹ This data have been calculated based on the provisional results of the population figures as at 01 July 2018. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in February were La Rioja (71.0%), Galicia (22.6%) and Castilla-La Mancha (21.9%).

In turn, Canarias (-20.6%), Illes Balears (-12.0%) and Cantabria (-5.6%) registered the most negative annual variation rates in February.

Annual variation in the number of housing sales by Autonomous Community

February 2019. Percentage



Revision and updating of data

Data for 2019 are provisional and will be reviewed when the data for the same period of the next year are published. In other words, when the data for February 2020 are published, the final data for the same month in 2019 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 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 February 2019. 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	184,756	33,881	84,755	8,417	57,703
Andalucía	30,532	4,273	15,185	1,503	9,571
Aragón	6,445	2,323	2,106	169	1,847
Asturias, Principado de	3,869	1,173	1,493	110	1,093
Balears, Illes	5,061	1,036	2,092	281	1,652
Canarias	5,425	462	2,783	201	1,979
Cantabria	2,204	443	1,001	79	681
Castilla y León	13,780	6,413	3,704	683	2,980
Castilla - La Mancha	14,278	4,497	5,226	1,127	3,428
Cataluña	27,326	2,107	14,617	1,391	9,211
Comunitat Valenciana	24,001	3,771	12,011	630	7,589
Extremadura	3,282	1,276	1,201	157	648
Galicia	8,595	2,228	3,451	218	2,698
Madrid, Comunidad de	20,885	431	11,513	1,165	7,776
Murcia, Región de	5,276	1,042	2,608	225	1,401
Navarra, Comunidad Foral de	3,043	850	1,045	252	896
País Vasco	8,057	853	3,723	181	3,300
Rioja, La	2,472	702	886	41	843
Ceuta	137	0	61	1	75
Melilla	88	1	49	3	35

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33,881	12,359	1,317	259	13,250	6,696
Andalucía	4,273	1,935	54	5	1,489	790
Aragón	2,323	890	54	48	839	492
Asturias, Principado de	1,173	389	39	17	511	217
Balears, Illes	1,036	286	218	9	328	195
Canarias	462	223	32	0	125	82
Cantabria	443	154	17	1	216	55
Castilla y León	6,413	2,090	87	49	2,675	1,512
Castilla - La Mancha	4,497	1,867	188	28	1,591	823
Cataluña	2,107	640	95	4	997	371
Comunitat Valenciana	3,771	1,322	262	21	1,405	761
Extremadura	1,276	503	15	7	490	261
Galicia	2,228	678	19	40	1,048	443
Madrid, Comunidad de	431	105	3	1	217	105
Murcia, Región de	1,042	434	123	3	261	221
Navarra, Comunidad Foral de	850	302	36	2	413	97
País Vasco	853	209	48	3	437	156
Rioja, La	702	331	27	21	208	115
Ceuta	0	0	0	0	0	0
Melilla	1	1	0	0	0	0

February 2019. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	150,875	76,892	2,814	245	23,276	47,648
Andalucía	26,259	13,341	91	56	2,916	9,855
Aragón	4,122	2,109	70	8	763	1,172
Asturias, Principado de	2,696	1,401	56	7	595	637
Balears, Illes	4,025	2,137	377	10	522	979
Canarias	4,963	2,844	158	5	639	1,317
Cantabria	1,761	998	18	4	376	365
Castilla y León	7,367	3,772	68	7	1,571	1,949
Castilla - La Mancha	9,781	3,333	113	6	910	5,419
Cataluña	25,219	12,082	301	29	4,112	8,695
Comunitat Valenciana	20,230	11,030	472	20	3,400	5,308
Extremadura	2,006	939	32	14	443	578
Galicia	6,367	2,890	62	10	1,401	2,004
Madrid, Comunidad de	20,454	11,498	460	24	2,514	5,958
Murcia, Región de	4,234	2,358	268	12	614	982
Navarra, Comunidad Foral de	2,193	915	57	1	481	739
País Vasco	7,204	4,093	149	25	1,703	1,234
Rioja, La	1,770	992	62	5	290	421
Ceuta	137	99	0	2	16	20
Melilla	87	61	0	0	10	16

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	84,755	43,695	1,633	95	14,814	24,518
Andalucía	15,185	8,193	54	18	2,144	4,776
Aragón	2,106	1,094	38	3	438	533
Asturias, Principado de	1,493	761	35	4	391	302
Balears, Illes	2,092	1,150	205	2	280	455
Canarias	2,783	1,649	106	3	384	641
Cantabria	1,001	560	12	3	199	227
Castilla y León	3,704	1,875	33	0	896	900
Castilla - La Mancha	5,226	1,830	52	4	573	2,767
Cataluña	14,617	6,987	180	14	2,495	4,941
Comunitat Valenciana	12,011	6,446	287	3	2,218	3,057
Extremadura	1,201	546	21	2	340	292
Galicia	3,451	1,485	41	5	861	1,059
Madrid, Comunidad de	11,513	6,593	294	12	1,774	2,840
Murcia, Región de	2,608	1,482	148	5	385	588
Navarra, Comunidad Foral de	1,045	474	29	1	269	272
País Vasco	3,723	2,026	69	14	982	632
Rioja, La	886	472	29	1	166	218
Ceuta	61	39	0	1	12	9
Melilla	49	33	0	0	7	9

February 2019. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	43,695	39,236	4,459	8,796	34,899
Andalucía	8,193	7,387	806	1,778	6,415
Aragón	1,094	922	172	210	884
Asturias, Principado de	761	600	161	188	573
Balears, Illes	1,150	1,111	39	235	915
Canarias	1,649	1,564	85	357	1,292
Cantabria	560	509	51	115	445
Castilla y León	1,875	1,685	190	312	1,563
Castilla - La Mancha	1,830	1,748	82	365	1,465
Cataluña	6,987	6,347	640	1,127	5,860
Comunitat Valenciana	6,446	5,719	727	909	5,537
Extremadura	546	470	76	62	484
Galicia	1,485	1,427	58	320	1,165
Madrid, Comunidad de	6,593	5,718	875	1,948	4,645
Murcia, Región de	1,482	1,319	163	277	1,205
Navarra, Comunidad Foral de	474	415	59	115	359
País Vasco	2,026	1,876	150	389	1,637
Rioja, La	472	353	119	77	395
Ceuta	39	37	2	8	31
Melilla	33	29	4	4	29