

21 April 2020

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

In February, 191,497 properties are registered in the land registers, 2.3% more than in the same month of the previous year

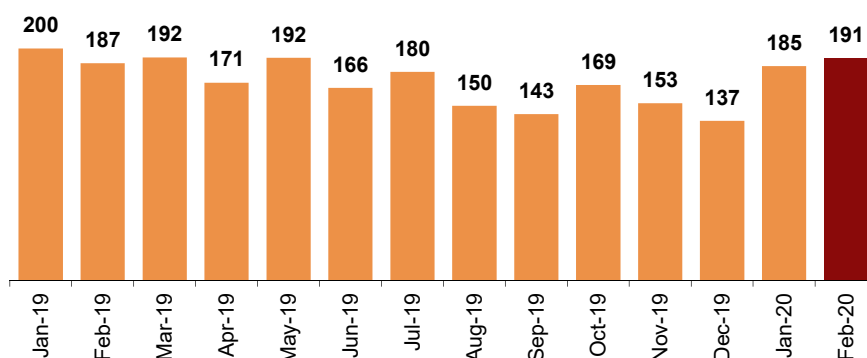
Registered housing sales increases by 0.1%, as compared with February of 2019

The number of property transfers recorded in the land registers (from previously public deeds) in February was 191,497, that is, 2.3% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 89,710, with a 1.1% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition February 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	191,497	3.7	2.3	-2.9
Sale	89,710	-5.0	-1.1	-3.2
Donation	5,498	0.8	33.8	28.3
Swap	521	6.3	0.8	-10.2
Inheritance	35,091	-2.4	-4.9	-6.2
Other titles ¹	60,677	25.5	10.3	-2.4

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

86.7% of registered sales in February corresponded to urban properties and 13.3% to rustic properties. Among urban properties, 56.7% were housing sales.

In February, the number of rustic property sales decreased by 5.8% in the annual rate, while there was a 0.3% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 0.1%.

Sales registered by property type

February 2020

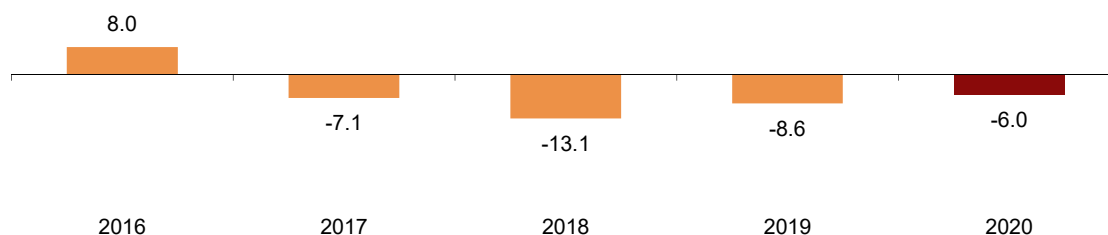
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	89,710		-5.0	-1.1	-3.2
Urban properties	77,820	86.7	-4.9	-0.3	-2.4
- Dwellings	44,104	56.7	-6.0	0.1	-1.3
- Other urban properties	33,716	43.3	-3.3	-0.9	-3.8
Rustic properties	11,890	13.3	-6.0	-5.8	-8.1

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 2020, the monthly rate was -6.0%, that is, 2.6 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

91.5% of housing transfers by sale in February were free housing and 8.5% protected housing.

In annual terms, the number of transfers of free dwellings by merchandising increased by 1.9%, and that of protected dwellings decreased by 16.2%.

19.9% of the dwellings transferred by sale in February were new, and 80.1% were used.

The number of transactions on new dwellings increased by 0.2%, and that of used dwellings by 0.1% as compared with February 2019.

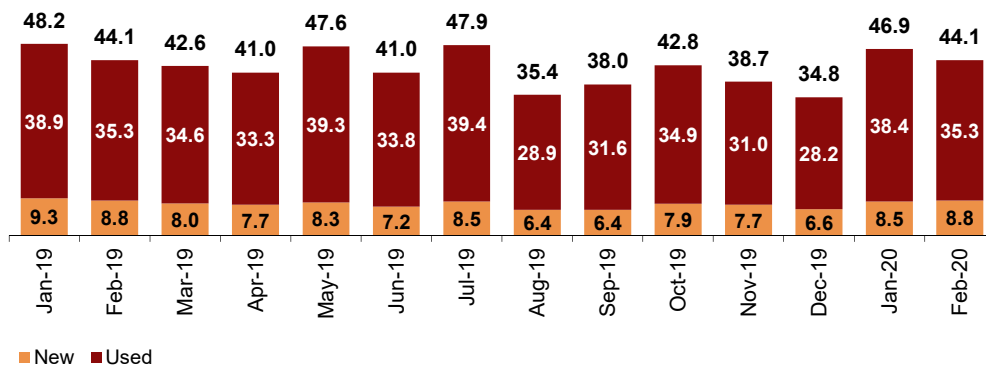
Number of registered housing sales

February 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	44,104		-6.0	0.1	-1.3
Free	40,360	91.5	-5.9	1.9	0.3
Protected	3,744	8.5	-7.6	-16.2	-15.6
TOTAL	44,104		-6.0	0.1	-1.3
New	8,784	19.9	3.5	0.2	-4.5
Used	35,320	80.1	-8.1	0.1	-0.6

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 (890), Comunitat Valenciana (733) and Región de Murcia (726).

Región de Murcia (59.9%), Comunitat Valenciana (22.7%) and Galicia (15.5%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-29.7%), Castilla-La Mancha (-26.7%) and País Vasco (-21.5%) 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 (165), Andalucía (134) and Cantabria (133).

Properties transferred by Autonomous Community

February 2020

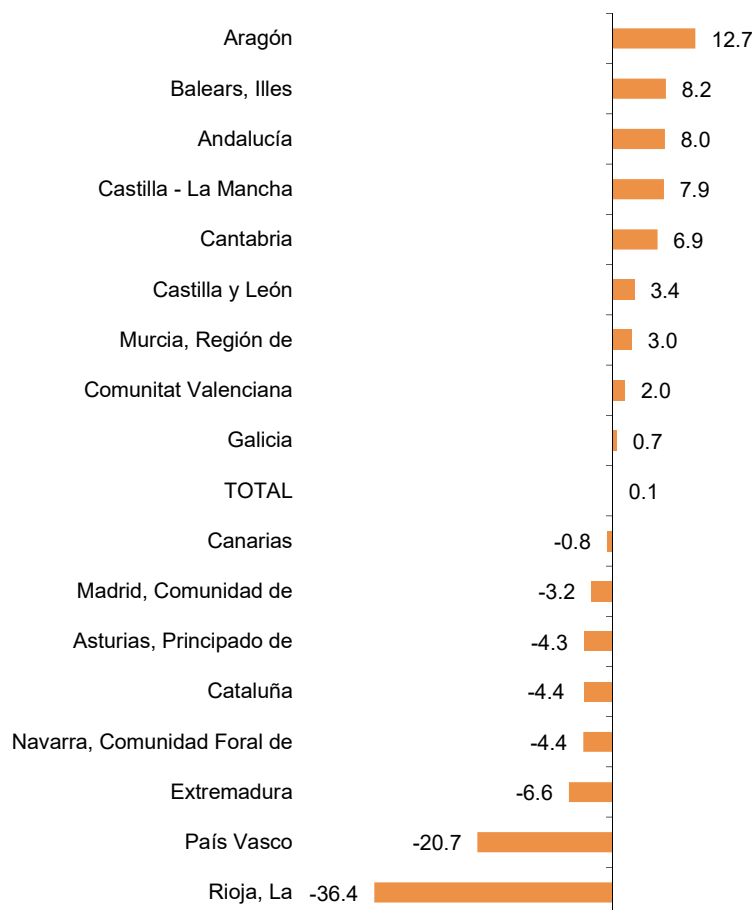
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	191,497	2.3	514	44,104	0.1	118
Andalucía	34,003	10.3	512	8,882	8.0	134
Aragón	7,397	13.1	709	1,233	12.7	118
Asturias, Principado de	4,079	5.4	488	728	-4.3	87
Balears, Illes	5,658	10.8	589	1,255	8.2	131
Canarias	6,011	9.6	331	1,648	-0.8	91
Cantabria	2,525	12.1	542	619	6.9	133
Castilla y León	13,550	-7.4	704	1,961	3.4	102
Castilla - La Mancha	10,323	-26.7	648	1,857	7.9	117
Cataluña	26,095	-6.2	438	6,810	-4.4	114
Comunitat Valenciana	29,068	22.7	733	6,530	2.0	165
Extremadura	3,690	6.3	436	576	-6.6	68
Galicia	9,735	15.5	445	1,464	0.7	67
Madrid, Comunidad de	19,901	-8.2	379	6,574	-3.2	125
Murcia, Región de	8,370	59.9	726	1,497	3.0	130
Navarra, Comunidad Foral de	2,211	-29.7	435	453	-4.4	89
País Vasco	6,505	-21.5	376	1,671	-20.7	97
Rioja, La	2,199	-11.0	890	300	-36.4	121

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 Autonomous Communities that registered the greatest annual increases in the number of housing sales in November were Aragón (12.7%), Illes Balears (8.2%) and Andalucía (8%).

In turn, Extremadura (-36.4%), País Vasco (-20.7%) and Extremadura (-6.6%) showed the largest decreases.

Annual variation in the number of housing sales by Autonomous Community February 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. In other words, when the data for February 2021 are published, the final data for the same month in 2020 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>

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Statistics on Transfer of Property Rights February 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	191,497	35,449	86,838	8,534	60,676
Andalucía	34,003	4,787	17,068	1,751	10,397
Aragón	7,397	2,755	2,363	472	1,807
Asturias, Principado de	4,079	1,216	1,525	96	1,242
Balears, Illes	5,658	874	2,544	428	1,812
Canarias	6,011	490	3,336	235	1,950
Cantabria	2,525	552	1,016	59	898
Castilla y León	13,550	5,767	3,889	860	3,034
Castilla - La Mancha	10,323	3,900	3,705	804	1,914
Cataluña	26,095	2,285	12,564	1,576	9,670
Comunitat Valenciana	29,068	3,853	14,184	746	10,285
Extremadura	3,690	1,433	1,281	162	814
Galicia	9,735	3,869	3,134	208	2,524
Madrid, Comunidad de	19,901	519	11,614	425	7,343
Murcia, Región de	8,370	1,259	4,060	293	2,758
Navarra, Comunidad Foral de	2,211	562	874	130	645
País Vasco	6,505	558	2,871	189	2,887
Rioja, La	2,199	769	685	99	646
Ceuta	77	0	63	0	14
Melilla	100	1	62	1	36

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	35,449	11,890	1,317	250	12,816	9,176
Andalucía	4,787	1,814	237	19	1,685	1,032
Aragón	2,755	936	38	50	1,029	702
Asturias, Principado de	1,216	332	29	10	560	285
Balears, Illes	874	276	133	0	250	215
Canarias	490	145	67	0	145	133
Cantabria	552	138	32	4	245	133
Castilla y León	5,767	2,037	79	48	2,371	1,232
Castilla - La Mancha	3,900	1,703	132	31	1,413	621
Cataluña	2,285	603	70	7	1,038	567
Comunitat Valenciana	3,853	1,513	200	14	1,270	856
Extremadura	1,433	514	6	11	623	279
Galicia	3,869	575	38	26	863	2,367
Madrid, Comunidad de	519	207	25	1	181	105
Murcia, Región de	1,259	454	112	1	373	319
Navarra, Comunidad Foral de	562	160	24	7	264	107
País Vasco	558	181	26	6	224	121
Rioja, La	769	301	69	15	282	102
Ceuta	0	0	0	0	0	0
Melilla	1	1	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	156,048	77,820	4,181	271	22,275	51,501
Andalucía	29,216	14,330	891	26	3,221	10,748
Aragón	4,642	2,212	89	5	744	1,592
Asturias, Principado de	2,863	1,306	33	5	621	898
Balears, Illes	4,784	2,339	326	8	498	1,613
Canarias	5,521	2,767	533	15	646	1,560
Cantabria	1,973	1,175	97	8	388	305
Castilla y León	7,783	3,801	61	13	1,525	2,383
Castilla - La Mancha	6,423	3,244	151	17	990	2,021
Cataluña	23,810	12,349	355	38	4,106	6,962
Comunitat Valenciana	25,215	11,676	512	22	3,066	9,939
Extremadura	2,257	1,013	30	7	469	738
Galicia	5,866	2,847	82	27	1,060	1,850
Madrid, Comunidad de	19,382	11,370	551	29	2,354	5,078
Murcia, Región de	7,111	2,352	215	21	571	3,952
Navarra, Comunidad Foral de	1,649	904	54	4	393	294
País Vasco	5,947	3,428	103	17	1,308	1,091
Rioja, La	1,430	620	97	7	293	413
Ceuta	77	24	1	0	2	50
Melilla	99	63	0	2	20	14

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	86,838	44,104	2,427	102	14,090	26,115
Andalucía	17,068	8,882	546	8	2,279	5,353
Aragón	2,363	1,233	54	2	428	646
Asturias, Principado de	1,525	728	13	3	384	397
Balears, Illes	2,544	1,255	192	1	291	805
Canarias	3,336	1,648	320	9	432	927
Cantabria	1,016	619	42	4	199	152
Castilla y León	3,889	1,961	31	4	874	1,019
Castilla - La Mancha	3,705	1,857	73	4	596	1,175
Cataluña	12,564	6,810	209	17	2,466	3,062
Comunitat Valenciana	14,184	6,530	301	10	2,000	5,343
Extremadura	1,281	576	18	1	328	358
Galicia	3,134	1,464	49	2	672	947
Madrid, Comunidad de	11,614	6,574	316	12	1,673	3,039
Murcia, Región de	4,060	1,497	141	16	347	2,059
Navarra, Comunidad Foral de	874	453	31	0	239	151
País Vasco	2,871	1,671	46	6	693	455
Rioja, La	685	300	44	2	170	169
Ceuta	63	11	1	0	2	49
Melilla	62	35	0	1	17	9

February 2020. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	44,104	40,360	3,744	8,784	35,320
Andalucía	8,882	8,006	876	1,844	7,038
Aragón	1,233	1,094	139	281	952
Asturias, Principado de	728	612	116	180	548
Balears, Illes	1,255	1,238	17	218	1,037
Canarias	1,648	1,562	86	349	1,299
Cantabria	619	553	66	131	488
Castilla y León	1,961	1,759	202	409	1,552
Castilla - La Mancha	1,857	1,720	137	413	1,444
Cataluña	6,810	6,258	552	1,173	5,637
Comunitat Valenciana	6,530	5,881	649	996	5,534
Extremadura	576	487	89	58	518
Galicia	1,464	1,397	67	369	1,095
Madrid, Comunidad de	6,574	6,223	351	1,516	5,058
Murcia, Región de	1,497	1,356	141	317	1,180
Navarra, Comunidad Foral de	453	366	87	144	309
País Vasco	1,671	1,523	148	321	1,350
Rioja, La	300	283	17	61	239
Ceuta	11	11	0	3	8
Melilla	35	31	4	1	34