

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

**In February, 178,240 properties were registered in the land registers, 8.6% less than in the same month of 2020**

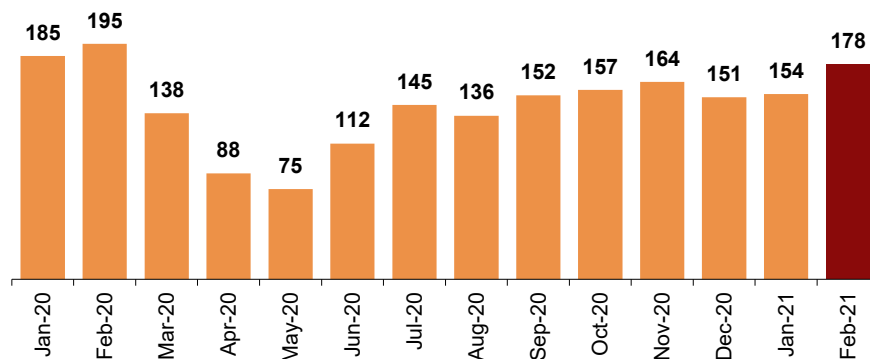
**Registered home sales decreased 4.3% in the annual rate and increased by 8.6% in the monthly rate**

The number of property transfers recorded in the land registers (from public deeds previously registered) was 178,240 in February, that is, 8.6% less than in the same month of 2020.

As for registered property sales, the number of transfers was 89,395, with a 2.5% annual decrease.

**Property transfers recorded in land registers**

In thousands



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

February 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	178,240	16.0	-8.6	-12.7
Sale	89,395	9.4	-2.5	-8.2
Donation	5,869	11.8	5.6	0.9
Swap	500	14.9	-8.1	-10.4
Inheritance	40,589	11.9	13.6	6.8
Other titles <sup>1</sup>	41,887	39.9	-31.9	-34.6

<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

86.0% of registered sales in February corresponded to urban properties and 14.0% to rustic properties. Among urban properties, 56.1% were housing sales.

In February, the number of rustic property sales increased by 4.0% in the annual rate while that of urban properties decreased by 3.5%. Within the latter, housing sales recorded an annual decrease of 4.3%.

## Sales registered by property type

February 2021

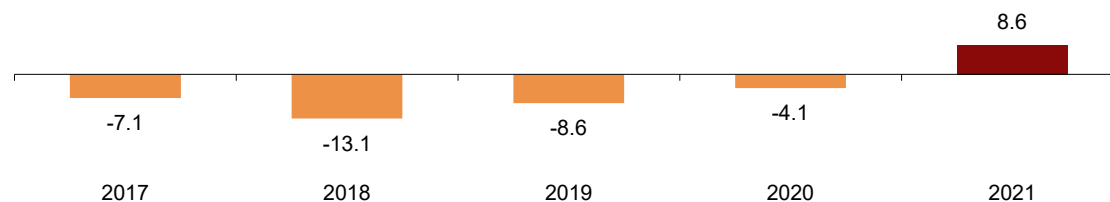
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
<b>TOTAL</b>	<b>89,395</b>		<b>9.4</b>	<b>-2.5</b>	<b>-8.2</b>
Urban properties	76,916	86.0	10.1	-3.5	-9.2
- Dwellings	43,185	56.1	8.6	-4.3	-10.0
- Other urban properties	33,731	43.9	12.0	-2.6	-8.1
Rustic properties	12,479	14.0	5.4	4.0	-1.9

## 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 2021, the monthly rate was 8.6%, that is, 12.7 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

90.9% of housing transfers by sale in February were free housing and 9.1% protected housing.

In annual terms, the number of transfers of free dwellings by merchandising decreased by 4.6%, and that of protected dwellings did so by 0.3%.

A total of 23.5% of the dwellings transferred by sale in February were new, and 76.5% were used.

The number of new home transactions rose 11.1% compared to February 2020, while that of used homes fell 8.1%.

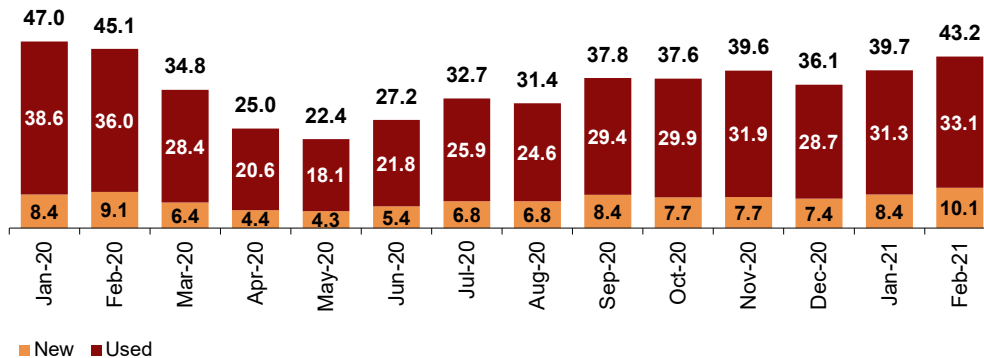
## Number of registered housing sales

February 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	43,185		8.6	-4.3	-10.0
Free	39,242	90.9	8.8	-4.6	-10.4
Protected	3,943	9.1	7.0	-0.3	-5.3
TOTAL	43,185		8.6	-4.3	-10.0
New	10,130	23.5	20.4	11.1	5.6
Used	33,055	76.5	5.5	-8.1	-13.6

## Number of registered housing sales

In thousands



## Results by Autonomous Community

In February, the total number of property transfers recorded in the land registers per 100,000 inhabitants<sup>1</sup> reached its highest values in La Rioja (747), Castilla y León (724) and Aragón (634).

País Vasco (13.3%), Principado de Asturias (5.1%) y Castilla y León (1.5%) recorded the highest annual variation rates.

In turn, Comunitat Valenciana (-29.1%), Región de Murcia (-28.2%) and Canarias (-18.0%), registered the lowest annual rates.

With regard to registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants<sup>1</sup> were Comunitat Valenciana (147), La Rioja (137) and Andalucía (133).

## Properties transferred by Autonomous Community

February 2021

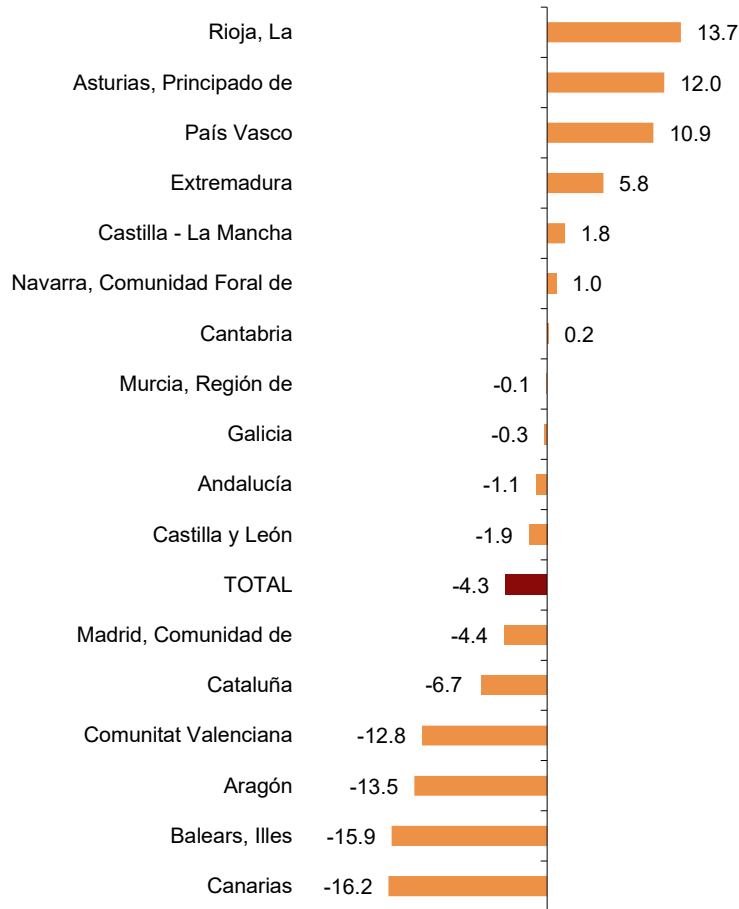
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>
<b>TOTAL</b>	<b>178,240</b>	<b>-8.6</b>	<b>475</b>	<b>43,185</b>	<b>-4.3</b>	<b>115</b>
Andalucía	31,804	-5.6	476	8,908	-1.1	133
Aragón	6,653	-10.7	634	1,041	-13.5	99
Asturias, Principado de	4,287	5.1	515	815	12.0	98
Balears, Illes	5,083	-9.1	521	1,023	-15.9	105
Canarias	5,138	-18.0	279	1,394	-16.2	76
Cantabria	2,359	-5.8	505	608	0.2	130
Castilla y León	13,877	1.5	724	1,903	-1.9	99
Castilla - La Mancha	9,754	-6.8	610	1,841	1.8	115
Cataluña	25,131	-4.8	419	6,460	-6.7	108
Comunitat Valenciana	21,573	-29.1	539	5,871	-12.8	147
Extremadura	3,865	0.7	458	734	5.8	87
Galicia	9,773	-3.0	448	1,508	-0.3	69
Madrid, Comunidad de	20,587	0.8	386	6,635	-4.4	125
Murcia, Región de	5,980	-28.2	512	1,511	-0.1	129
Navarra, Comunidad Foral de	2,556	-4.8	499	521	1.0	102
País Vasco	7,663	13.3	442	1,950	10.9	112
Rioja, La	1,856	-15.6	747	341	13.7	137

<sup>1</sup> 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 February were La Rioja (13.7%), Principado de Asturias (12.0%) and País Vasco (10.9%).

In turn, Canarias (-16.2%), Illes Balears (-15.9%) and Aragón (-13.5%) registered the largest decreases.

## Annual variation in the number of housing sales by Autonomous Community February 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. In other words, when the data for February 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](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.

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## Statistics on Transfer of Property Rights February 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	178,240	37,307	80,512	6,917	53,504
Andalucía	31,804	4,863	16,991	1,503	8,447
Aragón	6,653	2,943	2,007	184	1,519
Asturias, Principado de	4,287	1,414	1,613	111	1,149
Balears, Illes	5,083	1,039	2,096	272	1,676
Canarias	5,138	635	2,429	205	1,869
Cantabria	2,359	599	959	93	708
Castilla y León	13,877	6,425	3,738	644	3,070
Castilla - La Mancha	9,754	3,910	3,354	590	1,900
Cataluña	25,131	2,385	12,707	1,307	8,732
Comunitat Valenciana	21,573	3,642	10,301	547	7,083
Extremadura	3,865	1,380	1,500	285	700
Galicia	9,773	4,020	3,089	218	2,446
Madrid, Comunidad de	20,587	582	11,812	442	7,751
Murcia, Región de	5,980	1,267	2,611	236	1,866
Navarra, Comunidad Foral de	2,556	712	1,081	91	672
País Vasco	7,663	815	3,424	127	3,297
Rioja, La	1,856	675	614	58	509
Ceuta	124	0	91	1	32
Melilla	177	1	95	3	78

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	37,307	12,479	1,647	237	13,986	8,958
Andalucía	4,863	1,906	234	24	1,716	983
Aragón	2,943	789	115	17	956	1,066
Asturias, Principado de	1,414	383	43	7	664	317
Balears, Illes	1,039	301	237	0	264	237
Canarias	635	210	50	2	198	175
Cantabria	599	174	62	1	264	98
Castilla y León	6,425	1,911	78	61	2,746	1,629
Castilla - La Mancha	3,910	1,670	173	32	1,620	415
Cataluña	2,385	714	64	12	1,135	460
Comunitat Valenciana	3,642	1,519	256	10	1,343	514
Extremadura	1,380	619	26	0	583	152
Galicia	4,020	775	60	36	1,150	1,999
Madrid, Comunidad de	582	190	46	1	185	160
Murcia, Región de	1,267	588	100	2	333	244
Navarra, Comunidad Foral de	712	237	32	0	237	206
País Vasco	815	249	44	13	320	189
Rioja, La	675	243	27	19	272	114
Ceuta	0	0	0	0	0	0
Melilla	1	1	0	0	0	0

## February 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>140,933</b>	<b>76,916</b>	<b>4,222</b>	<b>263</b>	<b>26,603</b>	<b>32,929</b>
Andalucía	26,941	15,198	931	55	3,926	6,831
Aragón	3,710	1,969	73	7	811	850
Asturias, Principado de	2,873	1,491	35	19	655	673
Balears, Illes	4,044	1,883	567	7	600	987
Canarias	4,503	2,636	162	19	701	985
Cantabria	1,760	1,084	83	17	369	207
Castilla y León	7,452	3,943	69	7	1,774	1,659
Castilla - La Mancha	5,844	3,318	171	14	1,184	1,157
Cataluña	22,746	11,788	350	35	5,244	5,329
Comunitat Valenciana	17,931	10,218	504	16	3,415	3,778
Extremadura	2,485	1,241	39	7	663	535
Galicia	5,753	2,866	97	17	1,270	1,503
Madrid, Comunidad de	20,005	11,013	662	24	3,034	5,272
Murcia, Región de	4,713	2,540	264	3	623	1,283
Navarra, Comunidad Foral de	1,844	916	64	0	440	424
País Vasco	6,848	3,962	107	16	1,573	1,190
Rioja, La	1,181	660	43	0	285	193
Ceuta	124	57	0	0	25	42
Melilla	176	133	1	0	11	31

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

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>80,512</b>	<b>43,185</b>	<b>2,368</b>	<b>100</b>	<b>16,552</b>	<b>18,307</b>
Andalucía	16,991	8,908	546	22	2,679	4,836
Aragón	2,007	1,041	36	4	491	435
Asturias, Principado de	1,613	815	16	3	438	341
Balears, Illes	2,096	1,023	272	1	328	472
Canarias	2,429	1,394	108	11	421	495
Cantabria	959	608	45	3	202	101
Castilla y León	3,738	1,903	39	2	956	838
Castilla - La Mancha	3,354	1,841	98	7	766	642
Cataluña	12,707	6,460	173	12	3,129	2,933
Comunitat Valenciana	10,301	5,871	279	7	2,110	2,034
Extremadura	1,500	734	25	4	472	265
Galicia	3,089	1,508	57	5	729	790
Madrid, Comunidad de	11,812	6,635	418	12	2,092	2,655
Murcia, Región de	2,611	1,511	148	1	391	560
Navarra, Comunidad Foral de	1,081	521	38	0	272	250
País Vasco	3,424	1,950	48	6	900	520
Rioja, La	614	341	21	0	150	102
Ceuta	91	42	0	0	18	31
Melilla	95	79	1	0	8	7



## February 2021. Provisional Data

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

	Dwellings	Free housing	Protected housing	New housing	Used housing
<b>TOTAL</b>	<b>43,185</b>	<b>39,242</b>	<b>3,943</b>	<b>10,130</b>	<b>33,055</b>
Andalucía	8,908	8,075	833	2,012	6,896
Aragón	1,041	871	170	209	832
Asturias, Principado de	815	699	116	179	636
Balears, Illes	1,023	1,000	23	245	778
Canarias	1,394	1,327	67	388	1,006
Cantabria	608	561	47	115	493
Castilla y León	1,903	1,736	167	422	1,481
Castilla - La Mancha	1,841	1,709	132	455	1,386
Cataluña	6,460	5,887	573	1,283	5,177
Comunitat Valenciana	5,871	5,356	515	1,013	4,858
Extremadura	734	556	178	88	646
Galicia	1,508	1,448	60	394	1,114
Madrid, Comunidad de	6,635	6,016	619	2,248	4,387
Murcia, Región de	1,511	1,375	136	306	1,205
Navarra, Comunidad Foral de	521	453	68	199	322
País Vasco	1,950	1,772	178	456	1,494
Rioja, La	341	306	35	86	255
Ceuta	42	24	18	6	36
Melilla	79	71	8	26	53