

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

In February, 198,895 properties are registered in the land registers, 11.4% more than in the same month of the previous year

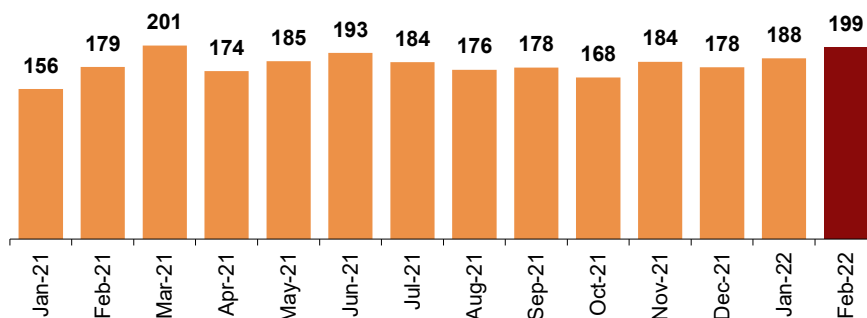
Registered housing sales increases by 24.0%, as compared with February of 2021

The number of property transfers recorded in the land registers (from previously public deeds) in February was 198,895, that is, 11.4% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 108,299, with an annual increase of 21.1%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

February 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	198,895	6.0	11.4	15.6
Sale	108,299	2.9	21.1	24.4
Donation	6,501	0.9	9.1	14.9
Swap	596	31.0	14.8	10.9
Inheritance	42,524	8.3	3.6	4.5
Other titles ¹	40,975	13.4	-1.6	7.0

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

86.8% of registered sales in February corresponded to urban properties and 13.2% to rustic properties. Among urban properties, 57.0% were housing sales.

In February, the number of rustic property sales increased by 13.7% in the annual rate, while there was a 22.4% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 24.0%.

Sales registered by property type

February 2022

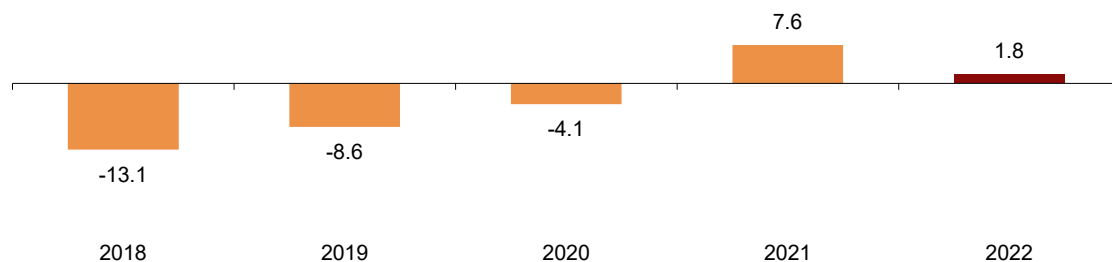
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	108,299		2.9	21.1	24.4
Urban properties	94,047	86.8	1.9	22.4	26.4
- Dwellings	53,623	57.0	1.8	24.0	27.4
- Other urban properties	40,424	43.0	2.2	20.3	25.1
Rustic properties	14,252	13.2	9.5	13.7	12.1

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. The monthly rate in 2022 was 1.8%, or 5.8 points less than that of 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

92.1% of housing transfers by sale in February were free housing and 7.9% protected housing.

In annual terms, the number of free dwellings transferred by sale increased by 25.5%, and that of protected dwellings by 9.0%.

A total of 20.4% of the dwellings transferred by sale in February were new, and 79.6% were used.

The number of new home transactions rose 9.2% compared to February 2021 and that of used homes 28.4%.

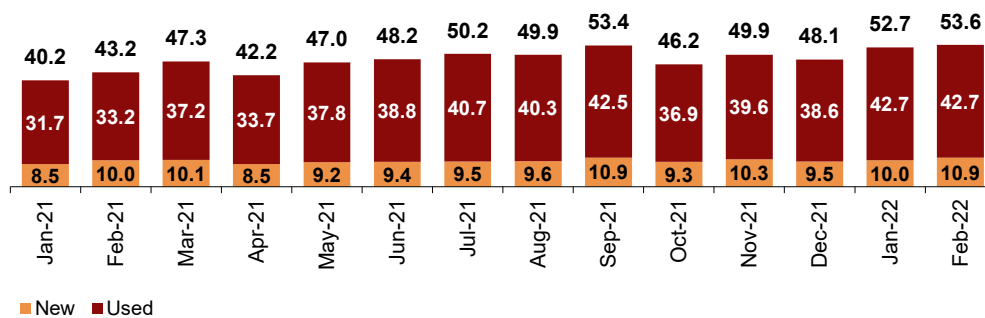
Number of registered housing sales

February 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	53,623		1.8	24.0	27.4
Free	49,371	92.1	2.0	25.5	29.1
Protected	4,252	7.9	-0.2	9.0	10.3
TOTAL	53,623		1.8	24.0	27.4
New	10,921	20.4	9.3	9.2	12.9
Used	42,702	79.6	0.0	28.4	31.5

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

Home sales made between natural persons accounted for 66.8% of the total home sales taking place in February 2022.

Registered housing sales percentage, according to transferor and owner

February 2022

Transferor	Owner	Percentage	%Variation	
			Monthly	Annual
Natural person	Natural person	66.8	-3.3	3.1
Natural person	Legal entity	4.2	2.4	7.7
Legal entity	Natural person	22.0	4.3	-9.8
Legal entity	Legal entity	7.0	22.8	1.4

Results by Autonomous Community

In February, the total number of property transfers recorded in the land registers per 100,000 inhabitants¹ reached its highest values in La Rioja (912), Castilla y León (845) and Aragón (750).

Comunitat Valenciana (29.5%), Castilla-La Mancha (22.6%) and La Rioja (22.1%) registered the highest annual variation rates.

In Comunidad Foral de Navarra the annual variation was negative (-12.1%), while Galicia (0.1%) and Principado de Asturias (3.2%) showed the lowest rates.

Regarding registered housing sales, the Autonomous Communities with the highest number of transfers per 100.000 inhabitants¹ were La Rioja (201), Comunitat Valenciana (199) and Andalucía (163).

Properties transferred by Autonomous Community

February 2022

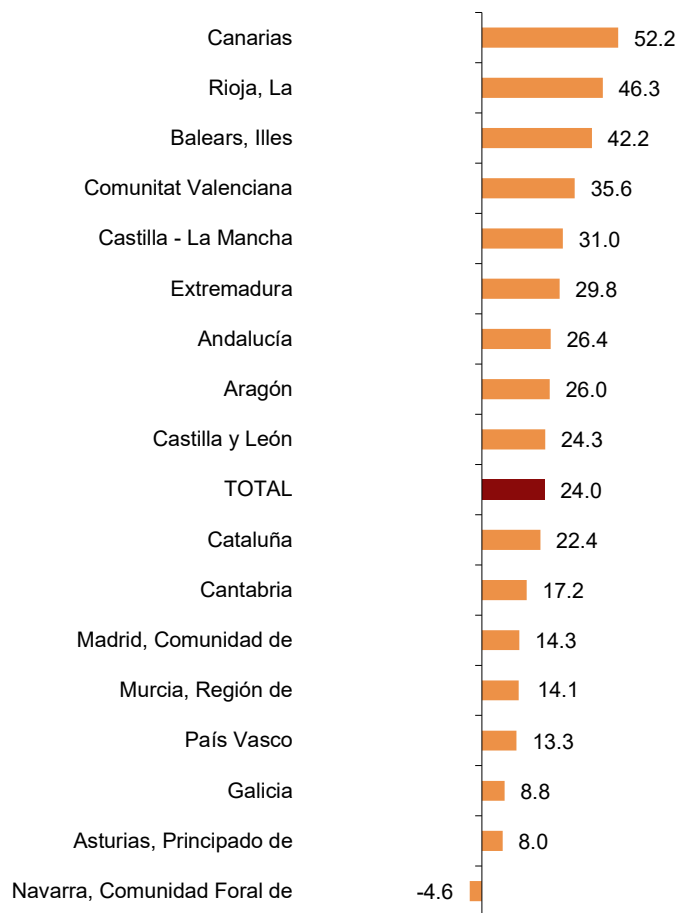
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	198,895	11.4	529	53,623	24.0	143
Andalucía	32,897	6.4	490	10,978	26.4	163
Aragón	7,769	13.6	750	1,389	26.0	134
Asturias, Principado de	4,338	3.2	524	877	8.0	106
Balears, Illes	6,056	19.0	618	1,416	42.2	144
Canarias	6,064	16.1	328	2,125	52.2	115
Cantabria	2,571	11.8	548	710	17.2	151
Castilla y León	16,144	14.2	845	2,403	24.3	126
Castilla - La Mancha	11,816	22.6	736	2,328	31.0	145
Cataluña	26,365	4.6	438	7,934	22.4	132
Comunitat Valenciana	28,089	29.5	698	7,986	35.6	199
Extremadura	4,383	18.0	520	928	29.8	110
Galicia	9,798	0.1	450	1,748	8.8	80
Madrid, Comunidad de	22,085	6.1	415	7,610	14.3	143
Murcia, Región de	6,963	13.5	592	1,872	14.1	159
Navarra, Comunidad Foral de	2,726	-12.1	532	514	-4.6	100
País Vasco	8,362	10.1	484	2,212	13.3	128
Rioja, La	2,266	22.1	912	499	46.3	201

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2021. 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 Canarias (52.2%), La Rioja (46.3%) and Illes Balears (42.2%).

In turn, the lowest increases were in Principado de Asturias (8.0%) and Galicia (8.8%). The only autonomous community with a negative annual variation rate was Comunidad Foral de Navarra (-4.6%).

Annual variation in the number of housing sales by Autonomous Community February 2022. Percentage



Revision and updating of data

Data for 2022 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 2023 are published, the final data for the same month in 2022 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 2022. 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	198,895	38,709	91,333	8,068	60,785
Andalucía	32,897	5,216	17,447	1,666	8,568
Aragón	7,769	2,858	2,562	296	2,053
Asturias, Principado de	4,338	1,329	1,660	92	1,257
Balears, Illes	6,056	1,207	2,565	346	1,938
Canarias	6,064	596	3,328	358	1,782
Cantabria	2,571	498	1,098	52	923
Castilla y León	16,144	6,969	4,561	746	3,868
Castilla - La Mancha	11,816	4,586	4,007	763	2,460
Cataluña	26,365	2,283	13,513	1,498	9,071
Comunitat Valenciana	28,089	4,246	13,478	695	9,670
Extremadura	4,383	1,573	1,727	246	837
Galicia	9,798	2,983	3,588	219	3,008
Madrid, Comunidad de	22,085	705	12,736	561	8,083
Murcia, Región de	6,963	1,279	3,418	209	2,057
Navarra, Comunidad Foral de	2,726	927	987	117	695
País Vasco	8,362	731	3,709	134	3,788
Rioja, La	2,266	723	814	69	660
Ceuta	94	0	65	0	29
Melilla	109	0	70	1	38

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	38,709	14,252	1,845	226	15,744	6,642
Andalucía	5,216	2,214	267	24	1,907	804
Aragón	2,858	890	80	22	1,339	527
Asturias, Principado de	1,329	416	60	3	633	217
Balears, Illes	1,207	366	276	0	312	253
Canarias	596	263	39	0	179	115
Cantabria	498	175	26	0	215	82
Castilla y León	6,969	2,354	234	38	3,028	1,315
Castilla - La Mancha	4,586	1,762	201	55	1,961	607
Cataluña	2,283	775	110	7	1,077	314
Comunitat Valenciana	4,246	1,708	194	10	1,628	706
Extremadura	1,573	652	10	8	711	192
Galicia	2,983	1,110	35	32	1,142	664
Madrid, Comunidad de	705	160	60	2	287	196
Murcia, Región de	1,279	586	102	0	350	241
Navarra, Comunidad Foral de	927	233	51	9	482	152
País Vasco	731	271	32	8	271	149
Rioja, La	723	317	68	8	222	108
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	160,186	94,047	4,656	370	26,780	34,333
Andalucía	27,681	17,467	834	44	3,974	5,362
Aragón	4,911	2,651	96	9	1,078	1,077
Asturias, Principado de	3,009	1,672	54	4	687	592
Balears, Illes	4,849	2,584	519	26	630	1,090
Canarias	5,468	3,424	171	8	775	1,090
Cantabria	2,073	1,300	67	1	420	285
Castilla y León	9,175	4,991	376	8	1,868	1,932
Castilla - La Mancha	7,230	4,347	198	9	1,303	1,373
Cataluña	24,082	13,942	439	80	4,317	5,304
Comunitat Valenciana	23,843	13,856	700	62	3,726	5,499
Extremadura	2,810	1,518	29	14	739	510
Galicia	6,815	3,362	99	10	1,445	1,899
Madrid, Comunidad de	21,380	13,166	595	68	2,740	4,811
Murcia, Región de	5,684	2,976	201	8	689	1,810
Navarra, Comunidad Foral de	1,799	965	70	4	450	310
País Vasco	7,631	4,726	134	8	1,596	1,167
Rioja, La	1,543	958	69	2	307	207
Ceuta	94	58	4	0	18	14
Melilla	109	84	1	5	18	1

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	91,333	53,623	2,569	103	16,732	18,306
Andalucía	17,447	10,978	502	12	2,804	3,151
Aragón	2,562	1,389	50	1	612	510
Asturias, Principado de	1,660	877	32	0	437	314
Balears, Illes	2,565	1,416	243	5	319	582
Canarias	3,328	2,125	98	5	488	612
Cantabria	1,098	710	43	1	225	119
Castilla y León	4,561	2,403	169	1	1,066	922
Castilla - La Mancha	4,007	2,328	91	1	807	780
Cataluña	13,513	7,934	226	20	2,588	2,745
Comunitat Valenciana	13,478	7,986	405	21	2,353	2,713
Extremadura	1,727	928	22	2	507	268
Galicia	3,588	1,748	55	1	852	932
Madrid, Comunidad de	12,736	7,610	376	29	1,933	2,788
Murcia, Región de	3,418	1,872	124	3	424	995
Navarra, Comunidad Foral de	987	514	34	0	270	169
País Vasco	3,709	2,212	61	1	847	588
Rioja, La	814	499	35	0	170	110
Ceuta	65	40	2	0	16	7
Melilla	70	54	1	0	14	1

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	53,623	49,371	4,252	10,921	42,702
Andalucía	10,978	10,033	945	2,470	8,508
Aragón	1,389	1,239	150	265	1,124
Asturias, Principado de	877	754	123	164	713
Balears, Illes	1,416	1,377	39	258	1,158
Canarias	2,125	2,007	118	475	1,650
Cantabria	710	638	72	122	588
Castilla y León	2,403	2,207	196	534	1,869
Castilla - La Mancha	2,328	2,148	180	504	1,824
Cataluña	7,934	7,412	522	1,395	6,539
Comunitat Valenciana	7,986	7,348	638	999	6,987
Extremadura	928	747	181	145	783
Galicia	1,748	1,704	44	393	1,355
Madrid, Comunidad de	7,610	7,054	556	2,109	5,501
Murcia, Región de	1,872	1,690	182	354	1,518
Navarra, Comunidad Foral de	514	455	59	150	364
País Vasco	2,212	2,018	194	425	1,787
Rioja, La	499	458	41	137	362
Ceuta	40	33	7	9	31
Melilla	54	49	5	13	41