

20 April 2023

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

In February, the number of property transfers registered is 182,869 properties, that is, 8.8% less than that registered in the same month of the previous year

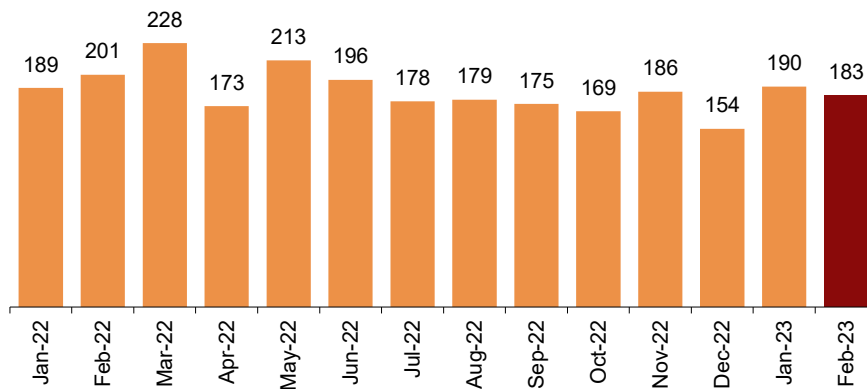
Registered housing sales decreased by 6.6%, as compared with February 2022

The number of property transfers recorded in the land registers (from public deeds previously registered) was 182,869 in February, that is, 8.8% less than in the same month of 2022.

As for registered property sales, the number of transfers was 99,054, with a 8.7% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition February 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	182,869	-3.9	-8.8	-4.3
Sale	99,054	-7.6	-8.7	-3.8
Donation	4,912	-2.5	-25.3	-23.5
Swap	526	-9.9	-12.8	4.8
Inheritance	43,110	3.3	0.4	2.4
Other titles ¹	35,267	-1.0	-16.0	-9.7

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

86.9% of registered sales in February corresponded to urban properties and 13.1% to rustic properties. Among urban properties, 58.3% were housing sales.

In February, the number of rustic property sales decreased by 9.9% in the annual rate, while there was a 8.6% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 6.6%.

Sales registered by property type

February 2023

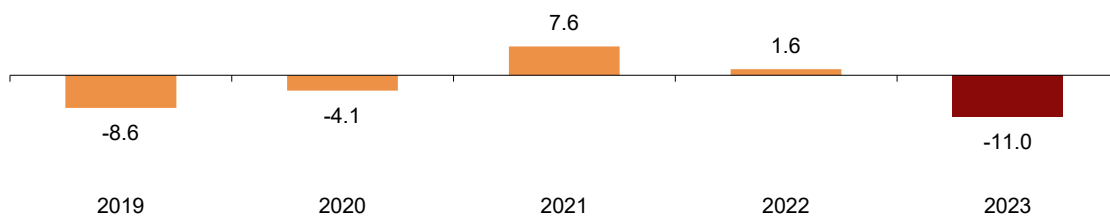
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	99,054		-7.6	-8.7	-3.8
Urban properties	86,126	86.9	-8.5	-8.6	-3.5
- Dwellings	50,186	58.3	-11.0	-6.6	-0.1
- Other urban properties	35,940	41.7	-4.8	-11.1	-8.1
Rustic properties	12,928	13.1	-1.5	-9.9	-5.4

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 January and February in the last five years. The monthly rate in 2023 was -11.0%, or 12.6 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

92.2% of housing transfers by sale in February were free housing and 7.8% protected housing.

In annual terms, the number of transfers of free dwellings by merchating decreased by 6.5%, and that of protected dwellings did so by 7.9%.

A total of 19.3% of the dwellings transferred by sale in February were new, and 80.7% were used.

The number of new home transactions declined 11.1% compared to February 2022 and that of used homes 5.5%.

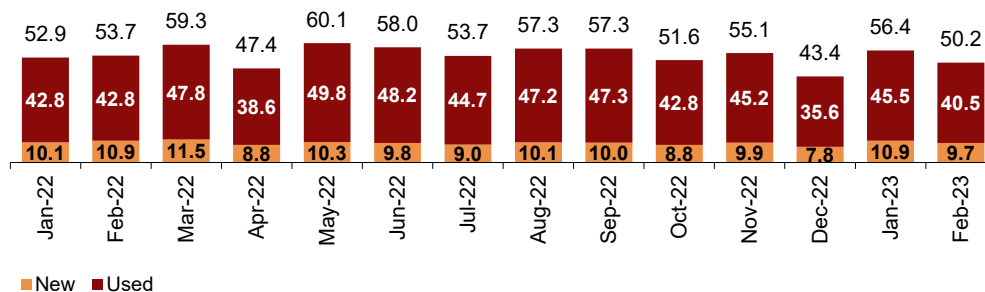
Number of registered housing sales

February 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	50,186		-11.0	-6.6	-0.1
Free	46,255	92.2	-10.6	-6.5	-0.2
Protected	3,931	7.8	-15.5	-7.9	0.9
TOTAL	50,186		-11.0	-6.6	-0.1
New	9,707	19.3	-10.7	-11.1	-2.0
Used	40,479	80.7	-11.0	-5.5	0.4

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in February was 33,590, that is, 6.3% less than in the same month of 2022.

Number of registered housing sales, according to transferor and owner

February 2023

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	50,186	-11.0	-6.6
Natural person	Natural person	33,590	-12.8	-6.3
Natural person	Legal entity	2,351	-8.8	2.5
Legal entity	Natural person	10,750	-7.9	-9.1
Legal entity	Legal entity	3,495	-2.5	-7.2

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 (823), Castilla y León (815) and Aragón (720).

Principado de Asturias (8.6%) and Cantabria (0.9%) registered the only positive annual variation rates.

In turn, Illes Balears (-24.0%), Comunidad de Madrid (-20.5%) and Comunidad Foral de Navarra (-17.7%), 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 (202), Región de Murcia (165) and La Rioja (152).

Properties transferred by Autonomous Community

February 2023

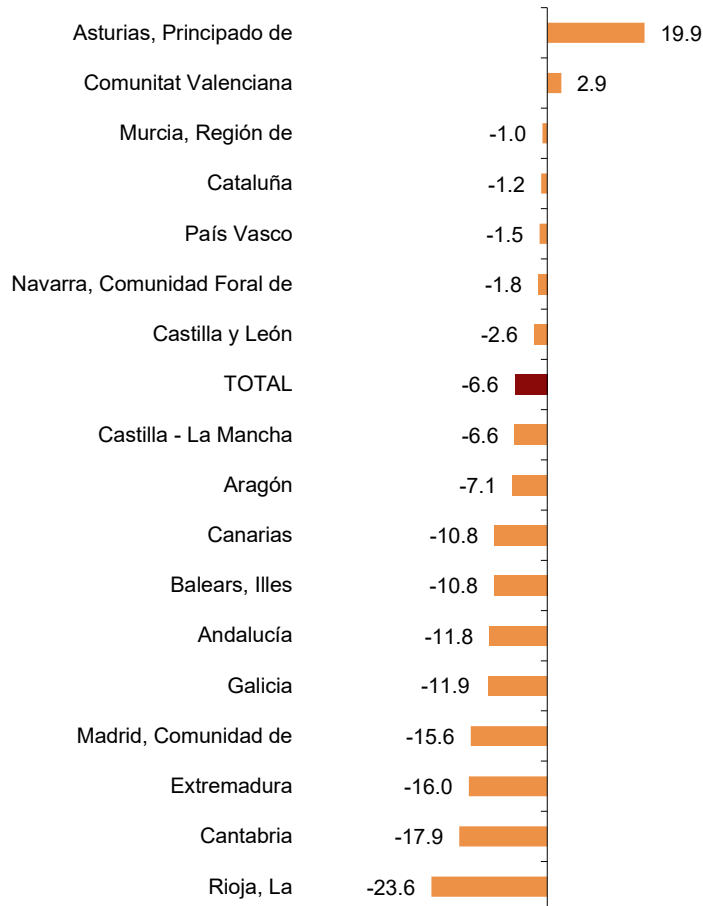
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	182,869	-8.8	483	50,186	-6.6	132
Andalucía	31,256	-5.3	462	9,795	-11.8	145
Aragón	7,480	-3.8	720	1,272	-7.1	122
Asturias, Principado de	4,632	8.6	561	1,019	19.9	123
Balears, Illes	4,626	-24.0	466	1,269	-10.8	128
Canarias	5,646	-9.8	302	1,937	-10.8	104
Cantabria	2,776	0.9	589	609	-17.9	129
Castilla y León	15,552	-3.7	815	2,330	-2.6	122
Castilla - La Mancha	11,151	-5.0	690	2,118	-6.6	131
Cataluña	23,634	-10.9	389	7,857	-1.2	129
Comunitat Valenciana	26,381	-5.8	648	8,241	2.9	202
Extremadura	3,952	-6.2	470	725	-16.0	86
Galicia	8,430	-13.2	387	1,515	-11.9	69
Madrid, Comunidad de	18,119	-20.5	335	6,388	-15.6	118
Murcia, Región de	6,019	-16.4	506	1,962	-1.0	165
Navarra, Comunidad Foral de	2,697	-17.7	521	531	-1.8	103
País Vasco	8,265	-1.3	476	2,160	-1.5	125
Rioja, La	2,058	-9.2	823	381	-23.6	152

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 only autonomous communities in which the number of home sales increased in February were Principado de Asturias (19.9%) and Comunitat Valenciana (2.9%).

In turn, La Rioja (-23.6%), Cantabria (-17.9%) and Extremadura (-16.0%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community February 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. In other words, when the data for February 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 February 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	182,869	38,321	83,816	6,932	53,800
Andalucía	31,256	5,003	16,026	1,382	8,845
Aragón	7,480	2,965	2,328	196	1,991
Asturias, Principado de	4,632	1,509	1,778	65	1,280
Balears, Illes	4,626	892	2,022	223	1,489
Canarias	5,646	585	3,012	252	1,797
Cantabria	2,776	913	1,034	62	767
Castilla y León	15,552	7,266	4,300	694	3,292
Castilla - La Mancha	11,151	4,416	3,696	966	2,073
Cataluña	23,634	2,192	12,481	1,135	7,826
Comunitat Valenciana	26,381	4,155	13,333	561	8,332
Extremadura	3,952	1,592	1,443	187	730
Galicia	8,430	2,628	3,046	286	2,470
Madrid, Comunidad de	18,119	643	10,746	457	6,273
Murcia, Región de	6,019	1,192	2,933	209	1,685
Navarra, Comunidad Foral de	2,697	874	1,076	71	676
País Vasco	8,265	780	3,777	105	3,603
Rioja, La	2,058	716	652	78	612
Ceuta	104	0	72	0	32
Melilla	91	0	61	3	27

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	38,321	12,928	1,496	241	15,752	7,904
Andalucía	5,003	1,885	229	21	1,928	940
Aragón	2,965	843	105	40	1,093	884
Asturias, Principado de	1,509	449	40	9	715	296
Balears, Illes	892	308	114	1	260	209
Canarias	585	247	44	4	167	123
Cantabria	913	206	54	27	527	99
Castilla y León	7,266	2,126	190	33	3,163	1,754
Castilla - La Mancha	4,416	1,814	116	19	1,799	668
Cataluña	2,192	733	51	14	989	405
Comunitat Valenciana	4,155	1,578	204	17	1,641	715
Extremadura	1,592	465	68	6	811	242
Galicia	2,628	838	35	36	1,019	700
Madrid, Comunidad de	643	143	63	3	236	198
Murcia, Región de	1,192	468	92	0	378	254
Navarra, Comunidad Foral de	874	229	10	3	494	138
País Vasco	780	291	62	4	237	186
Rioja, La	716	305	19	4	295	93
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	144,548	86,126	3,416	285	27,358	27,363
Andalucía	26,253	16,086	558	30	3,958	5,621
Aragón	4,515	2,513	79	11	988	924
Asturias, Principado de	3,123	1,716	34	6	802	565
Balears, Illes	3,734	2,200	196	3	571	764
Canarias	5,061	3,275	172	46	746	822
Cantabria	1,863	1,048	61	0	438	316
Castilla y León	8,286	4,411	231	15	2,020	1,609
Castilla - La Mancha	6,735	4,042	146	32	1,356	1,159
Cataluña	21,442	13,298	349	52	4,138	3,605
Comunitat Valenciana	22,226	13,490	538	22	4,044	4,132
Extremadura	2,360	1,244	64	3	653	396
Galicia	5,802	2,885	54	18	1,359	1,486
Madrid, Comunidad de	17,476	10,546	549	21	2,891	3,469
Murcia, Región de	4,827	3,144	182	0	706	795
Navarra, Comunidad Foral de	1,823	966	55	5	485	312
País Vasco	7,485	4,367	121	19	1,831	1,147
Rioja, La	1,342	774	25	2	322	219
Ceuta	104	67	1	0	25	11
Melilla	91	54	1	0	25	11

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	83,816	50,186	1,951	122	17,026	14,531
Andalucía	16,026	9,795	354	11	2,742	3,124
Aragón	2,328	1,272	48	3	572	433
Asturias, Principado de	1,778	1,019	19	1	499	240
Balears, Illes	2,022	1,269	112	0	277	364
Canarias	3,012	1,937	98	24	455	498
Cantabria	1,034	609	29	0	237	159
Castilla y León	4,300	2,330	108	4	1,085	773
Castilla - La Mancha	3,696	2,118	93	19	882	584
Cataluña	12,481	7,857	183	27	2,516	1,898
Comunitat Valenciana	13,333	8,241	323	10	2,540	2,219
Extremadura	1,443	725	43	0	449	226
Galicia	3,046	1,515	25	5	825	676
Madrid, Comunidad de	10,746	6,388	303	6	2,015	2,034
Murcia, Región de	2,933	1,962	114	0	426	431
Navarra, Comunidad Foral de	1,076	531	35	2	307	201
País Vasco	3,777	2,160	50	10	990	567
Rioja, La	652	381	12	0	173	86
Ceuta	72	45	1	0	18	8
Melilla	61	32	1	0	18	10

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	50,186	46,255	3,931	9,707	40,479
Andalucía	9,795	8,917	878	1,938	7,857
Aragón	1,272	1,155	117	241	1,031
Asturias, Principado de	1,019	907	112	186	833
Balears, Illes	1,269	1,235	34	243	1,026
Canarias	1,937	1,808	129	487	1,450
Cantabria	609	572	37	92	517
Castilla y León	2,330	2,153	177	445	1,885
Castilla - La Mancha	2,118	2,007	111	362	1,756
Cataluña	7,857	7,274	583	1,381	6,476
Comunitat Valenciana	8,241	7,567	674	1,224	7,017
Extremadura	725	592	133	82	643
Galicia	1,515	1,470	45	360	1,155
Madrid, Comunidad de	6,388	5,926	462	1,521	4,867
Murcia, Región de	1,962	1,820	142	393	1,569
Navarra, Comunidad Foral de	531	476	55	138	393
País Vasco	2,160	1,957	203	533	1,627
Rioja, La	381	352	29	67	314
Ceuta	45	38	7	7	38
Melilla	32	29	3	7	25