

20 May 2022

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

**In March, the number of property transfers registered is 227,773 properties, that is, 13.1% more than that registered in the same month of the previous year**

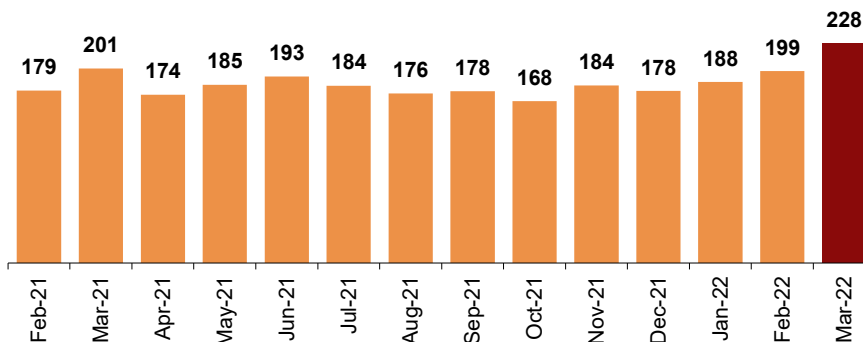
**The merchenting of registered dwellings increases by 25.6%, as compared with March of 2021**

The number of property transfers recorded in the land registers (from public deeds previously registered) was 227,773 in March, that is, 13.1% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 120,462, with an annual increase of 20.9%.

**Property transfers recorded in land registers**

In thousands



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

March 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	227,773	14.5	13.1	14.7
Sale	120,462	11.2	20.9	23.1
Donation	6,319	-2.8	1.5	10.1
Swap	543	-8.9	-10.0	2.8
Inheritance	48,856	14.9	-0.3	2.6
Other titles <sup>1</sup>	51,593	25.9	12.4	9.1

<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

86.4% of registered sales in March corresponded to urban properties and 13.6% to rustic properties. Among urban properties, 56.9% were housing sales.

In March, the number of rustic property sales increased by 9.5% in the annual rate, while there was a 22.9% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 25.6%.

## Sales registered by property type

March 2022

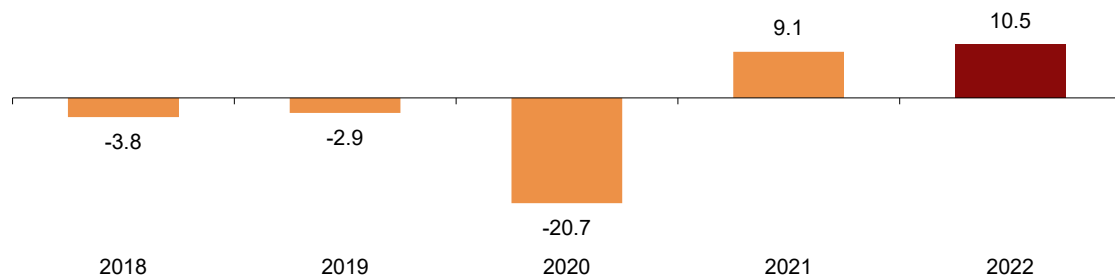
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	120,462		11.2	20.9	23.1
Urban properties	104,084	86.4	10.7	22.9	25.1
- Dwellings	59,272	56.9	10.5	25.6	26.7
- Other urban properties	44,812	43.1	10.9	19.5	23.0
Rustic properties	16,378	13.6	14.9	9.5	11.1

## 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 February and March in the last five years. In 2022, the monthly rate was 10.5%, that is, 1.4 points more than the previous year.

## Monthly rate of the number of housing sales

Variation in March over February of the same year. Percentage



## Registered housing sales, by protection system and status

92.1% of dwellings transferred by sale in March were free-market dwellings and 7.9% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 26.5%, and that of protected dwellings by 15.6%.

19.4% of the dwellings transferred by sale in March were new, and 80.6% were used.

The number of new home transactions rose 15.7% compared to March 2021 and that of used homes 28.3%.

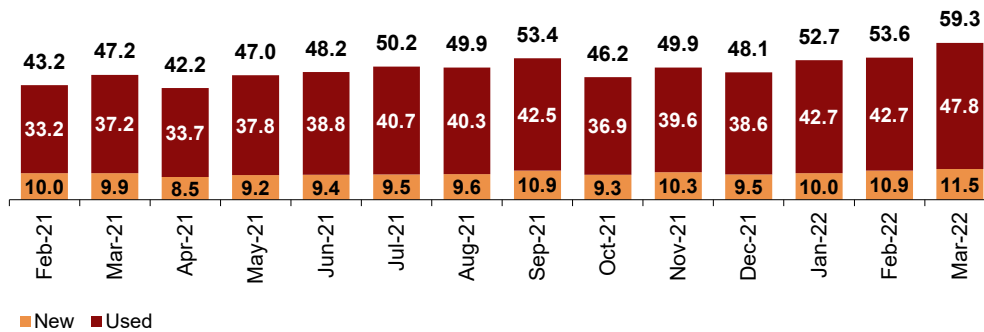
## Number of registered housing sales

March 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	59,272		10.5	25.6	26.7
Free	54,614	92.1	10.6	26.5	28.2
Protected	4,658	7.9	9.5	15.6	12.1
TOTAL	59,272		10.5	25.6	26.7
New	11,510	19.4	5.4	15.7	13.9
Used	47,762	80.6	11.8	28.3	30.3

## Number of registered housing sales

In thousands



## Registered housing sales, according to transferor and owner

Home sales made between natural persons accounted for 69.2% of the total home sales taking place in March 2022.

## Registered housing sales percentage, according to transferor and owner

March 2022

Transferor	Owner	Percentage	%Variation	
			Monthly	Annual
Natural person	Natural person	69.2	3.6	1.6
Natural person	Legal entity	4.1	-2.4	7.9
Legal entity	Natural person	21.2	-3.6	-8.6
Legal entity	Legal entity	5.5	-21.4	12.2

## Results by Autonomous Community

In March, 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 (966), Castilla y León (954) and Aragón (867).

Illes Balears (35.1%), Andalucía (27.3%) and Comunitat Valenciana (25.4%) registered the highest annual variation rates.

In turn, Cantabria (-11.0%), Comunidad Foral de Navarra (-8.3%) and La Rioja (-8.2%), registered the lowest rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants<sup>1</sup> were Comunitat Valenciana (213), Illes Balears (197) and Andalucía (182).

## Properties transferred by Autonomous Community

March 2022

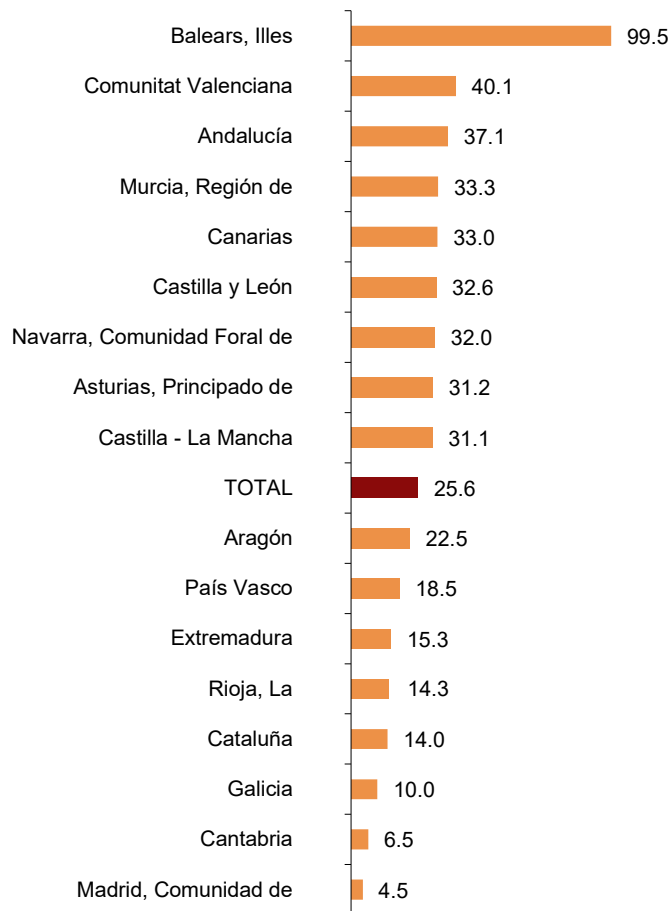
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>
TOTAL	227,773	13.1	606	59,272	25.6	158
Andalucía	39,846	27.3	593	12,248	37.1	182
Aragón	8,986	14.8	867	1,470	22.5	142
Asturias, Principado de	5,458	18.9	659	1,068	31.2	129
Balears, Illes	7,401	35.1	755	1,933	99.5	197
Canarias	6,858	17.0	371	2,332	33.0	126
Cantabria	2,905	-11.0	619	700	6.5	149
Castilla y León	18,220	12.7	954	2,666	32.6	140
Castilla - La Mancha	13,715	14.1	854	2,570	31.1	160
Cataluña	30,618	3.6	509	9,318	14.0	155
Comunitat Valenciana	31,338	25.4	779	8,566	40.1	213
Extremadura	4,698	6.9	558	936	15.3	111
Galicia	10,806	-0.4	496	1,918	10.0	88
Madrid, Comunidad de	23,815	4.2	447	7,816	4.5	147
Murcia, Región de	7,876	3.2	670	2,132	33.3	181
Navarra, Comunidad Foral de	3,220	-8.3	628	779	32.0	152
País Vasco	9,315	12.6	539	2,279	18.5	132
Rioja, La	2,402	-8.2	966	432	14.3	174

<sup>1</sup> 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 March were Illes Balears (99.5%), Comunitat Valenciana (40.1%) and Andalucía (37.1%).

In turn, the lowest increases were in Comunidad de Madrid (6.5%), Cantabria (6.5%) and Galicia (10.0%).

## Annual variation in the number of housing sales by Autonomous Community March 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 is published, the finalized data for the same month in 2022 will be released.

## 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.

---

For further information see **INEbase:** [www.ine.es/en/](http://www.ine.es/en/) Twitter: [@es\\_ine](https://twitter.com/es_ine)

All press releases at: [www.ine.es/en/prensa/prensa\\_en.htm](http://www.ine.es/en/prensa/prensa_en.htm)

Press Office: Telephone numbers: (+34) 91 583 93 63 /94 08 – [gprensa@ine.es](mailto:gprensa@ine.es)

**Information Area:** Telephone number: (+34) 91 583 91 00 – [www.ine.es/infoine/?L=1](http://www.ine.es/infoine/?L=1)

---

## Statistics on Transfer of Property Rights March 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
<b>TOTAL</b>	<b>227,773</b>	<b>44,828</b>	<b>105,077</b>	<b>9,390</b>	<b>68,478</b>
Andalucía	39,846	6,296	20,770	2,188	10,592
Aragón	8,986	3,644	2,839	255	2,248
Asturias, Principado de	5,458	1,620	2,041	124	1,673
Balears, Illes	7,401	1,369	3,071	296	2,665
Canarias	6,858	753	3,709	382	2,014
Cantabria	2,905	700	1,151	61	993
Castilla y León	18,220	7,607	5,302	806	4,505
Castilla - La Mancha	13,715	5,344	4,705	937	2,729
Cataluña	30,618	2,898	15,849	1,538	10,333
Comunitat Valenciana	31,338	5,463	15,232	741	9,902
Extremadura	4,698	1,600	1,867	280	951
Galicia	10,806	2,770	4,213	333	3,490
Madrid, Comunidad de	23,815	629	13,936	630	8,620
Murcia, Región de	7,876	1,375	4,005	318	2,178
Navarra, Comunidad Foral de	3,220	793	1,372	165	890
País Vasco	9,315	1,151	3,993	229	3,942
Rioja, La	2,402	807	842	94	659
Ceuta	135	9	82	5	39
Melilla	161	0	98	8	55

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>44,828</b>	<b>16,378</b>	<b>1,974</b>	<b>269</b>	<b>17,335</b>	<b>8,872</b>
Andalucía	6,296	2,532	317	23	2,290	1,134
Aragón	3,644	1,144	102	33	1,423	942
Asturias, Principado de	1,620	428	42	7	582	561
Balears, Illes	1,369	457	285	8	320	299
Canarias	753	316	35	2	233	167
Cantabria	700	157	25	3	396	119
Castilla y León	7,607	2,637	295	45	3,232	1,398
Castilla - La Mancha	5,344	2,259	239	32	2,136	678
Cataluña	2,898	852	76	16	1,309	645
Comunitat Valenciana	5,463	2,328	198	12	2,044	881
Extremadura	1,600	743	28	7	582	240
Galicia	2,770	836	31	20	1,118	765
Madrid, Comunidad de	629	249	25	7	216	132
Murcia, Región de	1,375	567	97	8	401	302
Navarra, Comunidad Foral de	793	285	103	8	298	99
País Vasco	1,151	321	64	20	494	252
Rioja, La	807	263	11	18	259	256
Ceuta	9	4	1	0	2	2
Melilla	0	0	0	0	0	0

## March 2022. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>182,945</b>	<b>104,084</b>	<b>4,345</b>	<b>274</b>	<b>31,521</b>	<b>42,721</b>
Andalucía	33,550	19,941	776	42	4,910	7,881
Aragón	5,342	2,770	78	15	1,205	1,274
Asturias, Principado de	3,838	2,113	45	4	900	776
Balears, Illes	6,032	3,380	482	5	578	1,587
Canarias	6,105	3,733	175	20	759	1,418
Cantabria	2,205	1,335	66	3	514	287
Castilla y León	10,613	5,356	489	12	2,275	2,481
Castilla - La Mancha	8,371	4,798	232	19	1,512	1,810
Cataluña	27,720	16,356	334	50	4,904	6,076
Comunitat Valenciana	25,875	14,694	614	21	4,407	6,139
Extremadura	3,098	1,615	41	12	826	604
Galicia	8,036	3,772	67	11	1,769	2,417
Madrid, Comunidad de	23,186	13,795	509	28	3,278	5,576
Murcia, Región de	6,501	3,304	199	9	805	2,184
Navarra, Comunidad Foral de	2,427	1,393	65	5	537	427
País Vasco	8,164	4,735	124	10	1,862	1,433
Rioja, La	1,595	824	46	2	420	303
Ceuta	126	73	2	0	20	31
Melilla	161	97	1	6	40	17

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

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>105,077</b>	<b>59,272</b>	<b>2,420</b>	<b>133</b>	<b>19,649</b>	<b>23,603</b>
Andalucía	20,770	12,248	498	18	3,512	4,494
Aragón	2,839	1,470	45	6	621	697
Asturias, Principado de	2,041	1,068	22	2	571	378
Balears, Illes	3,071	1,933	215	0	309	614
Canarias	3,709	2,332	103	13	496	765
Cantabria	1,151	700	36	0	271	144
Castilla y León	5,302	2,666	228	7	1,194	1,207
Castilla - La Mancha	4,705	2,570	122	6	917	1,090
Cataluña	15,849	9,318	172	36	2,902	3,421
Comunitat Valenciana	15,232	8,566	369	13	2,821	3,463
Extremadura	1,867	936	21	1	572	337
Galicia	4,213	1,918	40	3	1,049	1,203
Madrid, Comunidad de	13,936	7,816	317	20	2,321	3,462
Murcia, Región de	4,005	2,132	120	2	478	1,273
Navarra, Comunidad Foral de	1,372	779	30	1	329	233
País Vasco	3,993	2,279	55	1	1,022	636
Rioja, La	842	432	25	0	232	153
Ceuta	82	46	1	0	14	21
Melilla	98	63	1	4	18	12



## March 2022. Provisional Data

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

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	59,272	54,614	4,658	11,510	47,762
Andalucía	12,248	11,253	995	2,676	9,572
Aragón	1,470	1,316	154	270	1,200
Asturias, Principado de	1,068	901	167	223	845
Balears, Illes	1,933	1,909	24	363	1,570
Canarias	2,332	2,235	97	469	1,863
Cantabria	700	629	71	97	603
Castilla y León	2,666	2,399	267	595	2,071
Castilla - La Mancha	2,570	2,439	131	470	2,100
Cataluña	9,318	8,569	749	1,626	7,692
Comunitat Valenciana	8,566	7,947	619	1,081	7,485
Extremadura	936	786	150	141	795
Galicia	1,918	1,845	73	420	1,498
Madrid, Comunidad de	7,816	7,232	584	1,919	5,897
Murcia, Región de	2,132	1,932	200	391	1,741
Navarra, Comunidad Foral de	779	656	123	325	454
País Vasco	2,279	2,073	206	376	1,903
Rioja, La	432	394	38	46	386
Ceuta	46	39	7	12	34
Melilla	63	60	3	10	53