

11 June 2020

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

**In April, the number of property transfers registered is 87,796 properties, that is, 48.8%<sup>1</sup> less than that registered in the same month of the previous year**

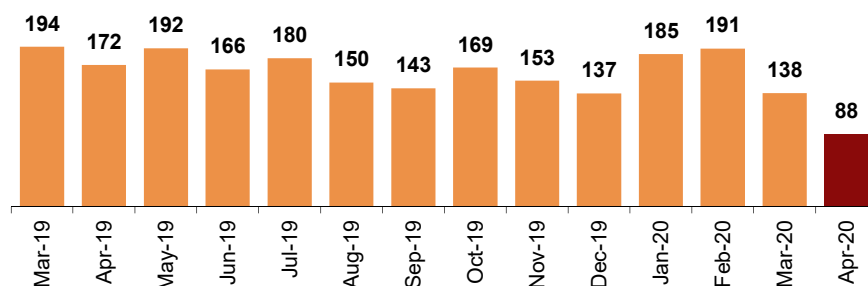
**The merchanting of registered dwellings decreases by 39.2%, as compared with April of 2019**

The number of property transfers recorded in the land registers (from public deeds previously registered) was 87,796 in April, that is, 48.8% less than in the same month of 2019.

Regarding registered property sales, the number of transfers was 45,808, with a 44.5% annual decrease.

**Property transfers recorded in land registers**

In thousands



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

April 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	87,796	-36.2	-48.8	-20.1
Sale	45,808	-35.0	-44.5	-17.1
Donation	1,792	-55.2	-49.8	4.0
Swap	245	-45.7	-51.9	-25.3
Inheritance	14,403	-49.9	-59.5	-23.5
Other titles <sup>2</sup>	25,548	-24.7	-48.3	-24.3

<sup>2</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.

<sup>1</sup> An informative annex is included at the end of this press release on how the COVID-19 crisis has affected transfer of property rights.

## Sales recorded in land registers

89.7% of sales registered in April corresponded to urban properties and 10.3% to rustic properties. Among urban properties, 60.9% were housing sales.

In April, the number of rustic property sales decreased by 59.8% in the annual rate, while there was a 41.9% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 39.2%.

## Sales registered by property type

April 2020

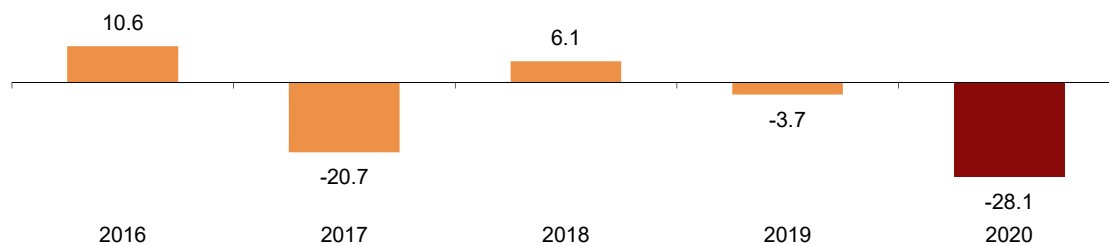
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	45,808		-35.0	-44.5	-17.1
Urban properties	41,093	89.7	-32.2	-41.9	-15.8
- Dwellings	25,042	60.9	-28.1	-39.2	-14.4
- Other urban properties	16,051	39.1	-37.9	-45.7	-17.6
Rustic properties	4,715	10.3	-52.2	-59.8	-24.8

## 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 March and April in the last five years. The monthly rate in 2020 was -28.1%, or 24.4 points less than that of the previous year.

## Monthly rate of the number of housing sales

Variation in April over March of the same year. Percentage



## Registered housing sales, by protection system and status

90.0% of the dwellings transferred by sale in April were free-market dwellings and 10.0% were protected dwellings.

In annual terms, the number of transfers of free dwellings by merchanting decreased by 38.8%, and that of protected dwellings did so by 43.0%.

17.7% of the dwellings transferred by sale in April were new, and 82.3% were used.

The number of new home transactions fell 41.3% compared to April 2019 and that of used homes 38.8%.

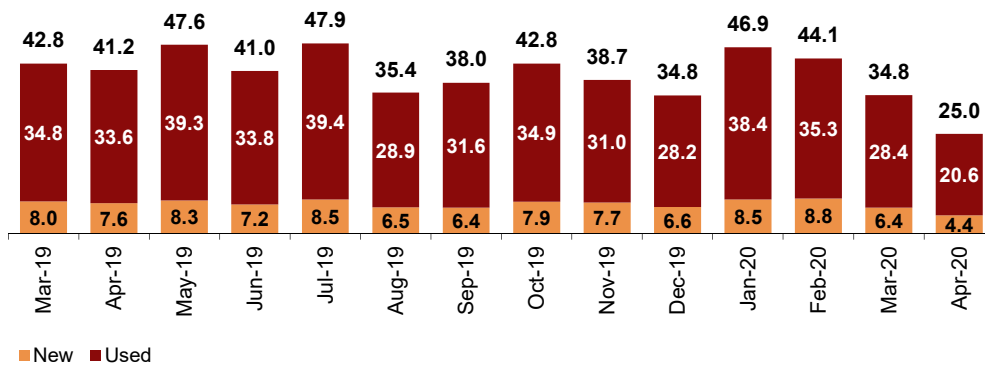
## Number of registered housing sales

April 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	25,042		-28.1	-39.2	-14.4
Free	22,537	90.0	-29.0	-38.8	-13.2
Protected	2,505	10.0	-18.0	-43.0	-25.1
TOTAL	25,042		-28.1	-39.2	-14.4
New	4,439	17.7	-30.5	-41.3	-16.5
Used	20,603	82.3	-27.5	-38.8	-13.9

## Number of registered housing sales

In thousands



## Results by Autonomous Community

In April, the total number of property transfers recorded in the land registries per 100,000 inhabitants<sup>1</sup> reached its highest values in La Rioja (382), Castilla y León (364) and Comunitat Valenciana (325).

Galicia (-41.0%), Castilla y León (-41.4%) and Comunitat Valenciana (-42.2%) registered the least negative annual variation rates.

In turn, Comunidad Foral de Navarra (-78.2%), Canarias (-66.2%) and Extremadura (-61.7%) 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 (97), La Rioja (92) and Andalucía (80).

## Properties transferred by Autonomous Community

April 2020

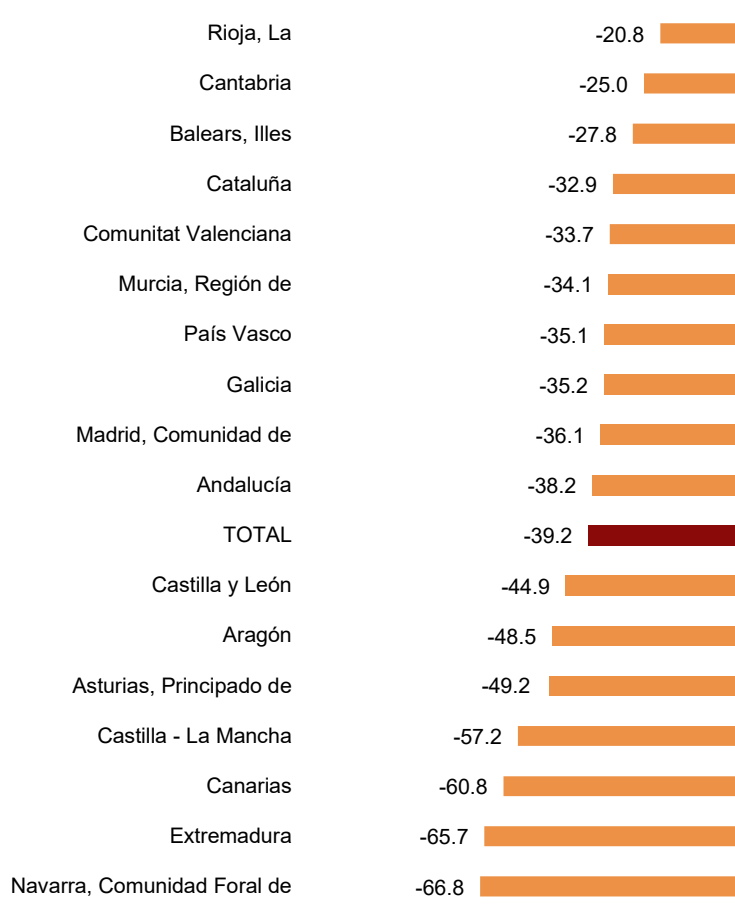
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>
TOTAL	87,796	-48.8	236	25,042	-39.2	67
Andalucía	15,662	-48.0	236	5,298	-38.2	80
Aragón	2,980	-53.7	286	549	-48.5	53
Asturias, Principado de	2,097	-46.2	251	428	-49.2	51
Balears, Illes	2,042	-54.4	213	741	-27.8	77
Canarias	2,553	-66.2	141	852	-60.8	47
Cantabria	1,307	-47.6	281	354	-25.0	76
Castilla y León	7,014	-41.4	364	839	-44.9	44
Castilla - La Mancha	4,632	-55.2	291	671	-57.2	42
Cataluña	13,194	-47.1	222	4,304	-32.9	72
Comunitat Valenciana	12,887	-42.2	325	3,845	-33.7	97
Extremadura	1,657	-61.7	196	298	-65.7	35
Galicia	4,900	-41.0	224	910	-35.2	42
Madrid, Comunidad de	8,957	-51.1	170	3,662	-36.1	70
Murcia, Región de	2,695	-47.4	234	810	-34.1	70
Navarra, Comunidad Foral de	558	-78.2	110	168	-66.8	33
País Vasco	3,643	-43.9	211	1,056	-35.1	61
Rioja, La	944	-45.8	382	228	-20.8	92

<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.

All the communities showed negative annual rates in the number of dwellings sold in April. The greatest increases were recorded in La Rioja (-20.8%), Cantabria (-25.0%) and Illes Balears (-27.8%).

In turn, Comunidad Foral de Navarra (-66.8%), Extremadura (-65.7%) and Canarias (-60.8%) showed the lowest decreases.

## Annual variation in the number of housing sales by Autonomous Community April 2020. Percentage



## Revision and updating of data

Data for 2020 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 April 2021 are published, the final data for the same month of 2020 will be disseminated.

## **Note regarding COVID-19's impact on the Statistics on Transfer of Property Rights (STPR)**

Article 7 of Royal Decree 463/2020 of March 14, which declared a “state of alarm” in order to manage the health crisis caused by COVID-19, placed limitations on the free movement of people. Some exceptions are considered, such as displacement due to force majeure and situations of need.

As a result, during the month of April, daily attention to the public in the Property Registries has been conducted exclusively by email or telephone, in accordance with the March 15th, 2020 Resolution of the Office of Legal Security and Public Trust.

For its part, the Instruction of the Office of Legal Security and Public Trust of March 30, 2020 established the essential services that must be provided by Property Registries.

In the current situation, the INE would like to thank the Association of Property and Commercial Registrars of Spain (CORPME), which is our primary source of statistical data, for the enormous effort that has been made. This has made it possible to publish the data contained in the April press release, with a response rate of over 94%, similar to that of previous months.

Information processing has been carried out using the usual statistical methods and procedures.

## 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>

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## Statistics on Transfer of Property Rights April 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
<b>TOTAL</b>	<b>87,796</b>	<b>18,154</b>	<b>39,577</b>	<b>5,451</b>	<b>24,614</b>
Andalucía	15,662	1,859	8,299	1,669	3,835
Aragón	2,980	1,228	959	119	674
Asturias, Principado de	2,097	879	715	39	464
Balears, Illes	2,042	348	1,016	128	550
Canarias	2,553	270	1,224	260	799
Cantabria	1,307	245	527	21	514
Castilla y León	7,014	3,554	1,556	600	1,304
Castilla - La Mancha	4,632	2,476	1,083	372	701
Cataluña	13,194	1,076	6,827	939	4,352
Comunitat Valenciana	12,887	2,206	6,049	540	4,092
Extremadura	1,657	596	638	104	319
Galicia	4,900	1,912	1,686	124	1,178
Madrid, Comunidad de	8,957	297	5,381	209	3,070
Murcia, Región de	2,695	393	1,288	148	866
Navarra, Comunidad Foral de	558	141	236	41	140
País Vasco	3,643	391	1,673	76	1,503
Rioja, La	944	283	374	62	225
Ceuta	38	0	23	0	15
Melilla	36	0	23	0	13

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>18,154</b>	<b>4,715</b>	<b>541</b>	<b>112</b>	<b>5,465</b>	<b>7,321</b>
Andalucía	1,859	631	87	11	600	530
Aragón	1,228	385	37	19	459	328
Asturias, Principado de	879	153	1	9	219	497
Balears, Illes	348	134	45	9	94	66
Canarias	270	63	14	0	87	106
Cantabria	245	37	39	0	129	40
Castilla y León	3,554	766	29	14	880	1,865
Castilla - La Mancha	2,476	720	85	17	682	972
Cataluña	1,076	273	34	3	457	309
Comunitat Valenciana	2,206	728	105	1	711	661
Extremadura	596	188	2	4	252	150
Galicia	1,912	228	25	16	343	1,300
Madrid, Comunidad de	297	37	3	0	82	175
Murcia, Región de	393	120	21	0	74	178
Navarra, Comunidad Foral de	141	24	1	1	68	47
País Vasco	391	139	5	6	190	51
Rioja, La	283	89	8	2	138	46
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0



## April 2020. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	69,642	41,093	1,251	133	8,938	18,227
Andalucía	13,803	8,009	286	27	1,241	4,240
Aragón	1,752	956	23	2	364	407
Asturias, Principado de	1,218	744	9	1	246	218
Balears, Illes	1,694	1,145	85	9	169	286
Canarias	2,283	1,453	88	8	201	533
Cantabria	1,062	722	22	0	162	156
Castilla y León	3,460	1,661	23	10	583	1,183
Castilla - La Mancha	2,156	1,126	37	3	325	665
Cataluña	12,118	7,076	147	21	1,709	3,165
Comunitat Valenciana	10,681	6,482	201	8	1,355	2,635
Extremadura	1,061	468	25	0	247	321
Galicia	2,988	1,675	24	5	506	778
Madrid, Comunidad de	8,660	5,662	117	20	788	2,073
Murcia, Región de	2,302	1,195	76	8	237	786
Navarra, Comunidad Foral de	417	263	7	2	74	71
País Vasco	3,252	2,012	48	9	623	560
Rioja, La	661	394	33	0	93	141
Ceuta	38	29	0	0	4	5
Melilla	36	21	0	0	11	4

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

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	39,577	25,042	718	45	5,490	8,282
Andalucía	8,299	5,298	169	11	869	1,952
Aragón	959	549	12	0	207	191
Asturias, Principado de	715	428	3	1	158	125
Balears, Illes	1,016	741	47	4	98	126
Canarias	1,224	852	49	2	119	202
Cantabria	527	354	13	0	80	80
Castilla y León	1,556	839	10	5	304	398
Castilla - La Mancha	1,083	671	17	1	193	201
Cataluña	6,827	4,304	79	9	1,030	1,405
Comunitat Valenciana	6,049	3,845	119	0	851	1,234
Extremadura	638	298	16	0	169	155
Galicia	1,686	910	18	4	303	451
Madrid, Comunidad de	5,381	3,662	82	4	540	1,093
Murcia, Región de	1,288	810	38	1	130	309
Navarra, Comunidad Foral de	236	168	3	0	41	24
País Vasco	1,673	1,056	23	3	326	265
Rioja, La	374	228	20	0	62	64
Ceuta	23	15	0	0	4	4
Melilla	23	14	0	0	6	3

## April 2020. Provisional Data

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

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	25,042	22,537	2,505	4,439	20,603
Andalucía	5,298	4,737	561	896	4,402
Aragón	549	462	87	115	434
Asturias, Principado de	428	347	81	113	315
Balears, Illes	741	729	12	124	617
Canarias	852	817	35	184	668
Cantabria	354	328	26	61	293
Castilla y León	839	707	132	156	683
Castilla - La Mancha	671	620	51	115	556
Cataluña	4,304	3,932	372	724	3,580
Comunitat Valenciana	3,845	3,280	565	464	3,381
Extremadura	298	230	68	25	273
Galicia	910	873	37	205	705
Madrid, Comunidad de	3,662	3,438	224	846	2,816
Murcia, Región de	810	733	77	135	675
Navarra, Comunidad Foral de	168	145	23	38	130
País Vasco	1,056	922	134	202	854
Rioja, La	228	208	20	34	194
Ceuta	15	15	0	2	13
Melilla	14	14	0	0	14