

13 June 2022
Statistics on Transfer of Property Rights (STPR)

April 2022. Provisional data

In April, the number of property transfers registered is 173,396 properties, that is, 1.3% less than that registered in the same month of the previous year

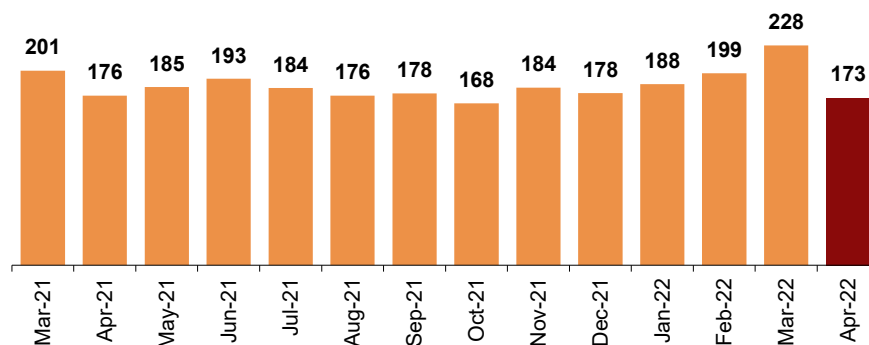
Registered housing sales increases by 11.9%, as compared with April 2021

The number of property transfers recorded in the land registers (from previous public deeds) in April was 173,396, that is, 1.3% less than in the same month of 2021.

Regarding registered property sales, the number of transfers was 94,876, with an annual increase of 6.3%.

Property transfers recorded in land registers

In thousands


Transferred properties registered according to type of acquisition

April 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	173,396	-23.9	-1.3	10.7
Sale	94,876	-21.2	6.3	18.9
Donation	4,410	-30.2	-9.1	6.0
Swap	470	-13.4	-9.4	-0.3
Inheritance	37,344	-23.6	-9.8	-0.4
Other titles ¹	36,296	-29.6	-8.5	4.7

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

86.3% of sales registered in April corresponded to urban properties and 13.7% to rustic properties. Among urban properties, 57.8% were housing sales.

In April, the number of rustic property sales dropped by 1.2% in the annual rate while that of urban properties rose by 7.6%. Within the latter, housing sales recorded an annual increase of 11.9%.

Sales registered by property type

April 2022

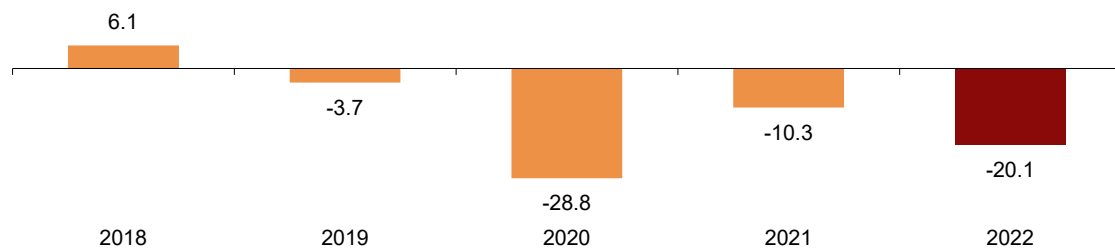
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	94,876		-21.2	6.3	18.9
Urban properties	81,915	86.3	-21.3	7.6	20.8
- Dwellings	47,349	57.8	-20.1	11.9	23.1
- Other urban properties	34,566	42.2	-22.9	2.3	17.8
Rustic properties	12,961	13.7	-20.9	-1.2	8.0

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 2022 was -20.1%, or 9.8 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

92.4% of the dwellings transferred by sale in April were free-market dwellings and 7.6% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 12.8%, and that of protected dwellings by 1.3%.

18.6% of the dwellings transferred by sale in April were new, and 81.4% were used.

The number of new home transactions rose 3.4% compared to April 2021 and that of used homes 14.0%.

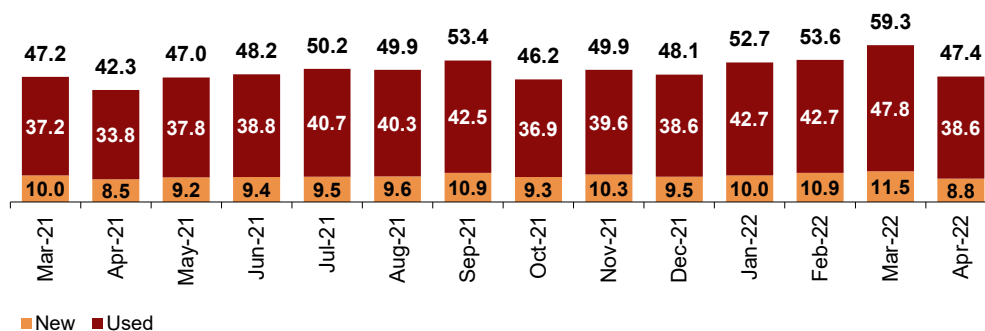
Number of registered housing sales

April 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	47,349		-20.1	11.9	23.1
Free	43,731	92.4	-19.9	12.8	24.4
Protected	3,618	7.6	-22.3	1.3	9.6
TOTAL	47,349		-20.1	11.9	23.1
New	8,788	18.6	-23.6	3.4	11.5
Used	38,561	81.4	-19.3	14.0	26.3

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

Home sales made between natural persons accounted for 69.7% of the total home sales taking place in April 2022.

Registered housing sales percentage, according to transferor and owner

April 2022

Transferor	Owner	Percentage	%Variation	
			Monthly	Annual
Natural person	Natural person	69.7	0.7	1.0
Natural person	Legal entity	4.2	2.4	7.7
Legal entity	Natural person	20.5	-3.3	-7.7
Legal entity	Legal entity	5.6	1.8	14.3

Results by Autonomous Community

In April, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (742), La Rioja (712) and Castilla-La Mancha (656).

Canarias (23.4%), Andalucía (6.6%) and Principado de Asturias (3.7%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-18.4%), Comunidad de Madrid (-12.3%) and País Vasco (-6.4%) presented 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 (159), Andalucía (149) and Cataluña (133).

Properties transferred by Autonomous Community

April 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	173,396	-1.3	462	47,349	11.9	126
Andalucía	30,658	6.6	457	9,984	16.3	149
Aragón	6,776	2.6	654	1,260	18.9	122
Asturias, Principado de	4,187	3.7	506	861	19.4	104
Balears, Illes	4,547	-2.1	464	1,244	33.3	127
Canarias	6,373	23.4	345	1,959	31.0	106
Cantabria	2,503	2.5	534	589	-0.8	126
Castilla y León	14,179	2.5	742	2,066	19.9	108
Castilla - La Mancha	10,533	-4.3	656	2,072	17.4	129
Cataluña	24,603	-4.8	409	8,018	15.5	133
Comunitat Valenciana	21,339	-1.9	531	6,383	16.3	159
Extremadura	3,734	-2.0	443	766	-2.4	91
Galicia	8,732	3.1	401	1,666	7.0	77
Madrid, Comunidad de	18,498	-12.3	347	6,271	-2.7	118
Murcia, Región de	5,448	-5.4	463	1,502	0.9	128
Navarra, Comunidad Foral de	2,591	-18.4	505	542	6.1	106
País Vasco	6,746	-6.4	390	1,788	0.6	103
Rioja, La	1,770	-0.1	712	317	-9.9	128

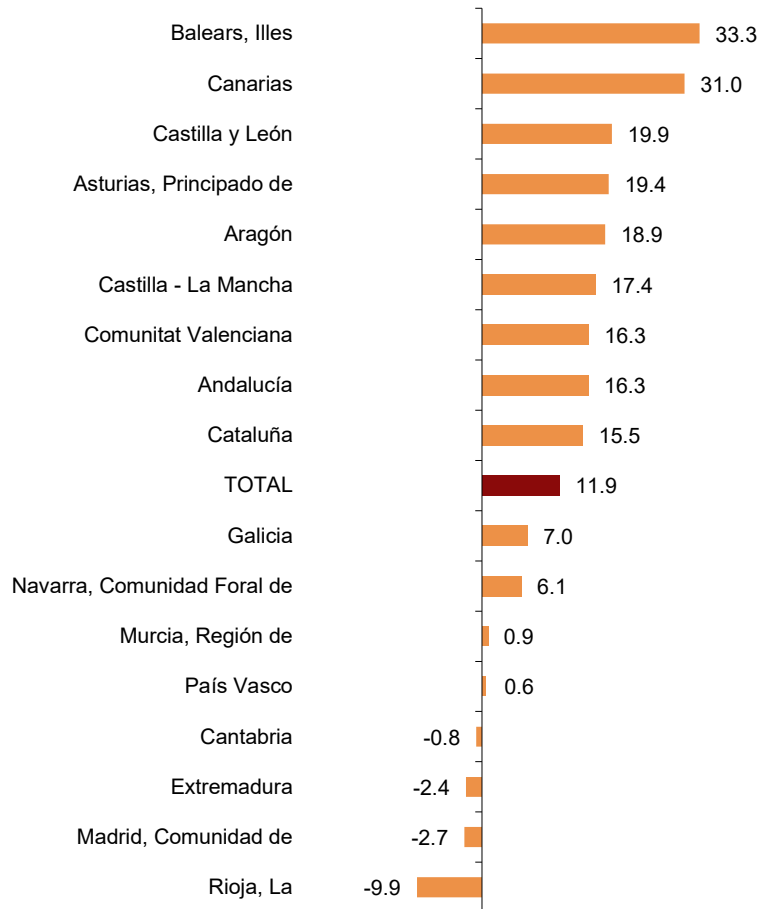
¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2021. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in April were Illes Balears (33.3%), Canarias (31.0%) and Castilla y León (19.9%).

In turn, La Rioja (-9.9%), Comunidad de Madrid (-2.7%) and Extremadura (-2.4%) registered the lowest decreases.

Annual variation in the number of housing sales by Autonomous Community

April 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 April 2023 are published, the final data for the same month of 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 April 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	173.396	34.720	81.539	6.977	50.160
Andalucía	30.658	4.845	16.320	1.479	8.014
Aragón	6.776	2.562	2.304	173	1.737
Asturias, Principado de	4.187	1.226	1.611	90	1.260
Balears, Illes	4.547	979	2.013	227	1.328
Canarias	6.373	639	3.803	216	1.715
Cantabria	2.503	628	1.015	78	782
Castilla y León	14.179	6.563	3.938	531	3.147
Castilla - La Mancha	10.533	3.981	3.683	757	2.112
Cataluña	24.603	2.060	13.001	1.255	8.287
Comunitat Valenciana	21.339	3.429	10.763	523	6.624
Extremadura	3.734	1.480	1.450	179	625
Galicia	8.732	2.581	3.300	212	2.639
Madrid, Comunidad de	18.498	581	10.845	623	6.449
Murcia, Región de	5.448	1.054	2.593	400	1.401
Navarra, Comunidad Foral de	2.591	802	1.043	70	676
País Vasco	6.746	655	3.136	76	2.879
Rioja, La	1.770	655	608	84	423
Ceuta	143	0	93	3	47
Melilla	36	0	20	1	15

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

	Rustic properties	Acquisition type					Other titles
		Sale	Donation	Swap	Inheritance		
TOTAL	34.720	12.961	1.436	231	13.700	6.392	
Andalucía	4.845	2.156	203	24	1.625	837	
Aragón	2.562	865	95	24	1.080	498	
Asturias, Principado de	1.226	425	27	26	571	177	
Balears, Illes	979	368	114	1	318	178	
Canarias	639	287	32	3	148	169	
Cantabria	628	183	20	2	372	51	
Castilla y León	6.563	2.065	197	46	2.892	1.363	
Castilla - La Mancha	3.981	1.665	188	36	1.500	592	
Cataluña	2.060	768	65	7	839	381	
Comunitat Valenciana	3.429	1.436	176	5	1.341	471	
Extremadura	1.480	689	20	4	590	177	
Galicia	2.581	765	27	26	1.047	716	
Madrid, Comunidad de	581	178	25	3	235	140	
Murcia, Región de	1.054	438	108	1	290	217	
Navarra, Comunidad Foral de	802	228	53	0	409	112	
País Vasco	655	209	62	11	195	178	
Rioja, La	655	236	24	12	248	135	
Ceuta	0	0	0	0	0	0	
Melilla	0	0	0	0	0	0	

April 2022. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	138.676	81.915	2.974	239	23.644	29.904
Andalucía	25.813	16.110	542	33	3.696	5.432
Aragón	4.214	2.303	43	0	906	962
Asturias, Principado de	2.961	1.616	27	0	687	631
Balears, Illes	3.568	2.154	234	8	414	758
Canarias	5.734	3.062	153	6	658	1.855
Cantabria	1.875	1.097	34	0	432	312
Castilla y León	7.616	4.059	286	11	1.651	1.609
Castilla - La Mancha	6.552	3.796	140	27	1.219	1.370
Cataluña	22.543	13.951	262	33	3.712	4.585
Comunitat Valenciana	17.910	10.514	383	59	3.167	3.787
Extremadura	2.254	1.278	39	2	583	352
Galicia	6.151	3.182	56	14	1.395	1.504
Madrid, Comunidad de	17.917	10.995	366	15	2.391	4.150
Murcia, Región de	4.394	2.614	195	6	565	1.014
Navarra, Comunidad Foral de	1.789	938	81	6	482	282
País Vasco	6.091	3.529	115	19	1.405	1.023
Rioja, La	1.115	608	18	0	233	256
Ceuta	143	86	0	0	38	19
Melilla	36	23	0	0	10	3

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	81.539	47.349	1.711	82	14.964	17.433
Andalucía	16.320	9.984	347	11	2.659	3.319
Aragón	2.304	1.260	21	0	505	518
Asturias, Principado de	1.611	861	18	0	413	319
Balears, Illes	2.013	1.244	129	0	218	422
Canarias	3.803	1.959	100	5	376	1.363
Cantabria	1.015	589	22	0	255	149
Castilla y León	3.938	2.066	133	1	953	785
Castilla - La Mancha	3.683	2.072	77	10	782	742
Cataluña	13.001	8.018	129	20	2.256	2.578
Comunitat Valenciana	10.763	6.383	233	9	2.002	2.136
Extremadura	1.450	766	26	1	425	232
Galicia	3.300	1.666	27	7	812	788
Madrid, Comunidad de	10.845	6.271	229	5	1.697	2.643
Murcia, Región de	2.593	1.502	100	1	369	621
Navarra, Comunidad Foral de	1.043	542	43	4	276	178
País Vasco	3.136	1.788	68	8	784	488
Rioja, La	608	317	9	0	145	137
Ceuta	93	48	0	0	31	14
Melilla	20	13	0	0	6	1

April 2022. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	47.349	43.731	3.618	8.788	38.561
Andalucía	9.984	9.118	866	2.003	7.981
Aragón	1.260	1.143	117	215	1.045
Asturias, Principado de	861	745	116	180	681
Balears, Illes	1.244	1.219	25	209	1.035
Canarias	1.959	1.895	64	370	1.589
Cantabria	589	529	60	77	512
Castilla y León	2.066	1.866	200	439	1.627
Castilla - La Mancha	2.072	1.942	130	357	1.715
Cataluña	8.018	7.470	548	1.401	6.617
Comunitat Valenciana	6.383	5.845	538	807	5.576
Extremadura	766	602	164	77	689
Galicia	1.666	1.585	81	345	1.321
Madrid, Comunidad de	6.271	5.950	321	1.544	4.727
Murcia, Región de	1.502	1.349	153	271	1.231
Navarra, Comunidad Foral de	542	468	74	165	377
País Vasco	1.788	1.655	133	269	1.519
Rioja, La	317	298	19	47	270
Ceuta	48	39	9	11	37
Melilla	13	13	0	1	12