

Statistics on Transfer of Property Rights (STPR)
April 2023. Provisional data

In April, the number of property transfers registered was 158,936 properties, that is 8.5% less than in the same month of the previous year

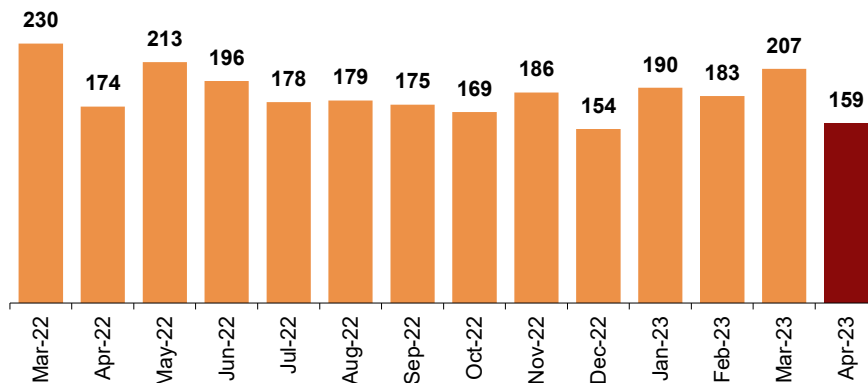
Registered housing sales decreased by 8.1%, as compared with April 2022

The number of property transfers recorded in the land registers (from previous public deeds) in April was 158,936, that is, 8.5% less than in the same month in 2022.

As for registered property sales, the number of transfers was 86,540, with an 8.4% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

April 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	158,936	-23.2	-8.5	-6.8
Sale	86,540	-21.9	-8.4	-5.9
Donation	3,824	-25.4	-13.4	-20.6
Swap	439	-45.1	-11.8	11.0
Inheritance	38,645	-24.5	2.5	2.6
Other titles ¹	29,488	-24.4	-19.5	-17.0

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

86.5% of registered sales in April were urban properties and 13.5% were rural properties. Among urban properties, 57.9% were housing sales.

In April, the number of rustic property sales decreased by 10.0% in the annual rate, while there was an 8.2% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 8.1%.

Sales registered by property type

April 2023

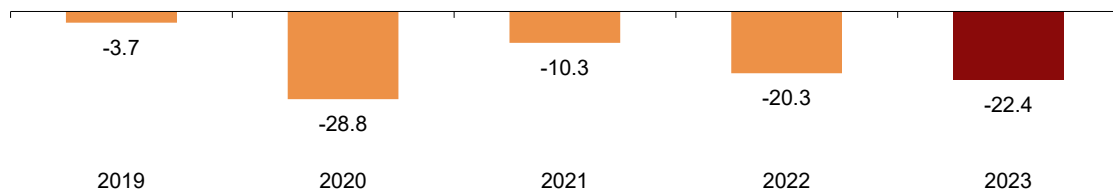
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	86,540		-21.9	-8.4	-5.9
Urban properties	74,820	86.5	-21.7	-8.2	-5.7
- Dwellings	43,311	57.9	-22.4	-8.1	-3.4
- Other urban properties	31,509	42.1	-20.7	-8.3	-8.8
Rustic properties	11,720	13.5	-23.4	-10.0	-7.1

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 March and April over the last five years. In 2023, the monthly rate was -22.4%; that is, 2.1 points less than 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

91.9% of housing transfers due to sales and purchases were free housing, and 8.1% protected housing.

In annual terms, the number of transfers of free dwellings by merchandising decreased by 8.5%, and that of protected dwellings did so by 3.6%.

19.1% of the dwellings transferred by sale in April were new, and 80.9% were used.

The number of new home transactions declined 4.2% compared to April 2022 and that of used homes 9.0%.

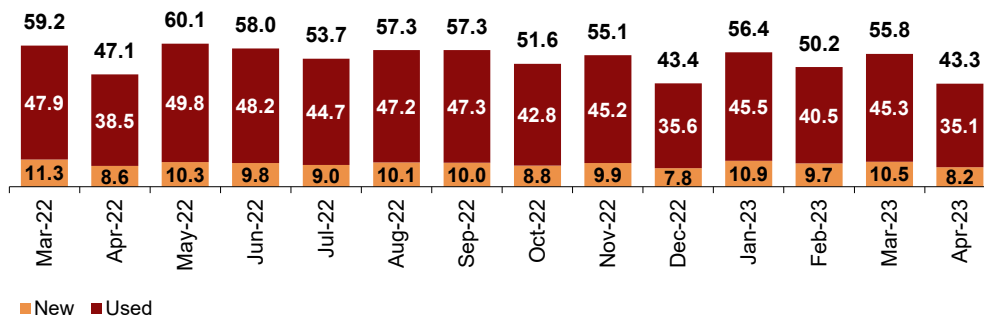
Number of registered housing sales

April 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	43,311		-22.4	-8.1	-3.4
Free	39,809	91.9	-22.4	-8.5	-3.6
Protected	3,502	8.1	-21.8	-3.6	-1.1
TOTAL	43,311		-22.4	-8.1	-3.4
New	8,254	19.1	-21.2	-4.2	-4.0
Used	35,057	80.9	-22.6	-9.0	-3.3

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in April was 29,533, that is, 10.2% less than in the same month of 2022.

Number of registered housing sales, according to transferor and owner

April 2023

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	43,311	-22.4	-8.1
Natural person	Natural person	29,533	-21.9	-10.2
Natural person	Legal entity	1,971	-25.9	0.2
Legal entity	Natural person	9,045	-21.5	-6.2
Legal entity	Legal entity	2,762	-27.2	4.2

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 (666), Cantabria (598) and Aragón (596).

Cantabria (14.3%), Extremadura (0.8%) and Comunitat Valenciana (0.3%) registered the only positive annual variation rates.

In turn, Illes Balears (-20.7%), Canarias (-20.0%) and La Rioja (-19.6%) 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 (166), Cantabria (135) and Andalucía (131).

Properties transferred by Autonomous Community

April 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	158,936	-8.5	420	43,311	-8.1	114
Andalucía	27,531	-9.6	407	8,878	-9.9	131
Aragón	6,192	-7.7	596	1,117	-7.4	107
Asturias, Principado de	3,995	-1.9	484	855	2.6	104
Balears, Illes	3,618	-20.7	365	1,003	-19.6	101
Canarias	5,215	-20.0	279	1,731	-14.5	93
Cantabria	2,819	14.3	598	637	11.6	135
Castilla y León	12,721	-9.7	666	1,974	-4.0	103
Castilla - La Mancha	9,186	-14.0	568	1,896	-7.4	117
Cataluña	21,493	-12.7	354	6,947	-13.1	114
Comunitat Valenciana	21,536	0.3	529	6,742	6.0	166
Extremadura	3,574	0.8	425	781	3.7	93
Galicia	8,591	-1.5	394	1,425	-15.2	65
Madrid, Comunidad de	17,474	-7.6	323	5,613	-11.8	104
Murcia, Región de	4,995	-8.3	420	1,520	1.2	128
Navarra, Comunidad Foral de	2,574	-11.5	497	515	-0.6	99
País Vasco	5,776	-13.0	333	1,348	-23.4	78
Rioja, La	1,423	-19.6	569	258	-18.6	103

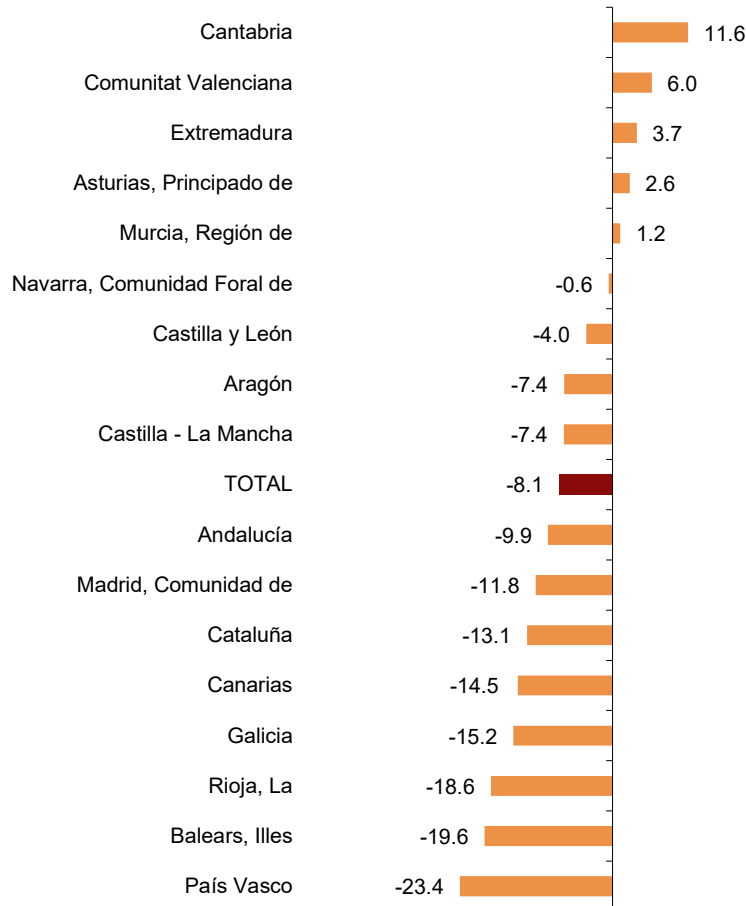
¹ These data have been calculated based on the provisional results of the population figures as at 01 July 2022. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in April were Cantabria (11.6%), Comunitat Valenciana (6.0%) and Extremadura (3.7%).

In turn, País Vasco (-23.4%), Illes Balears (-19.6%) and La Rioja (-18.6%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community

April 2023. Percentage



Revision and updating of data

Data for 2023 are provisional and will be reviewed when the data for the same period of the next year are published. In other words, when the data for April 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 of the results: the calendar month

Reference period of 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 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	158.936	33.283	73.311	5.960	46.382
Andalucía	27.531	4.722	14.127	1.035	7.647
Aragón	6.192	2.442	2.111	174	1.465
Asturias, Principado de	3.995	1.349	1.464	65	1.117
Balears, Illes	3.618	745	1.566	159	1.148
Canarias	5.215	571	2.875	261	1.508
Cantabria	2.819	972	1.065	58	724
Castilla y León	12.721	5.780	3.670	455	2.816
Castilla - La Mancha	9.186	3.219	3.113	1.018	1.836
Cataluña	21.493	2.023	11.224	948	7.298
Comunitat Valenciana	21.536	3.825	10.798	488	6.425
Extremadura	3.574	1.287	1.482	215	590
Galicia	8.591	2.748	3.068	265	2.510
Madrid, Comunidad de	17.474	657	10.070	313	6.434
Murcia, Región de	4.995	954	2.349	276	1.416
Navarra, Comunidad Foral de	2.574	854	983	58	679
País Vasco	5.776	700	2.688	109	2.279
Rioja, La	1.423	434	531	51	407
Ceuta	109	0	70	0	39
Melilla	114	1	57	12	44

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33.283	11.720	1.253	187	13.822	6.301
Andalucía	4.722	1.774	185	13	1.923	827
Aragón	2.442	733	71	53	877	708
Asturias, Principado de	1.349	415	31	4	631	268
Balears, Illes	745	273	123	4	212	133
Canarias	571	277	33	4	159	98
Cantabria	972	229	32	1	339	371
Castilla y León	5.780	1.943	185	25	2.765	862
Castilla - La Mancha	3.219	1.382	114	27	1.351	345
Cataluña	2.023	661	39	4	1.016	303
Comunitat Valenciana	3.825	1.498	200	8	1.527	592
Extremadura	1.287	526	44	5	533	179
Galicia	2.748	710	31	25	1.090	892
Madrid, Comunidad de	657	278	14	1	227	137
Murcia, Región de	954	408	82	2	292	170
Navarra, Comunidad Foral de	854	213	31	1	375	234
País Vasco	700	229	28	8	294	141
Rioja, La	434	171	10	2	210	41
Ceuta	0	0	0	0	0	0
Melilla	1	0	0	0	1	0

April 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	125.653	74.820	2.571	252	24.823	23.187
Andalucía	22.809	14.550	461	36	3.967	3.795
Aragón	3.750	1.972	70	17	851	840
Asturias, Principado de	2.646	1.525	22	2	664	433
Balears, Illes	2.873	1.821	140	19	372	521
Canarias	4.644	2.792	133	33	694	992
Cantabria	1.847	1.090	34	0	491	232
Castilla y León	6.941	3.592	201	8	1.787	1.353
Castilla - La Mancha	5.967	3.910	112	13	1.124	808
Cataluña	19.470	12.203	256	41	4.012	2.958
Comunitat Valenciana	17.711	10.958	427	35	3.171	3.120
Extremadura	2.287	1.192	71	5	604	415
Galicia	5.843	2.775	58	14	1.523	1.473
Madrid, Comunidad de	16.817	9.746	302	4	2.583	4.182
Murcia, Región de	4.041	2.577	144	2	589	729
Navarra, Comunidad Foral de	1.720	885	51	0	498	286
País Vasco	5.076	2.609	63	22	1.531	851
Rioja, La	989	498	25	0	321	145
Ceuta	109	43	0	1	20	45
Melilla	113	82	1	0	21	9

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	73.311	43.311	1.428	80	15.522	12.970
Andalucía	14.127	8.878	283	13	2.829	2.124
Aragón	2.111	1.117	41	2	490	461
Asturias, Principado de	1.464	855	10	1	385	213
Balears, Illes	1.566	1.003	67	8	193	295
Canarias	2.875	1.731	79	8	435	622
Cantabria	1.065	637	14	0	289	125
Castilla y León	3.670	1.974	95	2	973	626
Castilla - La Mancha	3.113	1.896	57	1	693	466
Cataluña	11.224	6.947	147	17	2.358	1.755
Comunitat Valenciana	10.798	6.742	229	7	1.987	1.833
Extremadura	1.482	781	39	2	446	214
Galicia	3.068	1.425	31	4	907	701
Madrid, Comunidad de	10.070	5.613	190	1	1.791	2.475
Murcia, Región de	2.349	1.520	76	0	376	377
Navarra, Comunidad Foral de	983	515	26	0	305	137
País Vasco	2.688	1.348	31	13	854	442
Rioja, La	531	258	12	0	183	78
Ceuta	70	28	0	1	16	25
Melilla	57	43	1	0	12	1

April 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	43.311	39.809	3.502	8.254	35.057
Andalucía	8.878	8.024	854	1.783	7.095
Aragón	1.117	973	144	220	897
Asturias, Principado de	855	755	100	161	694
Balears, Illes	1.003	983	20	210	793
Canarias	1.731	1.654	77	367	1.364
Cantabria	637	577	60	127	510
Castilla y León	1.974	1.745	229	397	1.577
Castilla - La Mancha	1.896	1.799	97	326	1.570
Cataluña	6.947	6.411	536	1.233	5.714
Comunitat Valenciana	6.742	6.228	514	976	5.766
Extremadura	781	601	180	106	675
Galicia	1.425	1.384	41	248	1.177
Madrid, Comunidad de	5.613	5.296	317	1.431	4.182
Murcia, Región de	1.520	1.386	134	281	1.239
Navarra, Comunidad Foral de	515	479	36	191	324
País Vasco	1.348	1.225	123	144	1.204
Rioja, La	258	231	27	36	222
Ceuta	28	20	8	2	26
Melilla	43	38	5	15	28