

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

In May, 200,906 properties were registered in the property registers, 5.4% fewer than in the same month of the previous year

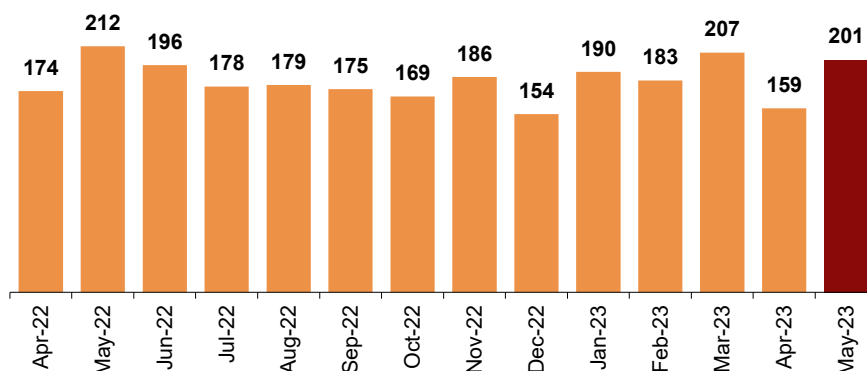
Registered housing sales decreased by 6.4% as compared with May 2022

The number of property transfers recorded in the land registers (from previously registered public deeds) in May was 200,906, that is, 5.4% fewer than in the same month in 2022.

As for registered property sales, the number of transfers was 109,714, with an 7.0% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

May 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	200,906	26.4	-5.4	-6.5
Sale	109,714	26.8	-7.0	-6.1
Donation	4,596	20.2	-10.3	-18.7
Swap	677	54.2	19.0	12.7
Inheritance	47,171	22.1	2.8	2.7
Other titles ¹	38,748	31.4	-9.6	-15.5

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

86.8% of registered sales in May were urban properties and 13.2% were rural properties. Among urban properties, 58.9% were housing sales.

In May, the number of rural property sales decreased by 6.7% in the annual rate, while there was a 7.0% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 6.4%.

Sales registered by property type

May 2023

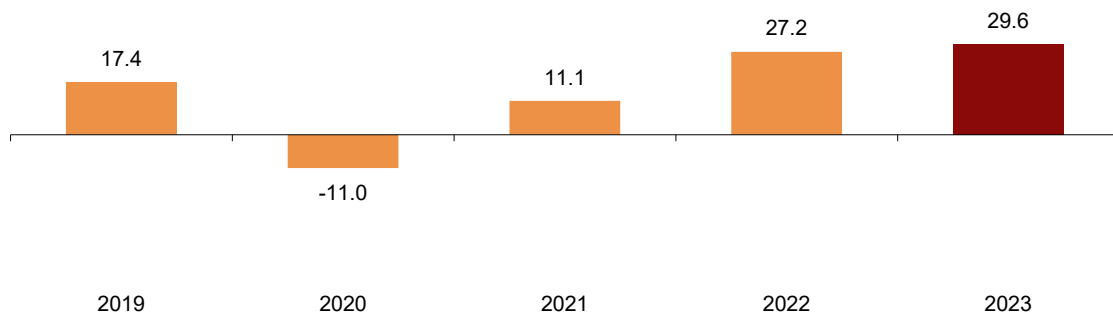
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	109,714		26.8	-7.0	-6.1
Urban properties	95,281	86.8	27.3	-7.0	-6.0
- Dwellings	56,137	58.9	29.6	-6.4	-4.1
- Other urban properties	39,144	41.1	24.2	-7.8	-8.6
Rustic properties	14,433	13.2	23.1	-6.7	-7.0

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 April and May over the last five years. In 2023, the monthly rate was 29.6%; that is, 2.4 points less than the previous year.

Monthly rate of the number of housing sales

Variation in May over April of the same year. Percentage



Registered housing sales, by social housing system and status

92.5% of housing transfers by sale in May were unrestricted housing, and 7.5% social housing.

In annual terms, the number of transfers of free dwellings by sale decreased by 5.8%, and that of protected dwellings did so by 13.4%.

19.0% of housing transfers by sale in May were new, and 81.0% were used.

The number of new home transactions rose 4.1% compared to May 2022, while that of used homes fell 8.6%.

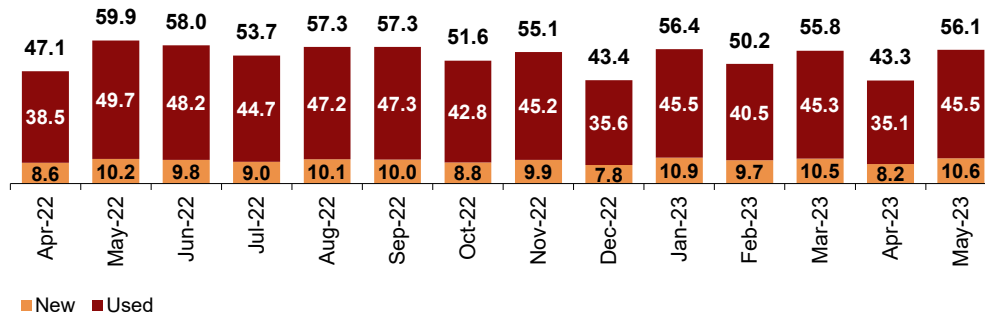
Number of registered housing sales

May 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	56,137		29.6	-6.4	-4.1
Free	51,939	92.5	30.5	-5.8	-4.1
Protected	4,198	7.5	19.9	-13.4	-3.9
TOTAL	56,137		29.6	-6.4	-4.1
New	10,658	19.0	29.1	4.1	-2.4
Used	45,479	81.0	29.7	-8.6	-4.5

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in May was 38,536, that is, 7.0% fewer than in the same month in 2022.

Number of registered housing sales, according to transferor and owner

May 2023

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	56,137	29.6	-6.4
Natural person	Natural person	38,536	30.5	-7.0
Natural person	Legal entity	2,721	38.1	14.9
Legal entity	Natural person	11,467	26.8	-0.8
Legal entity	Legal entity	3,413	23.6	-26.1

Results by Autonomous Community

In May, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castile and León (866), La Rioja (811) and Aragón (808).

Cantabria (18.8%), Asturias (7.8%) and Extremadura (5.0%) registered the highest annual variation rates.

In contrast, La Rioja (-21.8%), Madrid (-16.9%) and Basque (-14.6%), 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 Valencia (232), Cantabria (183) and Andalusia (173).

Properties transferred by Autonomous Community

May 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	200,906	-5.4	530	56,137	-6.4	148
Andalucía	34,303	-2.1	507	11,736	0.2	173
Aragón	8,397	-4.6	808	1,481	-2.7	142
Asturias, Principado de	4,997	7.8	605	1,101	8.6	133
Balears, Illes	5,322	-11.4	536	1,401	-17.1	141
Canarias	6,361	-12.0	340	2,239	-19.2	120
Cantabria	3,435	18.8	729	862	21.1	183
Castilla y León	16,530	0.7	866	2,583	7.9	135
Castilla - La Mancha	11,518	-6.1	712	2,364	-8.9	146
Cataluña	27,570	-4.3	454	9,000	-5.0	148
Comunitat Valenciana	29,228	-5.2	718	9,453	-1.3	232
Extremadura	4,847	5.0	576	944	0.4	112
Galicia	9,835	1.0	451	1,644	-10.7	75
Madrid, Comunidad de	19,324	-16.9	357	6,478	-20.5	120
Murcia, Región de	6,082	-8.9	511	1,855	-8.7	156
Navarra, Comunidad Foral de	2,961	-5.0	572	616	3.7	119
País Vasco	7,798	-14.6	450	1,875	-18.5	108
Rioja, La	2,027	-21.8	811	360	-37.0	144

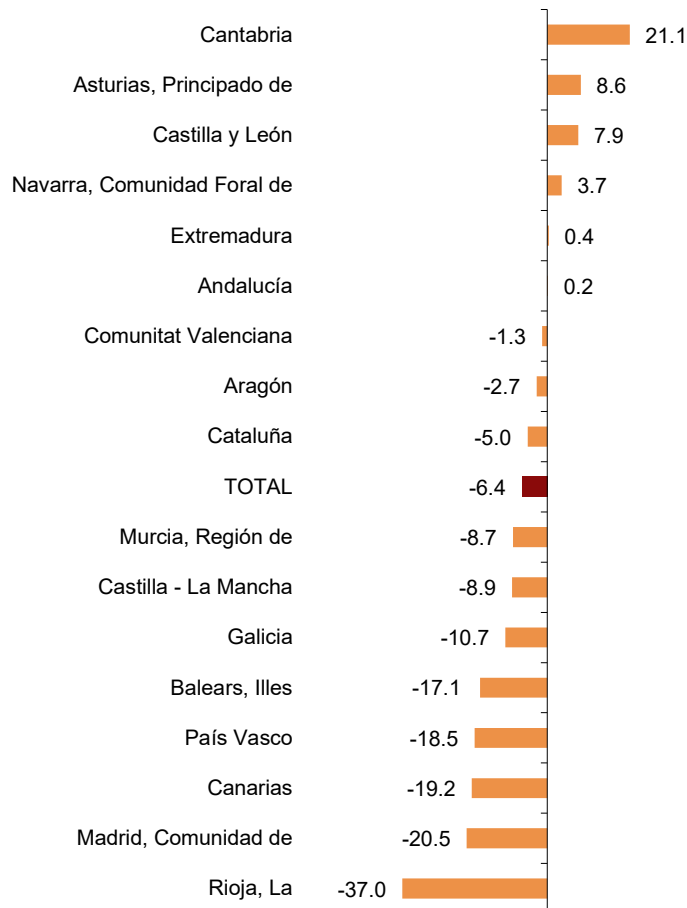
¹ These data have been calculated based on the provisional results of the population figures as at 01 July 2022. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in May were Cantabria (21.1%), Asturias (8.6%) and Castile and León (7.9%).

In contrast, La Rioja (-37.0%), Madrid (-20.5%) and Canarias (-19.2%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community

May 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 May 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, nationally, 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, on the basis of a partnership agreement signed in 2004 by both institutions. <http://www.registradores.org/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 rural and urban properties (dwellings, plots and other urban properties)

Collection method: administrative registers from Association of Land 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 May 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	200.906	42.084	93.085	7.272	58.465
Andalucía	34.303	5.627	18.019	1.413	9.244
Aragón	8.397	3.430	2.720	206	2.041
Asturias, Principado de	4.997	1.626	1.875	154	1.342
Balears, Illes	5.322	948	2.146	268	1.960
Canarias	6.361	746	3.401	351	1.863
Cantabria	3.435	825	1.389	96	1.125
Castilla y León	16.530	7.470	4.655	600	3.805
Castilla - La Mancha	11.518	4.683	3.855	844	2.136
Cataluña	27.570	2.341	14.670	1.221	9.338
Comunitat Valenciana	29.228	4.603	15.040	620	8.965
Extremadura	4.847	1.749	1.932	293	873
Galicia	9.835	3.456	3.426	279	2.674
Madrid, Comunidad de	19.324	748	11.409	396	6.771
Murcia, Región de	6.082	1.208	2.950	194	1.730
Navarra, Comunidad Foral de	2.961	996	1.145	100	720
País Vasco	7.798	905	3.539	126	3.228
Rioja, La	2.027	703	695	95	534
Ceuta	234	19	134	8	73
Melilla	137 0	1 0	85 0	8 0	43

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	42.084	14.433	1.528	327	17.318	8.478
Andalucía	5.627	2.287	189	30	2.136	985
Aragón	3.430	1.232	182	32	1.355	629
Asturias, Principado de	1.626	504	34	10	813	265
Balears, Illes	948	408	87	4	270	179
Canarias	746	288	39	1	235	183
Cantabria	825	269	22	8	408	118
Castilla y León	7.470	2.005	286	44	3.260	1.875
Castilla - La Mancha	4.683	1.633	116	36	1.903	995
Cataluña	2.341	768	52	5	1.138	378
Comunitat Valenciana	4.603	1.969	211	25	1.784	614
Extremadura	1.749	602	62	32	807	246
Galicia	3.456	857	30	42	1.250	1.277
Madrid, Comunidad de	748	278	22	1	328	119
Murcia, Región de	1.208	508	74	7	425	194
Navarra, Comunidad Foral de	996	220	73	5	549	149
País Vasco	905	334	37	20	380	134
Rioja, La	703	262	12	25	272	132
Ceuta	19	8	0	0	5	6
Melilla	1	1	0	0	0	0

May 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	158.822	95.281	3.068	350	29.853	30.270
Andalucía	28.676	18.629	551	61	4.623	4.812
Aragón	4.967	2.695	54	4	1.133	1.081
Asturias, Principado de	3.371	1.952	30	3	863	523
Balears, Illes	4.374	2.682	174	5	568	945
Canarias	5.615	3.624	171	10	730	1.080
Cantabria	2.610	1.555	54	0	592	409
Castilla y León	9.060	4.919	224	12	2.145	1.760
Castilla - La Mancha	6.835	4.278	175	6	1.252	1.124
Cataluña	25.229	15.250	309	130	4.805	4.735
Comunitat Valenciana	24.625	15.234	495	30	4.340	4.526
Extremadura	3.098	1.566	114	3	862	553
Galicia	6.379	3.179	44	10	1.467	1.679
Madrid, Comunidad de	18.576	11.038	326	25	3.097	4.090
Murcia, Región de	4.874	3.026	166	8	685	989
Navarra, Comunidad Foral de	1.965	1.024	46	8	579	308
País Vasco	6.893	3.717	91	24	1.716	1.345
Rioja, La	1.324	684	39	5	329	267
Ceuta	215	125	4	1	46	39
Melilla	136	104	1	5	21	5

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	93.085	56.137	1.780	112	18.719	16.337
Andalucía	18.019	11.736	346	15	3.167	2.755
Aragón	2.720	1.481	32	1	653	553
Asturias, Principado de	1.875	1.101	23	1	536	214
Balears, Illes	2.146	1.401	96	3	301	345
Canarias	3.401	2.239	105	7	469	581
Cantabria	1.389	862	29	0	330	168
Castilla y León	4.655	2.583	100	3	1.143	826
Castilla - La Mancha	3.855	2.364	84	1	790	616
Cataluña	14.670	9.000	162	38	2.978	2.492
Comunitat Valenciana	15.040	9.453	305	11	2.806	2.465
Extremadura	1.932	944	76	2	599	311
Galicia	3.426	1.644	24	3	870	885
Madrid, Comunidad de	11.409	6.478	210	6	2.128	2.587
Murcia, Región de	2.950	1.855	104	4	453	534
Navarra, Comunidad Foral de	1.145	616	24	3	333	169
País Vasco	3.539	1.875	36	12	931	685
Rioja, La	695	360	21	0	188	126
Ceuta	134	80	2	0	27	25
Melilla	85	65	1	2	17	0

May 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	56.137	51.939	4.198	10.658	45.479
Andalucía	11.736	10.722	1.014	2.394	9.342
Aragón	1.481	1.337	144	319	1.162
Asturias, Principado de	1.101	990	111	198	903
Balears, Illes	1.401	1.376	25	279	1.122
Canarias	2.239	2.158	81	456	1.783
Cantabria	862	780	82	85	777
Castilla y León	2.583	2.297	286	540	2.043
Castilla - La Mancha	2.364	2.228	136	431	1.933
Cataluña	9.000	8.312	688	1.523	7.477
Comunitat Valenciana	9.453	8.784	669	1.363	8.090
Extremadura	944	731	213	151	793
Galicia	1.644	1.598	46	340	1.304
Madrid, Comunidad de	6.478	6.165	313	1.642	4.836
Murcia, Región de	1.855	1.682	173	363	1.492
Navarra, Comunidad Foral de	616	567	49	227	389
País Vasco	1.875	1.754	121	263	1.612
Rioja, La	360	330	30	53	307
Ceuta	80	66	14	16	64
Melilla	65	62	3	15	50