

14 September 2020

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

In July, 144,522 properties were registered in the land registers, 21.5% less than in the same month of the previous year and 28.6% more than in June 2020

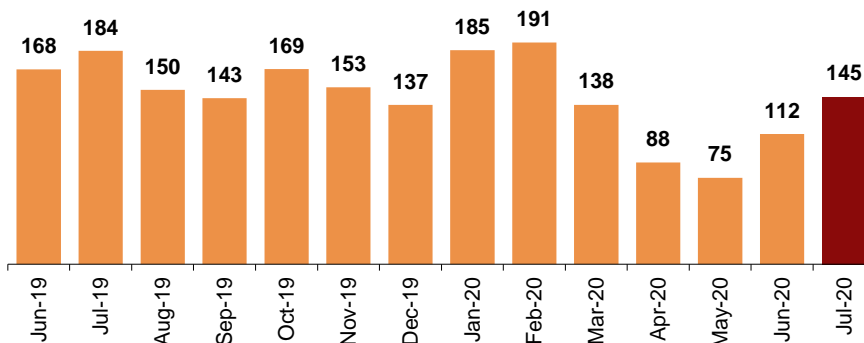
Registered home sales decreased by 32.4% compared to July 2019 and increased by 20.0% compared to June 2020

The number of property transfers recorded in the land registers (from previously registered public deeds) was 144,522 in July; that is, 21.5% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 71,139, with a 25.3% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition July 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	144,522	28.6	-21.5	-28.3
Sale	71,139	31.7	-25.3	-27.0
Donation	4,758	56.3	7.9	-7.4
Swap	414	1.0	-16.0	-31.9
Inheritance	34,442	43.4	-10.7	-29.6
Other titles ¹	33,769	9.3	-25.8	-31.0

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

In July, 83.6% of registered sales corresponded to urban properties and 16.4% to rustic properties. Among urban properties, 54.9% were housing sales.

In July, the number of rustic property sales decreased by 1.1% in the annual rate, while there was a 28.7% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 32.4%.

Sales registered by property type

July 2020

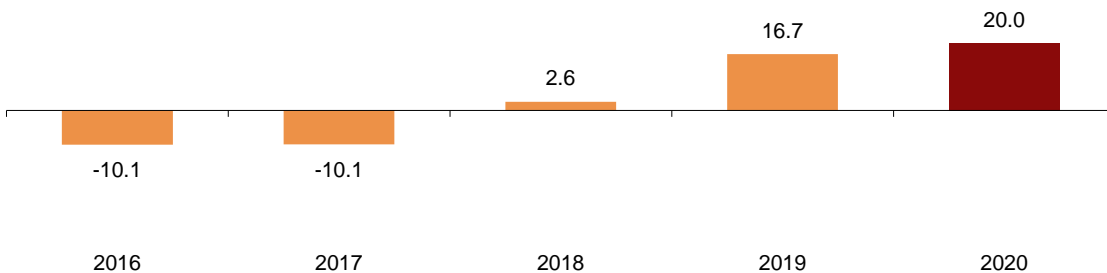
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	71,139		31.7	-25.3	-27.0
Urban properties	59,507	83.6	28.2	-28.7	-26.6
- Dwellings	32,654	54.9	20.0	-32.4	-25.8
- Other urban properties	26,853	45.1	39.9	-23.6	-27.7
Rustic properties	11,632	16.4	53.4	-1.1	-29.3

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 June and July in the last five years. In 2020, the monthly rate was 20.0%, that is, 3.3 points more than the previous year.

Monthly rate of the number of housing sales

Variation in July over June of the same year. Percentage



Registered housing sales, by protection system and status

In July, 89.0% of the dwellings transferred by sale were free-market dwellings and 11.0% were protected dwellings.

In annual terms, the number of transfers of free dwellings by merchanting decreased by 33.8%, and that of protected dwellings did so by 18.9%.

In July, 20.7% of the dwellings transferred by sale were new and 79.3% were used.

The number of new home transactions fell 21.2% compared to July 2019 and that of used homes 34.9%.

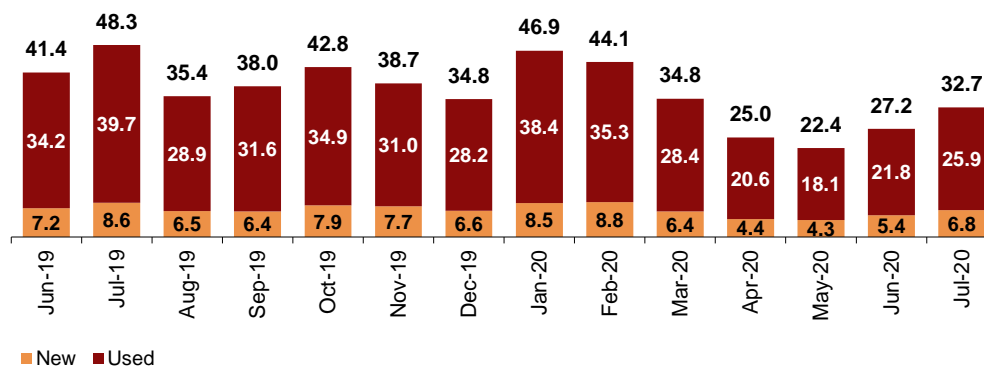
Number of registered housing sales

July 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	32,654		20.0	-32.4	-25.8
Free	29,068	89.0	17.1	-33.8	-25.3
Protected	3,586	11.0	49.7	-18.9	-30.5
TOTAL	32,654		20.0	-32.4	-25.8
New	6,767	20.7	24.7	-21.2	-22.8
Used	25,887	79.3	18.8	-34.9	-26.5

Number of registered housing sales

In thousands



Results by Autonomous Community

In July, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ was highest in La Rioja (713), Castilla y León (634) and Castilla-La Mancha (599).

País Vasco was the only autonomous community with a positive annual variation rate (2.4%). In turn, Castilla y León (2.1%) and Principado de Asturias (-8.7%) registered the lowest increases.

Canarias (-41.1%), Comunidad de Madrid (-34.6%) and Cataluña (-28.3%), registered the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (118), País Vasco (116) and La Rioja (112).

Properties transferred by Autonomous Community

July 2020

	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	144,522	-21.5	388	32,654	-32.4	88
Andalucía	24,548	-21.3	370	6,620	-30.5	100
Aragón	5,600	-20.1	537	975	-25.5	93
Asturias, Principado de	3,610	-8.7	432	662	-15.1	79
Balears, Illes	3,603	-24.7	375	726	-42.9	76
Canarias	4,288	-41.1	236	1,143	-54.8	63
Cantabria	1,891	-9.7	406	363	-26.8	78
Castilla y León	12,199	-4.0	634	1,423	-26.9	74
Castilla - La Mancha	9,538	-10.3	599	1,461	-30.5	92
Cataluña	20,619	-28.3	346	5,032	-36.5	85
Comunitat Valenciana	19,258	-22.1	486	4,676	-35.9	118
Extremadura	3,427	-17.3	405	634	-16.9	75
Galicia	7,353	-18.2	336	1,135	-24.3	52
Madrid, Comunidad de	13,527	-34.6	257	3,890	-41.1	74
Murcia, Región de	4,807	-21.2	417	1,236	-24.7	107
Navarra, Comunidad Foral de	1,890	-26.9	372	351	-24.0	69
País Vasco	6,484	2.4	375	2,010	14.7	116
Rioja, La	1,760	-11.6	713	276	-24.6	112

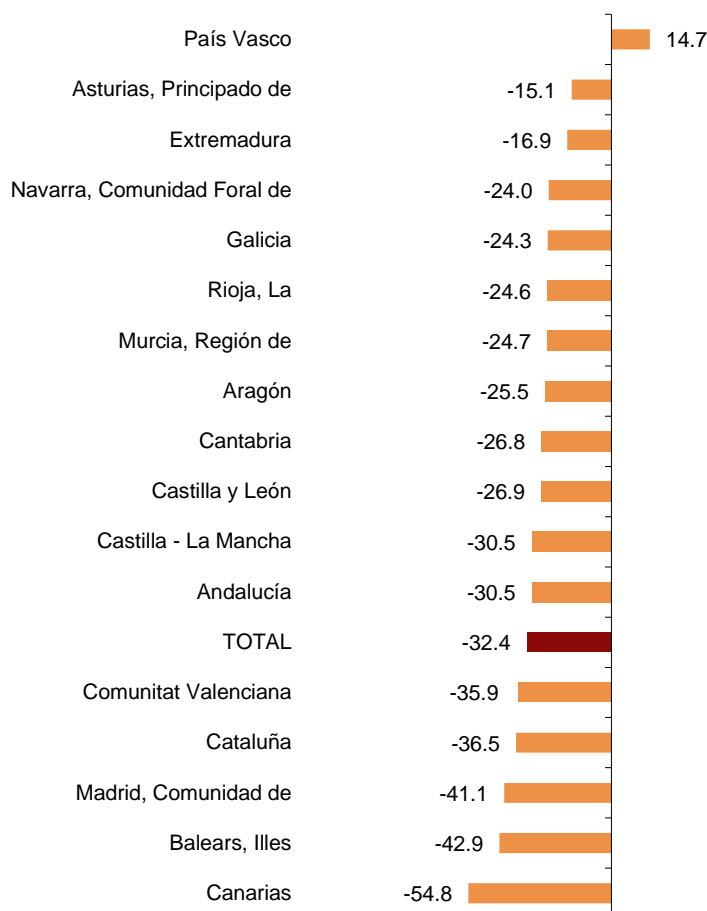
¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2020. Only the population aged 18 to 84 years old is considered in these figures.

The only autonomous community in which the number of house sales increased in July was País Vasco (14.7%). The lowest decreases occurred in País Vasco (-15.1%) and Extremadura (-16.9%).

In turn, Canarias (-54.8%), Illes Balears (-42.9%) and Comunidad de Madrid (-41.1%) registered the highest decreases.

Annual variation in the number of housing sales by Autonomous Community

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

Coinciding with today's publication, the INE has updated the data for the Transfer of Property Rights series for the months of July to December 2019, as well as the annual data for 2019. The results are available at INEBase.

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>

For further information see **INEbase**: www.ine.es/en/ Twitter: @es_ine

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Statistics on Transfer of Property Rights July 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
TOTAL	144,522	32,223	62,829	7,015	42,455
Andalucía	24,548	4,860	11,900	1,319	6,469
Aragón	5,600	2,187	1,868	139	1,406
Asturias, Principado de	3,610	1,272	1,343	58	937
Balears, Illes	3,603	824	1,514	160	1,105
Canarias	4,288	494	2,093	207	1,494
Cantabria	1,891	538	689	29	635
Castilla y León	12,199	5,328	2,837	1,270	2,764
Castilla - La Mancha	9,538	4,550	2,653	625	1,710
Cataluña	20,619	1,875	10,730	1,046	6,968
Comunitat Valenciana	19,258	3,566	9,092	484	6,116
Extremadura	3,427	1,127	1,376	182	742
Galicia	7,353	2,329	2,604	210	2,210
Madrid, Comunidad de	13,527	511	7,405	635	4,976
Murcia, Región de	4,807	971	2,205	256	1,375
Navarra, Comunidad Foral de	1,890	615	694	95	486
País Vasco	6,484	572	3,186	259	2,467
Rioja, La	1,760	604	558	40	558
Ceuta	70	0	45	0	25
Melilla	50	0	37	1	12

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	32,223	11,632	1,448	201	12,544	6,398
Andalucía	4,860	1,936	241	27	1,688	968
Aragón	2,187	739	130	18	864	436
Asturias, Principado de	1,272	382	31	2	684	173
Balears, Illes	824	237	118	3	282	184
Canarias	494	216	43	0	108	127
Cantabria	538	129	20	0	276	113
Castilla y León	5,328	1,430	51	39	2,328	1,480
Castilla - La Mancha	4,550	2,002	214	56	1,658	620
Cataluña	1,875	583	84	3	822	383
Comunitat Valenciana	3,566	1,478	233	6	1,322	527
Extremadura	1,127	450	16	2	547	112
Galicia	2,329	748	49	25	866	641
Madrid, Comunidad de	511	247	41	2	101	120
Murcia, Región de	971	436	85	3	252	195
Navarra, Comunidad Foral de	615	177	37	5	286	110
País Vasco	572	215	20	4	251	82
Rioja, La	604	227	35	6	209	127
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

July 2020. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	112,299	59,507	3,310	213	21,898	27,371
Andalucía	19,688	11,373	820	34	3,279	4,182
Aragón	3,413	1,791	47	1	654	920
Asturias, Principado de	2,338	1,152	35	4	570	577
Balears, Illes	2,779	1,417	269	4	489	600
Canarias	3,794	1,972	148	14	648	1,012
Cantabria	1,353	760	45	0	336	212
Castilla y León	6,871	3,259	29	11	1,417	2,155
Castilla - La Mancha	4,988	2,693	161	17	970	1,147
Cataluña	18,744	9,516	295	46	4,002	4,885
Comunitat Valenciana	15,692	8,072	443	14	3,178	3,985
Extremadura	2,300	1,127	32	11	612	518
Galicia	5,024	2,309	71	23	1,225	1,396
Madrid, Comunidad de	13,016	7,222	539	16	2,236	3,003
Murcia, Región de	3,836	2,144	229	3	523	937
Navarra, Comunidad Foral de	1,275	635	39	1	362	238
País Vasco	5,912	3,453	81	8	1,119	1,251
Rioja, La	1,156	547	26	4	252	327
Ceuta	70	39	0	0	16	15
Melilla	50	26	1	2	10	11

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	62,829	32,654	1,918	82	13,937	14,238
Andalucía	11,900	6,620	498	12	2,314	2,456
Aragón	1,868	975	22	1	389	481
Asturias, Principado de	1,343	662	26	4	354	297
Balears, Illes	1,514	726	162	0	299	327
Canarias	2,093	1,143	85	3	410	452
Cantabria	689	363	23	0	207	96
Castilla y León	2,837	1,423	13	2	777	622
Castilla - La Mancha	2,653	1,461	78	7	584	523
Cataluña	10,730	5,032	159	18	2,492	3,029
Comunitat Valenciana	9,092	4,676	266	8	2,066	2,076
Extremadura	1,376	634	21	7	417	297
Galicia	2,604	1,135	37	6	739	687
Madrid, Comunidad de	7,405	3,890	334	9	1,555	1,617
Murcia, Región de	2,205	1,236	123	1	326	519
Navarra, Comunidad Foral de	694	351	17	1	208	117
País Vasco	3,186	2,010	44	1	631	500
Rioja, La	558	276	9	0	147	126
Ceuta	45	21	0	0	14	10
Melilla	37	20	1	2	8	6

July 2020. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	32,654	29,068	3,586	6,767	25,887
Andalucía	6,620	5,915	705	1,508	5,112
Aragón	975	889	86	252	723
Asturias, Principado de	662	550	112	206	456
Balears, Illes	726	717	9	157	569
Canarias	1,143	1,107	36	238	905
Cantabria	363	339	24	100	263
Castilla y León	1,423	1,260	163	227	1,196
Castilla - La Mancha	1,461	1,347	114	276	1,185
Cataluña	5,032	4,605	427	876	4,156
Comunitat Valenciana	4,676	4,208	468	711	3,965
Extremadura	634	465	169	93	541
Galicia	1,135	1,078	57	229	906
Madrid, Comunidad de	3,890	3,618	272	1,161	2,729
Murcia, Región de	1,236	1,083	153	251	985
Navarra, Comunidad Foral de	351	296	55	111	240
País Vasco	2,010	1,301	709	298	1,712
Rioja, La	276	253	23	63	213
Ceuta	21	18	3	10	11
Melilla	20	19	1	0	20