

20 September 2023

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

**In July, 170,109 properties were entered in the property registers, 4.7% fewer than in the same month of the previous year**

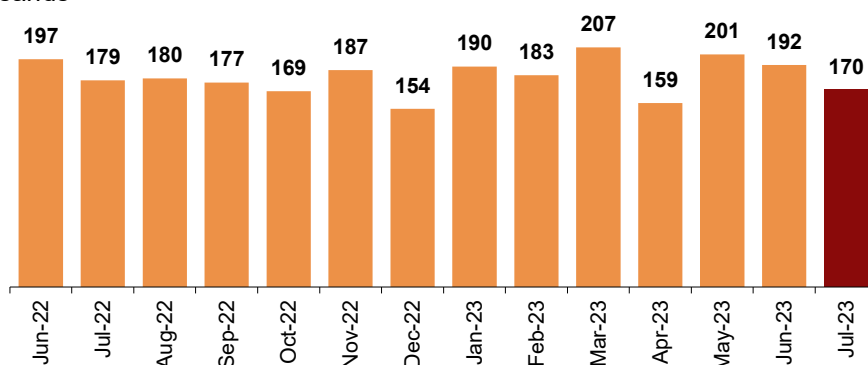
**Registered housing sales decreased by 10.5% as compared with July 2022**

The number of property transfers recorded in the land registers (from previously registered public deeds) in July was 170,109, that is, 4.7% fewer than in the same month in 2022.

As for registered property sales, the number of transfers was 92,262, with an 8.7% annual decrease.

**Property transfers recorded in land registers**

In thousands



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

July 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	170,109	-11.3	-4.7	-5.7
Sale	92,262	-13.0	-8.7	-5.8
Donation	3,913	-9.1	-5.4	-15.8
Swap	508	-6.8	22.1	13.7
Inheritance	40,202	-10.4	3.5	2.6
Other titles <sup>1</sup>	33,224	-7.7	-2.6	-13.0

<sup>1</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.

## Sales recorded in land registers

87.8% of registered sales in July were urban properties and 12.2% were rural properties. Among urban properties, 59.6% were housing sales.

In July, the number of rural property sales decreased by 6.0% in the annual rate, while there was a 9.1% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 10.5%.

## Sales registered by property type

July 2023

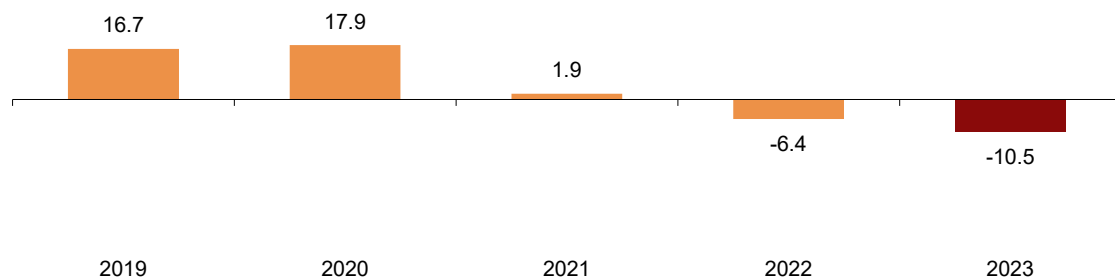
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	92,262		-13.0	-8.7	-5.8
Urban properties	81,005	87.8	-13.1	-9.1	-5.7
- Dwellings	48,303	59.6	-10.5	-10.5	-5.3
- Other urban properties	32,702	40.4	-16.6	-6.8	-6.2
Rustic properties	11,257	12.2	-12.5	-6.0	-6.8

## 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 June and July over the last five years. In 2023, the monthly rate was -10.5%; that is, 4.1 points less 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 social housing system and status

92.7% of housing transfers by sale in July were unrestricted housing, and 7.3% social housing.

In annual terms, the number of transfers of free dwellings by sale decreased by 10.0%, and that of protected dwellings did so by 16.5%.

17.1% of housing transfers by sale in July were new, and 82.9% were used.

The number of new home transactions declined 7.4% compared to July 2022 and that of used homes 11.2%.

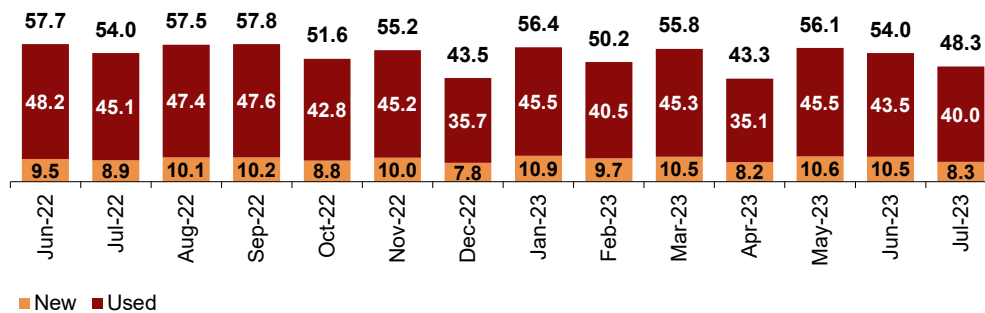
## Number of registered housing sales

July 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	48,303		-10.5	-10.5	-5.3
Free	44,766	92.7	-10.2	-10.0	-5.2
Protected	3,537	7.3	-14.7	-16.5	-6.4
TOTAL	48,303		-10.5	-10.5	-5.3
New	8,267	17.1	-21.0	-7.4	-1.2
Used	40,036	82.9	-8.0	-11.2	-6.2

## Number of registered housing sales

In thousands



## Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in July was 33,068, that is, 12.4% fewer than in the same month in 2022.

## Number of registered housing sales, according to transferor and owner

July 2023

Transferor	Owner	Total	% Variation	
			Monthly	Annual
TOTAL	TOTAL	48,303	-10.5	-10.5
Natural person	Natural person	33,068	-10.7	-12.4
Natural person	Legal entity	2,340	-9.6	3.9
Legal entity	Natural person	9,765	-13.6	-5.5
Legal entity	Legal entity	3,130	1.2	-14.6

## Results by Autonomous Community

In July, the total number of property transfers recorded in the land registries per 100,000 inhabitants<sup>1</sup> reached its highest values in Castilla y León (711), Castilla–La Mancha (629) and Aragón (624).

Extremadura (8.1%), Castilla y León and País Vasco (both 0.2%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-23.7%), La Rioja (-16.0%) and Illes Balears (-15.4%) 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 (189), Región de Murcia (149) and Andalucía (144).

## Properties transferred by Autonomous Community

July 2023

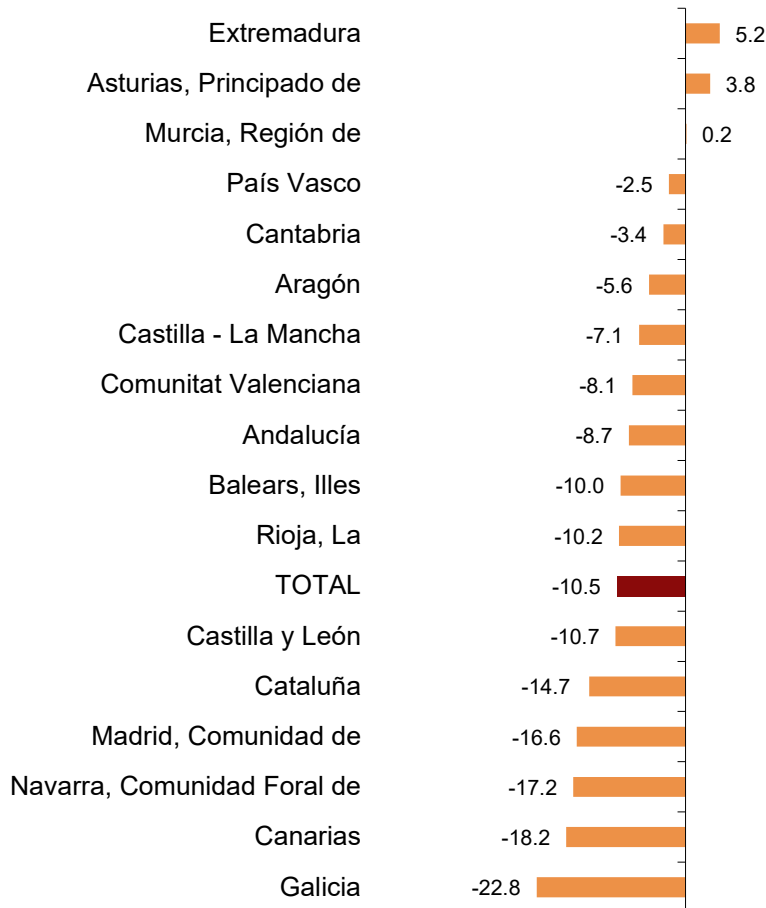
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>	Number	% Annual variation	Number per hundred thousand inhabitants <sup>1</sup>
TOTAL	170,109	-4.7	440	48,303	-10.5	125
Andalucía	29,557	-2.9	432	9,891	-8.7	144
Aragón	6,719	0.1	624	1,319	-5.6	122
Asturias, Principado de	4,107	-3.7	495	966	3.8	116
Balears, Illes	4,248	-15.4	432	1,248	-10.0	127
Canarias	5,738	-12.0	311	1,931	-18.2	105
Cantabria	2,471	-0.3	518	656	-3.4	137
Castilla y León	13,659	0.2	711	2,220	-10.7	116
Castilla - La Mancha	10,384	-1.6	629	2,214	-7.1	134
Cataluña	23,962	-9.2	378	7,726	-14.7	122
Comunitat Valenciana	24,561	-5.5	581	7,973	-8.1	189
Extremadura	3,985	8.1	471	782	5.2	92
Galicia	7,675	-10.3	350	1,426	-22.8	65
Madrid, Comunidad de	17,145	-1.3	310	5,431	-16.6	98
Murcia, Región de	5,555	-1.3	456	1,819	0.2	149
Navarra, Comunidad Foral de	1,894	-23.7	356	424	-17.2	80
País Vasco	6,719	0.2	376	1,843	-2.5	103
Rioja, La	1,498	-16.0	584	336	-10.2	131

<sup>1</sup> These data have been calculated based on the provisional results of the population figures as of 01 July 2023. 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 July were Extremadura (5.2%), Principado de Asturias (3.8%) and Región de Murcia (0.2%).

In turn, Galicia (-22.8%), Canarias (-18.2%) and Comunidad Foral de Navarra (-17.2%) registered the highest decreases.

## Annual variation in the number of housing sales by Autonomous Community July 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 July 2024 are published, the final data for the same month in 2023 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 2022, as well as the annual data for 2022. 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, 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](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>

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information, see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

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## Statistics on Transfer of Property Rights July 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	170,109	34,043	80,369	6,716	48,981
Andalucía	29,557	4,419	15,868	1,377	7,893
Aragón	6,719	2,611	2,324	179	1,605
Asturias, Principado de	4,107	1,271	1,643	112	1,081
Balears, Illes	4,248	769	1,876	232	1,371
Canarias	5,738	682	3,057	260	1,739
Cantabria	2,471	556	1,099	57	759
Castilla y León	13,659	6,035	4,056	530	3,038
Castilla - La Mancha	10,384	3,916	3,582	763	2,123
Cataluña	23,962	2,124	12,456	1,249	8,133
Comunitat Valenciana	24,561	4,064	12,644	538	7,315
Extremadura	3,985	1,489	1,509	290	697
Galicia	7,675	2,628	2,732	161	2,154
Madrid, Comunidad de	17,145	608	10,060	583	5,894
Murcia, Región de	5,555	1,059	2,763	188	1,545
Navarra, Comunidad Foral de	1,894	514	768	42	570
País Vasco	6,719	785	3,208	105	2,621
Rioja, La	1,498	506	578	46	368
Ceuta	115	7	72	4	32
Melilla	117	0	74	0	43

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	34,043	11,257	1,186	272	14,300	7,028
Andalucía	4,419	1,619	174	14	1,822	790
Aragón	2,611	832	132	32	1,017	598
Asturias, Principado de	1,271	431	24	4	606	206
Balears, Illes	769	281	44	2	298	144
Canarias	682	324	37	0	187	134
Cantabria	556	123	14	0	332	87
Castilla y León	6,035	1,599	174	79	2,621	1,562
Castilla - La Mancha	3,916	1,447	122	29	1,627	691
Cataluña	2,124	595	33	12	1,233	251
Comunitat Valenciana	4,064	1,641	150	20	1,514	739
Extremadura	1,489	468	72	5	725	219
Galicia	2,628	776	29	27	1,004	792
Madrid, Comunidad de	608	181	27	5	168	227
Murcia, Región de	1,059	385	86	3	398	187
Navarra, Comunidad Foral de	514	137	21	11	247	98
País Vasco	785	181	41	18	319	226
Rioja, La	506	234	5	11	180	76
Ceuta	7	3	1	0	2	1
Melilla	0	0	0	0	0	0

## July 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>136,066</b>	<b>81,005</b>	<b>2,727</b>	<b>236</b>	<b>25,902</b>	<b>26,196</b>
Andalucía	25,138	15,720	550	40	3,999	4,829
Aragón	4,108	2,329	60	9	905	805
Asturias, Principado de	2,836	1,664	34	4	749	385
Balears, Illes	3,479	2,274	128	4	488	585
Canarias	5,056	3,175	201	9	738	933
Cantabria	1,915	1,057	38	0	523	297
Castilla y León	7,624	4,026	175	25	1,819	1,579
Castilla - La Mancha	6,468	4,053	149	14	1,207	1,045
Cataluña	21,838	13,291	252	36	4,409	3,850
Comunitat Valenciana	20,497	12,739	390	31	3,713	3,624
Extremadura	2,496	1,210	69	8	682	527
Galicia	5,047	2,659	48	7	1,081	1,252
Madrid, Comunidad de	16,537	9,009	343	11	2,817	4,357
Murcia, Región de	4,496	2,813	132	19	624	908
Navarra, Comunidad Foral de	1,380	791	42	2	389	156
País Vasco	5,934	3,451	90	17	1,472	904
Rioja, La	992	580	19	0	251	142
Ceuta	108	74	2	0	18	14
Melilla	117	90	5	0	18	4

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

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
<b>TOTAL</b>	<b>80,369</b>	<b>48,303</b>	<b>1,575</b>	<b>80</b>	<b>16,245</b>	<b>14,166</b>
Andalucía	15,868	9,891	352	23	2,816	2,786
Aragón	2,324	1,319	33	1	517	454
Asturias, Principado de	1,643	966	17	0	457	203
Balears, Illes	1,876	1,248	61	0	266	301
Canarias	3,057	1,931	109	2	449	566
Cantabria	1,099	656	16	0	279	148
Castilla y León	4,056	2,220	92	5	1,008	731
Castilla - La Mancha	3,582	2,214	72	6	728	562
Cataluña	12,456	7,726	137	5	2,615	1,973
Comunitat Valenciana	12,644	7,973	251	17	2,422	1,981
Extremadura	1,509	782	45	5	462	215
Galicia	2,732	1,426	21	3	622	660
Madrid, Comunidad de	10,060	5,431	211	4	1,954	2,460
Murcia, Región de	2,763	1,819	74	2	400	468
Navarra, Comunidad Foral de	768	424	23	0	229	92
País Vasco	3,208	1,843	43	7	835	480
Rioja, La	578	336	12	0	156	74
Ceuta	72	47	1	0	14	10
Melilla	74	51	5	0	16	2



## July 2023. Provisional Data

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

	Dwellings	Free housing	Protected housing	New housing	Used housing
<b>TOTAL</b>	<b>48,303</b>	<b>44,766</b>	<b>3,537</b>	<b>8,267</b>	<b>40,036</b>
Andalucía	9,891	9,089	802	1,877	8,014
Aragón	1,319	1,192	127	165	1,154
Asturias, Principado de	966	829	137	220	746
Balears, Illes	1,248	1,232	16	232	1,016
Canarias	1,931	1,861	70	448	1,483
Cantabria	656	604	52	95	561
Castilla y León	2,220	2,008	212	393	1,827
Castilla - La Mancha	2,214	2,114	100	339	1,875
Cataluña	7,726	7,162	564	1,137	6,589
Comunitat Valenciana	7,973	7,445	528	1,186	6,787
Extremadura	782	600	182	113	669
Galicia	1,426	1,380	46	304	1,122
Madrid, Comunidad de	5,431	5,113	318	956	4,475
Murcia, Región de	1,819	1,683	136	309	1,510
Navarra, Comunidad Foral de	424	368	56	165	259
País Vasco	1,843	1,698	145	253	1,590
Rioja, La	336	301	35	56	280
Ceuta	47	39	8	9	38
Melilla	51	48	3	10	41