

10 October 2019

Statistics on Transfer of Property Rights (STPR)
August 2019. Provisional data

In August, 150,464 properties are registered in the land registers, 5.1% less than in the same month of the previous year

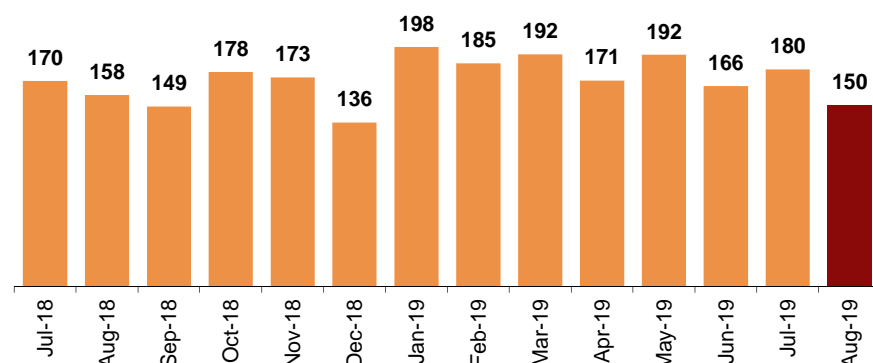
Registered housing sales decreased by 21.1%, as compared with August 2018

The number of property transfers recorded in the land registers (from public deeds previously registered) was 150,464 in August, that is, 5.1% less than in the same month of 2018.

Regarding registered property sales, the number of transfers was 73,010, with a 15.7% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

August 2019

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	150,464	-16.3	-5.1	6.4
Sale	73,010	-21.5	-15.7	-0.4
Donation	3,694	-14.7	10.5	8.7
Swap	575	20.3	12.7	3.5
Inheritance	32,548	-13.3	-3.6	-1.9
Other titles ¹	40,637	-8.5	18.4	29.7

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

87.0% of sales registered in August corresponded to urban properties and 13.0% to rustic properties. Among urban properties, 55.7% were housing sales.

In August, the number of merchandising of rustic properties decreased by 3.4% in the annual rate, while that of urban properties did so by 17.2%. Within the latter, housing sales recorded an annual decrease of 21.1%.

Sales registered by property type

August 2019

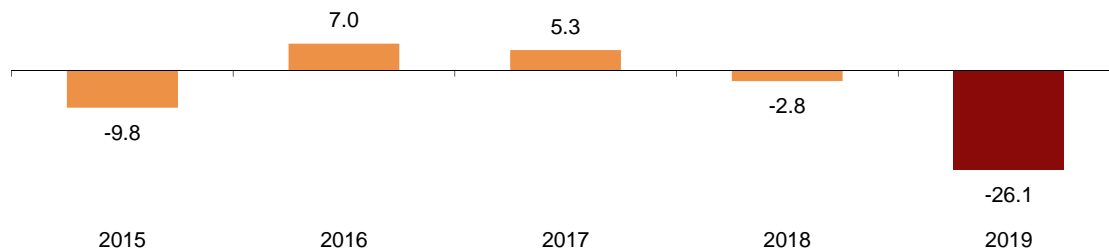
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	73,010		-21.5	-15.7	-0.4
Urban properties	63,516	87.0	-22.2	-17.2	-0.5
- Dwellings	35,371	55.7	-26.1	-21.1	-2.2
- Other urban properties	28,145	44.3	-16.7	-11.8	1.8
Rustic properties	9,494	13.0	-16.6	-3.4	0.4

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 July and August in the last five years. In 2019, the monthly rate was -26.1%, the lowest for the period in question.

Monthly rate of the number of housing sales

Variation in August over July of the same year. Percentage



Registered housing sales, by protection system and status

91.4% of dwellings transferred by sale in August were free dwellings and 8.6% were protected dwellings.

In annual terms, the number of transfers of free dwellings by merchanting decreased by 20.0%, and that of protected dwellings did so by 31.5%.

18.2% of dwellings transferred by sale in August were new, and 81.8% were used.

The number of transactions on new dwellings decreased 21.0%, while that of used dwellings decreased 21.1% compared with August 2018.

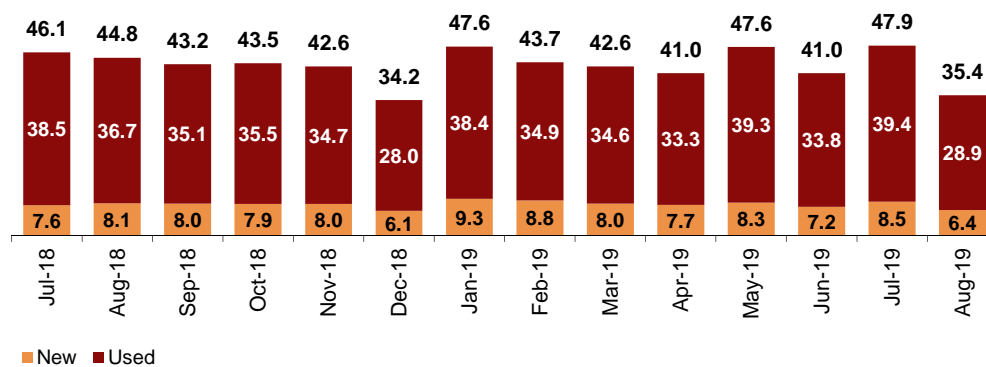
Number of registered housing sales

August 2019

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	35,371		-26.1	-21.1	-2.2
Free	32,329	91.4	-25.7	-20.0	-2.2
Protected	3,042	8.6	-30.5	-31.5	-2.1
TOTAL	35,371		-26.1	-21.1	-2.2
New	6,426	18.2	-24.7	-21.0	4.2
Used	28,945	81.8	-26.4	-21.1	-3.5

Number of registered housing sales

In thousands



Results by Autonomous Community

In August, the total number of property transfers recorded in the land registers per 100,000 inhabitants¹ reached its highest values in La Rioja (727), Castilla y León (550) and Aragón (538).

La Rioja (9.9%), Cantabria (9.7%) and Galicia (4.6%) registered the greatest annual variation rates.

In turn, Comunidad Foral de Navarra (-30.3%), Canarias (-18.8%) and Extremadura (-17.8%) 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 (136), Andalucía (110) and Illes Balears (109).

Properties transferred by Autonomous Community

August 2019

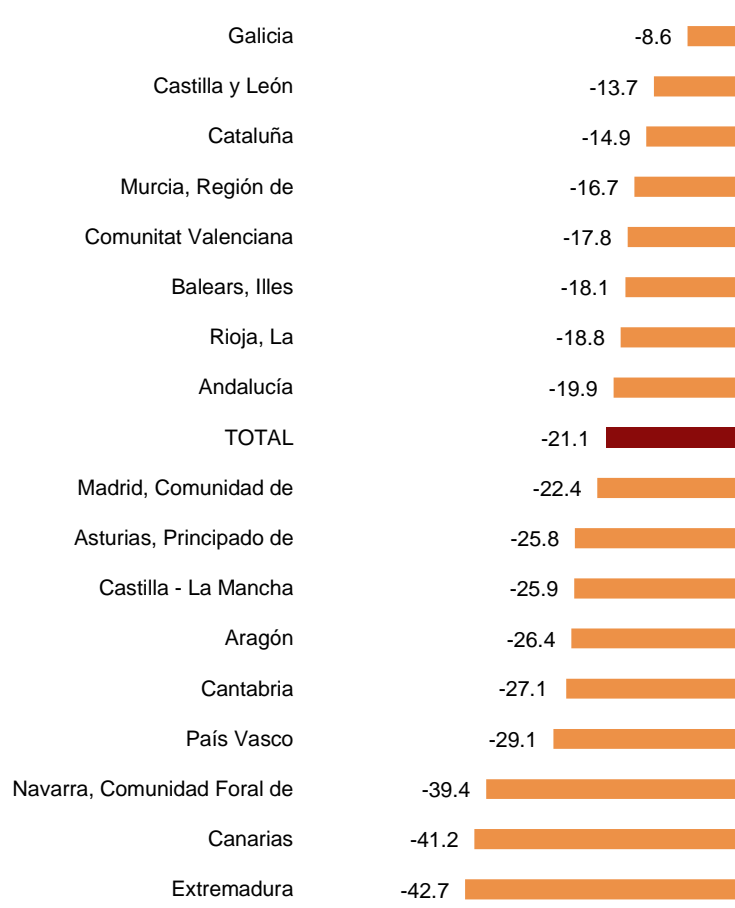
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	150,464	-5.1	406	35,371	-21.1	95
Andalucía	26,511	-2.8	401	7,278	-19.9	110
Aragón	5,599	-2.1	538	868	-26.4	83
Asturias, Principado de	3,293	-6.4	393	606	-25.8	72
Balears, Illes	4,309	-10.9	454	1,040	-18.1	109
Canarias	5,572	-18.8	309	1,293	-41.2	72
Cantabria	2,340	9.7	503	451	-27.1	97
Castilla y León	10,613	-6.1	550	1,488	-13.7	77
Castilla - La Mancha	8,030	-9.2	506	1,231	-25.9	77
Cataluña	23,484	0.4	397	5,921	-14.9	100
Comunitat Valenciana	20,817	-0.6	528	5,365	-17.8	136
Extremadura	2,859	-17.8	337	410	-42.7	48
Galicia	8,121	4.6	371	1,269	-8.6	58
Madrid, Comunidad de	14,584	-15.7	280	4,899	-22.4	94
Murcia, Región de	5,186	3.5	452	1,185	-16.7	103
Navarra, Comunidad Foral de	1,567	-30.3	310	418	-39.4	83
País Vasco	5,596	-7.6	324	1,369	-29.1	79
Rioja, La	1,790	9.9	727	220	-18.8	89

¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2019. Only the population aged 18 to 84 years old is considered in these figures.

All Communities had annual negative growth rates in terms of the number of dwellings in August. The smallest increases were in Galicia (-8.6%), Castilla y León (-13.7%) and Cataluña (-14.9%).

In turn, Extremadura (-42.7%), Canarias (-41.2%) and Comunidad Foral de Navarra (-39.4%) registered the highest decreases.

Annual variation in the number of housing sales by Autonomous Community August 2019. Percentage



Revision and updating of data

Data for 2019 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 August 2020 are published, the final data for the same month of 2019 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 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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Press office: Telephone numbers: (+34) 91 583 93 63 /94 08 – gprensa@ine.es

Information Area: Telephone number: (+34) 91 583 91 00 – www.ine.es/infoine/?L=1

Statistics on Transfer of Property Rights August 2019. 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	150,464	27,325	71,392	6,072	45,675
Andalucía	26,511	3,959	13,950	1,372	7,230
Aragón	5,599	1,848	1,853	175	1,723
Asturias, Principado de	3,293	1,001	1,272	85	935
Balears, Illes	4,309	722	1,940	189	1,458
Canarias	5,572	646	3,028	262	1,636
Cantabria	2,340	537	921	107	775
Castilla y León	10,613	4,414	3,232	440	2,527
Castilla - La Mancha	8,030	3,070	2,989	466	1,505
Cataluña	23,484	2,037	12,499	1,296	7,652
Comunitat Valenciana	20,817	2,939	10,583	463	6,832
Extremadura	2,859	1,086	1,085	141	547
Galicia	8,121	2,119	3,236	201	2,565
Madrid, Comunidad de	14,584	572	8,451	437	5,124
Murcia, Región de	5,186	815	2,489	235	1,647
Navarra, Comunidad Foral de	1,567	324	727	65	451
País Vasco	5,596	583	2,511	78	2,424
Rioja, La	1,790	642	513	53	582
Ceuta	121	11	70	4	36
Melilla	72	0	43	3	26

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	27,325	9,494	1,041	201	11,498	5,091
Andalucía	3,959	1,634	170	7	1,454	694
Aragón	1,848	783	24	4	780	257
Asturias, Principado de	1,001	248	14	7	492	240
Balears, Illes	722	218	99	2	272	131
Canarias	646	201	36	1	186	222
Cantabria	537	181	41	0	242	73
Castilla y León	4,414	1,380	89	31	2,134	780
Castilla - La Mancha	3,070	1,302	118	57	1,134	459
Cataluña	2,037	537	58	9	1,054	379
Comunitat Valenciana	2,939	1,100	109	1	1,181	548
Extremadura	1,086	392	18	4	505	167
Galicia	2,119	568	32	37	997	485
Madrid, Comunidad de	572	218	14	2	146	192
Murcia, Región de	815	286	74	0	280	175
Navarra, Comunidad Foral de	324	106	15	8	149	46
País Vasco	583	117	25	15	285	141
Rioja, La	642	218	104	16	203	101
Ceuta	11	5	1	0	4	1
Melilla	0	0	0	0	0	0

August 2019. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	123,139	63,516	2,653	374	21,050	35,546
Andalucía	22,552	12,374	698	44	2,936	6,500
Aragón	3,751	1,764	46	11	699	1,231
Asturias, Principado de	2,292	1,123	36	8	591	534
Balears, Illes	3,587	1,942	175	18	451	1,001
Canarias	4,926	2,257	196	28	628	1,817
Cantabria	1,803	861	46	1	316	579
Castilla y León	6,199	3,037	52	11	1,515	1,584
Castilla - La Mancha	4,960	2,205	95	20	868	1,772
Cataluña	21,447	10,528	305	31	4,016	6,567
Comunitat Valenciana	17,878	9,535	319	66	2,896	5,062
Extremadura	1,773	744	32	2	515	480
Galicia	6,002	2,453	67	10	1,255	2,217
Madrid, Comunidad de	14,012	8,466	232	61	1,991	3,262
Murcia, Región de	4,371	2,022	169	9	537	1,634
Navarra, Comunidad Foral de	1,243	736	18	0	308	181
País Vasco	5,013	2,759	131	54	1,260	809
Rioja, La	1,148	612	32	0	248	256
Ceuta	110	60	4	0	17	29
Melilla	72	38	0	0	3	31

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	71,392	35,371	1,518	179	13,364	20,960
Andalucía	13,950	7,278	403	16	2,115	4,138
Aragón	1,853	868	25	8	413	539
Asturias, Principado de	1,272	606	21	7	363	275
Balears, Illes	1,940	1,040	86	5	236	573
Canarias	3,028	1,293	122	15	383	1,215
Cantabria	921	451	23	1	178	268
Castilla y León	3,232	1,488	28	2	854	860
Castilla - La Mancha	2,989	1,231	46	2	527	1,183
Cataluña	12,499	5,921	165	17	2,498	3,898
Comunitat Valenciana	10,583	5,365	226	50	1,900	3,042
Extremadura	1,085	410	17	0	380	278
Galicia	3,236	1,269	40	4	751	1,172
Madrid, Comunidad de	8,451	4,899	143	27	1,428	1,954
Murcia, Región de	2,489	1,185	92	4	336	872
Navarra, Comunidad Foral de	727	418	12	0	184	113
País Vasco	2,511	1,369	54	21	662	405
Rioja, La	513	220	13	0	142	138
Ceuta	70	38	2	0	12	18
Melilla	43	22	0	0	2	19

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	35,371	32,329	3,042	6,426	28,945
Andalucía	7,278	6,553	725	1,403	5,875
Aragón	868	774	94	133	735
Asturias, Principado de	606	481	125	138	468
Balears, Illes	1,040	1,021	19	156	884
Canarias	1,293	1,236	57	351	942
Cantabria	451	421	30	63	388
Castilla y León	1,488	1,332	156	313	1,175
Castilla - La Mancha	1,231	1,140	91	236	995
Cataluña	5,921	5,468	453	880	5,041
Comunitat Valenciana	5,365	4,813	552	817	4,548
Extremadura	410	330	80	29	381
Galicia	1,269	1,211	58	290	979
Madrid, Comunidad de	4,899	4,608	291	1,042	3,857
Murcia, Región de	1,185	1,065	120	185	1,000
Navarra, Comunidad Foral de	418	360	58	119	299
País Vasco	1,369	1,264	105	219	1,150
Rioja, La	220	198	22	45	175
Ceuta	38	32	6	6	32
Melilla	22	22	0	1	21