

24 October 2023

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

In August, 166,982 properties were entered in the property registers, 7.3% fewer than in the same month of the previous year

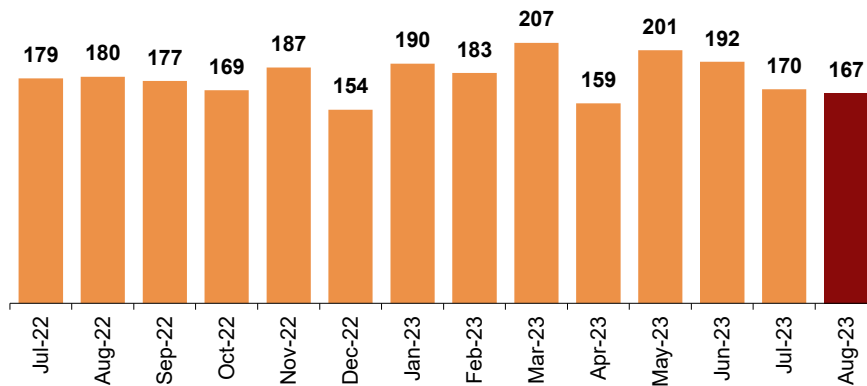
Registered housing sales decreased by 14.4% as compared with August 2022

The number of property transfers recorded in the land registers (from previously registered public deeds) in August was 166,982, that is, 7.3% fewer than in the same month in 2022.

As for registered property sales, the number of transfers was 93,917, with an 11.5% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

August 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	166,982	-1.8	-7.3	-5.9
Sale	93,917	1.8	-11.5	-6.5
Donation	3,692	-5.6	-4.8	-14.8
Swap	543	6.9	46.8	16.8
Inheritance	39,525	-1.7	2.4	2.6
Other titles ¹	29,305	-11.8	-5.9	-12.3

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

88.3% of registered sales in August were urban properties and 11.7% were rural properties. Among urban properties, 59.4% were housing sales.

In August, the number of rural property sales decreased by 1.8% in the annual rate, while there was a 12.6% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 14.4%.

Sales registered by property type

August 2023

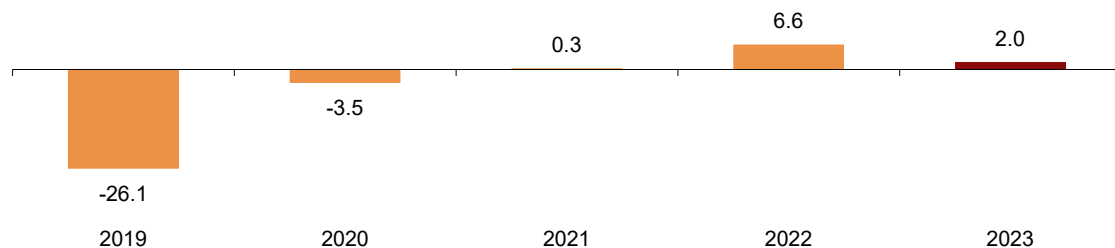
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	93,917		1.8	-11.5	-6.5
Urban properties	82,904	88.3	2.3	-12.6	-6.6
- Dwellings	49,252	59.4	2.0	-14.4	-6.5
- Other urban properties	33,652	40.6	2.9	-9.8	-6.6
Rustic properties	11,013	11.7	-2.2	-1.8	-6.3

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 July and August over the last five years. In 2023, the monthly rate was 2.0%; that is, 4.6 points less than the previous year.

Monthly rate of the number of housing sales

Variation in August over July of the same year. Percentage



Registered housing sales, by social housing system and status

92.6% of housing transfers by sale in August were unrestricted housing, and 7.4% social housing.

In annual terms, the number of transfers of free dwellings by sale decreased by 14.5%, and that of protected dwellings did so by 13.9%.

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

The number of new home transactions fell by 7.3% compared to August 2022 and that of used homes by 15.9%.

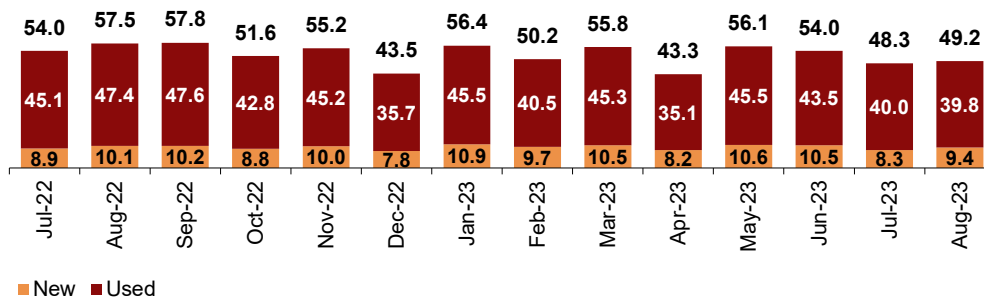
Number of registered housing sales

August 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	49,252		2.0	-14.4	-6.5
Free	45,615	92.6	1.9	-14.5	-6.5
Protected	3,637	7.4	2.8	-13.9	-7.3
TOTAL	49,252		2.0	-14.4	-6.5
New	9,425	19.1	14.0	-7.3	-2.0
Used	39,827	80.9	-0.5	-15.9	-7.5

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in August was 33,631, that is, 15.2% fewer than in the same month in 2022.

Number of registered housing sales, according to transferor and owner

August 2023

Transferor	Owner	Total	% Variation	
			Monthly	Annual
TOTAL	TOTAL	49,252	2.0	-14.4
Natural person	Natural person	33,631	1.7	-15.2
Natural person	Legal entity	2,300	-1.7	-6.2
Legal entity	Natural person	9,976	2.2	-8.3
Legal entity	Legal entity	3,345	6.9	-26.6

Results by Autonomous Community

In August, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (777), La Rioja (664) and Castilla-La Mancha (614).

Castilla y León (7.8%), Castilla-La Mancha (3.8%) and Principado de Asturias (2.8%) recorded the highest annual variation rates.

In contrast, Illes Balears (-28.2%), Comunidad de Madrid (-14.1%) and Andalucía (-13.8%), recorded 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 (192), Andalucía, and Cantabria (both with 154).

Properties transferred by Autonomous Community

August 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	166,982	-7.3	432	49,252	-14.4	127
Andalucía	29,011	-13.8	424	10,519	-16.5	154
Aragón	6,338	-8.1	588	1,303	-16.3	121
Asturias, Principado de	4,270	2.8	515	1,002	3.7	121
Balears, Illes	3,648	-28.2	371	980	-37.7	100
Canarias	6,211	-12.9	337	2,085	-25.6	113
Cantabria	2,896	0.6	607	733	-11.8	154
Castilla y León	14,926	7.8	777	2,481	-0.9	129
Castilla - La Mancha	10,129	3.8	614	2,243	-0.9	136
Cataluña	21,951	-10.0	346	7,208	-17.1	114
Comunitat Valenciana	23,511	-5.1	556	8,093	-6.9	192
Extremadura	3,556	-2.1	420	757	-4.1	90
Galicia	8,471	-1.7	386	1,692	-12.3	77
Madrid, Comunidad de	15,846	-14.1	287	5,518	-22.9	100
Murcia, Región de	5,122	-5.4	421	1,810	-10.8	149
Navarra, Comunidad Foral de	2,700	0.5	508	635	8.7	119
País Vasco	6,438	-3.4	361	1,755	-15.6	98
Rioja, La	1,703	-2.1	664	359	-6.5	140

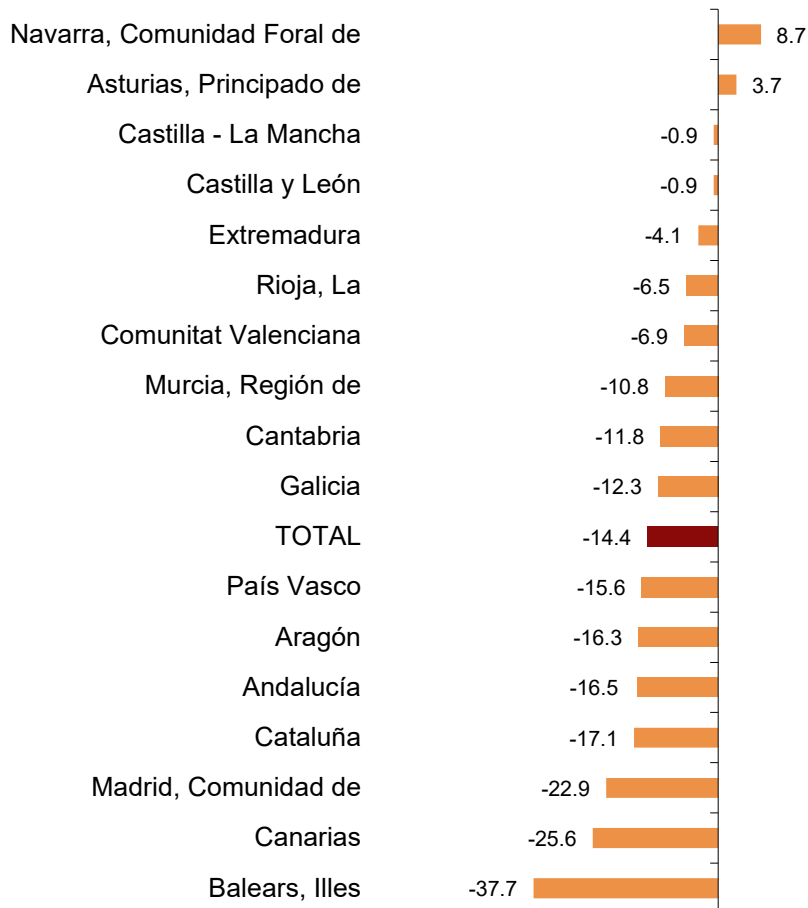
¹ These data have been calculated based on the provisional results of the population figures as of 01 July 2023. Only the population aged 18 to 84 years old is considered in these figures.

The only autonomous communities in which the number of home sales increased in August were Comunidad Foral de Navarra (8.7%) and Principado de Asturias (3.7%).

In turn, Illes Balears (-37.7%), Canarias (-25.6%) and Comunidad de Madrid (-22.9%) recorded the highest decreases.

Annual variation in the number of housing sales by Autonomous Community

August 2023. Percentage



Revision and updating of data

The data for 2023 are provisional and will be reviewed when the data for the same period next year are published. In other words, when the data for August 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>

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 the INE and the Code of Best Practices](#) on the INE website.

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Statistics on Transfer of Property Rights August 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	166.982	33.101	79.111	6.448	48.322
Andalucía	29.011	4.266	15.665	1.387	7.693
Aragón	6.338	2.274	2.225	196	1.643
Asturias, Principado de	4.270	1.365	1.779	50	1.076
Balears, Illes	3.648	746	1.595	155	1.152
Canarias	6.211	699	3.496	265	1.751
Cantabria	2.896	705	1.251	49	891
Castilla y León	14.926	6.788	4.281	523	3.334
Castilla - La Mancha	10.129	3.557	3.748	862	1.962
Cataluña	21.951	1.800	11.323	1.370	7.458
Comunitat Valenciana	23.511	3.532	12.060	455	7.464
Extremadura	3.556	1.285	1.436	194	641
Galicia	8.471	2.604	3.267	169	2.431
Madrid, Comunidad de	15.846	774	9.407	333	5.332
Murcia, Región de	5.122	820	2.647	208	1.447
Navarra, Comunidad Foral de	2.700	691	1.087	86	836
País Vasco	6.438	603	3.081	93	2.661
Rioja, La	1.703	585	627	47	444
Ceuta	116	7	72	4	33
Melilla	139 0	0 0	64 0	2 0	73

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

	Rustic properties	Acquisition type				
		Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33.101	11.013	1.259	256	14.336	6.237
Andalucía	4.266	1.692	160	22	1.676	716
Aragón	2.274	754	55	45	960	460
Asturias, Principado de	1.365	483	27	15	538	302
Balears, Illes	746	257	78	7	282	122
Canarias	699	264	42	2	199	192
Cantabria	705	194	19	3	382	107
Castilla y León	6.788	1.720	275	53	3.057	1.683
Castilla - La Mancha	3.557	1.299	125	25	1.656	452
Cataluña	1.800	546	62	2	948	242
Comunitat Valenciana	3.532	1.478	152	5	1.468	429
Extremadura	1.285	430	49	3	637	166
Galicia	2.604	731	32	44	1.071	726
Madrid, Comunidad de	774	314	20	0	297	143
Murcia, Región de	820	341	38	2	257	182
Navarra, Comunidad Foral de	691	218	46	4	308	115
País Vasco	603	162	31	15	293	102
Rioja, La	585	127	48	9	305	96
Ceuta	7	3	0	0	2	2
Melilla	0	0	0	0	0	0

August 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	133.881	82.904	2.433	287	25.189	23.068
Andalucía	24.745	16.900	487	36	3.835	3.487
Aragón	4.064	2.323	57	6	903	775
Asturias, Principado de	2.905	1.631	40	3	751	480
Balears, Illes	2.902	1.744	80	13	451	614
Canarias	5.512	3.278	138	26	839	1.231
Cantabria	2.191	1.264	35	0	505	387
Castilla y León	8.138	4.604	219	19	1.882	1.414
Castilla - La Mancha	6.572	3.917	106	19	1.166	1.364
Cataluña	20.151	12.768	250	37	3.733	3.363
Comunitat Valenciana	19.979	13.086	338	35	3.313	3.207
Extremadura	2.271	1.188	76	3	674	330
Galicia	5.867	3.117	47	12	1.489	1.202
Madrid, Comunidad de	15.072	9.142	253	34	2.547	3.096
Murcia, Región de	4.302	2.737	159	25	533	848
Navarra, Comunidad Foral de	2.009	1.113	45	0	602	249
País Vasco	5.835	3.285	70	17	1.606	857
Rioja, La	1.118	636	30	0	312	140
Ceuta	109	71	2	0	22	14
Melilla	139	100	1	2	26	10

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	79.111	49.252	1.425	109	15.732	12.593
Andalucía	15.665	10.519	302	16	2.743	2.085
Aragón	2.225	1.303	31	2	504	385
Asturias, Principado de	1.779	1.002	17	3	496	261
Balears, Illes	1.595	980	42	7	234	332
Canarias	3.496	2.085	88	11	502	810
Cantabria	1.251	733	23	0	277	218
Castilla y León	4.281	2.481	109	7	1.034	650
Castilla - La Mancha	3.748	2.243	62	6	751	686
Cataluña	11.323	7.208	137	14	2.195	1.769
Comunitat Valenciana	12.060	8.093	215	11	2.117	1.624
Extremadura	1.436	757	40	0	459	180
Galicia	3.267	1.692	25	1	881	668
Madrid, Comunidad de	9.407	5.518	168	23	1.822	1.876
Murcia, Región de	2.647	1.810	86	0	353	398
Navarra, Comunidad Foral de	1.087	635	26	0	302	124
País Vasco	3.081	1.755	34	6	852	434
Rioja, La	627	359	18	0	174	76
Ceuta	72	46	1	0	16	9
Melilla	64	33	1	2	20	8

August 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	49.252	45.615	3.637	9.425	39.827
Andalucía	10.519	9.658	861	2.138	8.381
Aragón	1.303	1.194	109	197	1.106
Asturias, Principado de	1.002	839	163	219	783
Balears, Illes	980	967	13	203	777
Canarias	2.085	2.008	77	517	1.568
Cantabria	733	663	70	130	603
Castilla y León	2.481	2.203	278	532	1.949
Castilla - La Mancha	2.243	2.132	111	472	1.771
Cataluña	7.208	6.724	484	1.084	6.124
Comunitat Valenciana	8.093	7.561	532	1.336	6.757
Extremadura	757	607	150	76	681
Galicia	1.692	1.645	47	406	1.286
Madrid, Comunidad de	5.518	5.196	322	1.160	4.358
Murcia, Región de	1.810	1.668	142	374	1.436
Navarra, Comunidad Foral de	635	570	65	256	379
País Vasco	1.755	1.579	176	262	1.493
Rioja, La	359	332	27	51	308
Ceuta	46	39	7	8	38
Melilla	33	30	3	4	29