

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

In September, 153,247 properties were entered in the property registers, 13.2% fewer than in the same month of the previous year

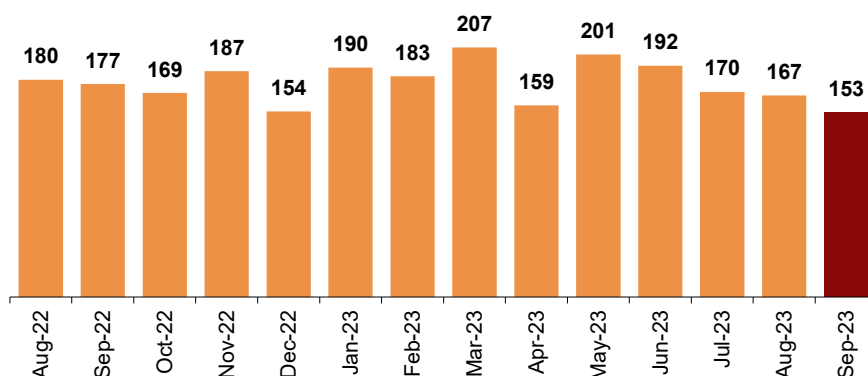
Registered housing sales decreased by 23.7% as compared with September 2022

The number of property transfers recorded in the land registers (from previously registered public deeds) in September was 153,247, that is, 13.2% fewer than in the same month in 2022.

As for registered property sales, the number of transfers was 82,778, with a 20.1% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

September 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	153,247	-8.2	-13.2	-6.6
Sale	82,778	-11.9	-20.1	-8.0
Donation	3,306	-10.5	-16.2	-14.9
Swap	404	-25.6	-17.0	13.1
Inheritance	36,934	-6.6	-3.8	1.9
Other titles ¹	29,825	1.8	-1.1	-11.4

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

87.2% of registered sales in September were urban properties and 12.8% were rural properties. Among urban properties, 61.0% were housing sales.

In September, the number of rural property sales decreased by 8.5% in the annual rate, while there was a 21.6% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 23.7%.

Sales registered by property type

September 2023

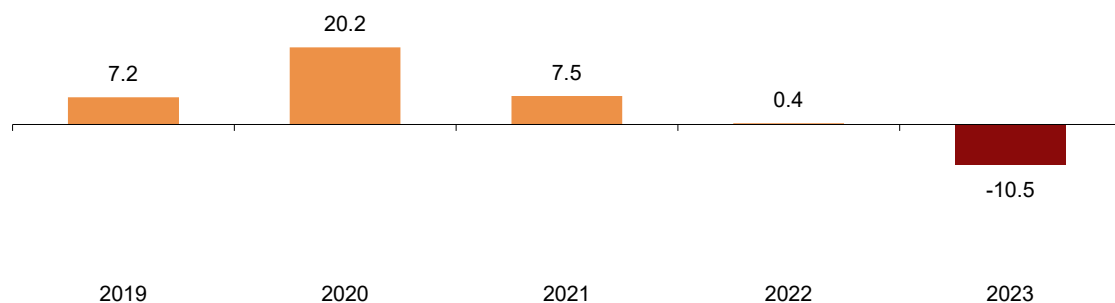
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	82,778		-11.9	-20.1	-8.0
Urban properties	72,218	87.2	-12.9	-21.6	-8.2
- Dwellings	44,086	61.0	-10.5	-23.7	-8.5
- Other urban properties	28,132	39.0	-16.4	-18.0	-7.8
Rustic properties	10,560	12.8	-4.1	-8.5	-6.5

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 August and September over the last five years. In 2023, the monthly rate was -10.5%; that is, 10.9 points less than the previous year.

Monthly rate of the number of housing sales

Variation in September over August of the same year. Percentage



Registered housing sales, by protection system and status

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

In annual terms, the number of transfers of free dwellings by sale decreased by 23.5%, and that of protected dwellings did so by 25.3%.

18.6% of the dwellings transferred by sale in September were new, and 81.4% were used.

The number of new home transactions fell by 19.7% compared to September 2022 and that of used homes by 24.5%.

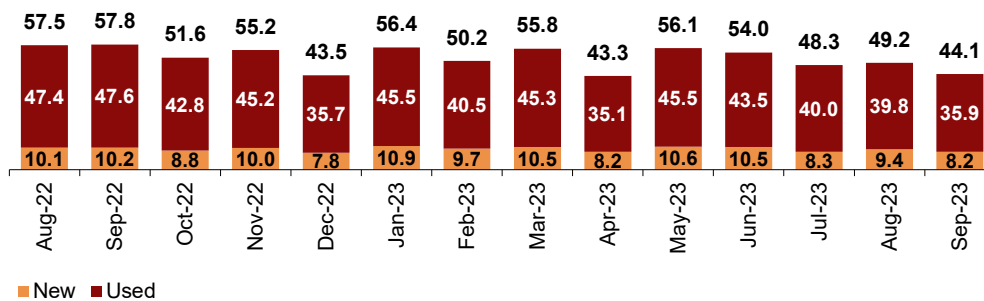
Number of registered housing sales

September 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	44,086		-10.5	-23.7	-8.5
Free	40,768	92.5	-10.6	-23.5	-8.4
Protected	3,318	7.5	-8.8	-25.3	-9.3
TOTAL	44,086		-10.5	-23.7	-8.5
New	8,178	18.6	-13.2	-19.7	-4.0
Used	35,908	81.4	-9.8	-24.5	-9.5

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in September was 30,710, that is, 24.0% fewer than in the same month in 2022.

Number of registered housing sales, according to transferor and owner

September 2023

Transferor	Owner	Total	% Variation	
			Monthly	Annual
TOTAL	TOTAL	44,086	-10.5	-23.7
Natural person	Natural person	30,710	-8.7	-24.0
Natural person	Legal entity	1,861	-19.1	-15.7
Legal entity	Natural person	9,408	-5.7	-17.5
Legal entity	Legal entity	2,107	-37.0	-43.6

Results by Autonomous Community

In September, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (716), Castilla–La Mancha (577) and La Rioja (569).

All autonomous communities recorded negative annual rates in the number of property transfers. Castilla y León (-0.8%), Principado de Asturias (-3.9%) and Galicia (-5.9%) registered the lowest decreases.

In contrast, La Rioja (-23.7%), Región de Murcia (-21.9%) and Aragón (-21.1%), 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 Comunitat Valenciana (180), Región de Murcia (145) and Castilla–La Mancha (131).

Properties transferred by Autonomous Community

September 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	153,247	-13.2	396	44,086	-23.7	114
Andalucía	24,792	-19.4	362	8,554	-26.6	125
Aragón	5,746	-21.1	533	1,119	-31.1	104
Asturias, Principado de	3,835	-3.9	462	845	-13.9	102
Balears, Illes	3,742	-19.2	380	1,081	-27.2	110
Canarias	5,066	-17.8	275	1,590	-40.1	86
Cantabria	2,415	-10.1	506	618	-18.6	129
Castilla y León	13,757	-0.8	716	2,096	-12.3	109
Castilla - La Mancha	9,518	-6.4	577	2,158	-7.7	131
Cataluña	19,929	-16.5	314	6,670	-28.8	105
Comunitat Valenciana	23,609	-6.6	559	7,623	-17.4	180
Extremadura	3,341	-15.4	395	674	-32.2	80
Galicia	8,201	-5.9	374	1,602	-20.0	73
Madrid, Comunidad de	14,407	-17.1	261	5,310	-23.8	96
Murcia, Región de	4,891	-21.9	402	1,760	-20.4	145
Navarra, Comunidad Foral de	2,637	-12.7	496	510	-16.7	96
País Vasco	5,745	-11.5	322	1,476	-25.6	83
Rioja, La	1,459	-23.7	569	333	-19.4	130

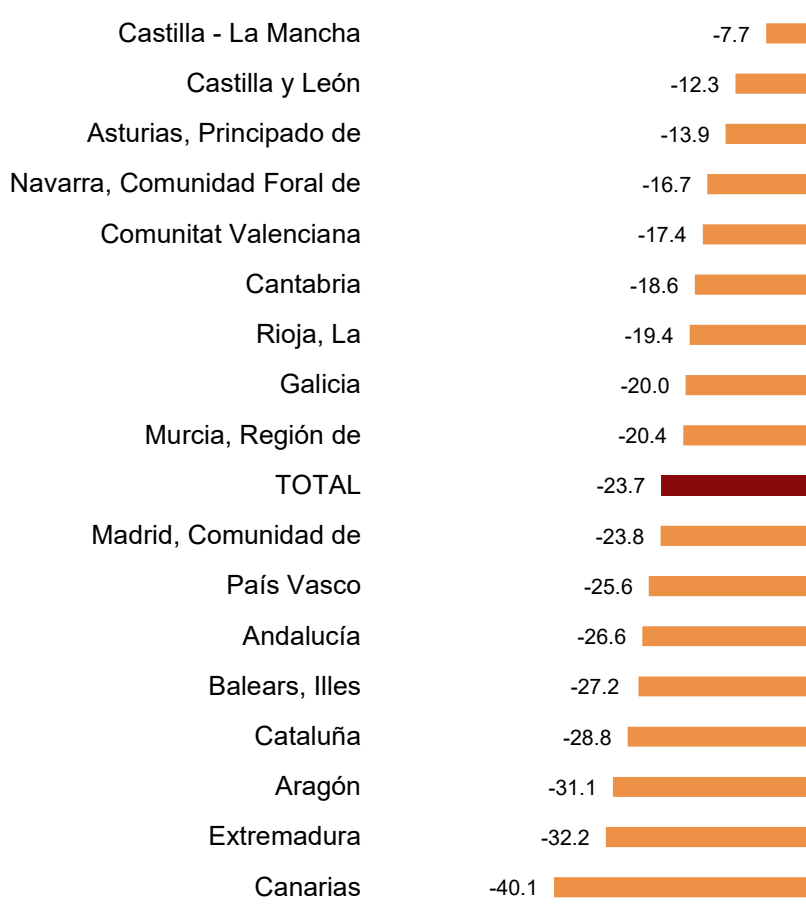
¹ This data have been calculated based on the provisional results of the population figures as at 01 July 2023. Only the population aged 18 to 84 years old is considered in these figures.

All autonomous communities showed negative annual rates in the number of dwellings sold in September. The lowest decreases were recorded in Castilla–La Mancha (–7.7%), Castilla y León (–12.3%) and Principado de Asturias (–13.9%).

In turn, Canarias (–40.1%), Extremadura (–32.2%) and Aragón (–31.1%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community

September 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 September 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, 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.

<http://www.registradores.org/actualidad/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 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>

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.

Statistics on Transfer of Property Rights September 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	153,247	33,181	71,570	5,506	42,990
Andalucía	24,792	3,836	13,520	1,179	6,257
Aragón	5,746	2,236	1,980	140	1,390
Asturias, Principado de	3,835	1,360	1,427	63	985
Balears, Illes	3,742	833	1,592	171	1,146
Canarias	5,066	712	2,611	212	1,531
Cantabria	2,415	510	1,005	94	806
Castilla y León	13,757	6,833	3,690	511	2,723
Castilla - La Mancha	9,518	3,614	3,509	564	1,831
Cataluña	19,929	2,283	10,286	909	6,451
Comunitat Valenciana	23,609	3,552	11,920	520	7,617
Extremadura	3,341	1,251	1,303	182	605
Galicia	8,201	2,751	2,891	176	2,383
Madrid, Comunidad de	14,407	639	8,930	309	4,529
Murcia, Región de	4,891	870	2,575	258	1,188
Navarra, Comunidad Foral de	2,637	859	999	85	694
País Vasco	5,745	643	2,689	92	2,321
Rioja, La	1,459	397	546	41	475
Ceuta	85	2	56	0	27
Melilla	72	0	41	0	31

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33,181	10,560	1,074	189	13,674	7,684
Andalucía	3,836	1,474	184	8	1,536	634
Aragón	2,236	760	67	39	802	568
Asturias, Principado de	1,360	454	6	2	375	523
Balears, Illes	833	306	64	0	297	166
Canarias	712	283	31	0	219	179
Cantabria	510	168	17	4	253	68
Castilla y León	6,833	1,481	161	13	2,801	2,377
Castilla - La Mancha	3,614	1,185	154	47	1,693	535
Cataluña	2,283	672	57	17	1,191	346
Comunitat Valenciana	3,552	1,455	122	2	1,543	430
Extremadura	1,251	479	29	12	613	118
Galicia	2,751	732	22	28	950	1,019
Madrid, Comunidad de	639	275	20	1	171	172
Murcia, Región de	870	337	50	1	288	194
Navarra, Comunidad Foral de	859	169	49	0	441	200
País Vasco	643	161	29	14	346	93
Rioja, La	397	169	12	1	153	62
Ceuta	2	0	0	0	2	0
Melilla	0	0	0	0	0	0

September 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	120,066	72,218	2,232	215	23,260	22,141
Andalucía	20,956	13,404	512	31	3,583	3,426
Aragón	3,510	1,951	48	7	844	660
Asturias, Principado de	2,475	1,466	20	6	621	362
Balears, Illes	2,909	1,860	102	3	411	533
Canarias	4,354	2,615	113	21	738	867
Cantabria	1,905	1,180	41	0	490	194
Castilla y León	6,924	3,737	147	3	1,772	1,265
Castilla - La Mancha	5,904	3,468	98	28	1,032	1,278
Cataluña	17,646	10,961	218	45	3,399	3,023
Comunitat Valenciana	20,057	12,476	313	35	3,434	3,799
Extremadura	2,090	1,127	63	1	607	292
Galicia	5,450	2,946	61	9	1,130	1,304
Madrid, Comunidad de	13,768	8,062	242	13	2,383	3,068
Murcia, Región de	4,021	2,581	97	1	550	792
Navarra, Comunidad Foral de	1,778	882	47	0	547	302
País Vasco	5,102	2,716	81	12	1,437	856
Rioja, La	1,062	672	27	0	247	116
Ceuta	83	63	1	0	15	4
Melilla	72	51	1	0	20	0

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	71,570	44,086	1,273	87	14,395	11,729
Aragón	1,980	1,119	27	1	496	337
Asturias, Principado de	1,427	845	12	2	391	177
Balears, Illes	1,592	1,081	56	0	211	244
Canarias	2,611	1,590	65	8	466	482
Cantabria	1,005	618	18	0	260	109
Castilla y León	3,690	2,096	58	1	940	595
Castilla - La Mancha	3,509	2,158	38	14	618	681
Cataluña	10,286	6,670	104	19	1,959	1,534
Comunitat Valenciana	11,920	7,623	215	13	2,167	1,902
Extremadura	1,303	674	34	0	418	177
Galicia	2,891	1,602	35	4	693	557
Madrid, Comunidad de	8,930	5,310	140	8	1,632	1,840
Murcia, Región de	2,575	1,760	64	1	355	395
Navarra, Comunidad Foral de	999	510	23	0	318	148
País Vasco	2,689	1,476	44	2	759	408
Rioja, La	546	333	11	0	134	68
Ceuta	56	41	1	0	12	2
Melilla	41	26	1	0	14	0

September 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	44,086	40,768	3,318	8,178	35,908
Andalucía	8,554	7,802	752	1,625	6,929
Aragón	1,119	1,000	119	233	886
Asturias, Principado de	845	758	87	144	701
Baleares, Illes	1,081	1,058	23	218	863
Canarias	1,590	1,509	81	376	1,214
Cantabria	618	546	72	99	519
Castilla y León	2,096	1,859	237	514	1,582
Castilla - La Mancha	2,158	2,069	89	350	1,808
Cataluña	6,670	6,174	496	1,155	5,515
Comunitat Valenciana	7,623	7,100	523	1,207	6,416
Extremadura	674	539	135	49	625
Galicia	1,602	1,556	46	434	1,168
Madrid, Comunidad de	5,310	5,001	309	1,011	4,299
Murcia, Región de	1,760	1,610	150	326	1,434
Navarra, Comunidad Foral de	510	460	50	162	348
País Vasco	1,476	1,362	114	218	1,258
Rioja, La	333	308	25	47	286
Ceuta	41	33	8	7	34
Melilla	26	24	2	3	23