

20 January 2021

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

In November, 163,536 properties are registered in the land registers, 6.2% more than in the same month of the previous year

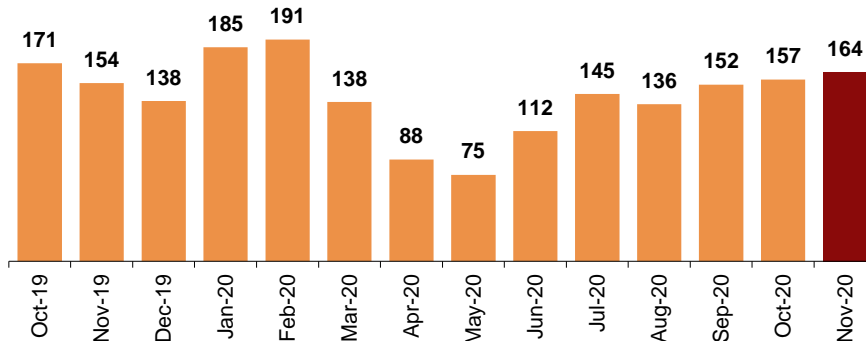
Registered home sales increased 1.9% in the annual rate and by 5.4% in the monthly rate

The number of property transfers recorded in the land registers (from public deeds previously registered) was 163,536 in November, that is, 6.2% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 83,221, with an annual increase of 4.2%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

November 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	163,536	4.2	6.2	-19.8
Sale	83,221	7.3	4.2	-18.9
Donation	4,434	0.6	18.3	1.1
Swap	433	-9.6	-4.6	-22.6
Inheritance	40,815	5.3	14.2	-17.6
Other titles ¹	34,633	-3.0	1.4	-24.9

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

84.6% of sales registered in November corresponded to urban properties and 15.4% to rustic properties. Among urban properties, 56.3% were housing sales.

In November, the number of rustic properties sales increased by 17.8% in the annual rate, while that of urban properties did so by 2.0%. Within the latter, housing sales recorded an annual increase of 1.9%.

Sales registered by property type November 2020

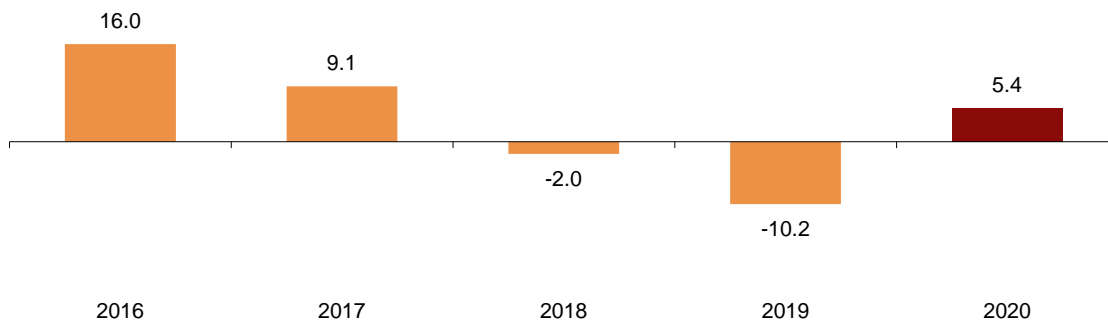
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	83,221		7.3	4.2	-18.9
Urban properties	70,423	84.6	7.8	2.0	-19.5
- Dwellings	39,653	56.3	5.4	1.9	-19.3
- Other urban properties	30,770	43.7	11.1	2.3	-19.7
Rustic properties	12,798	15.4	4.6	17.8	-15.5

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 October and November in the last five years. In 2020, the monthly rate was 5.4%, that is, 15.6 points more than the previous year.

Monthly rate of the number of housing sales

Variation in November over October of the same year Percentage



Registered housing sales, by protection system and status

91.7% of dwellings transferred by sale in November were free-market dwellings and 8.3% were protected dwellings.

In annual terms, the number of transfers of free dwellings by merchandising increased by 2.4%, and that of protected dwellings decreased by 3.0%.

19.5% of dwellings transferred by sale in November were new, and 80.5% were used.

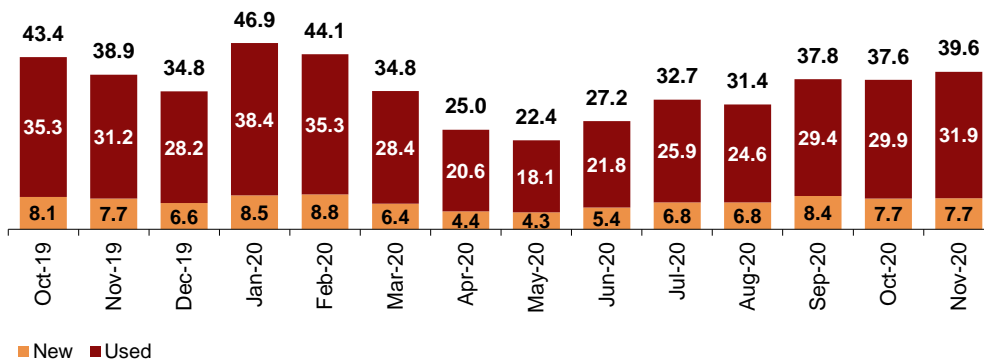
The number of transactions on new dwellings increased by 0.6%, and that of used dwellings by 2.2% as compared with November 2019.

Number of registered housing sales November 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	39,653		5.4	1.9	-19.3
Free	36,346	91.7	5.8	2.4	-18.9
Protected	3,307	8.3	1.5	-3.0	-23.7
TOTAL	39,653		5.4	1.9	-19.3
New	7,747	19.5	0.6	0.6	-13.0
Used	31,906	80.5	6.7	2.2	-20.8

Number of registered housing sales

In thousands



Results by Autonomous Community

In November, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ was highest in La Rioja (788), Castilla y León (708) and Castilla-La Mancha (651).

País Vasco (20.3%), Extremadura (17.2%) and Galicia (15.1%) registered the highest annual variation rates.

In turn, Región de Murcia (-6.5%), Canarias (-5.4%) and Comunidad Foral de Navarra (-4.1%) showed 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 (147), Castilla-la Mancha (129) and La Rioja (120).

Properties transferred by Autonomous Community November 2020

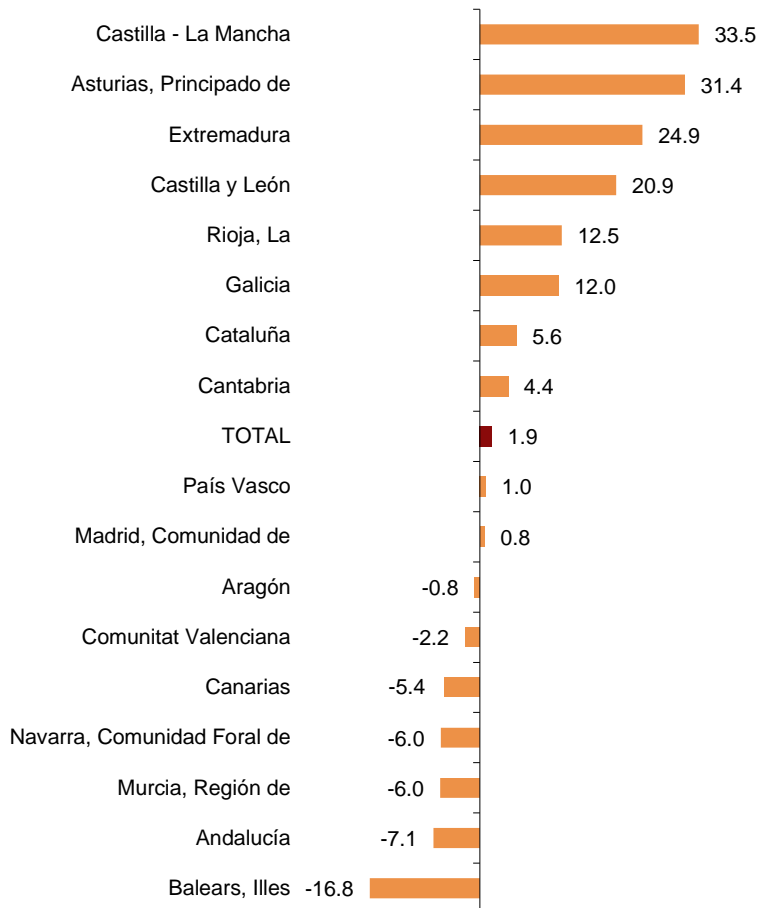
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	163,536	6.2	439	39,653	1.9	106
Andalucía	27,138	5.0	409	7,676	-7.1	116
Aragón	5,962	-2.9	571	1,175	-0.8	113
Asturias, Principado de	3,814	13.2	456	816	31.4	98
Balears, Illes	4,220	3.3	440	870	-16.8	91
Canarias	4,801	-5.4	264	1,463	-5.4	81
Cantabria	2,298	12.5	493	527	4.4	113
Castilla y León	13,634	7.0	708	1,921	20.9	100
Castilla - La Mancha	10,365	11.4	651	2,047	33.5	129
Cataluña	23,064	2.5	387	6,280	5.6	105
Comunitat Valenciana	21,613	4.4	545	5,821	-2.2	147
Extremadura	3,953	17.2	467	752	24.9	89
Galicia	9,605	15.1	439	1,619	12.0	74
Madrid, Comunidad de	16,960	10.7	323	5,222	0.8	99
Murcia, Región de	4,783	-6.5	415	1,214	-6.0	105
Navarra, Comunidad Foral de	2,243	-4.1	442	425	-6.0	84
País Vasco	6,965	20.3	403	1,463	1.0	85
Rioja, La	1,945	12.6	788	296	12.5	120

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 Autonomous Communities that registered the greatest annual increases in the number of merchanted dwellings in November were Castilla–La Mancha (33.5%), Principado de Asturias (31.4%) and Extremadura (24.9%).

In turn, IlesBalears (-16.8%), Andalucía (-7.1%) Región de Murcia Comunidad Foral de Navarra (both with -6.0%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community November 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 November 2021 is published, the final data for the same month of 2020 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 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>

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Statistics on Transfer of Property Rights November 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	163,536	35,177	73,998	7,138	47,223
Andalucía	27,138	4,454	13,714	1,797	7,173
Aragón	5,962	2,139	2,175	160	1,488
Asturias, Principado de	3,814	1,159	1,497	113	1,045
Balears, Illes	4,220	1,026	1,746	261	1,187
Canarias	4,801	560	2,580	188	1,473
Cantabria	2,298	522	972	72	732
Castilla y León	13,634	6,246	3,714	657	3,017
Castilla - La Mancha	10,365	4,069	3,678	662	1,956
Cataluña	23,064	2,285	11,994	1,227	7,558
Comunitat Valenciana	21,613	3,727	10,636	507	6,743
Extremadura	3,953	1,306	1,631	183	833
Galicia	9,605	3,536	3,212	196	2,661
Madrid, Comunidad de	16,960	685	9,902	619	5,754
Murcia, Región de	4,783	1,062	2,074	228	1,419
Navarra, Comunidad Foral de	2,243	688	853	76	626
País Vasco	6,965	931	2,916	121	2,997
Rioja, La	1,945	781	601	67	496
Ceuta	37	0	25	0	12
Melilla	136	1	78	4	53

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	35,177	12,798	1,245	212	13,844	7,078
Andalucía	4,454	1,783	186	17	1,667	801
Aragón	2,139	770	50	35	930	354
Asturias, Principado de	1,159	385	26	11	522	215
Balears, Illes	1,026	322	144	4	377	179
Canarias	560	244	53	0	137	126
Cantabria	522	191	31	0	207	93
Castilla y León	6,246	2,105	82	29	2,641	1,389
Castilla - La Mancha	4,069	1,736	153	15	1,817	348
Cataluña	2,285	753	64	4	1,080	384
Comunitat Valenciana	3,727	1,695	184	11	1,305	532
Extremadura	1,306	542	27	19	551	167
Galicia	3,536	832	28	46	1,076	1,554
Madrid, Comunidad de	685	202	19	1	305	158
Murcia, Región de	1,062	476	79	2	301	204
Navarra, Comunidad Foral de	688	248	51	4	309	76
País Vasco	931	271	29	3	325	303
Rioja, La	781	243	39	11	294	194
Ceuta	0	0	0	0	0	0
Melilla	1	0	0	0	0	1

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	128,359	70,423	3,189	221	26,971	27,555
Andalucía	22,684	12,894	699	37	3,735	5,319
Aragón	3,823	2,101	57	10	859	796
Asturias, Principado de	2,655	1,461	34	5	585	570
Balears, Illes	3,194	1,585	295	10	613	691
Canarias	4,241	2,351	155	14	786	935
Cantabria	1,776	992	59	1	481	243
Castilla y León	7,388	4,015	81	10	1,743	1,539
Castilla - La Mancha	6,296	3,600	146	8	1,305	1,237
Cataluña	20,779	11,175	268	45	5,036	4,255
Comunitat Valenciana	17,886	10,087	494	27	3,516	3,762
Extremadura	2,647	1,280	45	0	716	606
Galicia	6,069	3,102	76	19	1,325	1,547
Madrid, Comunidad de	16,275	8,793	424	8	3,277	3,773
Murcia, Región de	3,721	2,284	150	5	550	732
Navarra, Comunidad Foral de	1,555	768	48	0	428	311
País Vasco	6,034	3,205	117	17	1,696	999
Rioja, La	1,164	617	38	3	280	226
Ceuta	37	18	0	0	11	8
Melilla	135	95	3	2	29	6

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	73,998	39,653	1,832	81	17,157	15,275
Andalucía	13,714	7,676	409	17	2,668	2,944
Aragón	2,175	1,175	28	1	513	458
Asturias, Principado de	1,497	816	22	2	363	294
Balears, Illes	1,746	870	162	8	334	372
Canarias	2,580	1,463	95	8	528	486
Cantabria	972	527	31	0	300	114
Castilla y León	3,714	1,921	34	1	987	771
Castilla - La Mancha	3,678	2,047	79	1	839	712
Cataluña	11,994	6,280	148	15	3,051	2,500
Comunitat Valenciana	10,636	5,821	290	9	2,293	2,223
Extremadura	1,631	752	20	0	499	360
Galicia	3,212	1,619	41	6	807	739
Madrid, Comunidad de	9,902	5,222	263	3	2,296	2,118
Murcia, Región de	2,074	1,214	105	2	354	399
Navarra, Comunidad Foral de	853	425	29	0	250	149
País Vasco	2,916	1,463	55	8	893	497
Rioja, La	601	296	19	0	156	130
Ceuta	25	11	0	0	9	5
Melilla	78	55	2	0	17	4

November 2020. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	39,653	36,346	3,307	7,747	31,906
Andalucía	7,676	6,868	808	1,448	6,228
Aragón	1,175	1,054	121	291	884
Asturias, Principado de	816	724	92	218	598
Balears, Illes	870	853	17	184	686
Canarias	1,463	1,397	66	319	1,144
Cantabria	527	487	40	88	439
Castilla y León	1,921	1,761	160	350	1,571
Castilla - La Mancha	2,047	1,967	80	383	1,664
Cataluña	6,280	5,811	469	1,036	5,244
Comunitat Valenciana	5,821	5,308	513	948	4,873
Extremadura	752	608	144	66	686
Galicia	1,619	1,546	73	389	1,230
Madrid, Comunidad de	5,222	4,813	409	1,398	3,824
Murcia, Región de	1,214	1,104	110	227	987
Navarra, Comunidad Foral de	425	391	34	82	343
País Vasco	1,463	1,334	129	251	1,212
Rioja, La	296	263	33	56	240
Ceuta	11	4	7	3	8
Melilla	55	53	2	10	45