

20 January 2022

Statistics on Transfer of Property Rights (STPR)
November 2021. Provisional data

In November, 183,999 properties are registered in the land registers, 11.4% more than in the same month of 2020

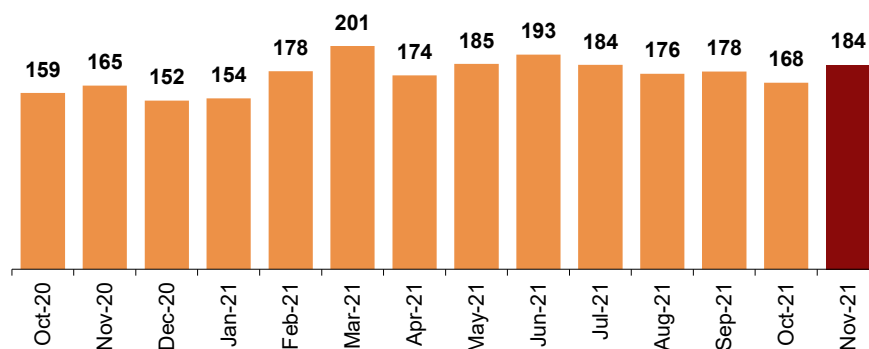
Registered home sales increased 24.4% in the annual rate and by 7.9% in the monthly rate

The number of property transfers recorded in the land registers (from public deeds previously registered) was 183,999 in November, that is, 11.4% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 100,199, with an annual increase of 19.2 %.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

November 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	183,999	9.7	11.4	26.6
Sale	100,199	9.6	19.2	34.3
Donation	5,203	21.1	13.0	26.2
Swap	500	-5.7	9.6	31.0
Inheritance	42,863	12.2	4.1	34.0
Other titles ¹	35,234	5.5	0.9	4.6

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

86.7% of sales registered in November corresponded to urban properties and 13.3% to rustic properties. Among urban properties, 57.4% were housing sales.

In November, the number of rustic property sales increased by 3.5% in the annual rate, while there was a 22.0% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 24.4 %.

Sales registered by property type

November 2021

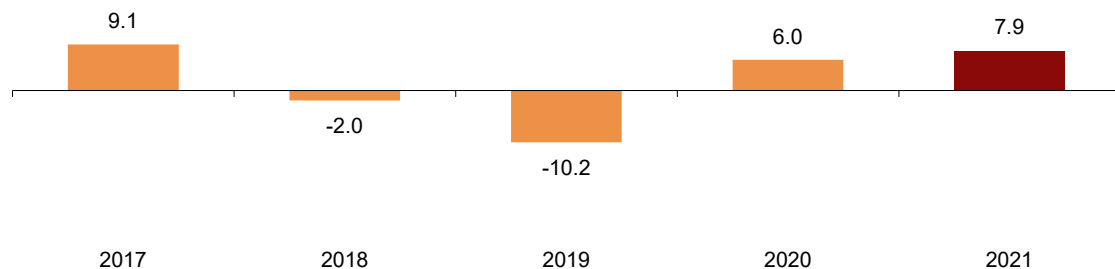
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	100,199		9.6	19.2	34.3
Urban properties	86,879	86.7	10.1	22.0	34.9
- Dwellings	49,895	57.4	7.9	24.4	34.7
- Other urban properties	36,984	42.6	13.3	18.9	35.1
Rustic properties	13,320	13.3	6.6	3.5	30.7

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 2021, the monthly rate was 7.9%, that is, 1.9 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

91.2% of dwellings transferred by sale in November were free-market dwellings and 8.8% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 23.9%, and that of protected dwellings by 29.4%.

20.7% of dwellings transferred by sale in November were new, and 79.3% were used.

The number of new home transactions rose 30.5% compared to November 2020 and that of used homes 22.9%.

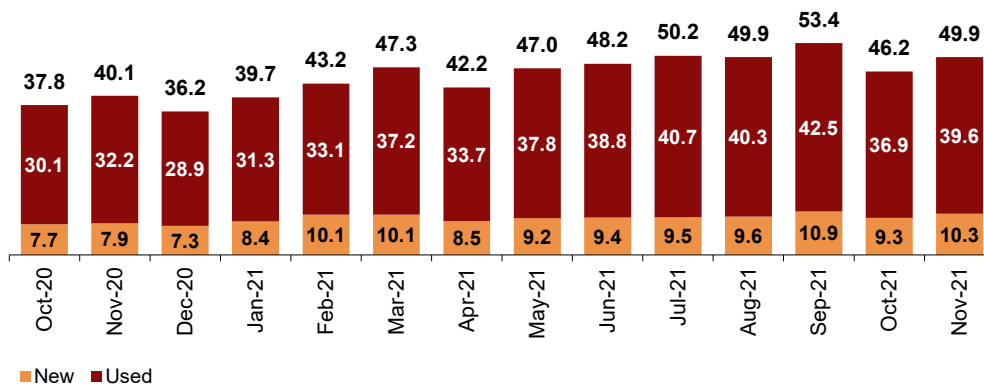
Number of registered housing sales

November 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	49,895		7.9	24.4	34.7
Free	45,521	91.2	7.6	23.9	35.4
Protected	4,374	8.8	11.7	29.4	27.8
TOTAL	49,895		7.9	24.4	34.7
New	10,341	20.7	10.7	30.5	38.4
Used	39,554	79.3	7.2	22.9	33.8

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 reached its highest values in La Rioja (884), Castilla y León (758) and Comunitat Valenciana (657).

Cantabria (33.8%), Illes Balears (26.0%) and Andalucía (23.3%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-28.4%), Galicia (-9.1%) and Extremadura (4.0%) registered the lowest annual rates.

Considering registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (188), La Rioja (186) Cantabria (169).

Properties transferred by Autonomous Community

November 2021

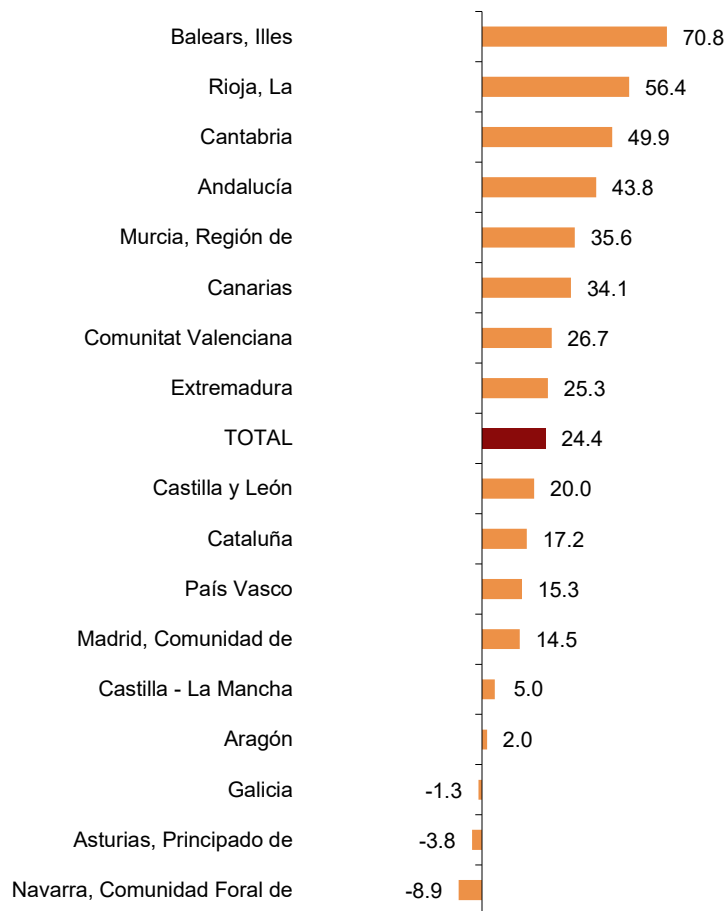
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	183,999	11.4	490	49,895	24.4	133
Andalucía	33,246	23.3	496	11,075	43.8	165
Aragón	6,596	10.2	628	1,181	2.0	112
Asturias, Principado de	4,443	16.2	535	811	-3.8	98
Balears, Illes	5,339	26.0	545	1,496	70.8	153
Canarias	5,503	13.3	298	1,976	34.1	107
Cantabria	3,075	33.8	656	790	49.9	169
Castilla y León	14,533	7.7	758	2,355	20.0	123
Castilla - La Mancha	11,041	7.2	688	2,066	5.0	129
Cataluña	24,475	4.6	407	7,431	17.2	123
Comunitat Valenciana	26,345	19.0	657	7,529	26.7	188
Extremadura	3,951	4.0	468	886	25.3	105
Galicia	8,835	-9.1	405	1,638	-1.3	75
Madrid, Comunidad de	18,771	10.3	352	6,094	14.5	114
Murcia, Región de	5,873	13.9	501	1,825	35.6	156
Navarra, Comunidad Foral de	2,111	-28.4	411	408	-8.9	80
País Vasco	7,245	4.1	418	1,708	15.3	99
Rioja, La	2,198	13.0	884	463	56.4	186

¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2021. 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 November were Illes Balears (70.8%), La Rioja (56.4%) and Cantabria (49.9%).

The only communities with negative variation rates are Comunidad Foral de Navarra (-8.9%), Principado de Asturias (-3.8%) and Galicia (-1.3%).

Annual variation in the number of housing sales by Autonomous Community November 2021. Percentage



Revision and updating of data

Data for 2021 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 2022 is published, the final data for the same month of 2021 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 2021. 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	183.999	37.280	85.049	7.996	53.674
Andalucía	33.246	5.366	17.557	1.915	8.408
Aragón	6.596	2.633	2.148	210	1.605
Asturias, Principado de	4.443	1.333	1.709	92	1.309
Balears, Illes	5.339	1.019	2.283	283	1.754
Canarias	5.503	570	3.031	228	1.674
Cantabria	3.075	720	1.245	118	992
Castilla y León	14.533	5.967	4.310	709	3.547
Castilla - La Mancha	11.041	4.625	3.524	821	2.071
Cataluña	24.475	2.512	12.541	1.399	8.023
Comunitat Valenciana	26.345	4.318	12.903	623	8.501
Extremadura	3.951	1.274	1.667	265	745
Galicia	8.835	2.448	3.355	192	2.840
Madrid, Comunidad de	18.771	1.042	10.778	614	6.337
Murcia, Región de	5.873	1.236	2.809	249	1.579
Navarra, Comunidad Foral de	2.111	507	929	97	578
País Vasco	7.245	987	3.220	108	2.930
Rioja, La	2.198	723	800	59	616
Ceuta	227	0	139	2	86
Melilla	192	0	101	12	79

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

	Rustic properties	Type of acquisition				
		Sale	Donation	Swap	Inheritance	Other titles
TOTAL	37.280	13.320	1.718	240	15.318	6.684
Andalucía	5.366	2.211	220	35	1.983	917
Aragón	2.633	972	89	65	1.035	472
Asturias, Principado de	1.333	370	33	3	614	313
Balears, Illes	1.019	441	112	3	301	162
Canarias	570	242	50	0	145	133
Cantabria	720	170	47	5	405	93
Castilla y León	5.967	1.934	219	41	2.712	1.061
Castilla - La Mancha	4.625	1.718	353	25	2.052	477
Cataluña	2.512	775	71	13	1.084	569
Comunitat Valenciana	4.318	1.647	214	13	1.773	671
Extremadura	1.274	625	13	7	476	153
Galicia	2.448	838	15	20	1.027	548
Madrid, Comunidad de	1.042	221	40	0	271	510
Murcia, Región de	1.236	477	73	0	427	259
Navarra, Comunidad Foral de	507	164	71	1	205	66
País Vasco	987	316	82	5	378	206
Rioja, La	723	199	16	4	430	74
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

November 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	146.719	86.879	3.485	260	27.545	28.550
Andalucía	27.880	17.788	731	26	4.430	4.905
Aragón	3.963	2.182	46	29	848	858
Asturias, Principado de	3.110	1.622	41	7	832	608
Balears, Illes	4.320	2.847	260	8	589	616
Canarias	4.933	3.117	164	9	787	856
Cantabria	2.355	1.441	49	0	586	279
Castilla y León	8.566	4.791	305	12	1.762	1.696
Castilla - La Mancha	6.416	3.778	152	8	1.220	1.258
Cataluña	21.963	12.975	324	43	4.267	4.354
Comunitat Valenciana	22.027	12.968	513	31	3.878	4.637
Extremadura	2.677	1.456	29	9	665	518
Galicia	6.387	3.097	74	20	1.550	1.646
Madrid, Comunidad de	17.729	10.584	427	33	2.851	3.834
Murcia, Región de	4.637	2.963	175	1	646	852
Navarra, Comunidad Foral de	1.604	728	45	2	425	404
País Vasco	6.258	3.354	108	18	1.795	983
Rioja, La	1.475	893	34	0	347	201
Ceuta	227	171	1	4	26	25
Melilla	192	124	7	0	41	20

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	85.049	49.895	2.069	84	17.064	15.937
Andalucía	17.557	11.075	480	11	3.098	2.893
Aragón	2.148	1.181	27	2	479	459
Asturias, Principado de	1.709	811	24	3	526	345
Balears, Illes	2.283	1.496	131	3	311	342
Canarias	3.031	1.976	96	5	487	467
Cantabria	1.245	790	27	0	287	141
Castilla y León	4.310	2.355	153	5	995	802
Castilla - La Mancha	3.524	2.066	81	1	758	618
Cataluña	12.541	7.431	164	4	2.487	2.455
Comunitat Valenciana	12.903	7.529	333	11	2.463	2.567
Extremadura	1.667	886	21	3	468	289
Galicia	3.355	1.638	39	9	889	780
Madrid, Comunidad de	10.778	6.094	281	13	1.964	2.426
Murcia, Región de	2.809	1.825	106	0	415	463
Navarra, Comunidad Foral de	929	408	27	1	240	253
País Vasco	3.220	1.708	54	11	942	505
Rioja, La	800	463	19	0	211	107
Ceuta	139	100	0	2	21	16
Melilla	101	63	6	0	23	9

November 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	49.895	45.521	4.374	10.341	39.554
Andalucía	11.075	9.845	1.230	2.820	8.255
Aragón	1.181	1.058	123	240	941
Asturias, Principado de	811	713	98	189	622
Balears, Illes	1.496	1.467	29	220	1.276
Canarias	1.976	1.903	73	483	1.493
Cantabria	790	708	82	132	658
Castilla y León	2.355	2.129	226	479	1.876
Castilla - La Mancha	2.066	1.930	136	331	1.735
Cataluña	7.431	6.848	583	1.356	6.075
Comunitat Valenciana	7.529	6.914	615	1.083	6.446
Extremadura	886	688	198	157	729
Galicia	1.638	1.600	38	360	1.278
Madrid, Comunidad de	6.094	5.563	531	1.577	4.517
Murcia, Región de	1.825	1.701	124	365	1.460
Navarra, Comunidad Foral de	408	384	24	111	297
País Vasco	1.708	1.505	203	287	1.421
Rioja, La	463	427	36	103	360
Ceuta	100	79	21	36	64
Melilla	63	59	4	12	51