

20 January 2023

Statistics on Transfer of Property Rights (STPR)
November 2022. Provisional data

In November, 186,018 properties are registered in the land registers, 0.4% more than in the same month of the previous year

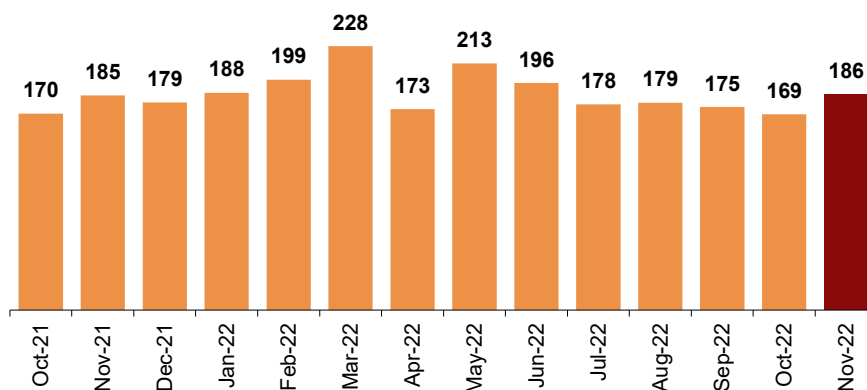
Registered housing sales increased by 10.8%, as compared with November 2021

The number of property transfers recorded in the land registers (from public deeds previously registered) was 186,018 in November, that is, 0.4% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 104,402, with an annual increase of 3.8 %.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

November 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	186,018	10.1	0.4	4.9
Sale	104,402	10.5	3.8	10.6
Donation	4,072	8.8	-24.1	-7.0
Swap	561	49.2	7.5	-14.0
Inheritance	42,370	11.1	-1.8	-1.8
Other titles ¹	34,613	7.3	-3.1	-0.5

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, 60.9% were housing sales.

In November, the number of rustic property sales increased by 1.2% in the annual rate, while there was a 4.3% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 10.8 %.

Sales registered by property type

November 2022

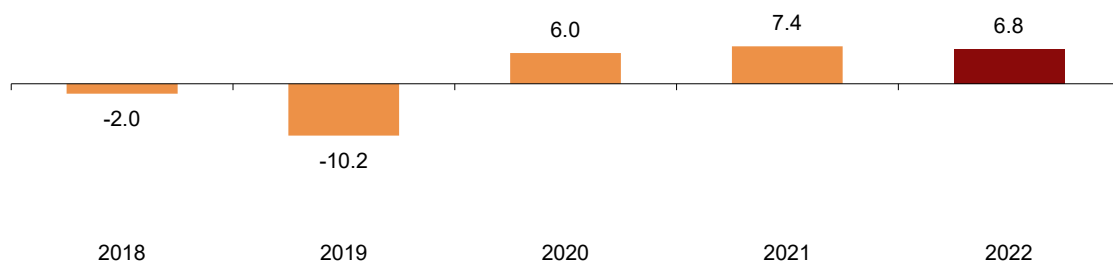
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	104,402		10.5	3.8	10.6
Urban properties	90,476	86.7	9.2	4.3	12.5
- Dwellings	55,132	60.9	6.8	10.8	17.0
- Other urban properties	35,344	39.1	13.0	-4.5	6.5
Rustic properties	13,926	13.3	20.2	1.2	-1.0

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. The monthly rate in 2022 was 6.8%, or 0.6 points less than that of 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

92.2% of dwellings transferred by sale in November were free-market dwellings and 7.8% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 11.7%, and that of protected dwellings by 0.5%.

18.0% of dwellings transferred by sale in November were new, and 82.0% were used.

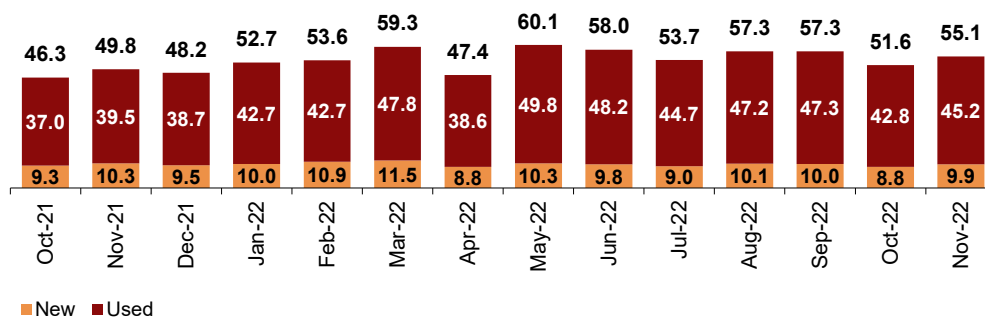
The number of new home transactions rose 3.0% compared to November 2021, while that of used homes rose by 14.3 %.

Number of registered housing sales November 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	55,132		6.8	10.8	17.0
Free	50,847	92.2	7.0	11.7	17.9
Protected	4,285	7.8	4.1	0.5	6.5
TOTAL	55,132		6.8	10.8	17.0
New	9,933	18.0	12.3	-3.0	4.6
Used	45,199	82.0	5.7	14.3	20.1

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in November was 38,942, that is, 11.5% more than in the same month of 2021.

Number of registered housing sales, according to transferor and owner November 2022

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	55,132	6.8	10.8
Natural person	Natural person	38,942	8.7	11.5
Natural person	Legal entity	2,523	19.9	22.9
Legal entity	Natural person	10,856	2.5	5.6
Legal entity	Legal entity	2,811	-8.9	10.9

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 Castilla y León (792), La Rioja (749) and Aragón (669).

Galicia (14.3%), Extremadura (9.2%) and Canarias (7.4%) registered the highest annual variation rates.

In turn, Cantabria (-18.0%), Illes Balears (-12.2%) and La Rioja (-10.8%) 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 (226), Andalucía and La Rioja (both with 172).

Properties transferred by Autonomous Community

November 2022

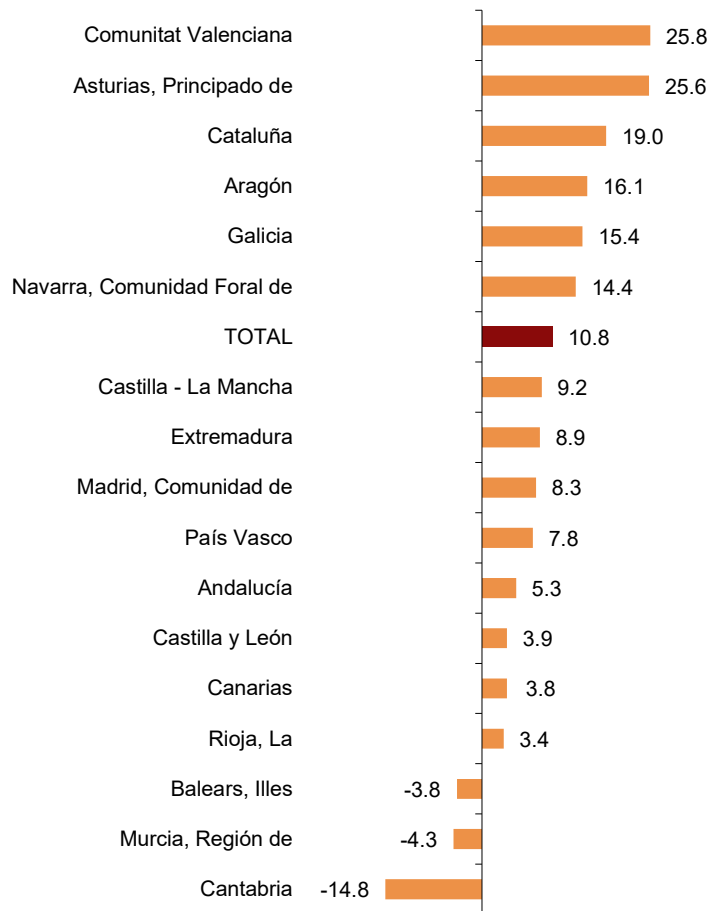
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	186,018	0.4	491	55,132	10.8	146
Andalucía	33,310	0.0	492	11,646	5.3	172
Aragón	6,958	3.5	669	1,374	16.1	132
Asturias, Principado de	4,601	5.1	557	976	25.6	118
Balears, Illes	4,747	-12.2	478	1,467	-3.8	148
Canarias	6,031	7.4	323	2,079	3.8	111
Cantabria	2,483	-18.0	527	657	-14.8	139
Castilla y León	15,111	2.5	792	2,399	3.9	126
Castilla - La Mancha	10,534	-6.0	651	2,165	9.2	134
Cataluña	24,777	1.2	408	8,822	19.0	145
Comunitat Valenciana	27,099	5.5	665	9,202	25.8	226
Extremadura	4,342	9.2	516	919	8.9	109
Galicia	10,323	14.3	473	1,994	15.4	91
Madrid, Comunidad de	18,492	-3.8	342	6,694	8.3	124
Murcia, Región de	5,491	-7.5	461	1,809	-4.3	152
Navarra, Comunidad Foral de	2,394	-5.3	462	517	14.4	100
País Vasco	7,233	-3.3	417	1,900	7.8	110
Rioja, La	1,872	-10.8	749	429	3.4	172

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2022. 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 Comunitat Valenciana (25.8%), Principado de Asturias (25.6%) and Cataluña (19.0%).

In turn, the number of sales decreased in Cantabria (-14.8%), Región de Murcia (-4.3%) and Illes Balears (-3.8%).

Annual variation in the number of housing sales by Autonomous Community November 2022. Percentage



Revision and updating of data

Data for 2022 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 2023 is published, the final data for the same month of 2022 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 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 2022. 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	186.018	37.781	89.367	6.494	52.376
Andalucía	33.310	4.807	17.913	1.327	9.263
Aragón	6.958	2.686	2.380	192	1.700
Asturias, Principado de	4.601	1.572	1.737	80	1.212
Balears, Illes	4.747	898	2.242	222	1.385
Canarias	6.031	794	3.219	222	1.796
Cantabria	2.483	553	1.163	46	721
Castilla y León	15.111	6.951	4.265	614	3.281
Castilla - La Mancha	10.534	4.230	3.667	708	1.929
Cataluña	24.777	2.009	13.524	1.147	8.097
Comunitat Valenciana	27.099	3.951	14.411	664	8.073
Extremadura	4.342	1.554	1.874	192	722
Galicia	10.323	4.004	3.573	223	2.523
Madrid, Comunidad de	18.492	646	11.236	376	6.234
Murcia, Región de	5.491	1.064	2.812	203	1.412
Navarra, Comunidad Foral de	2.394	716	964	82	632
País Vasco	7.233	873	3.460	133	2.767
Rioja, La	1.872	473	774	60	565
Ceuta	110	0	77	2	31
Melilla	110	0	76	1	33

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

	Rustic properties	Type of acquisition					Other titles
		Sale	Donation	Swap	Inheritance		
TOTAL	37.781	13.926	1.233	195	14.593	7.834	
Andalucía	4.807	2.006	162	13	1.825	801	
Aragón	2.686	1.037	63	35	874	677	
Asturias, Principado de	1.572	474	46	3	772	277	
Balears, Illes	898	361	87	0	284	166	
Canarias	794	298	50	1	219	226	
Cantabria	553	166	12	0	309	66	
Castilla y León	6.951	2.461	180	26	2.930	1.354	
Castilla - La Mancha	4.230	1.881	152	24	1.729	444	
Cataluña	2.009	686	31	11	1.001	280	
Comunitat Valenciana	3.951	1.711	151	6	1.458	625	
Extremadura	1.554	656	38	6	675	179	
Galicia	4.004	901	41	54	1.121	1.887	
Madrid, Comunidad de	646	208	61	5	146	226	
Murcia, Región de	1.064	405	69	0	344	246	
Navarra, Comunidad Foral de	716	187	24	3	358	144	
País Vasco	873	282	47	8	359	177	
Rioja, La	473	206	19	0	189	59	
Ceuta	0	0	0	0	0	0	
Melilla	0	0	0	0	0	0	

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	148.237	90.476	2.839	366	27.777	26.779
Andalucía	28.503	18.320	523	46	4.568	5.046
Aragón	4.272	2.450	62	12	920	828
Asturias, Principado de	3.029	1.710	45	1	798	475
Balears, Illes	3.849	2.351	168	4	480	846
Canarias	5.237	3.273	130	15	781	1.038
Cantabria	1.930	1.063	46	0	543	278
Castilla y León	8.160	4.491	162	16	1.941	1.550
Castilla - La Mancha	6.304	3.757	157	41	1.261	1.088
Cataluña	22.768	14.629	292	109	4.315	3.423
Comunitat Valenciana	23.148	14.563	494	8	4.030	4.053
Extremadura	2.788	1.378	87	1	839	483
Galicia	6.319	3.560	52	52	1.369	1.286
Madrid, Comunidad de	17.846	10.877	311	33	2.750	3.875
Murcia, Región de	4.427	2.845	150	3	695	734
Navarra, Comunidad Foral de	1.678	928	40	5	485	220
País Vasco	6.360	3.378	82	17	1.637	1.246
Rioja, La	1.399	783	30	0	306	280
Ceuta	110	43	1	2	39	25
Melilla	110	77	7	1	20	5

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	89.367	55.132	1.651	166	17.735	14.683
Andalucía	17.913	11.646	309	18	3.269	2.671
Aragón	2.380	1.374	33	8	513	452
Asturias, Principado de	1.737	976	16	0	499	246
Balears, Illes	2.242	1.467	100	3	285	387
Canarias	3.219	2.079	68	7	484	581
Cantabria	1.163	657	22	0	346	138
Castilla y León	4.265	2.399	77	3	1.064	722
Castilla - La Mancha	3.667	2.165	86	4	808	604
Cataluña	13.524	8.822	162	80	2.616	1.844
Comunitat Valenciana	14.411	9.202	323	3	2.616	2.267
Extremadura	1.874	919	57	0	603	295
Galicia	3.573	1.994	30	22	836	691
Madrid, Comunidad de	11.236	6.694	186	8	1.910	2.438
Murcia, Región de	2.812	1.809	98	1	450	454
Navarra, Comunidad Foral de	964	517	22	2	301	122
País Vasco	3.460	1.900	40	5	901	614
Rioja, La	774	429	15	0	190	140
Ceuta	77	33	1	1	30	12
Melilla	76	50	6	1	14	5

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	55.132	50.847	4.285	9.933	45.199
Andalucía	11.646	10.576	1.070	2.325	9.321
Aragón	1.374	1.260	114	260	1.114
Asturias, Principado de	976	865	111	156	820
Balears, Illes	1.467	1.448	19	269	1.198
Canarias	2.079	1.983	96	424	1.655
Cantabria	657	587	70	75	582
Castilla y León	2.399	2.208	191	468	1.931
Castilla - La Mancha	2.165	2.058	107	375	1.790
Cataluña	8.822	8.188	634	1.385	7.437
Comunitat Valenciana	9.202	8.487	715	1.203	7.999
Extremadura	919	716	203	64	855
Galicia	1.994	1.921	73	461	1.533
Madrid, Comunidad de	6.694	6.294	400	1.545	5.149
Murcia, Región de	1.809	1.644	165	313	1.496
Navarra, Comunidad Foral de	517	438	79	171	346
País Vasco	1.900	1.695	205	387	1.513
Rioja, La	429	404	25	46	383
Ceuta	33	26	7	1	32
Melilla	50	49	1	5	45