

12 June 2018

Statistics on Transfer of Property Rights (STPR)
 April 2018. *Provisional data*

In April, 161,444 properties are registered in the land registers, 20.8% more than in the same month of the previous year

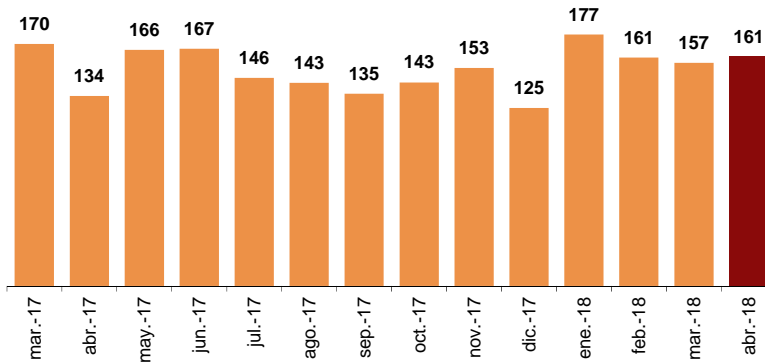
Registered housing sales increases by 29.7%, as compared with April 2017

The number of property transfers recorded in the land registers (from previous public deeds) in April was 161,444, that is, 20.8%¹ more than in the same month of 2017.

Given that in 2018 Holy Week is celebrated in March, while in 2017 it was held in April, it is convenient to analyse the aggregate period March-April. During that period there was an increase of 4.8% in the number of property transfers, as compared with the same two-month period of 2017.

Regarding registered property sales, the number of transfers was 84,479, with an annual increase of 27.5%.

Total property transfers recorded in the land registries.
 Thousands



Registered property transfers, by acquisition title. April 2018

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	161,444	2.8	20.8	7.7
Merchanting	84,479	3.9	27.5	12.6
Donation	3,784	14.5	17.4	-13.8
Swap	466	-5.5	23.9	2.1
Inheritance	36,952	2.9	23.3	6.0
Other titles ¹	35,763	-0.7	5.8	1.7

¹The heading "Other titles" includes the following items: land consolidation, horizontal divisions, joint ventures or mixtures of several transfer titles, transfers without title of acquisition, dation in payment, foreclosures and court awards.

¹ Given that in 2018 Holy Week was celebrated in March, while in 2017 it was held in April, it is convenient to analyse both months together.

Sales recorded in the land registers

85.3% of sales registered in April corresponded to urban properties and 14.7% to rustic properties. Among the urban properties, 58.3% were housing sales.

In April, the number of rustic property sales increased by 20.9% in the annual rate, while that of urban properties did so by 28.7%. Within the latter, housing sales recorded an annual increase of 29.7%.

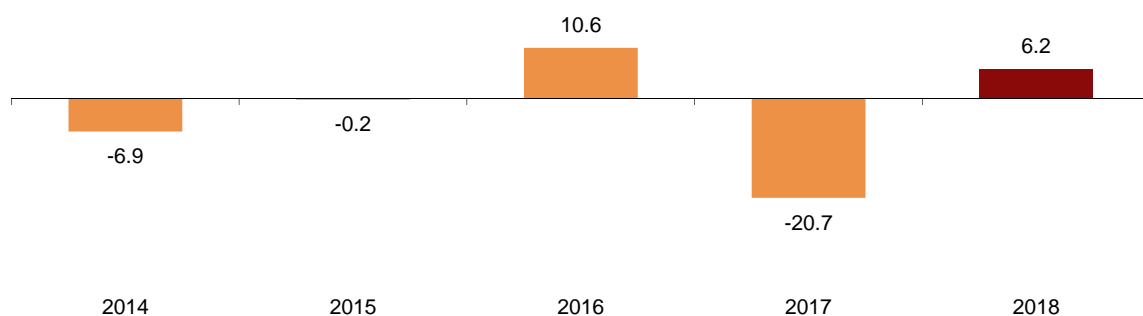
Registered merchanting by type of property. April 2018

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	84,479		3.9	27.5	12.6
Urban properties	72,083	85.3	4.6	28.7	13.3
- Dwellings	42,014	58.3	6.2	29.7	15.6
- Other urban properties	30,069	41.7	2.5	27.4	10.3
Rustic properties	12,396	14.7	0.0	20.9	8.5

Evolution of the 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 March and April in the last five years. In 2018, the monthly rate was 6.2%, that is, 26.9 points more than the previous year.

Evolution of the monthly rate of merchanting of dwellings. Variation of April over March of the same year



Registered housing sales, by protection system and status

90.3% of the dwellings transferred by sale in April were free-market dwellings and 9.7% were protected dwellings.

In annual terms, the number of transfers of free-market dwellings by sale increased by 30.4%, and that of protected dwellings did so by 23.3%.

16.9% of the dwellings transferred by sale in April were new, and 83.1% were used.

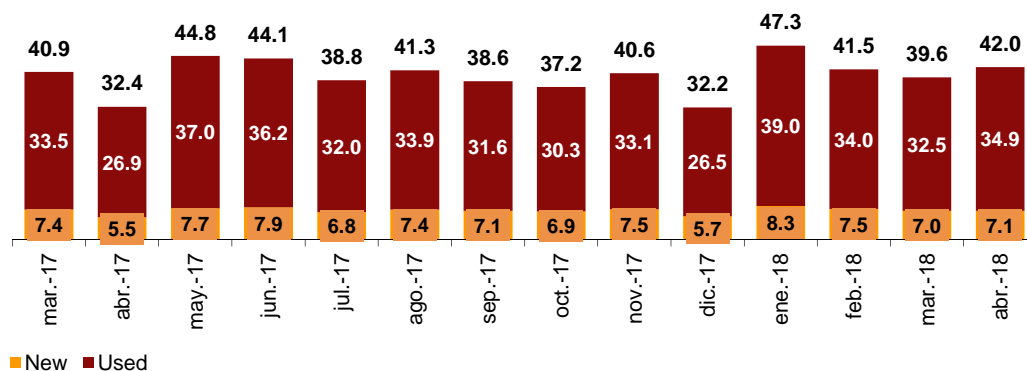
The number of transactions on new dwellings increased by 29.3%, while that of used dwellings increased by 29.8% as compared with April 2017.

Number of registered merchantings on dwellings. April 2018

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
Total	42,014		6.2	29.7	15.6
Free housing	37,930	90.3	7.1	30.4	16.1
Protected housing	4,084	9.7	-1.7	23.3	10.9
Total	42,014		6.2	29.7	15.6
New housing	7,105	16.9	0.9	29.3	15.0
Used housing	34,909	83.1	7.3	29.8	15.7

Number of registered merchantings on dwellings.

Thousands



Results by Autonomous Communities

In April, the total number of property transfers recorded in the land registries per 100,000 inhabitants reached its highest value in La Rioja (699), Castilla y León (612) and Castilla-La Mancha (602).

Cantabria (40.8%), Extremadura (38.8%) and Andalucía (37.2%) registered the highest annual variation rates.

In turn, Aragón (-3.1%), Canarias (4.6%) and Comunidad Foral de Navarra (6.3%) presented the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants were Comunitat Valenciana (158), Comunidad de Madrid (130) and Illes Balears (126).

Registered property transfers, by Autonomous Communities. April 2018

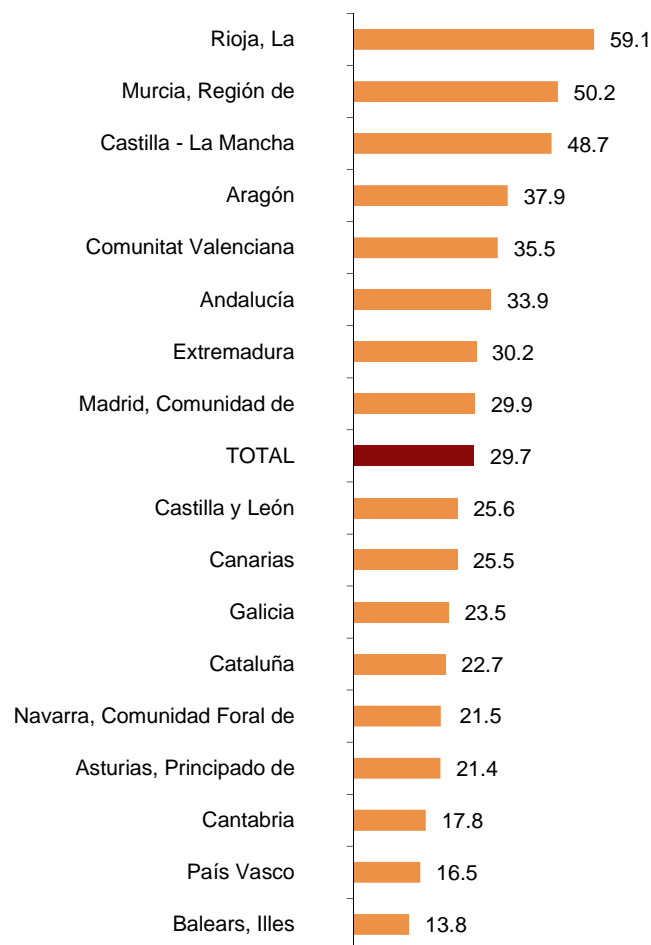
	Total property transfers recorded in the registries			Registered merchantings of dwellings		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	161,444	20.8	439	42,014	29.7	114
Andalucía	28,448	37.2	432	8,181	33.9	124
Aragón	6,071	-3.1	585	1,080	37.9	104
Asturias, Principado de	3,609	14.5	426	720	21.4	85
Balears, Illes	4,551	19.2	491	1,165	13.8	126
Canarias	6,085	4.6	345	2,210	25.5	125
Cantabria	2,306	40.8	496	423	17.8	91
Castilla y León	11,910	22.3	612	1,532	25.6	79
Castilla - La Mancha	9,563	22.8	602	1,607	48.7	101
Cataluña	22,949	20.7	394	6,521	22.7	112
Comunitat Valenciana	20,364	24.5	521	6,172	35.5	158
Extremadura	4,001	38.8	468	668	30.2	78
Galicia	7,755	9.2	353	1,410	23.5	64
Madrid, Comunidad de	18,486	13.8	362	6,648	29.9	130
Murcia, Región de	4,942	28.8	435	1,364	50.2	120
Navarra, Comunidad Foral de	2,492	6.3	499	452	21.5	91
País Vasco	5,928	12.5	344	1,486	16.5	86
Rioja, La	1,714	22.8	699	280	59.1	114

¹ This data have been calculated based on the provisional results of the population figures as at 01 July 2017. Only the population aged 18 to 84 years old was considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in April were La Rioja (59.1%), Región de Murcia (50.2%) and Castilla–La Mancha (48.7%).

In turn, Illes Balears (13.8%), País Vasco (16.5%) and Cantabria (17.8%) registered the lowest annual rates in April.

Annual variation of the number of merchantings of dwellings by Autonomous Community. April 2018



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Statistics on Transfer of Property Rights April 2018. Provisional Data

STPR. 1 Transfers recorded in the land registries, made on rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	161,444	33,375	75,448	6,014	46,607
Andalucía	28,448	4,823	14,679	1,158	7,788
Aragón	6,071	2,407	2,062	128	1,474
Asturias, Principado de	3,609	1,129	1,558	76	846
Balears, Illes	4,551	940	2,078	226	1,307
Canarias	6,085	431	3,453	214	1,987
Cantabria	2,306	732	782	68	724
Castilla y León	11,910	5,639	3,205	537	2,529
Castilla - La Mancha	9,563	4,210	3,075	544	1,734
Cataluña	22,949	2,213	11,982	1,023	7,731
Comunitat Valenciana	20,364	3,471	10,326	526	6,041
Extremadura	4,001	1,703	1,392	195	711
Galicia	7,755	2,102	3,044	189	2,420
Madrid, Comunidad de	18,486	429	11,004	559	6,494
Murcia, Región de	4,942	1,049	2,432	298	1,163
Navarra, Comunidad Foral de	2,492	841	903	122	626
País Vasco	5,928	653	2,736	95	2,444
Rioja, La	1,714	603	588	52	471
Ceuta	130	0	85	0	45
Melilla	140	0	64	4	72

STPR. 2 Transfers made on rustic properties, by acquisition title

	Rustic properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	33,375	12,396	1,451	236	13,238	6,054
Andalucía	4,823	1,949	101	23	1,674	1,076
Aragón	2,407	979	86	12	813	517
Asturias, Principado de	1,129	298	55	10	563	203
Balears, Illes	940	314	149	5	358	114
Canarias	431	187	25	2	109	108
Cantabria	732	162	16	1	375	178
Castilla y León	5,639	1,881	158	57	2,501	1,042
Castilla - La Mancha	4,210	1,894	298	42	1,494	482
Cataluña	2,213	710	57	1	1,070	375
Comunitat Valenciana	3,471	1,341	200	10	1,408	512
Extremadura	1,703	676	31	8	753	235
Galicia	2,102	635	32	36	900	499
Madrid, Comunidad de	429	169	44	10	132	74
Murcia, Región de	1,049	416	109	5	252	267
Navarra, Comunidad Foral de	841	300	51	0	370	120
País Vasco	653	215	24	6	301	107
Rioja, La	603	270	15	8	165	145
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

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STPR. 3 Transfers made on urban properties, by acquisition title

	Urban properties	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	128,069	72,083	2,333	230	23,714	29,709
Andalucía	23,625	13,296	112	47	3,288	6,882
Aragón	3,664	1,934	46	6	883	795
Asturias, Principado de	2,480	1,199	48	1	678	554
Balears, Illes	3,611	1,970	250	16	612	763
Canarias	5,654	3,434	175	14	579	1,452
Cantabria	1,574	795	11	11	423	334
Castilla y León	6,271	3,025	80	6	1,498	1,662
Castilla - La Mancha	5,353	2,915	127	15	877	1,419
Cataluña	20,736	11,820	279	44	4,180	4,413
Comunitat Valenciana	16,893	9,892	346	11	3,317	3,327
Extremadura	2,298	1,162	33	6	605	492
Galicia	5,653	2,785	44	13	1,351	1,460
Madrid, Comunidad de	18,057	11,204	413	25	2,688	3,727
Murcia, Región de	3,893	2,114	162	2	537	1,078
Navarra, Comunidad Foral de	1,651	850	91	1	437	272
País Vasco	5,275	2,993	99	10	1,394	779
Rioja, La	1,111	514	14	2	327	254
Ceuta	130	67	2	0	23	38
Melilla	140	114	1	0	17	8

STPR. 4 Transfers made on dwellings, by acquisition title

	Dwellings	Merchanting	Donation	Swap	Inheritance	Other titles
TOTAL	75,448	42,014	1,301	105	15,316	16,712
Andalucía	14,679	8,181	56	21	2,423	3,998
Aragón	2,062	1,080	23	2	529	428
Asturias, Principado de	1,558	720	33	1	483	321
Balears, Illes	2,078	1,165	132	8	364	409
Canarias	3,453	2,210	115	7	359	762
Cantabria	782	423	8	0	226	125
Castilla y León	3,205	1,532	24	0	874	775
Castilla - La Mancha	3,075	1,607	70	6	542	850
Cataluña	11,982	6,521	159	24	2,577	2,701
Comunitat Valenciana	10,326	6,172	190	10	2,188	1,766
Extremadura	1,392	668	18	2	444	260
Galicia	3,044	1,410	28	5	791	810
Madrid, Comunidad de	11,004	6,648	268	11	1,906	2,171
Murcia, Región de	2,432	1,364	95	2	355	616
Navarra, Comunidad Foral de	903	452	32	1	258	160
País Vasco	2,736	1,486	39	4	799	408
Rioja, La	588	280	8	1	172	127
Ceuta	85	45	2	0	17	21
Melilla	64	50	1	0	9	4

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STPR. 5 Merchanting of dwellings, by system and status

	Dwellings	Free housing	State-subsidised housing	New housing	Used housing
TOTAL	42,014	37,930	4,084	7,105	34,909
Andalucía	8,181	7,362	819	1,273	6,908
Aragón	1,080	927	153	163	917
Asturias, Principado de	720	586	134	142	578
Balears, Illes	1,165	1,130	35	191	974
Canarias	2,210	2,130	80	520	1,690
Cantabria	423	387	36	81	342
Castilla y León	1,532	1,321	211	249	1,283
Castilla - La Mancha	1,607	1,481	126	274	1,333
Cataluña	6,521	5,831	690	974	5,547
Comunitat Valenciana	6,172	5,441	731	796	5,376
Extremadura	668	510	158	56	612
Galicia	1,410	1,336	74	327	1,083
Madrid, Comunidad de	6,648	6,203	445	1,460	5,188
Murcia, Región de	1,364	1,199	165	216	1,148
Navarra, Comunidad Foral de	452	372	80	115	337
País Vasco	1,486	1,382	104	213	1,273
Rioja, La	280	248	32	41	239
Ceuta	45	39	6	12	33
Melilla	50	45	5	2	48