

21 March 2024

Statistics on Transfer of Property Rights (STPR) January 2024. Provisional data

Main results

- In January, 192,398 properties were registered in the property registers, 2.2% more than in the same month of the previous year.
- Registered housing sales and purchases decreased by 2.1% compared to January 2023.

More information

- [Annex of tables](#) (includes information from the Autonomous Communities)
- [Detailed results](#)

The number of property transfers recorded in the property registers (from previously executed public deeds) in the month of January was 192,398, which was 2.2% more than in the same month of 2023.

As for registered property sales, the number of transfers was 108,364, with an annual increase of 2.3%.

Transferred properties registered according to type of acquisition. January 2024

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	192,398	36.3	2.2	2.2
Sale	108,364	47.2	2.3	2.3
Donation	4,875	55.1	-2.0	-2.0
Swap	486	38.1	-16.6	-16.6
Inheritance	42,854	28.0	3.0	3.0
Other titles ¹	35,819	17.2	1.7	1.7

¹Includes 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

86.5% of registered sales in January were urban properties and 13.5% were rural properties. Among urban properties, 58.0% were home sales and purchases.

In January, the number of rural property sales rose by 10.5% in annual rate and the number of urban property sales fell by 1.2%. Within the latter, housing sales recorded an annual decrease of 2.1%.

Sales registered by property type. January 2024

		Total	Percentage	% Variation		
				Monthly	Annual	Annual accumulated
TOTAL		108,364		47.2	2.3	2.3
	Total	93,705	86.5	48.7	1.2	1.2
Urban properties	Dwellings	54,346	58.0	48.1	-2.1	-2.1
	Other urban properties	39,359	42.0	49.6	6.0	6.0
Rustic properties		14,659	13.5	38.3	10.5	10.5

Registered housing sales

92.9% of the housing transferred by sale in January were open market and 7.1% were protected.

In annual terms, the number of homes on the open market sold by purchase decreased by 0.9% and the number of protected housing decreased by 15.6%.

20.1% of the housing sales in January were new and 79.9% were used.

The number of new home transactions rose by 3.6% compared to January 2023, while the number of used homes fell by 3.4%.

Number of registered housing sales. January 2024

		Total	Percentage	% Variation		
				Monthly	Annual	Annual accumulated
TOTAL		54,346		48.1	-2.1	-2.1
Free		50,476	92.9	48.2	-0.9	-0.9
Protected		3,870	7.1	47.1	-15.6	-15.6
TOTAL		54,346		48.1	-2.1	-2.1
New		10,949	20.1	59.2	3.6	3.6
Used		43,397	79.9	45.5	-3.4	-3.4

Results by Autonomous Community

Castilla y León (30.5%), Galicia (15.9%) and Comunidad Foral de Navarra (15.7%) recorded the highest annual rates of change in January in the total number of properties transferred.

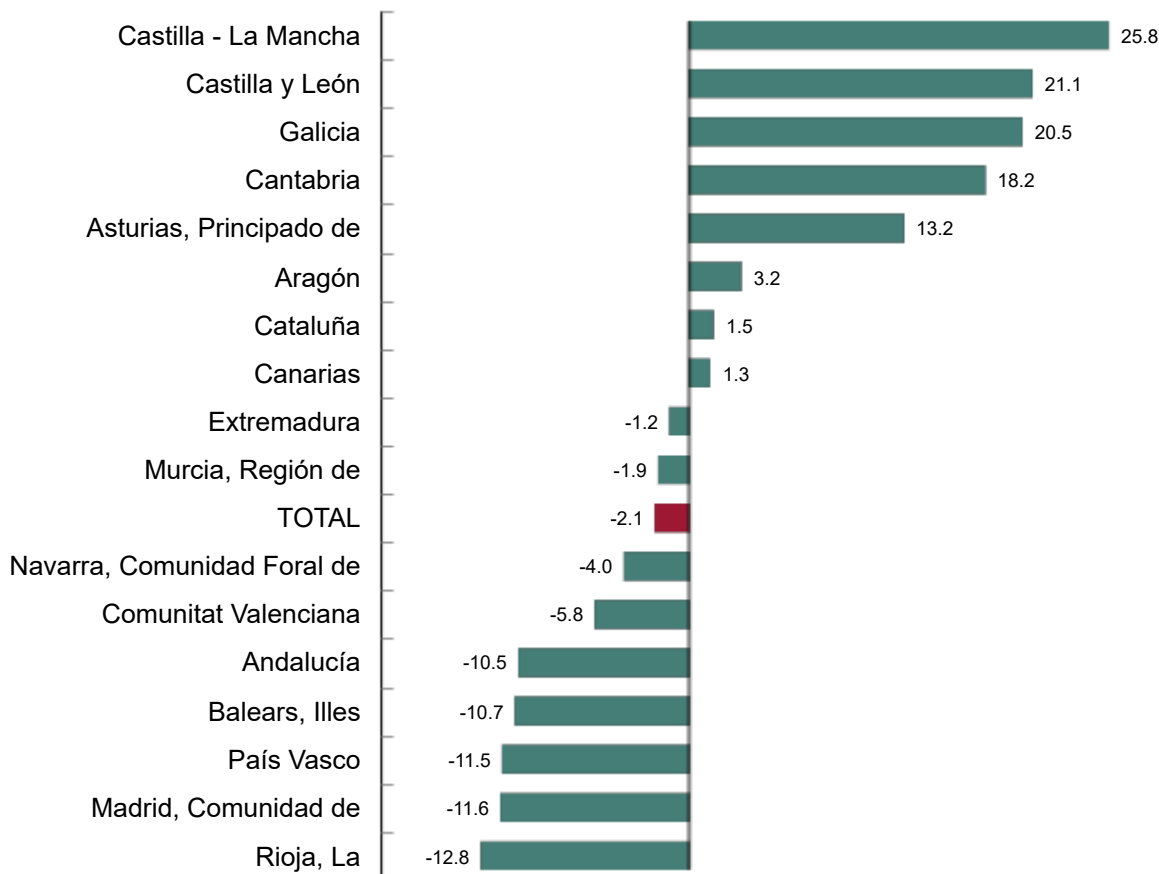
On the other hand, País Vasco (-9.1%), Andalucía (-5.9%) and Comunitat Valenciana (-5.4%) presented the lowest annual rates.

Regarding the registered housing sales, the autonomous communities in which rates increased were Castilla-La Mancha (25.8%), Castilla y León (21.1%) y Galicia (20.5%).

Meanwhile, La Rioja (-12.8%), Comunidad de Madrid (-11.6%) and País Vasco (-11.5%) recorded the largest decreases.

Annual variation in the number of housing sales by Autonomous Community. January 2024

Percentage



Revision and updating of data

The data for 2024 are provisional and will be reviewed when the data for the same period next year are published. All results of this operation are available on [INEbase](#).

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 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](#) and the [standardised methodological report](#).

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. More information on [Quality at INE](#) and [Code of Best Practices](#).

For further information see **INEbase**

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