

16 March 2022

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

In January, 187,571 properties are registered in the land registers, 20.5% more than in the same month of the previous year

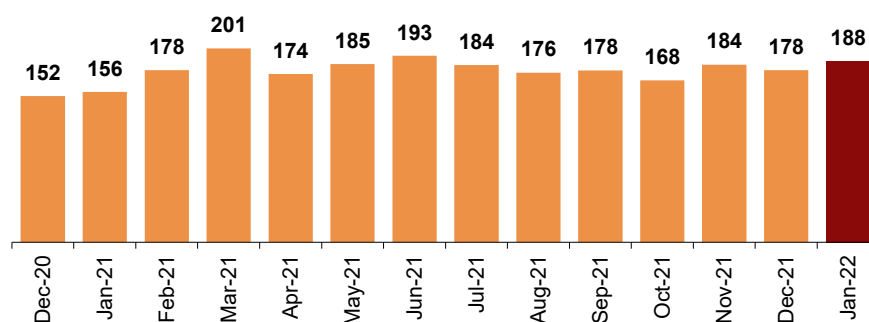
Registered housing sales increased by 31.0%, as compared with January 2021

The number of property transfers recorded in the land registers (from previously public deeds) in January was 187,571, that is, 20.5% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 105,271, with an annual increase of 27.9%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

January 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	187,571	5.2	20.5	20.5
Sale	105,271	9.1	27.9	27.9
Donation	6,446	11.1	21.5	21.5
Swap	455	-20.0	6.1	6.1
Inheritance	39,253	2.0	5.5	5.5
Other titles ¹	36,146	-2.1	18.8	18.8

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

In January, 87.6% of sales registered corresponded to urban properties and 12.4% to rustic properties. Among urban properties, 57.1% were housing sales.

In January, the number of rustic property sales increased by 10.4% in the annual rate, while there was a 30.8% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 31.0%.

Sales registered by property type

January 2022

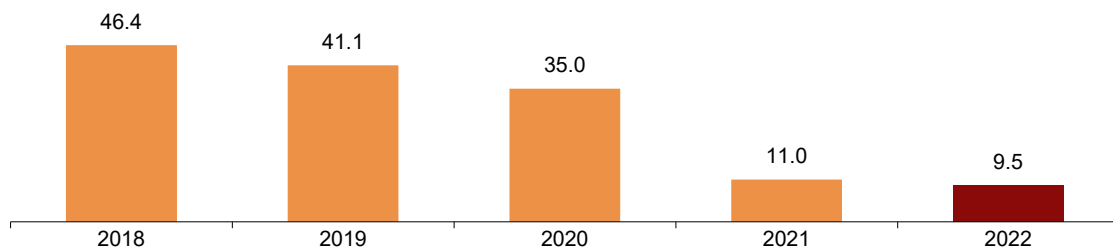
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	105,271		9.1	27.9	27.9
Urban properties	92,251	87.6	10.6	30.8	30.8
- Dwellings	52,684	57.1	9.5	31.0	31.0
- Other urban properties	39,567	42.9	12.2	30.5	30.5
Rustic properties	13,020	12.4	-0.4	10.4	10.4

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 December and January in the last five years. The monthly rate in 2022 was 9.5%, or 1.5 points less than that of the previous year.

Monthly rate of the number of housing sales

Variation in January over December of the same year. Percentage



Registered housing sales, by protection system and status

In January, 91.9% of property transfers by sale were free-market dwellings and 8.1% protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 33.0%, and that of protected dwellings by 11.6%.

In January, 19.0% of dwellings transferred by sale were new and 81.0% were used.

The number of new home transactions rose 17.2% compared to January 2021 and that of used homes 34.7%.

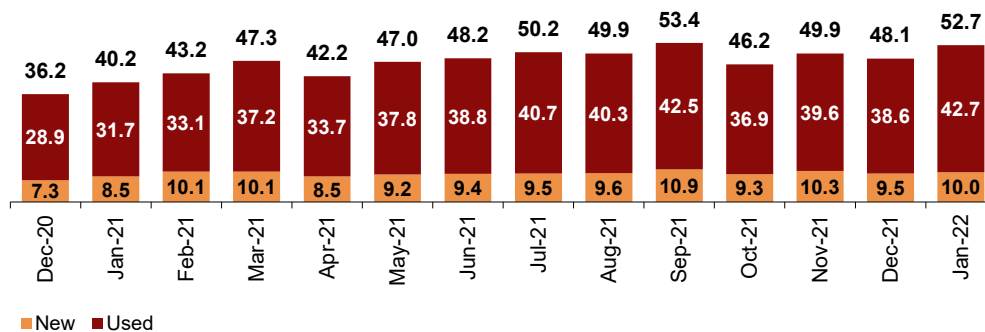
Number of registered housing sales

January 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	52,684		9.5	31.0	31.0
Free	48,425	91.9	9.5	33.0	33.0
Protected	4,259	8.1	9.5	11.6	11.6
TOTAL	52,684		9.5	31.0	31.0
New	9,992	19.0	4.9	17.2	17.2
Used	42,692	81.0	10.6	34.7	34.7

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

Home sales made between natural persons accounted for 69.1% of the total home sales taking place in January 2022.

Registered housing sales percentage, according to transferor and owner

January 2022

Transferor	Owner	Percentage	%Variation	
			Monthly	Annual
Natural person	Natural person	69,1	-1,6	3,1
Natural person	Legal entity	4,1	0,0	5,1
Legal entity	Natural person	21,1	5,5	-5,4
Legal entity	Legal entity	5,7	0,0	-16,2

Results by Autonomous Community

In January, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (906), Aragón (773) and Castilla y León (737).

La Rioja (35.5%), Aragón (32.5%) and Cantabria (28.9%) registered the highest annual variation rates.

In Comunidad Foral de Navarra the annual variation was negative (-24.6%), while Extremadura (9.1%) and Principado de Asturias (11.3%) showed the lowest rates.

Regarding registered housing sales, the Autonomous Communities with the highest number of transfers per 100.000 inhabitants¹ were La Rioja (203), Comunitat Valenciana (192) and Andalucía (172).

Properties transferred by Autonomous Community

January 2022

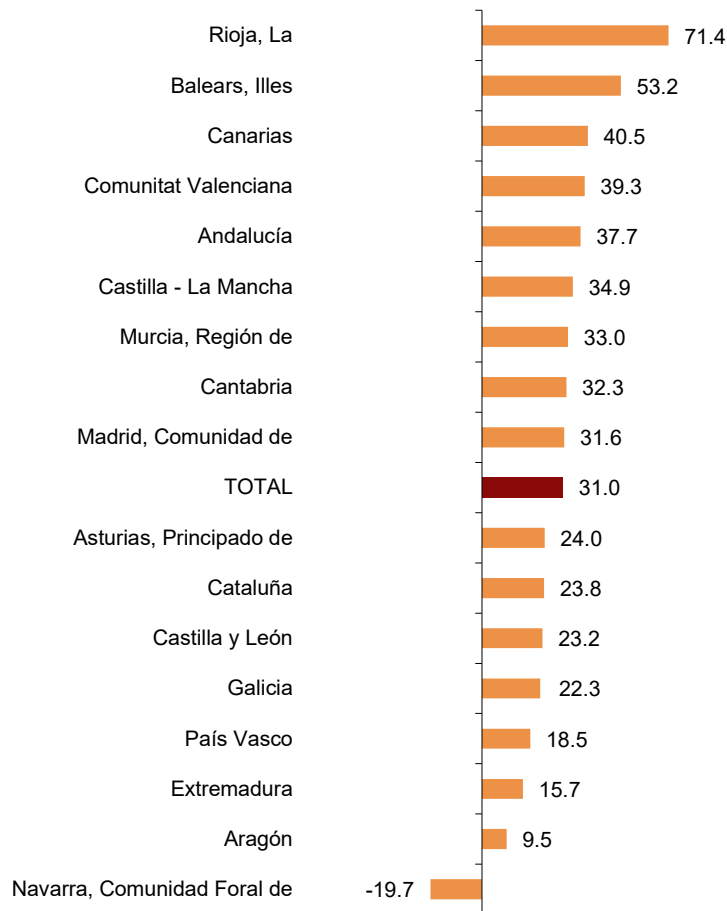
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	187,571	20.5	499	52,684	31.0	140
Andalucía	33,561	28.1	500	11,556	37.7	172
Aragón	8,009	32.5	773	1,329	9.5	128
Asturias, Principado de	4,195	11.3	507	908	24.0	110
Balears, Illes	5,178	23.1	528	1,425	53.2	145
Canarias	5,769	19.8	312	2,032	40.5	110
Cantabria	2,793	28.9	596	741	32.3	158
Castilla y León	14,072	16.1	737	2,145	23.2	112
Castilla - La Mancha	11,144	21.9	694	2,297	34.9	143
Cataluña	26,239	12.7	436	7,994	23.8	133
Comunitat Valenciana	24,861	23.0	618	7,727	39.3	192
Extremadura	4,092	9.1	486	868	15.7	103
Galicia	8,815	19.2	405	1,740	22.3	80
Madrid, Comunidad de	19,979	23.3	375	7,041	31.6	132
Murcia, Región de	6,305	25.3	536	1,751	33.0	149
Navarra, Comunidad Foral de	2,330	-24.6	454	469	-19.7	91
País Vasco	7,640	18.3	442	2,026	18.5	117
Rioja, La	2,251	35.5	906	504	71.4	203

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 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 January were La Rioja (71.4%), Illes Balears (53.2%) and Canarias (40.5%).

In turn, the lowest increases were in Aragón (9.5%) and Extremadura (15.7%). The only autonomous community with a negative annual variation rate was Comunidad Foral de Navarra (-19.7%).

Annual variation in the number of housing sales by Autonomous Community January 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. That is, when the data for January 2023 are published, the final data for the same month in 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.

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>

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

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Statistics on Transfer of Property Rights January 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	187.571	36.260	86.732	8.572	56.007
Andalucía	33.561	4.868	18.058	1.829	8.806
Aragón	8.009	3.143	2.466	199	2.201
Asturias, Principado de	4.195	1.149	1.673	115	1.258
Balears, Illes	5.178	972	2.260	233	1.713
Canarias	5.769	544	3.308	249	1.668
Cantabria	2.793	572	1.140	82	999
Castilla y León	14.072	6.301	3.987	615	3.169
Castilla - La Mancha	11.144	4.277	3.591	1.123	2.153
Cataluña	26.239	2.400	13.119	1.635	9.085
Comunitat Valenciana	24.861	3.927	12.548	578	7.808
Extremadura	4.092	1.449	1.587	271	785
Galicia	8.815	2.594	3.278	234	2.709
Madrid, Comunidad de	19.979	643	11.531	826	6.979
Murcia, Región de	6.305	1.169	2.994	272	1.870
Navarra, Comunidad Foral de	2.330	639	930	101	660
País Vasco	7.640	871	3.311	128	3.330
Rioja, La	2.251	740	761	78	672
Ceuta	142	1	81	0	60
Melilla	196	1	109	4	82

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

	Rustic properties	Acquisition type					Other titles
		Sale	Donation	Swap	Inheritance		
TOTAL	36.260	13.020	1.822	184	14.487	6.747	
Andalucía	4.868	2.007	182	10	1.750	919	
Aragón	3.143	904	155	31	1.197	856	
Asturias, Principado de	1.149	385	32	7	540	185	
Balears, Illes	972	280	250	2	240	200	
Canarias	544	254	20	1	153	116	
Cantabria	572	194	39	6	249	84	
Castilla y León	6.301	2.062	266	15	2.797	1.161	
Castilla - La Mancha	4.277	1.884	183	25	1.684	501	
Cataluña	2.400	785	94	10	1.169	342	
Comunitat Valenciana	3.927	1.623	276	6	1.336	686	
Extremadura	1.449	538	20	4	646	241	
Galicia	2.594	784	38	30	1.137	605	
Madrid, Comunidad de	643	148	25	8	275	187	
Murcia, Región de	1.169	470	105	6	354	234	
Navarra, Comunidad Foral de	639	185	25	12	314	103	
País Vasco	871	241	79	10	368	173	
Rioja, La	740	276	33	1	277	153	
Ceuta	1	0	0	0	0	1	
Melilla	1	0	0	0	1	0	

January 2022. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	151.311	92.251	4.624	271	24.766	29.399
Andalucía	28.693	18.363	981	26	3.868	5.455
Aragón	4.866	2.533	98	8	1.043	1.184
Asturias, Principado de	3.046	1.758	51	4	696	537
Balears, Illes	4.206	2.629	412	6	536	623
Canarias	5.225	3.213	158	25	666	1.163
Cantabria	2.221	1.446	64	0	389	322
Castilla y León	7.771	4.253	442	10	1.654	1.412
Castilla - La Mancha	6.867	4.226	159	15	1.067	1.400
Cataluña	23.839	14.916	487	75	4.105	4.256
Comunitat Valenciana	20.934	12.806	643	32	3.411	4.042
Extremadura	2.643	1.505	36	12	665	425
Galicia	6.221	3.309	95	7	1.383	1.427
Madrid, Comunidad de	19.336	12.196	585	27	2.550	3.978
Murcia, Región de	5.136	2.797	187	6	541	1.605
Navarra, Comunidad Foral de	1.691	831	77	0	441	342
País Vasco	6.769	4.257	83	13	1.382	1.034
Rioja, La	1.511	971	61	1	304	174
Ceuta	141	89	0	0	39	13
Melilla	195	153	5	4	26	7

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	86.732	52.684	2.670	113	15.207	16.058
Andalucía	18.058	11.556	569	10	2.709	3.214
Aragón	2.466	1.329	55	2	506	574
Asturias, Principado de	1.673	908	35	4	433	293
Balears, Illes	2.260	1.425	210	4	281	340
Canarias	3.308	2.032	99	15	401	761
Cantabria	1.140	741	35	0	203	161
Castilla y León	3.987	2.145	221	5	922	694
Castilla - La Mancha	3.591	2.297	82	1	643	568
Cataluña	13.119	7.994	267	31	2.474	2.353
Comunitat Valenciana	12.548	7.727	406	14	2.120	2.281
Extremadura	1.587	868	22	2	452	243
Galicia	3.278	1.740	45	2	746	745
Madrid, Comunidad de	11.531	7.041	398	12	1.809	2.271
Murcia, Región de	2.994	1.751	114	3	353	773
Navarra, Comunidad Foral de	930	469	40	0	241	180
País Vasco	3.311	2.026	41	5	716	523
Rioja, La	761	504	27	1	159	70
Ceuta	81	48	0	0	26	7
Melilla	109	83	4	2	13	7

January 2022. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	52.684	48.425	4.259	9.992	42.692
Andalucía	11.556	10.612	944	2.353	9.203
Aragón	1.329	1.179	150	222	1.107
Asturias, Principado de	908	794	114	166	742
Balears, Illes	1.425	1.397	28	221	1.204
Canarias	2.032	1.976	56	375	1.657
Cantabria	741	673	68	121	620
Castilla y León	2.145	1.946	199	375	1.770
Castilla - La Mancha	2.297	2.156	141	459	1.838
Cataluña	7.994	7.325	669	1.506	6.488
Comunitat Valenciana	7.727	7.095	632	1.009	6.718
Extremadura	868	726	142	78	790
Galicia	1.740	1.667	73	379	1.361
Madrid, Comunidad de	7.041	6.468	573	1.809	5.232
Murcia, Región de	1.751	1.584	167	308	1.443
Navarra, Comunidad Foral de	469	425	44	140	329
País Vasco	2.026	1.824	202	358	1.668
Rioja, La	504	463	41	83	421
Ceuta	48	39	9	11	37
Melilla	83	76	7	19	64