

13 May 2020

Statistics on Transfer of Property Rights (STPR)
March 2020. Provisional data

In March, 137,629 properties are registered in the land registers, 28.9%¹ less than in the same month of the previous year

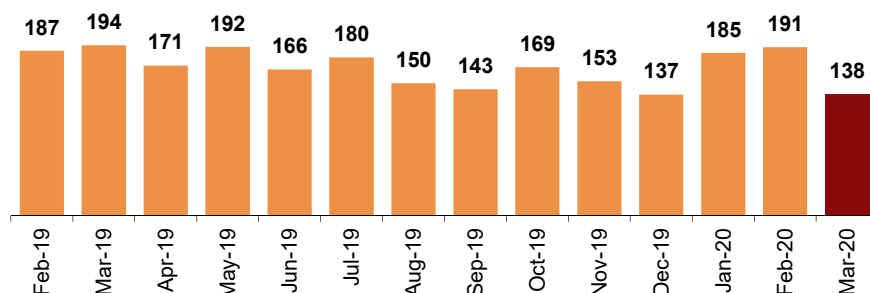
Registered housing sales decreases by 18.6%, as compared with March 2019

The number of property transfers recorded in the land registers (from previously registered public deeds) was 137,629 in March; that is, 28.9% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 70,512, with a 21.3% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

March 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	137,629	-28.1	-28.9	-11.6
Sale	70,512	-21.4	-21.3	-9.0
Donation	4,002	-27.2	0.4	19.4
Swap	451	-13.4	-30.7	-17.7
Inheritance	28,757	-18.1	-24.1	-12.2
Other titles ²	33,907	-44.1	-44.9	-17.5

²The 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.

¹ An informative annex is included at the end of this press release on how the COVID-19 crisis has affected transfer of property rights.

Sales recorded in land registers

86.0% of registered sales in March corresponded to urban properties and 14.0% to rustic properties. Among urban properties, 57.4% were housing sales.

In March, the number of rustic property sales decreased by 27.3% in the annual rate, while there was a 20.2% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 18.6%.

Sales registered by property type

March 2020

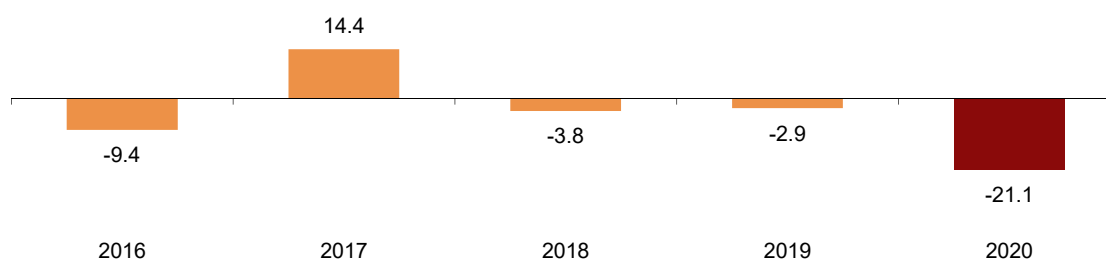
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	70,512		-21.4	-21.3	-9.0
Urban properties	60,651	86.0	-22.1	-20.2	-8.1
- Dwellings	34,806	57.4	-21.1	-18.6	-6.8
- Other urban properties	25,845	42.6	-23.3	-22.2	-9.7
Rustic properties	9,861	14.0	-17.1	-27.3	-14.6

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 February and March in the last five years. The monthly rate in 2020 was -21.1%, or 18.2 points less than that of the previous year.

Monthly rate of the number of housing sales

Variation in March over February of the same year. Percentage



Registered housing sales, by protection system and status

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

In annual terms, the number of free dwellings transferred by sale decreased by 17.7%, and that of protected dwellings decreased by 27.0%.

18.3% of the dwellings transferred by sale in March were new, and 81.7% were used.

The number of transactions on new dwellings decreased 20.2%, while that of used dwellings decreased 18.3% as compared with March 2019.

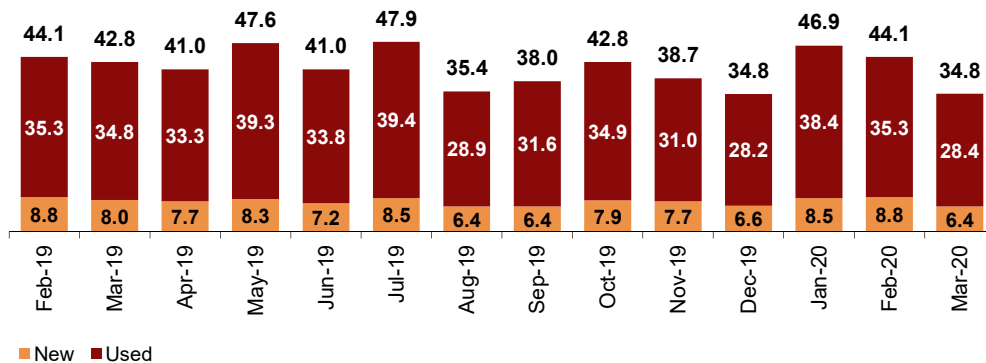
Number of registered housing sales

March 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	34,806		-21.1	-18.6	-6.8
Free	31,750	91.2	-21.3	-17.7	-5.4
Protected	3,056	8.8	-18.4	-27.0	-19.2
TOTAL	34,806		-21.1	-18.6	-6.8
New	6,384	18.3	-27.3	-20.2	-9.3
Used	28,422	81.7	-19.5	-18.3	-6.2

Number of registered housing sales

In thousands



Results by Autonomous Community

In March, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (611), La Rioja (537) and Castilla-La Mancha (524).

Galicia (5.7%) showed the only positive annual variation rate, while Comunitat Valenciana (-18.2%) and Illes Balears (-20.7%) registered the least negative rates.

In turn, La Rioja (-45.6%), Comunidad Foral de Navarra (-40.4%) and Comunidad de Madrid (-37.8%), 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 (125), Región de Murcia (113) and Andalucía (106).

Properties transferred by Autonomous Community

March 2020

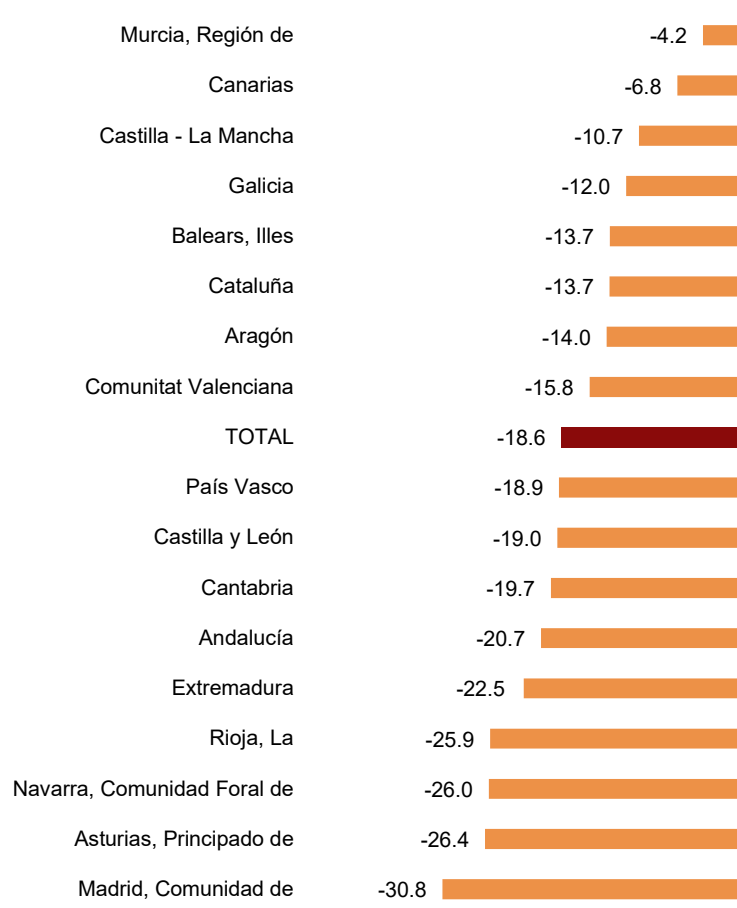
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	137,629	-28.9	370	34,806	-18.6	93
Andalucía	23,360	-37.6	352	7,054	-20.7	106
Aragón	5,094	-28.7	488	896	-14.0	86
Asturias, Principado de	2,923	-21.0	350	507	-26.4	61
Balears, Illes	3,860	-20.7	402	1,008	-13.7	105
Canarias	5,734	-31.1	316	1,662	-6.8	91
Cantabria	1,904	-23.0	409	432	-19.7	93
Castilla y León	11,761	-22.7	611	1,459	-19.0	76
Castilla - La Mancha	8,343	-35.9	524	1,525	-10.7	96
Cataluña	20,191	-27.0	339	5,949	-13.7	100
Comunitat Valenciana	18,165	-18.2	458	4,974	-15.8	125
Extremadura	2,906	-29.4	343	473	-22.5	56
Galicia	7,819	5.7	358	1,165	-12.0	53
Madrid, Comunidad de	12,945	-37.8	246	4,333	-30.8	82
Murcia, Región de	4,533	-28.2	393	1,302	-4.2	113
Navarra, Comunidad Foral de	1,607	-40.4	316	358	-26.0	70
País Vasco	5,002	-32.3	289	1,389	-18.9	80
Rioja, La	1,327	-45.6	537	243	-25.9	98

¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2019. Only the population aged 18 to 84 years old is considered in these figures.

All the communities showed negative annual rates in the number of dwellings sold in March. The lowest increases were registered in Región de Murcia (-4.2%), Castilla y León (-6.8%) and Castilla-La Mancha (-10.7%).

On the other hand, Comunidad de Madrid (-30.8%), Principado de Asturias (-26.4%) and Comunidad Foral de Navarra (-26.0%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community March 2020. Percentage



Revision and updating of data

Data for 2020 are provisional and will be reviewed when the data for the same period of the next year are published. In other words, when the data for February 2021 is published, the finalized data for the same month in 2020 will be released.

Note regarding COVID-19's impact on the Statistics on Transfer of Property Rights (STPR)

Article 7 of Royal Decree 463/2020 of March 14, which declared a “state of alarm” in order to manage the health crisis caused by COVID-19, placed limitations on the free movement of people. Some exceptions are considered, such as displacement due to force majeure and situations of need.

As a result, during the month of March, daily attention to the public in the Property Registries has been conducted exclusively by email or telephone, in accordance with the March 15th, 2020 Resolution of the Office of Legal Security and Public Trust.

For its part, the Instruction of the Office of Legal Security and Public Trust of March 30, 2020 established the essential services that must be provided by Property Registries.

In the current situation, the INE would like to thank the Association of Property and Commercial Registrars of Spain (CORPME), which is our primary source of statistical data, for the enormous effort that has been made. This has made it possible to publish the data contained in the March press release, with a response rate of over 93%, similar to that of previous months.

Information processing has been carried out using the usual statistical methods and procedures.

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>

For further information see **INEbase:** www.ine.es/en/ Twitter: [@es_ine](https://twitter.com/es_ine)

All press releases at: www.ine.es/en/prensa/prensa_en.htm

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Statistics on Transfer of Property Rights March 2020. 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	137,629	30,035	62,090	6,229	39,275
Andalucía	23,360	3,682	12,252	1,328	6,098
Aragón	5,094	2,015	1,706	166	1,207
Asturias, Principado de	2,923	1,049	1,045	55	774
Balears, Illes	3,860	792	1,695	198	1,175
Canarias	5,734	576	3,183	226	1,749
Cantabria	1,904	453	760	52	639
Castilla y León	11,761	5,779	2,851	792	2,339
Castilla - La Mancha	8,343	3,324	2,578	802	1,639
Cataluña	20,191	2,069	10,168	1,011	6,943
Comunitat Valenciana	18,165	2,969	8,968	572	5,656
Extremadura	2,906	1,118	1,092	224	472
Galicia	7,819	3,188	2,416	112	2,103
Madrid, Comunidad de	12,945	756	7,464	329	4,396
Murcia, Región de	4,533	911	2,331	191	1,100
Navarra, Comunidad Foral de	1,607	434	702	37	434
País Vasco	5,002	412	2,330	97	2,163
Rioja, La	1,327	508	445	33	341
Ceuta	77	0	45	2	30
Melilla	78	0	59	2	17

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	30,035	9,861	1,043	189	10,558	8,384
Andalucía	3,682	1,469	192	6	1,266	749
Aragón	2,015	730	34	12	845	394
Asturias, Principado de	1,049	298	37	3	384	327
Balears, Illes	792	245	125	11	235	176
Canarias	576	242	25	2	128	179
Cantabria	453	157	29	6	214	47
Castilla y León	5,779	1,538	75	41	2,024	2,101
Castilla - La Mancha	3,324	1,475	103	34	1,252	460
Cataluña	2,069	546	53	18	926	526
Comunitat Valenciana	2,969	1,202	192	8	1,034	533
Extremadura	1,118	488	14	4	445	167
Galicia	3,188	492	42	16	677	1,961
Madrid, Comunidad de	756	142	44	2	226	342
Murcia, Región de	911	374	57	6	234	240
Navarra, Comunidad Foral de	434	135	2	3	240	54
País Vasco	412	138	5	10	204	55
Rioja, La	508	190	14	7	224	73
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

March 2020. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	107,594	60,651	2,959	262	18,199	25,523
Andalucía	19,678	11,419	786	32	2,767	4,674
Aragón	3,079	1,605	44	6	692	732
Asturias, Principado de	1,874	951	34	0	444	445
Balears, Illes	3,068	1,801	254	18	362	633
Canarias	5,158	2,709	244	32	790	1,383
Cantabria	1,451	815	58	7	356	215
Castilla y León	5,982	2,914	56	9	1,250	1,753
Castilla - La Mancha	5,019	2,730	108	10	825	1,346
Cataluña	18,122	10,759	301	59	3,354	3,649
Comunitat Valenciana	15,196	8,381	397	38	2,365	4,015
Extremadura	1,788	825	15	0	462	486
Galicia	4,631	2,350	37	7	936	1,301
Madrid, Comunidad de	12,189	7,380	366	28	1,731	2,684
Murcia, Región de	3,622	2,102	119	9	420	972
Navarra, Comunidad Foral de	1,173	596	28	1	276	272
País Vasco	4,590	2,762	67	5	949	807
Rioja, La	819	434	45	1	199	140
Ceuta	77	57	0	0	8	12
Melilla	78	61	0	0	13	4

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	62,090	34,806	1,704	101	11,549	13,930
Andalucía	12,252	7,054	478	11	1,993	2,716
Aragón	1,706	896	26	1	410	373
Asturias, Principado de	1,045	507	19	0	282	237
Balears, Illes	1,695	1,008	120	8	201	358
Canarias	3,183	1,662	158	7	474	882
Cantabria	760	432	32	4	194	98
Castilla y León	2,851	1,459	20	2	693	677
Castilla - La Mancha	2,578	1,525	46	2	495	510
Cataluña	10,168	5,949	182	28	1,998	2,011
Comunitat Valenciana	8,968	4,974	223	18	1,548	2,205
Extremadura	1,092	473	9	0	318	292
Galicia	2,416	1,165	19	1	575	656
Madrid, Comunidad de	7,464	4,333	214	15	1,239	1,663
Murcia, Región de	2,331	1,302	75	2	284	668
Navarra, Comunidad Foral de	702	358	16	0	180	148
País Vasco	2,330	1,389	40	2	538	361
Rioja, La	445	243	27	0	108	67
Ceuta	45	33	0	0	7	5
Melilla	59	44	0	0	12	3

March 2020. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	34,806	31,750	3,056	6,384	28,422
Andalucía	7,054	6,377	677	1,263	5,791
Aragón	896	801	95	151	745
Asturias, Principado de	507	437	70	116	391
Balears, Illes	1,008	996	12	242	766
Canarias	1,662	1,585	77	341	1,321
Cantabria	432	378	54	59	373
Castilla y León	1,459	1,305	154	241	1,218
Castilla - La Mancha	1,525	1,401	124	350	1,175
Cataluña	5,949	5,501	448	1,031	4,918
Comunitat Valenciana	4,974	4,497	477	670	4,304
Extremadura	473	404	69	41	432
Galicia	1,165	1,120	45	288	877
Madrid, Comunidad de	4,333	4,052	281	1,035	3,298
Murcia, Región de	1,302	1,148	154	227	1,075
Navarra, Comunidad Foral de	358	321	37	82	276
País Vasco	1,389	1,142	247	197	1,192
Rioja, La	243	217	26	41	202
Ceuta	33	29	4	5	28
Melilla	44	39	5	4	40