

14 May 2021

Statistics on Transfer of Property Rights (STPR) March 2021. Provisional data

**In March, 200,774 properties are registered in the land registers,
42.3% more than in the same month of 2020**

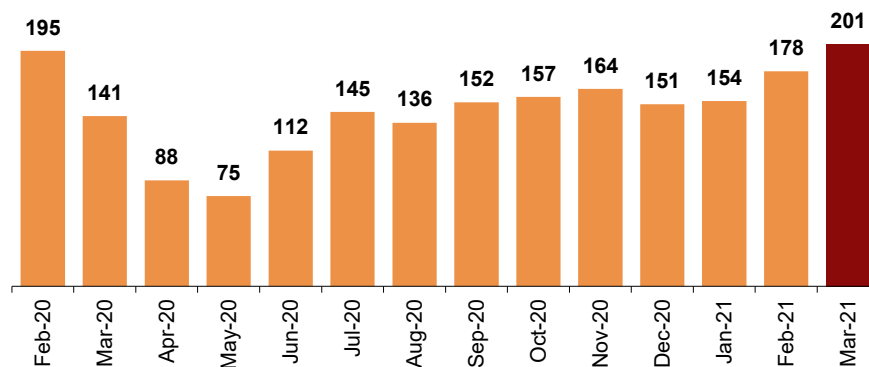
**Registered home sales increased 32.4% in the annual rate and by
9.6% in the monthly rate**

The number of property transfers recorded in the land registers (from public deeds previously registered) was 200,774 in March, that is, 42.3% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 99,410, with an annual increase of 37.5%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition March 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	200,774	12.6	42.3	2.2
Sale	99,410	11.2	37.5	4.6
Donation	6,122	4.3	50.2	14.2
Swap	598	19.6	28.9	1.7
Inheritance	48,390	19.2	64.5	23.5
Other titles ¹	46,254	10.4	32.7	-18.4

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

85.2% of registered sales in March corresponded to urban properties and 14.8% to rustic properties. Among urban properties, 55.9% were housing sales.

In March, the number of rustic property sales increased by 45.1% in the annual rate, while there was a 36.2% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 32.4%.

Sales registered by property type March 2021

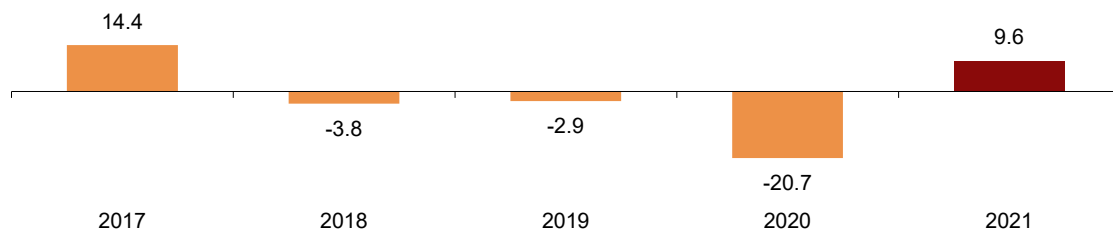
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	99,410		11.2	37.5	4.6
Urban properties	84,715	85.2	10.1	36.2	3.5
- Dwellings	47,332	55.9	9.6	32.4	1.9
- Other urban properties	37,383	44.1	10.8	41.4	5.5
Rustic properties	14,695	14.8	17.8	45.1	11.7

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. In 2021, the monthly rate was 9.6%, that is, 30.3 points more than 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

91.3% of dwellings transferred by sale in March were free-market dwellings and 8.7% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 32.9%, and that of protected dwellings by 28.0%.

21.4% of the dwellings transferred by sale in March were new, and 78.6% were used.

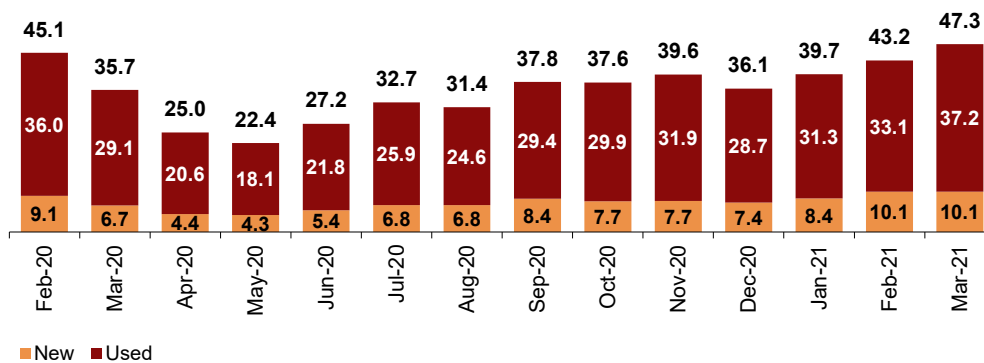
The number of new home transactions rose 52.6% compared to March 2020 and that of used homes 27.8%.

Number of registered housing sales March 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	47,332		9.6	32.4	1.9
Free	43,234	91.3	10.2	32.9	1.7
Protected	4,098	8.7	3.9	28.0	4.2
TOTAL	47,332		9.6	32.4	1.9
New	10,149	21.4	0.2	52.6	18.5
Used	37,183	78.6	12.5	27.8	-2.0

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 was highest in La Rioja (1,053), Castilla y León (849) and Castilla-La Mancha (762).

La Rioja (97.2%), Cantabria (74.3%) and Comunidad de Madrid (66.5%) registered the highest annual variation rates.

The only autonomous community with a negative variation rate was Canarias (-2.7%). In turn, Andalucía (34.3%) and Comunitat Valenciana (35.5%) registered the lowest increases.

Considering registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (153), La Rioja (152) Cantabria (145).

Properties transferred by Autonomous Community March 2021

	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	200,774	42.3	535	47,332	32.4	126
Andalucía	31,753	34.3	475	9,043	30.7	135
Aragón	7,971	50.5	759	1,260	44.8	120
Asturias, Principado de	4,591	53.8	552	814	52.4	98
Balears, Illes	5,447	38.9	559	962	-3.0	99
Canarias	5,747	-2.7	312	1,729	2.7	94
Cantabria	3,318	74.3	711	678	56.9	145
Castilla y León	16,276	39.6	849	2,007	42.7	105
Castilla - La Mancha	12,181	43.5	762	2,075	34.5	130
Cataluña	29,332	44.1	489	8,105	34.3	135
Comunitat Valenciana	25,024	35.5	626	6,124	17.7	153
Extremadura	4,258	36.6	504	802	44.5	95
Galicia	11,229	42.2	514	1,769	46.0	81
Madrid, Comunidad de	22,862	66.5	429	7,496	59.2	141
Murcia, Región de	6,711	43.7	575	1,534	14.0	131
Navarra, Comunidad Foral de	2,913	46.5	569	633	41.9	124
País Vasco	8,341	48.8	481	1,856	20.4	107
Rioja, La	2,617	97.2	1,053	378	55.6	152

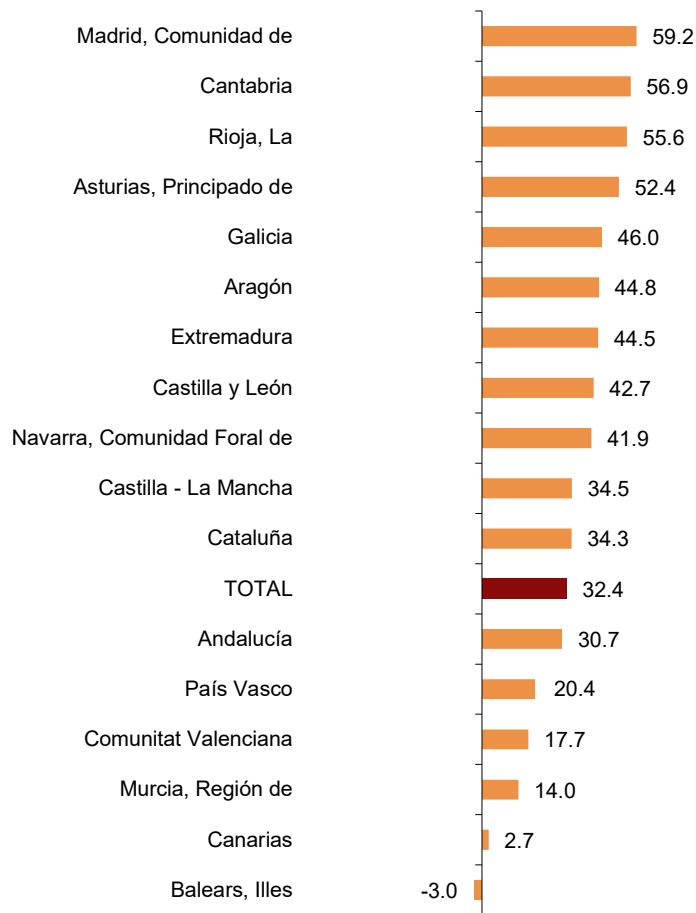
¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2019. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in March were Comunidad de Madrid (59.2%), Cantabria (56.9%) and La Rioja (55.6%).

The only autonomous community with a negative variation rate was Illes Balears (-3.0%). On the other hand, Canarias (2.7%) and Región de Murcia (14.0%) registered the lowest increases.

Annual variation in the number of housing sales by Autonomous Community

March 2021. Percentage



Revision and updating of data

Data for 2021 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 February 2022 is published, the finalized data for the same month in 2021 will be released.

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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STPR.1 Transfers recorded in land registers, of rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	200.774	43.788	89.057	7.839	60.090
Andalucía	31.753	5.722	15.967	1.600	8.464
Aragón	7.971	3.186	2.500	180	2.105
Asturias, Principado de	4.591	1.399	1.746	111	1.335
Balears, Illes	5.447	1.182	2.109	300	1.856
Canarias	5.747	716	3.035	252	1.744
Cantabria	3.318	805	1.310	82	1.121
Castilla y León	16.276	7.363	4.296	632	3.985
Castilla - La Mancha	12.181	5.067	4.048	946	2.120
Cataluña	29.332	2.756	15.293	1.555	9.728
Comunitat Valenciana	25.024	4.782	11.476	618	8.148
Extremadura	4.258	1.608	1.644	229	777
Galicia	11.229	4.041	3.766	234	3.188
Madrid, Comunidad de	22.862	934	13.266	529	8.133
Murcia, Región de	6.711	1.175	3.015	237	2.284
Navarra, Comunidad Foral de	2.913	800	1.206	119	788
País Vasco	8.341	1.068	3.533	148	3.592
Rioja, La	2.617	1.184	729	62	642
Ceuta	95	0	56	0	39
Melilla	108	0	62	5	41

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	43.788	14.695	1.959	268	17.235	9.631
Andalucía	5.722	2.266	300	7	2.204	945
Aragón	3.186	900	64	27	1.419	776
Asturias, Principado de	1.399	422	25	4	444	504
Balears, Illes	1.182	330	284	0	332	236
Canarias	716	289	42	2	233	150
Cantabria	805	215	53	0	467	70
Castilla y León	7.363	2.232	169	46	3.590	1.326
Castilla - La Mancha	5.067	2.123	292	68	2.120	464
Cataluña	2.756	885	85	16	1.293	477
Comunitat Valenciana	4.782	1.910	242	24	1.817	789
Extremadura	1.608	583	26	9	799	191
Galicia	4.041	773	69	40	889	2.270
Madrid, Comunidad de	934	368	55	8	316	187
Murcia, Región de	1.175	511	156	0	277	231
Navarra, Comunidad Foral de	800	250	30	7	317	196
País Vasco	1.068	310	39	5	459	255
Rioja, La	1.184	328	28	5	259	564
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	156.986	84.715	4.163	330	31.155	36.623
Andalucía	26.031	15.078	870	36	4.349	5.698
Aragón	4.785	2.403	63	12	996	1.311
Asturias, Principado de	3.192	1.616	27	7	761	781
Balears, Illes	4.265	1.794	507	19	590	1.355
Canarias	5.031	2.888	162	14	766	1.201
Cantabria	2.513	1.289	112	1	677	434
Castilla y León	8.913	4.380	103	17	2.312	2.101
Castilla - La Mancha	7.114	3.789	177	26	1.448	1.674
Cataluña	26.576	14.454	423	36	5.594	6.069
Comunitat Valenciana	20.242	10.887	473	48	3.978	4.856
Extremadura	2.650	1.344	46	8	780	472
Galicia	7.188	3.480	77	13	1.687	1.931
Madrid, Comunidad de	21.928	12.752	643	65	3.647	4.821
Murcia, Región de	5.536	2.537	215	11	664	2.109
Navarra, Comunidad Foral de	2.113	1.134	80	6	553	340
País Vasco	7.273	3.995	128	9	1.959	1.182
Rioja, La	1.433	777	55	2	347	252
Ceuta	95	43	1	0	21	30
Melilla	108	75	1	0	26	6

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	89.057	47.332	2.240	124	19.446	19.915
Andalucía	15.967	9.043	474	18	3.111	3.321
Aragón	2.500	1.260	31	6	567	636
Asturias, Principado de	1.746	814	15	3	506	408
Balears, Illes	2.109	962	253	7	308	579
Canarias	3.035	1.729	95	4	479	728
Cantabria	1.310	678	47	1	356	228
Castilla y León	4.296	2.007	42	5	1.242	1.000
Castilla - La Mancha	4.048	2.075	90	7	886	990
Cataluña	15.293	8.105	210	18	3.352	3.608
Comunitat Valenciana	11.476	6.124	276	18	2.545	2.513
Extremadura	1.644	802	30	2	511	299
Galicia	3.766	1.769	46	6	1.007	938
Madrid, Comunidad de	13.266	7.496	371	24	2.552	2.823
Murcia, Región de	3.015	1.534	128	1	428	924
Navarra, Comunidad Foral de	1.206	633	46	0	327	200
País Vasco	3.533	1.856	57	2	1.044	574
Rioja, La	729	378	27	2	192	130
Ceuta	56	23	1	0	17	15
Melilla	62	44	1	0	16	1

March 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	47.332	43.234	4.098	10.149	37.183
Andalucía	9.043	8.149	894	2.088	6.955
Aragón	1.260	1.134	126	212	1.048
Asturias, Principado de	814	704	110	199	615
Balears, Illes	962	940	22	178	784
Canarias	1.729	1.675	54	376	1.353
Cantabria	678	628	50	103	575
Castilla y León	2.007	1.788	219	343	1.664
Castilla - La Mancha	2.075	1.972	103	419	1.656
Cataluña	8.105	7.452	653	1.456	6.649
Comunitat Valenciana	6.124	5.531	593	981	5.143
Extremadura	802	619	183	89	713
Galicia	1.769	1.694	75	401	1.368
Madrid, Comunidad de	7.496	6.916	580	2.406	5.090
Murcia, Región de	1.534	1.377	157	251	1.283
Navarra, Comunidad Foral de	633	534	99	226	407
País Vasco	1.856	1.717	139	361	1.495
Rioja, La	378	346	32	51	327
Ceuta	23	16	7	2	21
Melilla	44	42	2	7	37