

11 June 2021

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

In April, 174,323 properties are registered in the land registers, 96.0%¹ more than in the same month of 2020

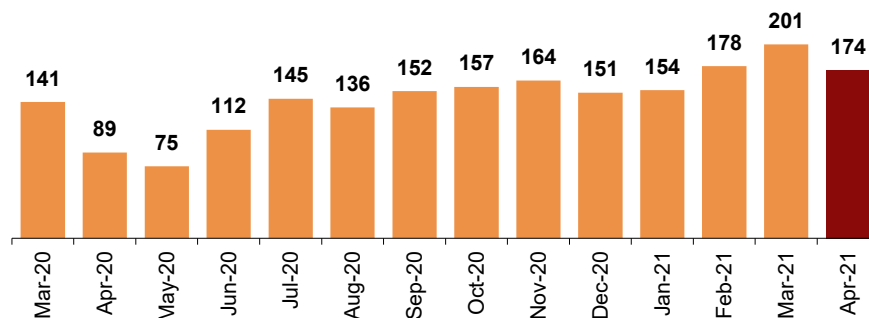
Registered home sales increased 65.9% in the annual rate and decreased by 10.8% in the monthly rate

The number of property transfers recorded in the land registers (from previous public deeds) in April was 174,323, that is, 96.0% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 89,106, with an annual increase of 90.6%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

April 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	174.323	-13,2	96,0	15,8
Sale	89.106	-10,4	90,6	17,7
Donation	4.839	-21,0	170,9	30,8
Swap	497	-16,9	98,8	15,5
Inheritance	40.812	-15,7	176,8	43,0
Other titles ²	39.069	-15,5	53,6	-7,6

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 As a result of the declaration of the State of Alarm in March 2020, the number of farms registered in April 2020 was exceptionally low.

Sales recorded in land registers

85.2% of sales registered in April corresponded to urban properties and 14.8% to rustic properties. Among urban properties, 55.6% were housing sales.

In April, the number of rustic property sales increased by 172.8% in the annual rate, while there was a 81.2% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 65.9%.

Sales registered by property type

April 2021

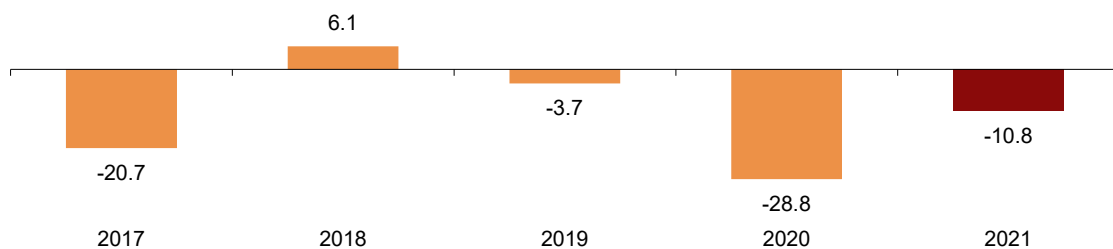
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	89,106		-10.4	90.6	17.7
Urban properties	75,957	85.2	-10.3	81.2	15.7
- Dwellings	42,211	55.6	-10.8	65.9	12.5
- Other urban properties	33,746	44.4	-9.7	104.7	20.1
Rustic properties	13,149	14.8	-10.5	172.8	31.3

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 March and April in the last five years. In 2021, the monthly rate was -10.8%, that is, 18.0 points more than the previous year.

Monthly rate of the number of housing sales

Variation in April over March of the same year. Percentage



Registered housing sales, by protection system and status

91.5% of the dwellings transferred by sale in April were free-market dwellings and 8.5% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 68.4%, and that of protected dwellings by 43.0%.

20.2% of the dwellings transferred by sale in April were new, and 79.8% were used.

The number of new home transactions rose 82.2% compared to April 2020 and that of used homes 62.3%.

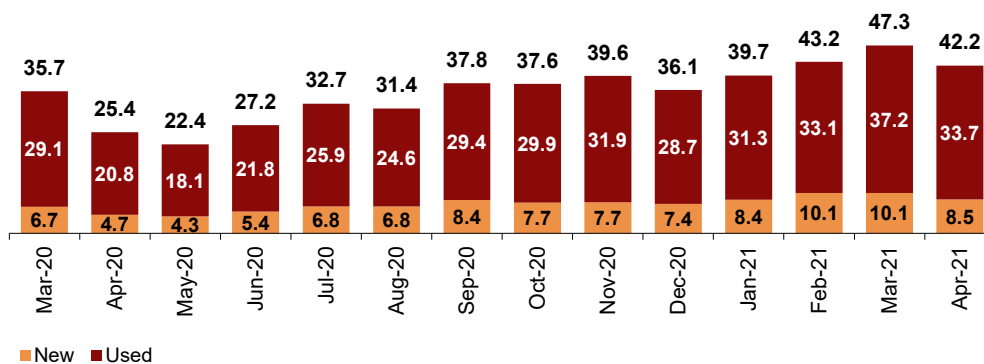
Number of registered housing sales

April 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	42,211		-10.8	65.9	12.5
Free	38,631	91.5	-10.6	68.4	12.6
Protected	3,580	8.5	-12.6	43.0	11.3
TOTAL	42,211		-10.8	65.9	12.5
New	8,520	20.2	-16.1	82.2	28.8
Used	33,691	79.8	-9.4	62.3	8.7

Number of registered housing sales

In thousands



Results by Autonomous Community

In April, the total number of property transfers recorded in the land registers per 100,000 inhabitants¹ reached its highest values in Castilla y León (730), Castilla - La Mancha (717) and La Rioja (713).

Castilla-la Mancha (147.1%), Extremadura (141.5%) and Comunidad de Madrid (125.2%) registered the highest annual variation rates.

In turn, Galicia (66.1%), Comunitat Valenciana (69.9%) and Andalucía (84.8%) registered the largest decreases.

Regarding registered housing sales, the Autonomous Communities with the highest number of transfers per 100.000 inhabitants¹ were La Rioja (142), Comunitat Valenciana (138) and Andalucía (131).

Properties transferred by Autonomous Community

April 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	174,323	96.0	465	42,211	65.9	113
Andalucía	29,051	84.8	435	8,726	62.1	131
Aragón	6,657	123.8	634	1,068	95.6	102
Asturias, Principado de	4,116	86.8	495	735	76.3	88
Balears, Illes	4,574	123.8	469	919	23.9	94
Canarias	4,985	94.3	271	1,474	71.4	80
Cantabria	2,436	94.9	522	588	74.0	126
Castilla y León	13,996	96.8	730	1,750	99.3	91
Castilla - La Mancha	11,460	147.1	717	1,829	165.1	114
Cataluña	25,197	89.5	420	6,853	57.9	114
Comunitat Valenciana	22,035	69.9	551	5,506	39.7	138
Extremadura	4,007	141.5	474	816	178.5	97
Galicia	8,236	66.1	377	1,489	60.1	68
Madrid, Comunidad de	20,517	125.2	385	6,431	73.0	121
Murcia, Región de	5,802	117.1	497	1,466	81.4	126
Navarra, Comunidad Foral de	2,314	116.3	452	469	121.2	92
País Vasco	6,876	86.1	396	1,634	50.5	94
Rioja, La	1,771	87.6	713	352	54.4	142

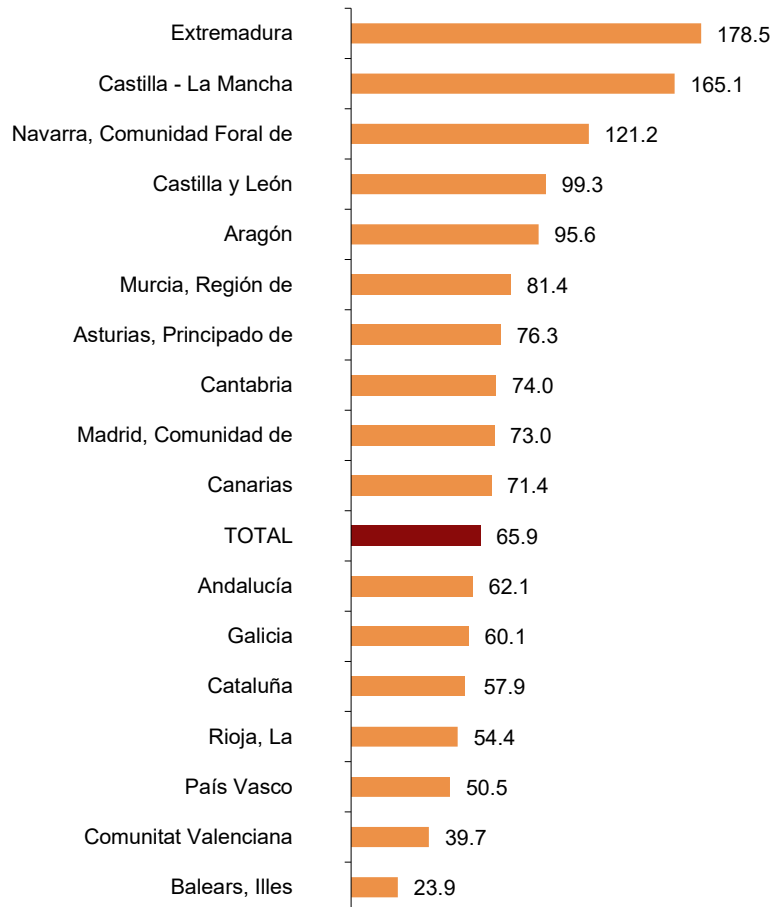
¹ This data has been calculated based on the provisional results of the population figures as at 01 July 2019. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities showing the greatest annual increases in the number of merchandising of dwellings in April were Extremadura (178.5%), Castilla-la Mancha (165.1%) and Comunidad Foral de Navarra (121.2%).

On the other hand, Illes Balears (23.9%), Comunitat Valenciana (39.7%) and País Vasco (50.5%) had the lowest increases.

Annual variation in the number of housing sales by Autonomous Community

April 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 April 2022 are published, the final data for the same month of 2021 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>

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Statistics on Transfer of Property Rights April 2021. 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	174.323	37.811	77.718	8.057	50.737
Andalucía	29.051	4.802	14.932	1.821	7.496
Aragón	6.657	2.754	2.116	247	1.540
Asturias, Principado de	4.116	1.452	1.511	81	1.072
Balears, Illes	4.574	1.039	1.769	258	1.508
Canarias	4.985	552	2.582	208	1.643
Cantabria	2.436	511	1.030	76	819
Castilla y León	13.996	6.607	3.695	669	3.025
Castilla - La Mancha	11.460	4.780	3.539	1.150	1.991
Cataluña	25.197	2.959	12.398	1.388	8.452
Comunitat Valenciana	22.035	4.652	10.063	539	6.781
Extremadura	4.007	1.271	1.712	301	723
Galicia	8.236	2.583	3.063	188	2.402
Madrid, Comunidad de	20.517	634	11.868	606	7.409
Murcia, Región de	5.802	1.567	2.541	261	1.433
Navarra, Comunidad Foral de	2.314	455	995	53	811
País Vasco	6.876	679	3.096	140	2.961
Rioja, La	1.771	512	622	62	575
Ceuta	128	1	82	0	45
Melilla	165	1	104	9	51

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	37.811	13.149	1.402	207	14.605	8.448
Andalucía	4.802	1.871	231	6	1.727	967
Aragón	2.754	933	94	32	1.005	690
Asturias, Principado de	1.452	368	38	2	699	345
Balears, Illes	1.039	343	122	3	364	207
Canarias	552	241	38	1	177	95
Cantabria	511	159	15	1	278	58
Castilla y León	6.607	1.730	85	16	2.926	1.850
Castilla - La Mancha	4.780	1.782	237	51	2.003	707
Cataluña	2.959	891	96	4	1.229	739
Comunitat Valenciana	4.652	2.019	167	16	1.505	945
Extremadura	1.271	519	16	6	563	167
Galicia	2.583	827	32	49	947	728
Madrid, Comunidad de	634	176	48	6	175	229
Murcia, Región de	1.567	673	136	3	359	396
Navarra, Comunidad Foral de	455	159	24	1	206	65
País Vasco	679	230	9	2	304	134
Rioja, La	512	227	14	8	137	126
Ceuta	1	0	0	0	1	0
Melilla	1	1	0	0	0	0

April 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	136.512	75.957	3.437	290	26.207	30.621
Andalucía	24.249	14.644	697	63	3.741	5.104
Aragón	3.903	1.932	64	3	865	1.039
Asturias, Principado de	2.664	1.345	36	0	669	614
Balears, Illes	3.535	1.849	337	6	516	827
Canarias	4.433	2.522	169	10	736	996
Cantabria	1.925	1.098	62	4	466	295
Castilla y León	7.389	3.725	77	13	1.976	1.598
Castilla - La Mancha	6.680	3.526	183	7	1.305	1.659
Cataluña	22.238	12.487	353	33	4.630	4.735
Comunitat Valenciana	17.383	9.761	456	27	3.385	3.754
Extremadura	2.736	1.374	32	11	645	674
Galicia	5.653	2.808	67	31	1.171	1.576
Madrid, Comunidad de	19.883	11.284	532	28	3.218	4.821
Murcia, Región de	4.235	2.416	223	10	628	958
Navarra, Comunidad Foral de	1.859	848	33	2	392	584
País Vasco	6.197	3.447	80	40	1.468	1.162
Rioja, La	1.259	736	31	0	298	194
Ceuta	127	58	0	0	45	24
Melilla	164	97	5	2	53	7

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	77.718	42.211	1.941	98	16.617	16.851
Andalucía	14.932	8.726	420	18	2.709	3.059
Aragón	2.116	1.068	32	1	493	522
Asturias, Principado de	1.511	735	20	0	430	326
Balears, Illes	1.769	919	187	2	281	380
Canarias	2.582	1.474	109	7	445	547
Cantabria	1.030	588	23	2	262	155
Castilla y León	3.695	1.750	35	5	1.132	773
Castilla - La Mancha	3.539	1.829	97	3	821	789
Cataluña	12.398	6.853	196	9	2.808	2.532
Comunitat Valenciana	10.063	5.506	264	10	2.173	2.110
Extremadura	1.712	816	19	1	465	411
Galicia	3.063	1.489	40	8	695	831
Madrid, Comunidad de	11.868	6.431	309	9	2.260	2.859
Murcia, Región de	2.541	1.466	129	1	387	558
Navarra, Comunidad Foral de	995	469	14	1	238	273
País Vasco	3.096	1.634	30	21	802	609
Rioja, La	622	352	15	0	155	100
Ceuta	82	40	0	0	28	14
Melilla	104	66	2	0	33	3

April 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	42.211	38.631	3.580	8.520	33.691
Andalucía	8.726	7.902	824	1.706	7.020
Aragón	1.068	945	123	205	863
Asturias, Principado de	735	639	96	164	571
Balears, Illes	919	900	19	178	741
Canarias	1.474	1.417	57	269	1.205
Cantabria	588	534	54	89	499
Castilla y León	1.750	1.595	155	337	1.413
Castilla - La Mancha	1.829	1.708	121	368	1.461
Cataluña	6.853	6.297	556	1.080	5.773
Comunitat Valenciana	5.506	4.983	523	781	4.725
Extremadura	816	639	177	124	692
Galicia	1.489	1.440	49	388	1.101
Madrid, Comunidad de	6.431	5.975	456	1.939	4.492
Murcia, Región de	1.466	1.328	138	367	1.099
Navarra, Comunidad Foral de	469	390	79	156	313
País Vasco	1.634	1.524	110	278	1.356
Rioja, La	352	318	34	71	281
Ceuta	40	34	6	8	32
Melilla	66	63	3	12	54