

13 July 2021

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

In May, 184,608 properties are registered in the land registers, 142.7%¹ more than in the same month of 2020

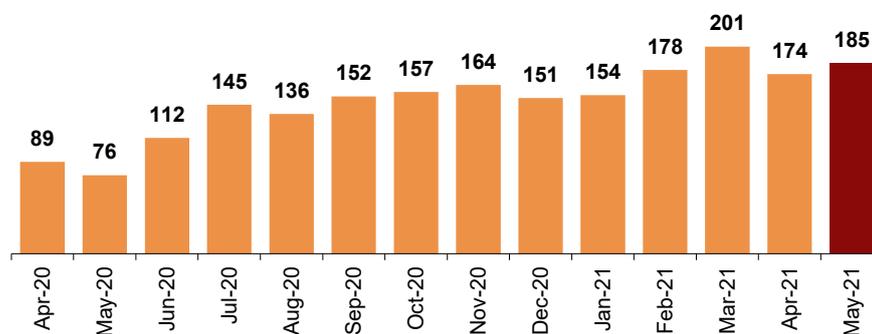
Registered home sales increased 107.6% in the annual rate and by 11.4% in the monthly rate

The number of property transfers recorded in the land registers (from previous public deeds) in May was 184,608, that is, 142.7% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 97,744, with an annual increase of 144.9%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

May 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	184,608	5.9	142.7	29.9
Sale	97,744	9.7	144.9	32.4
Donation	5,024	3.8	234.3	47.4
Swap	570	14.7	155.6	31.2
Inheritance	43,295	6.1	231.4	62.0
Other titles ²	37,975	-2.8	77.9	1.9

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 May 2020 was exceptionally low.

Sales recorded in land registers

In May, 85.2% of registered sales corresponded to urban properties and 14.8% to rustic properties. Among urban properties, 56.5% were housing sales.

In May, the number of rustic property sales increased by 247.2% in the annual rate, while there was a 132.9% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 107.6%.

Sales registered by property type

May 2021

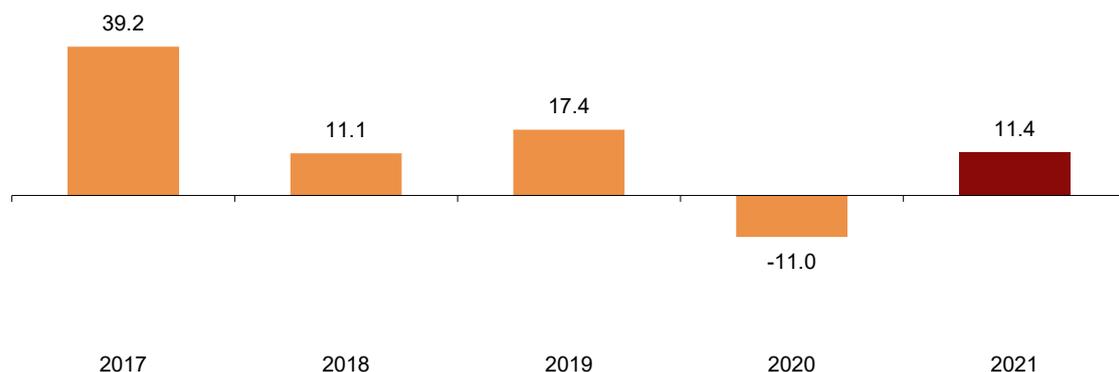
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	97,744		9.7	144.9	32.4
Urban properties	83,231	85.2	9.6	132.9	29.6
- Dwellings	47,033	56.5	11.4	107.6	24.8
- Other urban properties	36,198	43.5	7.3	176.7	36.4
Rustic properties	14,513	14.8	10.4	247.2	51.8

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 April and May in the last five years. In 2021, the monthly rate was 11.4%, that is, 22.4 points more than the previous year.

Monthly rate of the number of housing sales

Variation in May over April of the same year. Percentage



Registered housing sales, by protection system and status

In May, 91.2% of housing transferred by sale were free-market housing and 8.8% were protected housing.

In annual terms, the number of free dwellings transferred by sale increased by 109.3%, and that of protected dwellings by 91.7%.

In May, 19.6% of housing transferred by sale were new and 80.4% were used.

The number of new home transactions rose 115.1% compared to May 2020 and that of used homes 105.9%.

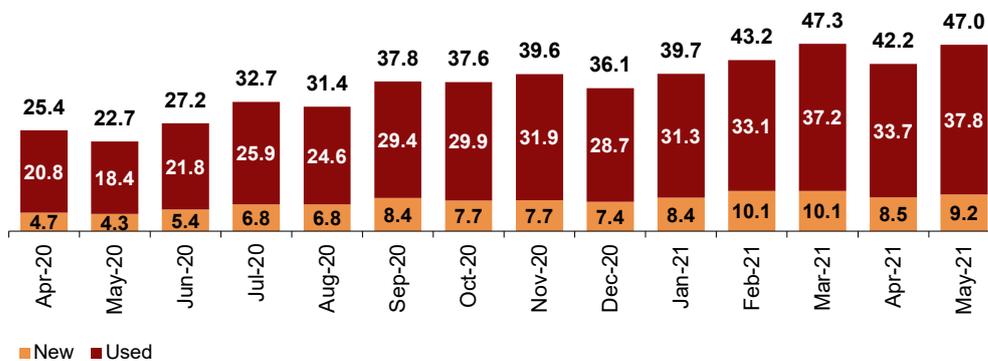
Number of registered housing sales

May 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	47,033		11.4	107.6	24.8
Free	42,902	91.2	11.1	109.3	25.0
Protected	4,131	8.8	15.4	91.7	22.2
TOTAL	47,033		11.4	107.6	24.8
New	9,199	19.6	8.0	115.1	39.9
Used	37,834	80.4	12.3	105.9	21.2

Number of registered housing sales

In thousands



Results by Autonomous Community

In May, the total number of property transfers recorded in the land registers per 100,000 inhabitants¹ reached its highest values in La Rioja (824), Castilla y León (779) and Aragón (738).

Región de Murcia (231.5%), Canarias (218.8%) and La Rioja (215.7%) registered the highest annual variation rates.

In contrast, País Vasco (83.4%), Comunidad Foral de Navarra (91.4%) and Illes Balears (113.0%) had the lowest values.

With regard to registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (166), Región de Murcia (153) and Aragón (146).

Properties transferred by Autonomous Community

May 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	184,608	142.7	491	47,033	107.6	125
Andalucía	32,283	156.5	482	9,684	122.7	144
Aragón	7,761	168.5	738	1,535	138.7	146
Asturias, Principado de	4,599	129.4	554	805	136.1	97
Balears, Illes	4,909	113.0	501	1,078	61.6	110
Canarias	5,787	218.8	314	1,830	176.9	99
Cantabria	2,651	190.7	566	593	113.3	127
Castilla y León	14,931	181.8	779	2,020	120.8	105
Castilla - La Mancha	10,751	149.4	670	1,816	138.6	113
Cataluña	24,538	114.5	408	7,614	88.5	126
Comunitat Valenciana	24,782	137.2	618	6,675	135.8	166
Extremadura	4,143	187.5	491	771	146.3	91
Galicia	8,519	123.5	391	1,482	74.4	68
Madrid, Comunidad de	20,334	135.2	381	6,474	68.5	121
Murcia, Región de	6,292	231.5	537	1,790	206.5	153
Navarra, Comunidad Foral de	2,707	91.4	528	591	104.5	115
País Vasco	7,219	83.4	416	1,820	68.4	105
Rioja, La	2,049	215.7	824	356	147.2	143

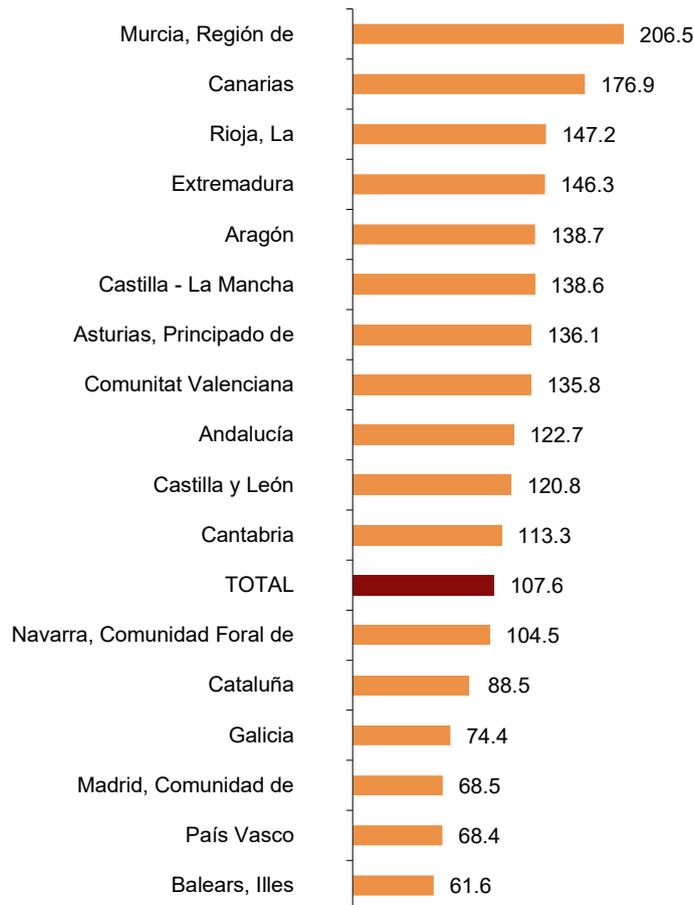
¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2021. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in were Región de Murcia (206.5%), Canarias (176.9%) and La Rioja (147.2%).

On the other hand, Illes Balears (61.6%), País Vasco (68.4%) and Comunidad de Madrid (68.5%) registered the lowest increases.

Annual variation in the number of housing sales by Autonomous Community

May 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 May 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>

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.

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

Press office: Telephone numbers: (+34) 91 583 93 63 /94 08 – gprensa@ine.es

Information Area: Telephone number: (+34) 91 583 91 00 – www.ine.es/infoine/?L=1

Statistics on Transfer of Property Rights May 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	184.608	38.671	83.633	8.636	53.668
Andalucía	32.283	5.437	16.241	2.211	8.394
Aragón	7.761	3.055	2.690	207	1.809
Asturias, Principado de	4.599	1.493	1.766	120	1.220
Balears, Illes	4.909	1.131	1.995	263	1.520
Canarias	5.787	668	3.026	284	1.809
Cantabria	2.651	584	1.069	77	921
Castilla y León	14.931	6.543	3.983	791	3.614
Castilla - La Mancha	10.751	4.607	3.374	818	1.952
Cataluña	24.538	2.326	12.701	1.396	8.115
Comunitat Valenciana	24.782	4.496	11.835	623	7.828
Extremadura	4.143	1.476	1.601	351	715
Galicia	8.519	2.559	3.261	245	2.454
Madrid, Comunidad de	20.334	823	11.823	599	7.089
Murcia, Región de	6.292	1.363	2.901	320	1.708
Navarra, Comunidad Foral de	2.707	599	1.228	136	744
País Vasco	7.219	867	3.245	136	2.971
Rioja, La	2.049	643	708	56	642
Ceuta	213	1	102	1	109
Melilla	140	0	84	2	54

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	38.671	14.513	1.532	293	15.188	7.145
Andalucía	5.437	2.289	187	26	1.808	1.127
Aragón	3.055	952	161	47	1.308	587
Asturias, Principado de	1.493	549	23	7	619	295
Balears, Illes	1.131	396	178	11	308	238
Canarias	668	242	53	5	209	159
Cantabria	584	195	28	0	306	55
Castilla y León	6.543	2.000	75	58	3.199	1.211
Castilla - La Mancha	4.607	1.941	139	48	1.902	577
Cataluña	2.326	817	94	1	1.022	392
Comunitat Valenciana	4.496	2.080	205	6	1.525	680
Extremadura	1.476	627	91	13	540	205
Galicia	2.559	926	45	44	974	570
Madrid, Comunidad de	823	222	52	2	349	198
Murcia, Región de	1.363	562	83	3	384	331
Navarra, Comunidad Foral de	599	205	39	4	192	159
País Vasco	867	252	61	11	313	230
Rioja, La	643	257	18	7	230	131
Ceuta	1	1	0	0	0	0
Melilla	0	0	0	0	0	0

May 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	145.937	83.231	3.492	277	28.107	30.830
Andalucía	26.846	16.085	737	47	4.196	5.781
Aragón	4.706	2.615	73	4	990	1.024
Asturias, Principado de	3.106	1.506	28	5	851	716
Balears, Illes	3.778	1.997	345	14	624	798
Canarias	5.119	2.850	172	18	832	1.247
Cantabria	2.067	1.181	63	2	465	356
Castilla y León	8.388	4.611	73	12	2.051	1.641
Castilla - La Mancha	6.144	3.380	139	12	1.336	1.277
Cataluña	22.212	13.234	278	51	4.428	4.221
Comunitat Valenciana	20.286	11.681	508	36	3.876	4.185
Extremadura	2.667	1.396	52	0	690	529
Galicia	5.960	2.868	46	25	1.413	1.608
Madrid, Comunidad de	19.511	11.200	561	18	3.221	4.511
Murcia, Región de	4.929	2.944	193	9	675	1.108
Navarra, Comunidad Foral de	2.108	1.111	62	2	491	442
País Vasco	6.352	3.637	123	16	1.561	1.015
Rioja, La	1.406	763	34	5	364	240
Ceuta	212	64	3	0	21	124
Melilla	140	108	2	1	22	7

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	83.633	47.033	1.997	109	17.810	16.684
Andalucía	16.241	9.684	441	23	2.979	3.114
Aragón	2.690	1.535	37	3	564	551
Asturias, Principado de	1.766	805	21	2	559	379
Balears, Illes	1.995	1.078	162	3	347	405
Canarias	3.026	1.830	103	10	526	557
Cantabria	1.069	593	35	0	254	187
Castilla y León	3.983	2.020	32	2	1.137	792
Castilla - La Mancha	3.374	1.816	71	4	786	697
Cataluña	12.701	7.614	137	26	2.732	2.192
Comunitat Valenciana	11.835	6.675	314	9	2.481	2.356
Extremadura	1.601	771	39	0	487	304
Galicia	3.261	1.482	35	7	860	877
Madrid, Comunidad de	11.823	6.474	355	8	2.297	2.689
Murcia, Región de	2.901	1.790	100	1	441	569
Navarra, Comunidad Foral de	1.228	591	44	2	294	297
País Vasco	3.245	1.820	51	3	830	541
Rioja, La	708	356	18	5	206	123
Ceuta	102	37	1	0	13	51
Melilla	84	62	1	1	17	3

May 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	47.033	42.902	4.131	9.199	37.834
Andalucía	9.684	8.846	838	2.015	7.669
Aragón	1.535	1.216	319	249	1.286
Asturias, Principado de	805	686	119	159	646
Balears, Illes	1.078	1.055	23	211	867
Canarias	1.830	1.739	91	448	1.382
Cantabria	593	539	54	88	505
Castilla y León	2.020	1.787	233	356	1.664
Castilla - La Mancha	1.816	1.725	91	338	1.478
Cataluña	7.614	7.014	600	1.325	6.289
Comunitat Valenciana	6.675	6.058	617	985	5.690
Extremadura	771	619	152	77	694
Galicia	1.482	1.420	62	325	1.157
Madrid, Comunidad de	6.474	5.967	507	1.736	4.738
Murcia, Región de	1.790	1.625	165	365	1.425
Navarra, Comunidad Foral de	591	512	79	130	461
País Vasco	1.820	1.685	135	326	1.494
Rioja, La	356	322	34	45	311
Ceuta	37	31	6	8	29
Melilla	62	56	6	13	49