

15 July 2022

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

In May 213,034 properties are registered in the land registers, 14.6% more than in the same month of the previous year

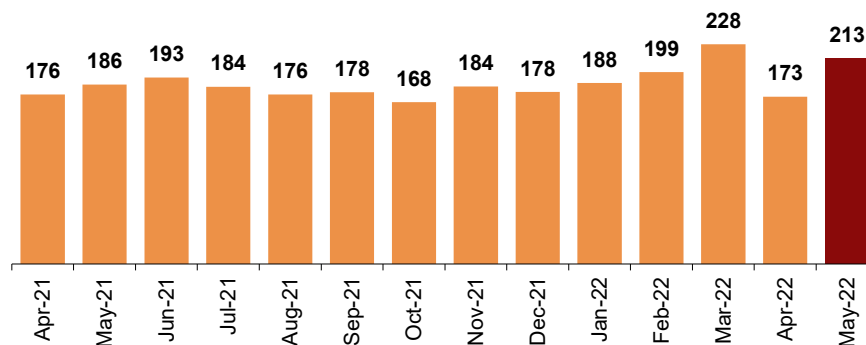
Registered housing sales increases by 27.7%, as compared with May of 2021

The number of property transfers recorded in the land registers (from previous public deeds) in May was 213,034, that is, 14.6% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 118,433, with an annual increase of 20.8%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

May 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	213,034	22.9	14.6	11.5
Sale	118,433	24.8	20.8	19.3
Donation	5,116	16.0	1.5	5.1
Swap	580	23.4	-0.9	-0.4
Inheritance	45,829	22.7	4.7	0.6
Other titles ¹	43,076	18.7	12.2	6.1

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 May, 87.0% of registered sales corresponded to urban properties and 13.0% to rustic properties. Among urban properties, 58.3% were housing sales.

In May, the number of rustic property sales increased by 4.9% in the annual rate, while there was a 23.6% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 27.7%.

Sales registered by property type

May 2022

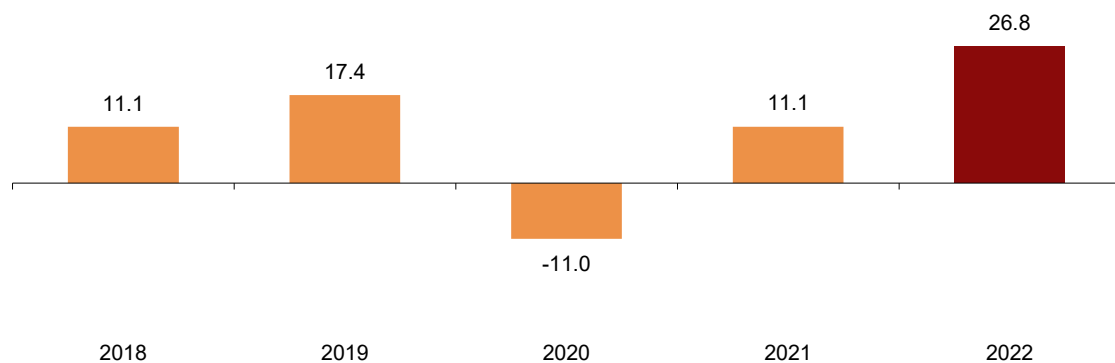
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	118,433		24.8	20.8	19.3
Urban properties	102,997	87.0	25.7	23.6	21.4
- Dwellings	60,059	58.3	26.8	27.7	24.1
- Other urban properties	42,938	41.7	24.2	18.3	17.9
Rustic properties	15,436	13.0	19.1	4.9	7.4

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 April and May in the last five years. In 2022, the monthly rate was 26.8%, that is, 15.7 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, 92.0% of housing transferred by sale were free-market housing and 8.0% were protected housing.

In annual terms, the number of free dwellings transferred by sale increased by 28.9%, and that of protected dwellings by 14.8%.

In May, 17.1% of housing transferred by sale were new and 82.9% were used.

The number of new home transactions rose 13.3% compared to May 2021 and that of used homes 31.1%.

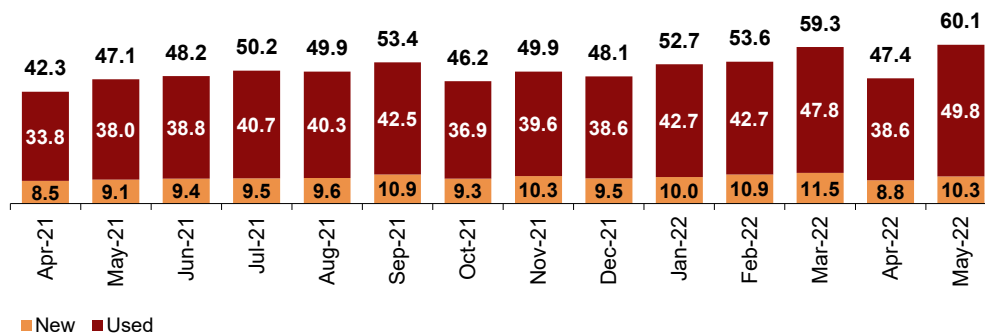
Number of registered housing sales

May 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	60,059		26.8	27.7	24.1
Free	55,259	92.0	26.4	28.9	25.4
Protected	4,800	8.0	32.7	14.8	10.7
TOTAL	60,059		26.8	27.7	24.1
New	10,268	17.1	16.8	13.3	11.8
Used	49,791	82.9	29.1	31.1	27.3

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in May was 41,350, that is, 26.8% more than in the same month of 2021.

Number of registered housing sales, according to transferor and owner

May 2022

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	60.059	26,8	27,7
Natural person	Natural person	41.350	25,2	26,8
Natural person	Legal entity	2.370	20,5	27,8
Legal entity	Natural person	11.635	19,7	18,3
Legal entity	Legal entity	4.704	78,7	71,6

Results by Autonomous Community

In May, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (1,041), Aragón (862) and Castilla y León (857).

Canarias (27.2%), La Rioja (26.5%) and Illes Balears (24.2%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-8.8%), Principado de Asturias (0.8%) and Región de Murcia (7.0%) registered the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (235), La Rioja (230) and Illes Balears (179).

Properties transferred by Autonomous Community

May 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	213,034	14.6	565	60,059	27.7	159
Andalucía	35,334	11.0	525	11,715	23.4	174
Aragón	8,937	10.1	862	1,536	-1.0	148
Asturias, Principado de	4,635	0.8	562	1,014	26.0	123
Balears, Illes	6,060	24.2	616	1,763	68.1	179
Canarias	7,189	27.2	387	2,780	55.6	150
Cantabria	2,892	10.8	615	712	24.9	151
Castilla y León	16,348	8.9	857	2,429	18.2	127
Castilla - La Mancha	12,569	17.8	781	2,704	52.4	168
Cataluña	28,750	15.3	476	9,459	22.8	157
Comunitat Valenciana	30,951	23.7	766	9,496	41.9	235
Extremadura	4,909	14.8	583	995	22.5	118
Galicia	9,940	18.0	457	1,830	23.9	84
Madrid, Comunidad de	23,254	12.4	434	8,137	24.6	152
Murcia, Región de	6,665	7.0	564	1,986	12.6	168
Navarra, Comunidad Foral de	2,633	-8.8	511	554	-0.5	108
País Vasco	9,132	19.9	528	2,284	16.4	132
Rioja, La	2,591	26.5	1,041	571	60.4	230

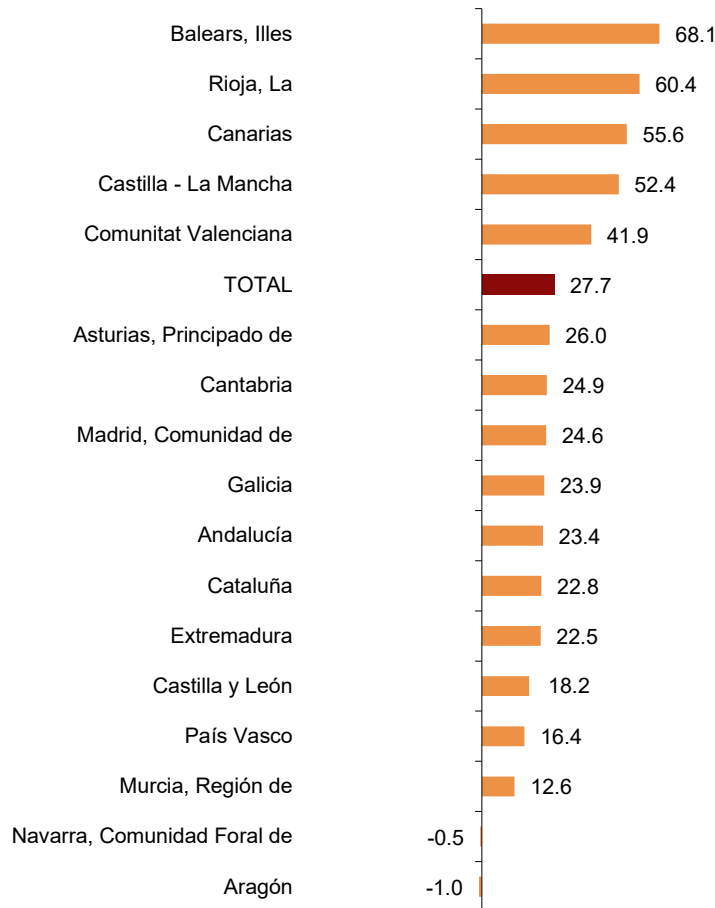
¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2022. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in May were Illes Balears (68.1%), La Rioja (60.4%) and Canarias (55.6%).

The only autonomous communities with negative annual variation rates were Aragón (-1.0%) and Comunidad Foral de Navarra (-0.5%).

Annual variation in the number of housing sales by Autonomous Community

May 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. In other words, when the data for May 2023 are published, the final data for the same month of 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. <http://www.registradores.org/portal-estadistico-registral/>

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 May 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	213.034	42.583	98.997	8.291	63.163
Andalucía	35.334	5.454	18.622	1.753	9.505
Aragón	8.937	3.746	2.690	199	2.302
Asturias, Principado de	4.635	1.360	1.863	91	1.321
Balears, Illes	6.060	1.164	2.723	237	1.936
Canarias	7.189	643	4.423	269	1.854
Cantabria	2.892	701	1.202	98	891
Castilla y León	16.348	7.560	4.576	652	3.560
Castilla - La Mancha	12.569	4.778	4.479	1.113	2.199
Cataluña	28.750	3.203	14.776	1.355	9.416
Comunitat Valenciana	30.951	4.720	15.317	746	10.168
Extremadura	4.909	1.736	1.829	230	1.114
Galicia	9.940	2.912	3.810	266	2.952
Madrid, Comunidad de	23.254	863	13.134	729	8.528
Murcia, Región de	6.665	1.382	3.298	284	1.701
Navarra, Comunidad Foral de	2.633	745	1.102	82	704
País Vasco	9.132	914	4.080	111	4.027
Rioja, La	2.591	702	927	72	890
Ceuta	133	0	86	0	47
Melilla	112	0	60	4	48

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

	Rustic properties	Type of acquisition					Other titles
		Sale	Donation	Swap	Inheritance		
TOTAL	42.583	15.436	1.725	258	16.450	8.714	
Andalucía	5.454	2.238	217	8	1.967	1.024	
Aragón	3.746	1.209	208	58	1.241	1.030	
Asturias, Principado de	1.360	464	11	11	647	227	
Balears, Illes	1.164	431	139	0	296	298	
Canarias	643	301	43	1	190	108	
Cantabria	701	238	38	2	360	63	
Castilla y León	7.560	2.534	189	34	3.355	1.448	
Castilla - La Mancha	4.778	1.985	182	28	1.971	612	
Cataluña	3.203	994	96	11	1.012	1.090	
Comunitat Valenciana	4.720	1.786	223	15	1.938	758	
Extremadura	1.736	693	17	10	692	324	
Galicia	2.912	872	50	47	1.039	904	
Madrid, Comunidad de	863	290	75	3	311	184	
Murcia, Región de	1.382	561	133	2	420	266	
Navarra, Comunidad Foral de	745	224	41	3	360	117	
País Vasco	914	351	34	10	368	151	
Rioja, La	702	265	29	15	283	110	
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	170.451	102.997	3.391	322	29.379	34.362
Andalucía	29.880	18.780	663	84	4.260	6.093
Aragón	5.191	2.955	88	6	1.089	1.053
Asturias, Principado de	3.275	1.811	29	4	798	633
Balears, Illes	4.896	2.997	273	10	619	997
Canarias	6.546	4.100	160	1	752	1.533
Cantabria	2.191	1.301	56	3	492	339
Castilla y León	8.788	4.722	274	10	2.046	1.736
Castilla - La Mancha	7.791	4.717	152	21	1.384	1.517
Cataluña	25.547	16.060	288	16	4.544	4.639
Comunitat Valenciana	26.231	16.114	451	48	4.391	5.227
Extremadura	3.173	1.769	24	1	773	606
Galicia	7.028	3.422	74	31	1.517	1.984
Madrid, Comunidad de	22.391	13.986	464	32	2.986	4.923
Murcia, Región de	5.283	3.088	193	17	772	1.213
Navarra, Comunidad Foral de	1.888	998	55	4	489	342
País Vasco	8.218	4.831	103	31	1.982	1.271
Rioja, La	1.889	1.185	41	1	431	231
Ceuta	133	84	1	2	32	14
Melilla	112	77	2	0	22	11

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	98.997	60.059	1.927	144	18.345	18.522
Andalucía	18.622	11.715	419	52	2.993	3.443
Aragón	2.690	1.536	43	1	593	517
Asturias, Principado de	1.863	1.014	16	1	509	323
Balears, Illes	2.723	1.763	158	4	342	456
Canarias	4.423	2.780	89	1	498	1.055
Cantabria	1.202	712	31	0	290	169
Castilla y León	4.576	2.429	141	0	1.143	863
Castilla - La Mancha	4.479	2.704	76	4	848	847
Cataluña	14.776	9.459	149	6	2.678	2.484
Comunitat Valenciana	15.317	9.496	256	19	2.815	2.731
Extremadura	1.829	995	13	0	525	296
Galicia	3.810	1.830	37	12	918	1.013
Madrid, Comunidad de	13.134	8.137	295	11	2.107	2.584
Murcia, Región de	3.298	1.986	103	9	492	708
Navarra, Comunidad Foral de	1.102	554	30	1	302	215
País Vasco	4.080	2.284	48	21	1.028	699
Rioja, La	927	571	21	0	230	105
Ceuta	86	51	1	2	22	10
Melilla	60	43	1	0	12	4

May 2022. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	60.059	55.259	4.800	10.268	49.791
Andalucía	11.715	10.728	987	2.206	9.509
Aragón	1.536	1.362	174	251	1.285
Asturias, Principado de	1.014	886	128	171	843
Balears, Illes	1.763	1.737	26	338	1.425
Canarias	2.780	2.701	79	447	2.333
Cantabria	712	648	64	85	627
Castilla y León	2.429	2.182	247	437	1.992
Castilla - La Mancha	2.704	2.528	176	607	2.097
Cataluña	9.459	8.779	680	1.575	7.884
Comunitat Valenciana	9.496	8.613	883	1.184	8.312
Extremadura	995	788	207	147	848
Galicia	1.830	1.763	67	370	1.460
Madrid, Comunidad de	8.137	7.596	541	1.596	6.541
Murcia, Región de	1.986	1.791	195	290	1.696
Navarra, Comunidad Foral de	554	468	86	173	381
País Vasco	2.284	2.062	222	272	2.012
Rioja, La	571	539	32	102	469
Ceuta	51	46	5	11	40
Melilla	43	42	1	6	37