

04 August 2023

Statistics on Transfer of Property Rights (STPR)

June 2023. Provisional data

In June, 191,749 properties were registered in the property registers, 2.5% fewer than in the same month of the previous year

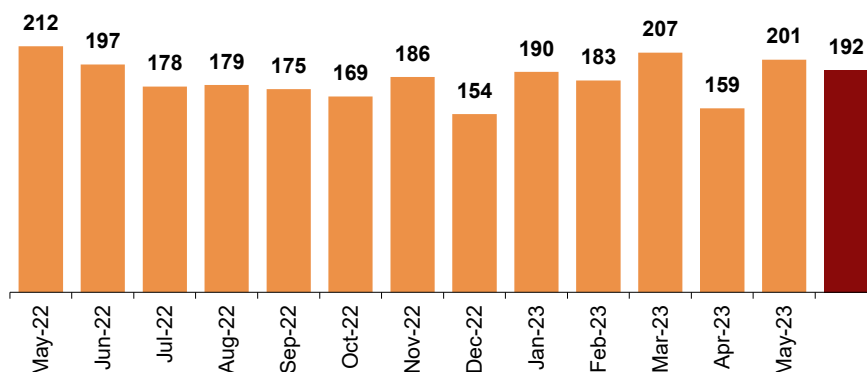
Registered housing sales decreased by 6.4% as compared with June 2022

The number of property transfers recorded in the land registers (from previously registered public deeds) in June was 191,749, that is, 2.5% fewer than in the same month in 2022.

As for registered property sales, the number of transfers was 106,051, with an 1.6% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

June 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	191,749	-4.6	-2.5	-5.9
Sale	106,051	-3.3	-1.6	-5.4
Donation	4,305	-6.3	-6.6	-17.1
Swap	545	-19.5	12.1	12.6
Inheritance	44,868	-4.9	1.3	2.4
Other titles ¹	35,980	-7.1	-9.2	-14.5

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

87.9% of registered sales in June were urban properties and 12.1% were rural properties. Among urban properties, 57.9% were housing sales.

In June, the number of rural property sales decreased by 6.0% in the annual rate, while there was a 0.9% decrease for urban properties. Within the latter, housing sales recorded an annual decrease of 6.4%.

Sales registered by property type

June 2023

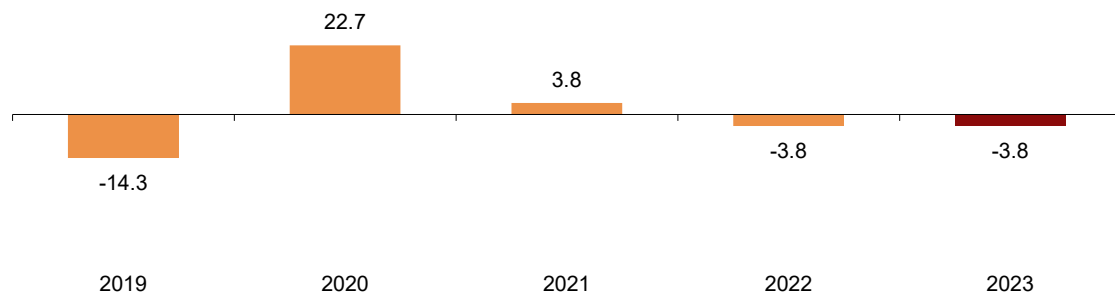
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	106,051		-3.3	-1.6	-5.4
Urban properties	93,190	87.9	-2.2	-0.9	-5.2
- Dwellings	53,999	57.9	-3.8	-6.4	-4.5
- Other urban properties	39,191	42.1	0.1	7.8	-6.1
Rustic properties	12,861	12.1	-10.9	-6.0	-6.9

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 May and June over the last five years. In 2023, the monthly rate was -3.8%, which is the same as in the previous year.

Monthly rate of the number of housing sales

Variation in June over May of the same year. Percentage



Registered housing sales, by protection system and status

92.3% of housing transfers by sale in June were unrestricted housing, and 7.7% social housing.

In annual terms, the number of transfers of free dwellings by sale decreased by 6.2%, and that of protected dwellings did so by 8.7%.

19.4% of housing transfers by sale in June were new, and 80.6% were used.

The number of new home transactions rose 10.7% compared to June 2022, while that of used homes fell 9.7%.

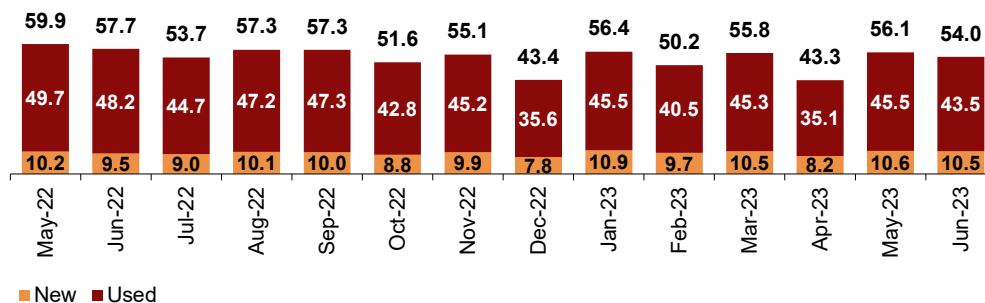
Number of registered housing sales

June 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	53,999		-3.8	-6.4	-4.5
Free	49,852	92.3	-4.0	-6.2	-4.5
Protected	4,147	7.7	-1.2	-8.7	-4.7
TOTAL	53,999		-3.8	-6.4	-4.5
New	10,467	19.4	-1.8	10.7	-0.3
Used	43,532	80.6	-4.3	-9.7	-5.4

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in June was 37,015, that is, 10.5% fewer than in the same month in 2022.

Number of registered housing sales, according to transferor and owner

June 2023

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	53,999	-3.8	-6.4
Natural person	Natural person	37,015	-3.9	-10.5
Natural person	Legal entity	2,588	-4.9	10.0
Legal entity	Natural person	11,303	-1.4	2.5
Legal entity	Legal entity	3,093	-9.4	4.7

Results by Autonomous Community

In June, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (802), Aragón (790) and La Rioja (688).

Principado de Asturias (3.0%), Aragón (1.8%) and Andalucía (1.7%) registered the highest annual variation rates.

In turn, Illes Balears (-21.9%), Extremadura (-17.3%) and La Rioja (-11.5%) 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 Valencia (225), Región de Murcia (170) and Andalucía (159).

Properties transferred by Autonomous Community

June 2023

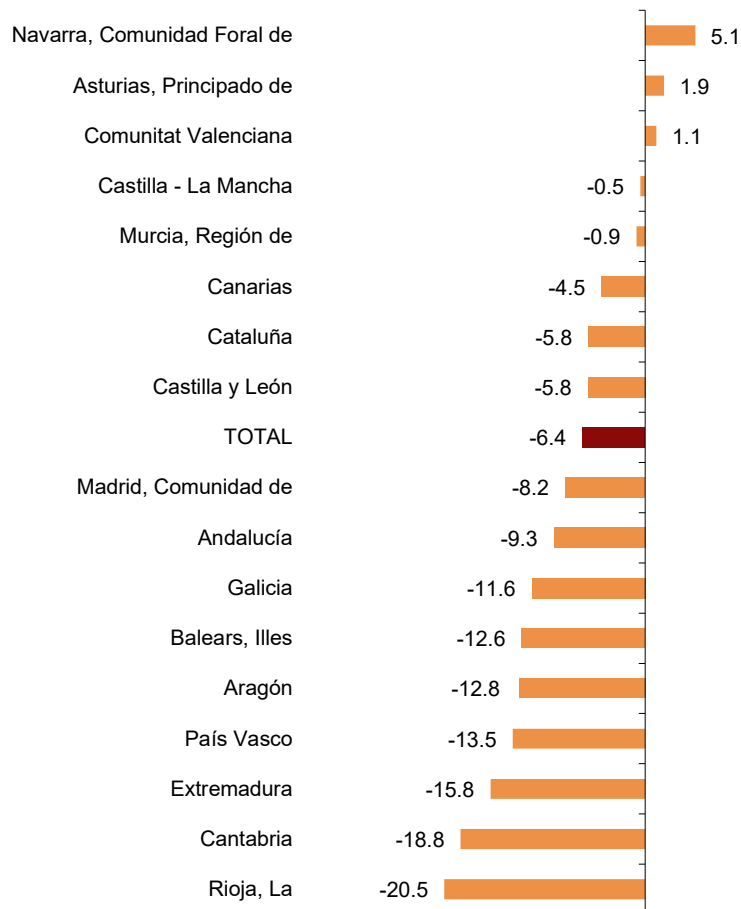
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	191,749	-2.5	506	53,999	-6.4	143
Andalucía	34,548	1.7	511	10,753	-9.3	159
Aragón	8,214	1.8	790	1,465	-12.8	141
Asturias, Principado de	4,870	3.0	590	1,112	1.9	135
Balears, Illes	4,243	-21.9	428	1,310	-12.6	132
Canarias	6,562	-5.1	351	2,509	-4.5	134
Cantabria	2,770	-9.3	588	642	-18.8	136
Castilla y León	15,311	-4.7	802	2,318	-5.8	121
Castilla - La Mancha	10,681	-9.2	660	2,361	-0.5	146
Cataluña	24,722	-0.1	407	8,187	-5.8	135
Comunitat Valenciana	27,673	0.5	680	9,157	1.1	225
Extremadura	3,785	-17.3	450	795	-15.8	94
Galicia	9,058	0.5	415	1,635	-11.6	75
Madrid, Comunidad de	21,144	-1.5	391	6,782	-8.2	125
Murcia, Región de	5,949	-5.2	500	2,027	-0.9	170
Navarra, Comunidad Foral de	2,839	-4.9	548	658	5.1	127
País Vasco	7,467	-5.6	430	1,868	-13.5	108
Rioja, La	1,720	-11.5	688	349	-20.5	140

¹ This data have been calculated based on the provisional results of the population figures as at 01 July 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 June were Comunidad Foral de Navarra (5.1%), Principado de Asturias (1.9%) and Comunitat Valenciana (1.1%).

In turn, La Rioja (-20.5%), Cantabria (-18.8%) and Extremadura (-15.8%) registered the largest decreases.

Annual variation in the number of housing sales by Autonomous Community June 2023. Percentage



Revision and updating of data

The data for 2023 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 June 2024 are published, the final data for the same month in 2023 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/actualidad/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 of the results: the calendar month

Reference period of 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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Statistics on Transfer of Property Rights June 2023. 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	191.749	38.930	88.430	7.220	57.169
Andalucía	34.548	5.299	16.957	1.518	10.774
Aragón	8.214	3.388	2.718	196	1.912
Asturias, Principado de	4.870	1.461	1.800	285	1.324
Balears, Illes	4.243	656	1.948	199	1.440
Canarias	6.562	797	3.593	292	1.880
Cantabria	2.770	822	1.044	67	837
Castilla y León	15.311	7.006	4.138	506	3.661
Castilla - La Mancha	10.681	4.205	3.882	675	1.919
Cataluña	24.722	2.463	12.967	1.235	8.057
Comunitat Valenciana	27.673	4.716	14.135	572	8.250
Extremadura	3.785	1.396	1.558	163	668
Galicia	9.058	2.825	3.371	252	2.610
Madrid, Comunidad de	21.144	830	11.851	767	7.696
Murcia, Región de	5.949	1.008	3.064	210	1.667
Navarra, Comunidad Foral de	2.839	702	1.201	122	814
País Vasco	7.467	695	3.496	118	3.158
Rioja, La	1.720	655	597	35	433
Ceuta	85	5	50	6	24
Melilla	108	1	60	2	45

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	38.930	12.861	1.260	212	16.323	8.274
Andalucía	5.299	1.985	187	27	2.178	922
Aragón	3.388	958	89	37	1.296	1.008
Asturias, Principado de	1.461	462	48	8	668	275
Balears, Illes	656	242	56	0	194	164
Canarias	797	361	39	0	216	181
Cantabria	822	252	14	0	420	136
Castilla y León	7.006	1.780	199	49	3.296	1.682
Castilla - La Mancha	4.205	1.496	132	25	1.915	637
Cataluña	2.463	822	87	5	1.159	390
Comunitat Valenciana	4.716	1.868	186	12	1.680	970
Extremadura	1.396	550	25	8	586	227
Galicia	2.825	809	29	25	1.112	850
Madrid, Comunidad de	830	228	42	2	393	165
Murcia, Región de	1.008	457	69	1	323	158
Navarra, Comunidad Foral de	702	137	15	1	359	190
País Vasco	695	239	38	5	266	147
Rioja, La	655	213	5	7	259	171
Ceuta	5	2	0	0	2	1
Melilla	1	0	0	0	1	0

June 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	152.819	93.190	3.045	333	28.545	27.706
Andalucía	29.249	19.663	573	57	4.438	4.518
Aragón	4.826	2.571	88	44	1.058	1.065
Asturias, Principado de	3.409	2.008	24	9	755	613
Balears, Illes	3.587	2.357	115	6	494	615
Canarias	5.765	3.899	176	51	839	800
Cantabria	1.948	1.139	44	1	442	322
Castilla y León	8.305	4.354	190	20	1.864	1.877
Castilla - La Mancha	6.476	3.969	148	16	1.304	1.039
Cataluña	22.259	13.980	321	25	4.506	3.427
Comunitat Valenciana	22.957	14.605	507	22	4.142	3.681
Extremadura	2.389	1.250	72	3	698	366
Galicia	6.233	3.197	52	6	1.557	1.421
Madrid, Comunidad de	20.314	11.429	373	39	3.071	5.402
Murcia, Región de	4.941	3.242	189	8	708	794
Navarra, Comunidad Foral de	2.137	1.203	51	10	626	247
País Vasco	6.772	3.560	91	14	1.755	1.352
Rioja, La	1.065	640	27	2	254	142
Ceuta	80	48	1	0	17	14
Melilla	107	76	3	0	17	11

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	88.430	53.999	1.805	126	18.036	14.464
Andalucía	16.957	10.753	368	26	3.156	2.654
Aragón	2.718	1.465	50	42	619	542
Asturias, Principado de	1.800	1.112	16	3	470	199
Balears, Illes	1.948	1.310	73	5	268	292
Canarias	3.593	2.509	114	5	504	461
Cantabria	1.044	642	19	0	229	154
Castilla y León	4.138	2.318	80	4	1.005	731
Castilla - La Mancha	3.882	2.361	76	7	837	601
Cataluña	12.967	8.187	162	3	2.698	1.917
Comunitat Valenciana	14.135	9.157	338	5	2.637	1.998
Extremadura	1.558	795	51	1	485	226
Galicia	3.371	1.635	26	2	940	768
Madrid, Comunidad de	11.851	6.782	234	12	2.176	2.647
Murcia, Región de	3.064	2.027	99	3	498	437
Navarra, Comunidad Foral de	1.201	658	34	0	379	130
País Vasco	3.496	1.868	47	7	957	617
Rioja, La	597	349	16	1	153	78
Ceuta	50	31	1	0	12	6
Melilla	60	40	1	0	13	6

June 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	53.999	49.852	4.147	10.467	43.532
Andalucía	10.753	9.823	930	2.214	8.539
Aragón	1.465	1.363	102	278	1.187
Asturias, Principado de	1.112	973	139	298	814
Balears, Illes	1.310	1.292	18	266	1.044
Canarias	2.509	2.410	99	607	1.902
Cantabria	642	583	59	73	569
Castilla y León	2.318	2.133	185	484	1.834
Castilla - La Mancha	2.361	2.167	194	451	1.910
Cataluña	8.187	7.489	698	1.346	6.841
Comunitat Valenciana	9.157	8.550	607	1.365	7.792
Extremadura	795	661	134	69	726
Galicia	1.635	1.578	57	359	1.276
Madrid, Comunidad de	6.782	6.362	420	1.545	5.237
Murcia, Región de	2.027	1.837	190	395	1.632
Navarra, Comunidad Foral de	658	606	52	313	345
País Vasco	1.868	1.645	223	322	1.546
Rioja, La	349	316	33	70	279
Ceuta	31	25	6	8	23
Melilla	40	39	1	4	36