

16 September 2021

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

**In July, 183,717 properties are registered in the land registers,
26.2% more than in the same month of 2020**

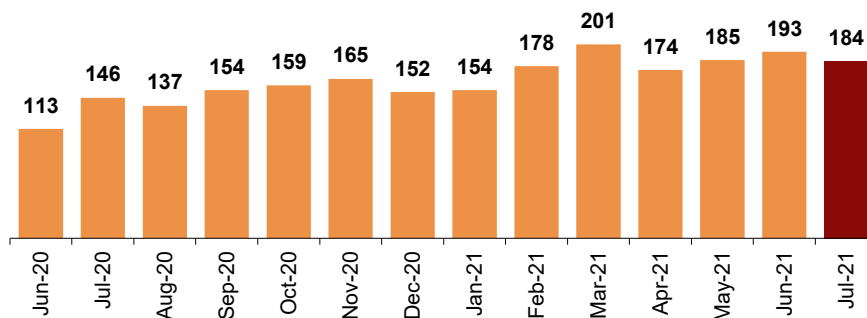
**Registered home sales increased 53.5% in the annual rate and by
4.3% in the monthly rate**

The number of property transfers recorded in the land registers (from previous public deeds) in July was 183,717, that is, 26.2% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 100,540, with an annual increase of 41.2%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

July 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	183,717	-4.9	26.2	34.2
Sale	100,540	0.3	41.2	39.6
Donation	4,803	-5.5	2.0	41.4
Swap	621	-23.9	47.9	44.7
Inheritance	41,614	-5.2	20.2	56.7
Other titles ¹	36,139	-16.1	4.5	6.9

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 July, 87.1% of registered sales corresponded to urban properties and 12.9% to rustic properties. Among urban properties, 57.4% were housing sales.

In July, the number of rustic property sales increased by 12.2% in the annual rate, while there was a 46.9% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 53.5%.

Sales registered by property type

July 2021

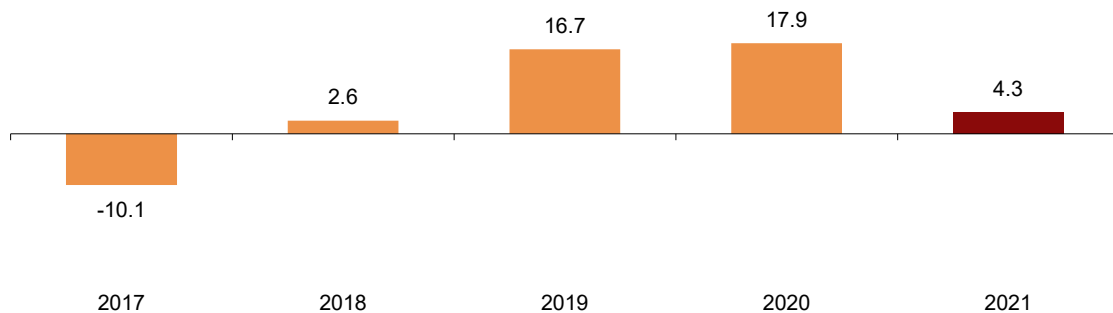
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	100,540		0.3	41.2	39.6
Urban properties	87,528	87.1	2.9	46.9	38.0
- Dwellings	50,258	57.4	4.3	53.5	34.5
- Other urban properties	37,270	42.6	1.0	38.9	42.8
Rustic properties	13,012	12.9	-13.9	12.2	50.1

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 June and July in the last five years. The monthly rate in 2021 was 4.3%, or 13.6 points less than that of the previous year.

Monthly rate of the number of housing sales

Variation in July over June of the same year. Percentage



Registered housing sales, by protection system and status

In July, 92.0% of the dwellings transferred by sale were free-market dwellings and 8.0% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 58.0%, and that of protected dwellings by 15.5%.

In July, 18.9% of the dwellings transferred by sale were new and 81.1% were used.

The number of new home transactions rose 40.2% compared to July 2020 and that of used homes 56.9%.

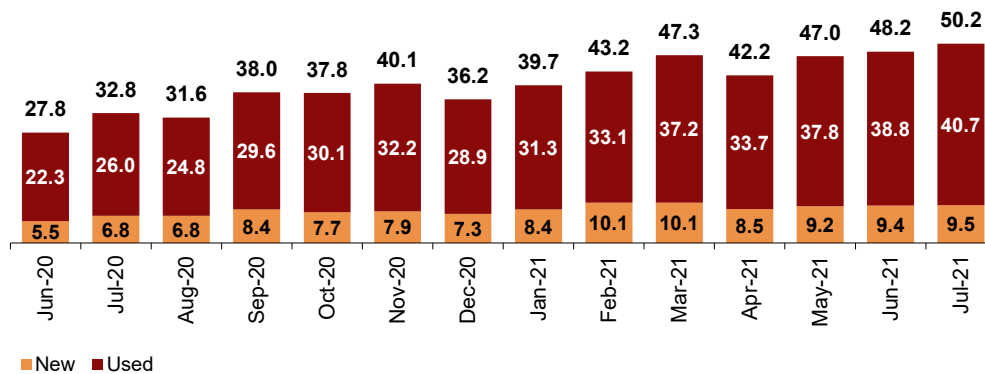
Number of registered housing sales

July 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	50,258		4.3	53.5	34.5
Free	46,222	92.0	4.6	58.0	35.4
Protected	4,036	8.0	0.8	15.5	25.5
TOTAL	50,258		4.3	53.5	34.5
New	9,510	18.9	1.6	40.2	43.7
Used	40,748	81.1	4.9	56.9	32.2

Number of registered housing sales

In thousands



Results by Autonomous Community

In July, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in La Rioja (897), Castilla–La Mancha (746) and Castilla y León (730).

Comunidad de Madrid (50.5%), Cantabria (37.0%) and Andalucía (32.2%) registered the highest annual variation rates.

In turn Aragón (0.7%), Comunidad Foral de Navarra (4.9%) and País Vasco (14.3%) registered the lowest increases.

With regard to registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (180), La Rioja (176) and Andalucía (158).

Properties transferred by Autonomous Community

July 2021

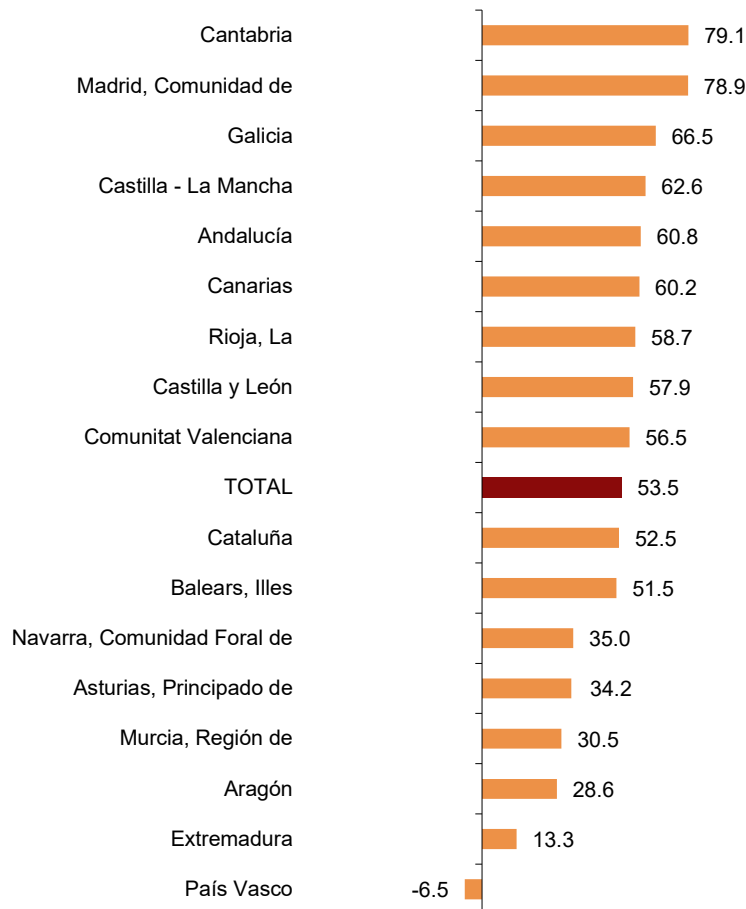
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	183,717	26.2	489	50,258	53.5	134
Andalucía	32,219	32.2	481	10,598	60.8	158
Aragón	6,382	0.7	607	1,253	28.6	119
Asturias, Principado de	4,434	25.3	534	875	34.2	105
Balears, Illes	4,614	27.7	471	1,103	51.5	113
Canarias	5,149	16.4	279	1,886	60.2	102
Cantabria	2,590	37.0	553	650	79.1	139
Castilla y León	13,983	15.1	730	2,221	57.9	116
Castilla - La Mancha	11,982	22.9	746	2,402	62.6	150
Cataluña	25,738	23.5	428	7,815	52.5	130
Comunitat Valenciana	25,056	31.4	625	7,226	56.5	180
Extremadura	3,948	19.3	468	716	13.3	85
Galicia	8,875	24.6	407	1,802	66.5	83
Madrid, Comunidad de	20,864	50.5	391	7,278	78.9	136
Murcia, Región de	5,987	23.2	511	1,640	30.5	140
Navarra, Comunidad Foral de	2,261	4.9	441	494	35.0	96
País Vasco	7,251	14.3	418	1,794	-6.5	103
Rioja, La	2,230	26.7	897	438	58.7	176

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 July were Cantabria (79.1%), Comunidad de Madrid (78.9%) and Galicia (66.5%).

The only autonomous community with a negative variation rate was País Vasco (-6.5%). For their part, Extremadura (13.3%) and Aragón (28.6%) registered the smallest annual increases.

Annual variation in the number of housing sales by Autonomous Community July 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 July 2022 are published, the final data for the same month of 2021 will be disseminated.

Coinciding with today's publication, the INE has updated the data for the Transfer of Property Rights series for the months of July to December 2020, as well as the annual data for 2020. The results are available at INEBase.

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)

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Statistics on Transfer of Property Rights July 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	183.717	35.852	85.379	8.191	54.295
Andalucía	32.219	4.856	16.903	1.813	8.647
Aragón	6.382	2.314	2.300	161	1.607
Asturias, Principado de	4.434	1.419	1.661	101	1.253
Balears, Illes	4.614	1.030	1.937	306	1.341
Canarias	5.149	594	2.841	237	1.477
Cantabria	2.590	580	1.066	63	881
Castilla y León	13.983	5.719	4.216	722	3.326
Castilla - La Mancha	11.982	4.305	4.021	931	2.725
Cataluña	25.738	2.579	13.290	1.496	8.373
Comunitat Valenciana	25.056	4.276	12.120	575	8.085
Extremadura	3.948	1.313	1.620	263	752
Galicia	8.875	2.500	3.463	218	2.694
Madrid, Comunidad de	20.864	894	12.294	696	6.980
Murcia, Región de	5.987	1.365	2.710	323	1.589
Navarra, Comunidad Foral de	2.261	570	897	101	693
País Vasco	7.251	796	3.195	123	3.137
Rioja, La	2.230	741	745	59	685
Ceuta	26	1	17	0	8
Melilla	128	0	83	3	42

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

	Rustic properties	Acquisition type					Other titles
		Sale	Donation	Swap	Inheritance		
TOTAL	35.852	13.012	1.277	309	14.722	6.532	
Andalucía	4.856	2.137	211	25	1.696	787	
Aragón	2.314	959	74	17	769	495	
Asturias, Principado de	1.419	452	24	6	590	347	
Balears, Illes	1.030	432	150	2	260	186	
Canarias	594	257	57	1	143	136	
Cantabria	580	133	24	5	355	63	
Castilla y León	5.719	1.511	155	52	2.871	1.130	
Castilla - La Mancha	4.305	1.682	97	21	1.956	549	
Cataluña	2.579	820	71	6	1.175	507	
Comunitat Valenciana	4.276	1.693	171	7	1.688	717	
Extremadura	1.313	481	18	9	624	181	
Galicia	2.500	811	37	112	964	576	
Madrid, Comunidad de	894	264	19	0	378	233	
Murcia, Región de	1.365	564	103	11	437	250	
Navarra, Comunidad Foral de	570	296	37	4	157	76	
País Vasco	796	279	11	26	325	155	
Rioja, La	741	240	18	5	334	144	
Ceuta	1	1	0	0	0	0	
Melilla	0	0	0	0	0	0	

July 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	147.865	87.528	3.526	312	26.892	29.607
Andalucía	27.363	17.504	629	47	3.918	5.265
Aragón	4.068	2.124	71	10	812	1.051
Asturias, Principado de	3.015	1.590	27	17	692	689
Balears, Illes	3.584	1.928	327	7	523	799
Canarias	4.555	2.950	133	21	658	793
Cantabria	2.010	1.233	60	3	423	291
Castilla y León	8.264	4.487	284	15	1.826	1.652
Castilla - La Mancha	7.677	4.898	136	33	1.200	1.410
Cataluña	23.159	13.917	329	28	4.778	4.107
Comunitat Valenciana	20.780	12.219	472	26	3.973	4.090
Extremadura	2.635	1.189	85	5	770	586
Galicia	6.375	3.368	66	22	1.430	1.489
Madrid, Comunidad de	19.970	12.010	561	36	2.979	4.384
Murcia, Región de	4.622	2.732	147	16	806	921
Navarra, Comunidad Foral de	1.691	763	64	0	352	512
País Vasco	6.455	3.585	83	25	1.420	1.342
Rioja, La	1.489	929	52	0	318	190
Ceuta	25	4	0	0	2	19
Melilla	128	98	0	1	12	17

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	85.379	50.258	2.030	121	16.829	16.141
Andalucía	16.903	10.598	401	27	2.765	3.112
Aragón	2.300	1.253	39	2	471	535
Asturias, Principado de	1.661	875	14	6	405	361
Balears, Illes	1.937	1.103	165	5	279	385
Canarias	2.841	1.886	89	8	411	447
Cantabria	1.066	650	31	2	245	138
Castilla y León	4.216	2.221	122	5	1.034	834
Castilla - La Mancha	4.021	2.402	62	5	769	783
Cataluña	13.290	7.815	176	10	2.946	2.343
Comunitat Valenciana	12.120	7.226	296	10	2.476	2.112
Extremadura	1.620	716	65	2	537	300
Galicia	3.463	1.802	36	8	826	791
Madrid, Comunidad de	12.294	7.278	356	15	1.997	2.648
Murcia, Región de	2.710	1.640	75	4	483	508
Navarra, Comunidad Foral de	897	494	37	0	202	164
País Vasco	3.195	1.794	43	11	792	555
Rioja, La	745	438	23	0	182	102
Ceuta	17	3	0	0	2	12
Melilla	83	64	0	1	7	11

July 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	50.258	46.222	4.036	9.510	40.748
Andalucía	10.598	9.707	891	2.370	8.228
Aragón	1.253	1.123	130	177	1.076
Asturias, Principado de	875	724	151	177	698
Balears, Illes	1.103	1.082	21	140	963
Canarias	1.886	1.832	54	475	1.411
Cantabria	650	600	50	80	570
Castilla y León	2.221	1.991	230	450	1.771
Castilla - La Mancha	2.402	2.283	119	480	1.922
Cataluña	7.815	7.184	631	1.196	6.619
Comunitat Valenciana	7.226	6.626	600	1.010	6.216
Extremadura	716	560	156	85	631
Galicia	1.802	1.737	65	437	1.365
Madrid, Comunidad de	7.278	6.766	512	1.639	5.639
Murcia, Región de	1.640	1.482	158	291	1.349
Navarra, Comunidad Foral de	494	362	132	120	374
País Vasco	1.794	1.683	111	230	1.564
Rioja, La	438	421	17	141	297
Ceuta	3	1	2	0	3
Melilla	64	58	6	12	52