

09 October 2020

Statistics on Transfer of Property Rights (STPR) August 2020. Provisional data

**In August, 135,593 properties were registered in the land registers,
11.0% less than in the same month of the previous year**

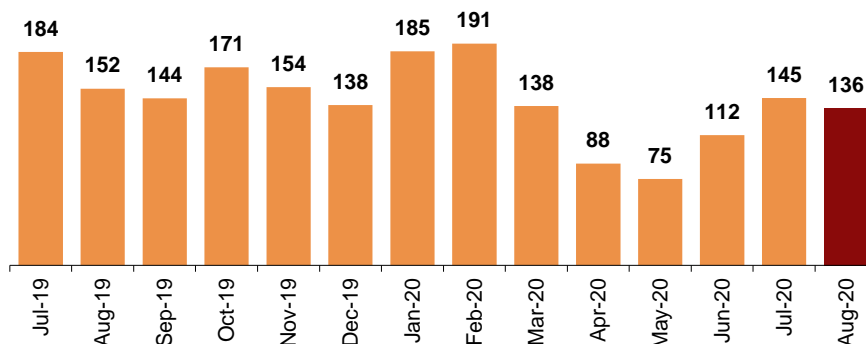
**Registered housing sales decreased by 12.1%, as compared with
August 2019**

The number of property transfers recorded in the land registers (from previously registered public deeds) was 135,593 in August; that is, 11.0% more than in the same month of 2019.

Regarding registered property sales, the number of transfers was 68,220, with a 7.8% annual decrease.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

August 2020

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	135,593	-6.2	-11.0	-26.5
Sale	68,220	-4.1	-7.8	-25.0
Donation	4,398	-7.6	15.7	-4.6
Swap	419	1.2	-29.6	-31.6
Inheritance	32,270	-6.3	-2.5	-26.6
Other titles ¹	30,286	-10.3	-26.0	-30.5

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

85.1% of sales registered in August corresponded to urban properties and 14.9% to rustic properties. Among urban properties, 54.1% were housing sales.

In August, the number of rustic property sales increased by 5.0% in the annual rate while that of urban properties decreased by 9.7%. Within the latter, housing sales recorded an annual decrease of 12.1%.

Sales registered by property type

August 2020

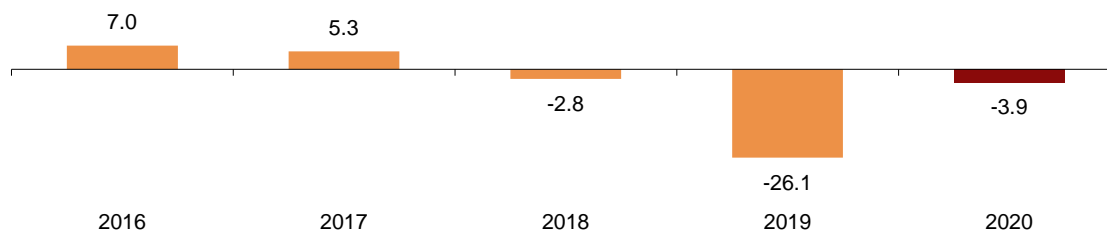
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	68,220		-4.1	-7.8	-25.0
Urban properties	58,050	85.1	-2.4	-9.7	-24.9
- Dwellings	31,394	54.1	-3.9	-12.1	-24.4
- Other urban properties	26,656	45.9	-0.7	-6.6	-25.4
Rustic properties	10,170	14.9	-12.6	5.0	-25.9

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 July and August in the last five years. In 2020, the monthly rate was -3.9%, that is, 22.2 points more than the previous year.

Monthly rate of the number of housing sales

Variation in August over July of the same year. Percentage



Registered housing sales, by protection system and status

90.9% of dwellings transferred by sale in August were free dwellings and 9.1% were protected dwellings.

In annual terms, the number of transfers of free dwellings by merchanting decreased by 12.7%, and that of protected dwellings did so by 6.3%.

21.6% of dwellings transferred by sale in August were new, and 78.4% were used.

The number of new home transactions rose 6.4% compared to August 2019, while that of used homes fell 16.1%.

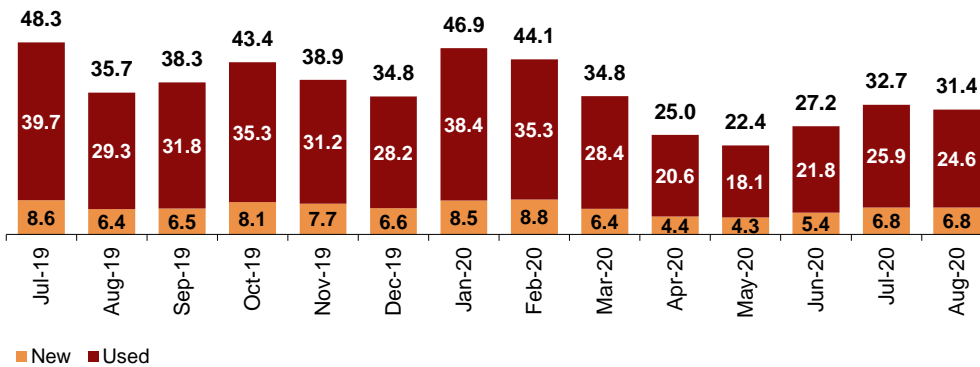
Number of registered housing sales

August 2020

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	31,394		-3.9	-12.1	-24.4
Free	28,537	90.9	-1.8	-12.7	-24.0
Protected	2,857	9.1	-20.3	-6.3	-28.3
TOTAL	31,394		-3.9	-12.1	-24.4
New	6,768	21.6	0.0	6.4	-19.9
Used	24,626	78.4	-4.9	-16.1	-25.4

Number of registered housing sales

In thousands



Results by Autonomous Community

In August, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (597), La Rioja (596) and Aragón (502).

Extremadura (15.7%), Principado de Asturias (7.8%) y Castilla y León (6.9%) recorded the highest annual variation rates.

In turn, Región de Murcia (-23.7%), Cataluña (-22.8%) and La Rioja (-17.8%) showed the lowest annual rates.

As regards registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Cantabria, Comunitat Valenciana, and La Rioja (all with 107).

Properties transferred by Autonomous Community

August 2020

	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	135,593	-11.0	364	31,394	-12.1	84
Andalucía	23,083	-11.9	348	6,228	-13.0	94
Aragón	5,240	-5.6	502	1,007	17.9	97
Asturias, Principado de	3,413	7.8	408	630	15.2	75
Balears, Illes	4,144	-4.5	432	1,009	-3.2	105
Canarias	4,677	-17.2	257	1,275	-3.8	70
Cantabria	2,176	-8.3	467	500	6.4	107
Castilla y León	11,502	6.9	597	1,453	-4.8	75
Castilla - La Mancha	7,906	-2.0	497	1,381	13.9	87
Cataluña	18,466	-22.8	310	4,618	-23.0	78
Comunitat Valenciana	18,097	-14.9	457	4,257	-23.5	107
Extremadura	3,377	15.7	399	637	49.2	75
Galicia	7,640	-7.2	350	1,094	-13.9	50
Madrid, Comunidad de	13,337	-9.5	254	4,027	-18.3	77
Murcia, Región de	4,135	-23.7	359	1,097	-6.1	95
Navarra, Comunidad Foral de	1,654	-13.9	326	389	-14.7	77
País Vasco	5,144	-11.6	298	1,476	0.7	85
Rioja, La	1,472	-17.8	596	265	20.5	107

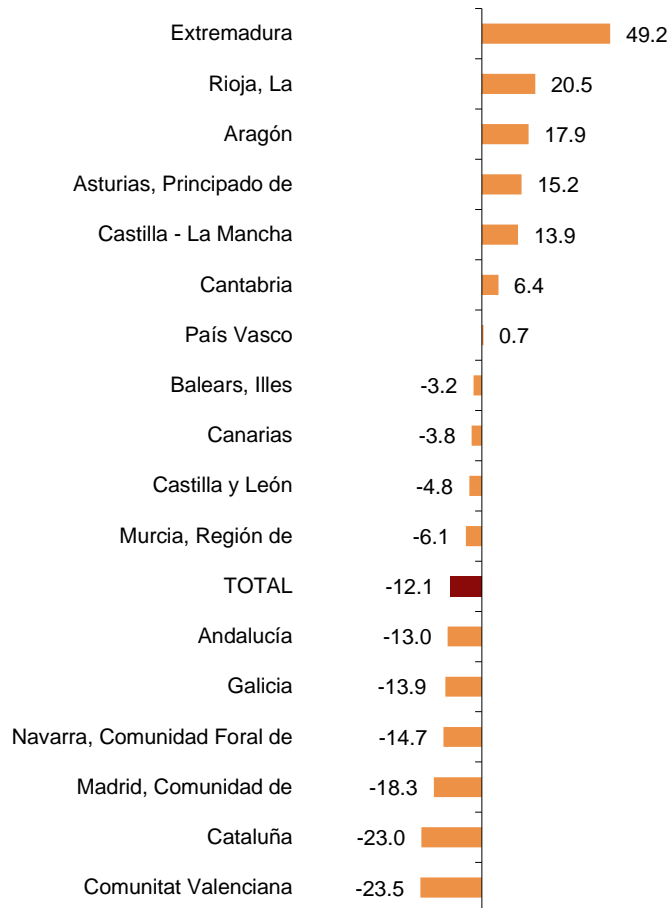
¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2020. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in January were Extremadura (49.2%), La Rioja (20.5%) and Aragón (17.9%).

In turn, Comunitat Valenciana (-23.5%), Cataluña (-23.0%) and Comunidad de Madrid (-18.3%) registered the highest decreases.

Annual variation in the number of housing sales by Autonomous Community

August 2020. Percentage



Revision and updating of data

Data for 2020 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 August 2021 are published, the final data for the same month of 2020 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 August 2020. 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	135,593	29,301	59,617	6,018	40,657
Andalucía	23,083	4,225	11,362	1,362	6,134
Aragón	5,240	1,863	1,865	118	1,394
Asturias, Principado de	3,413	1,167	1,287	65	894
Balears, Illes	4,144	807	1,854	189	1,294
Canarias	4,677	499	2,209	208	1,761
Cantabria	2,176	471	864	59	782
Castilla y León	11,502	5,481	2,915	571	2,535
Castilla - La Mancha	7,906	3,069	2,654	733	1,450
Cataluña	18,466	1,749	9,315	902	6,500
Comunitat Valenciana	18,097	3,218	8,200	478	6,201
Extremadura	3,377	1,142	1,321	218	696
Galicia	7,640	2,877	2,503	149	2,111
Madrid, Comunidad de	13,337	474	7,535	598	4,730
Murcia, Región de	4,135	867	1,967	151	1,150
Navarra, Comunidad Foral de	1,654	374	748	63	469
País Vasco	5,144	465	2,416	109	2,154
Rioja, La	1,472	553	513	45	361
Ceuta	50	0	36	0	14
Melilla	80	0	53	0	27

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	29,301	10,170	1,225	169	11,259	6,478
Andalucía	4,225	1,767	220	31	1,543	664
Aragón	1,863	636	68	11	707	441
Asturias, Principado de	1,167	295	94	6	532	240
Balears, Illes	807	229	137	4	254	183
Canarias	499	177	43	7	146	126
Cantabria	471	143	15	1	219	93
Castilla y León	5,481	1,570	74	21	2,289	1,527
Castilla - La Mancha	3,069	1,124	105	21	1,293	526
Cataluña	1,749	630	52	11	776	280
Comunitat Valenciana	3,218	1,281	157	16	1,306	458
Extremadura	1,142	454	6	12	506	164
Galicia	2,877	767	32	23	859	1,196
Madrid, Comunidad de	474	144	36	0	164	130
Murcia, Región de	867	405	111	0	207	144
Navarra, Comunidad Foral de	374	171	7	0	96	100
País Vasco	465	160	38	3	168	96
Rioja, La	553	217	30	2	194	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	106,292	58,050	3,173	250	21,011	23,808
Andalucía	18,858	10,897	873	108	3,088	3,892
Aragón	3,377	1,898	59	5	658	757
Asturias, Principado de	2,246	1,174	27	7	559	479
Balears, Illes	3,337	1,923	215	3	526	670
Canarias	4,178	2,522	152	22	559	923
Cantabria	1,705	992	50	2	374	287
Castilla y León	6,021	3,058	67	6	1,436	1,454
Castilla - La Mancha	4,837	2,676	124	14	933	1,090
Cataluña	16,717	8,748	272	15	3,875	3,807
Comunitat Valenciana	14,879	7,700	406	12	2,951	3,810
Extremadura	2,235	1,034	30	3	610	558
Galicia	4,763	2,107	70	10	1,163	1,413
Madrid, Comunidad de	12,863	7,343	495	21	2,224	2,780
Murcia, Región de	3,268	1,808	207	2	530	721
Navarra, Comunidad Foral de	1,280	735	31	0	274	240
País Vasco	4,679	2,884	78	18	984	715
Rioja, La	919	469	17	2	247	184
Ceuta	50	19	0	0	10	21
Melilla	80	63	0	0	10	7

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	59,617	31,394	1,840	99	13,385	12,899
Andalucía	11,362	6,228	528	51	2,249	2,306
Aragón	1,865	1,007	38	2	397	421
Asturias, Principado de	1,287	630	20	3	354	280
Balears, Illes	1,854	1,009	129	1	320	395
Canarias	2,209	1,275	91	12	341	490
Cantabria	864	500	24	1	214	125
Castilla y León	2,915	1,453	24	1	802	635
Castilla - La Mancha	2,654	1,381	58	3	589	623
Cataluña	9,315	4,618	142	7	2,389	2,159
Comunitat Valenciana	8,200	4,257	240	3	1,801	1,899
Extremadura	1,321	637	22	0	425	237
Galicia	2,503	1,094	35	1	691	682
Madrid, Comunidad de	7,535	4,027	311	6	1,579	1,612
Murcia, Región de	1,967	1,097	121	0	342	407
Navarra, Comunidad Foral de	748	389	16	0	177	166
País Vasco	2,416	1,476	31	7	555	347
Rioja, La	513	265	10	1	143	94
Ceuta	36	10	0	0	9	17
Melilla	53	41	0	0	8	4

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STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	31,394	28,537	2,857	6,768	24,626
Andalucía	6,228	5,610	618	1,350	4,878
Aragón	1,007	882	125	188	819
Asturias, Principado de	630	551	79	190	440
Balears, Illes	1,009	999	10	191	818
Canarias	1,275	1,240	35	297	978
Cantabria	500	464	36	118	382
Castilla y León	1,453	1,299	154	227	1,226
Castilla - La Mancha	1,381	1,305	76	242	1,139
Cataluña	4,618	4,208	410	822	3,796
Comunitat Valenciana	4,257	3,933	324	689	3,568
Extremadura	637	495	142	90	547
Galicia	1,094	1,052	42	212	882
Madrid, Comunidad de	4,027	3,714	313	1,350	2,677
Murcia, Región de	1,097	980	117	210	887
Navarra, Comunidad Foral de	389	341	48	127	262
País Vasco	1,476	1,177	299	414	1,062
Rioja, La	265	241	24	41	224
Ceuta	10	8	2	2	8
Melilla	41	38	3	8	33