

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

In August, 175,824 properties are registered in the land registers, 28.1% more than in the same month of 2020

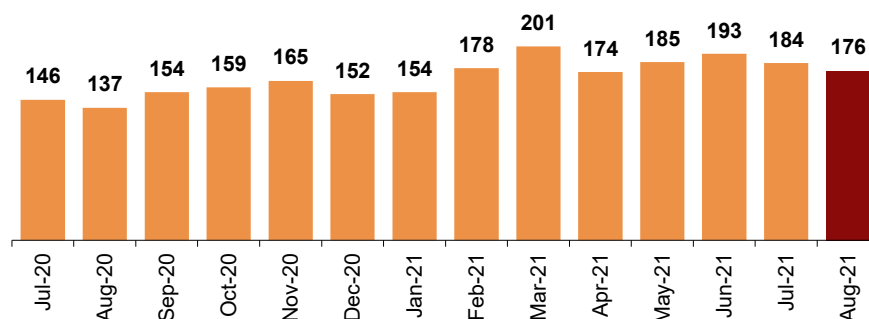
Registered home sales increased 57.9% in the annual rate and decreased by 0.7% in the monthly rate

The number of property transfers recorded in the land registers (from public deeds previously registered) was 175,824 in August, that is, 28.1% more than in the same month of 2020.

Regarding registered property sales, the number of transfers was 97,224, with an annual increase of 41.8%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition

August 2021

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	175,824	-4.3	28.1	33.4
Sale	97,224	-3.3	41.8	39.9
Donation	4,948	3.0	10.7	36.9
Swap	638	2.7	49.4	45.3
Inheritance	39,021	-6.2	18.7	51.1
Other titles ¹	33,993	-5.9	9.8	7.2

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

87.7% of sales registered in August corresponded to urban properties and 12.3% to rustic properties. Among urban properties, 58.5% were housing sales.

In August, the number of rustic property sales increased by 16.6% in the annual rate, while there was a 46.3% decrease for urban properties. Within the latter, housing sales recorded an annual increase of 57.9%.

Sales registered by property type

August 2021

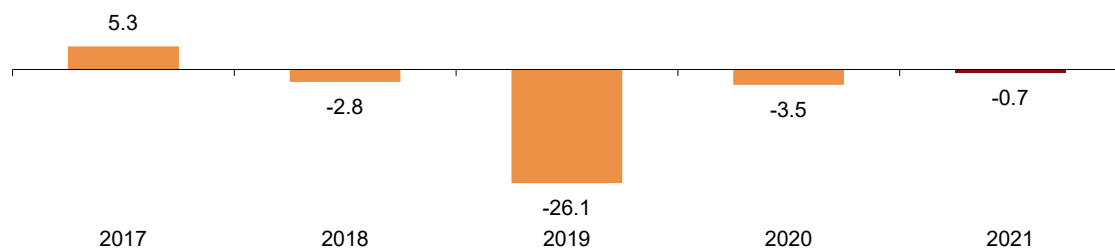
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	97,224		-3.3	41.8	39.9
Urban properties	85,274	87.7	-2.6	46.3	39.0
- Dwellings	49,884	58.5	-0.7	57.9	37.2
- Other urban properties	35,390	41.5	-5.0	32.5	41.4
Rustic properties	11,950	12.3	-8.2	16.6	45.4

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 July and August in the last five years. In 2021, the monthly rate was -0.7%, that is, 2.8 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

91.6% of dwellings transferred by sale in August were free dwellings and 8.4% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 58.7%, and that of protected dwellings by 50.1%.

19.3% of dwellings transferred by sale in August were new, and 80.7% were used.

The number of new home transactions rose 40.9% compared to August 2020 and that of used homes 62.6%.

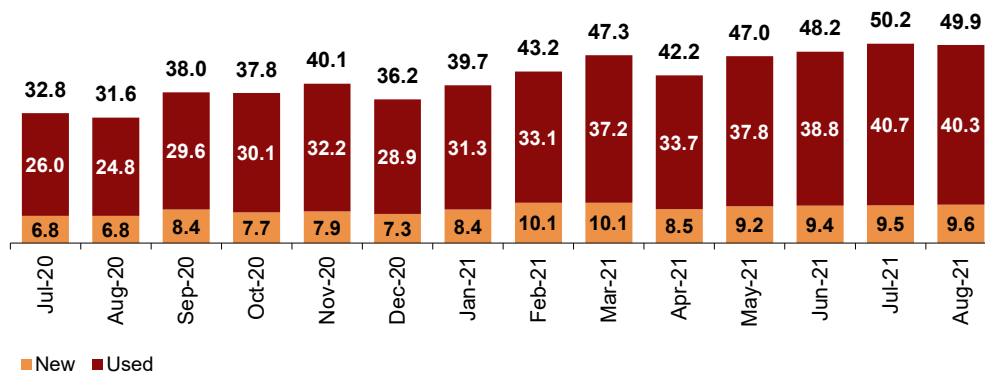
Number of registered housing sales

August 2021

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	49,884		-0.7	57.9	37.2
Free	45,701	91.6	-1.1	58.7	38.1
Protected	4,183	8.4	3.6	50.1	28.3
TOTAL	49,884		-0.7	57.9	37.2
New	9,609	19.3	1.0	40.9	43.4
Used	40,275	80.7	-1.2	62.6	35.7

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 (766), La Rioja (760) and Aragón (638).

País Vasco (43.5%), Comunidad de Madrid (43.0%) and La Rioja (38.7%) registered the highest annual variation rates.

For their part, Extremadura (0.1%), Canarias (6.4%) and Aragón (7.3%) registered the smallest annual increases.

With regard to registered housing sales, the Autonomous Communities with the highest number of transfers per 100,000 inhabitants¹ were Comunitat Valenciana (183), La Rioja (181) and Andalucía (155).

Properties transferred by Autonomous Community

August 2021

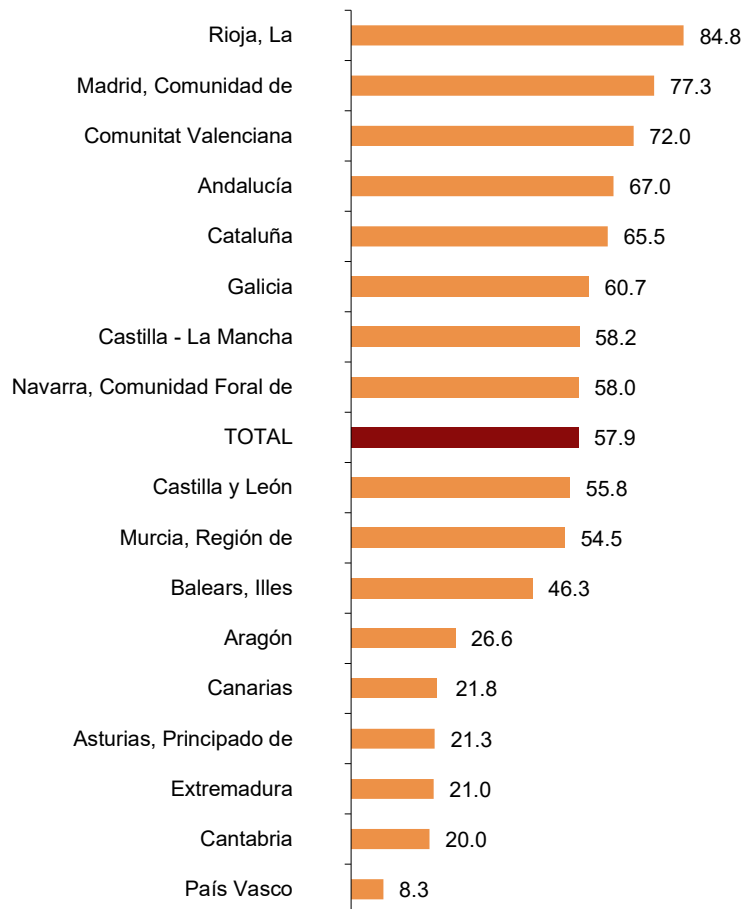
	Total property transfers recorded in the registries			Registered housing sales		
	Number	% Annual variation	Number per hundred thousand inhabitants ¹	Number	% Annual variation	Number per hundred thousand inhabitants ¹
TOTAL	175,824	28.1	468	49,884	57.9	133
Andalucía	29,437	27.4	439	10,401	67.0	155
Aragón	6,711	30.2	638	1,253	26.6	119
Asturias, Principado de	4,037	21.0	486	740	21.3	89
Balears, Illes	5,485	32.1	560	1,476	46.3	151
Canarias	5,116	6.4	277	1,719	21.8	93
Cantabria	2,520	15.8	538	600	20.0	128
Castilla y León	14,673	28.8	766	2,239	55.8	117
Castilla - La Mancha	10,162	26.5	633	2,140	58.2	133
Cataluña	24,266	28.1	403	7,606	65.5	126
Comunitat Valenciana	24,569	35.0	613	7,339	72.0	183
Extremadura	3,382	0.1	401	771	21.0	91
Galicia	8,490	7.3	389	1,777	60.7	81
Madrid, Comunidad de	19,139	43.0	359	7,321	77.3	137
Murcia, Región de	5,351	28.0	457	1,707	54.5	146
Navarra, Comunidad Foral de	2,697	22.0	526	635	58.0	124
País Vasco	7,732	43.5	446	1,640	8.3	95
Rioja, La	1,889	38.7	760	451	84.8	181

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 La Rioja (84.8%), Comunidad de Madrid (77.3%) and Comunitat Valenciana (72.0%).

In turn, País Vasco (8.3%), Cantabria (20.0%) and Extremadura (21.0%) presented the lowest increases.

Annual variation in the number of housing sales by Autonomous Community August 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 August 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>

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Statistics on Transfer of Property Rights August 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	175,824	33,503	82,528	7,035	52,758
Andalucía	29,437	4,272	16,119	1,400	7,646
Aragón	6,711	2,675	2,236	173	1,627
Asturias, Principado de	4,037	1,437	1,457	124	1,019
Balears, Illes	5,485	1,013	2,333	281	1,858
Canarias	5,116	533	2,684	192	1,707
Cantabria	2,520	588	1,036	33	863
Castilla y León	14,673	6,284	4,243	806	3,340
Castilla - La Mancha	10,162	3,778	3,611	787	1,986
Cataluña	24,266	2,103	12,081	1,266	8,816
Comunitat Valenciana	24,569	4,056	12,235	608	7,670
Extremadura	3,382	1,153	1,434	180	615
Galicia	8,490	2,013	3,522	209	2,746
Madrid, Comunidad de	19,139	549	11,764	404	6,422
Murcia, Región de	5,351	884	2,638	209	1,620
Navarra, Comunidad Foral de	2,697	756	1,080	119	742
País Vasco	7,732	866	3,219	171	3,476
Rioja, La	1,889	540	733	67	549
Ceuta	61	3	39	2	17
Melilla	107	0	64	4	39

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	33,503	11,950	1,351	237	13,877	6,088
Andalucía	4,272	1,851	180	14	1,538	689
Aragón	2,675	830	73	37	1,074	661
Asturias, Principado de	1,437	443	25	20	684	265
Balears, Illes	1,013	331	144	0	341	197
Canarias	533	257	53	2	115	106
Cantabria	588	151	64	1	297	75
Castilla y León	6,284	1,615	222	32	2,945	1,470
Castilla - La Mancha	3,778	1,487	117	24	1,826	324
Cataluña	2,103	645	40	5	1,027	386
Comunitat Valenciana	4,056	1,765	179	36	1,444	632
Extremadura	1,153	467	13	2	525	146
Galicia	2,013	718	26	36	747	486
Madrid, Comunidad de	549	166	32	0	244	107
Murcia, Región de	884	466	86	6	222	104
Navarra, Comunidad Foral de	756	253	41	11	365	86
País Vasco	866	284	21	4	284	273
Rioja, La	540	220	35	7	198	80
Ceuta	3	1	0	0	1	1
Melilla	0	0	0	0	0	0

August 2021. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	142,321	85,274	3,597	401	25,144	27,905
Andalucía	25,165	16,447	697	58	3,711	4,252
Aragón	4,036	2,309	63	3	809	852
Asturias, Principado de	2,600	1,329	36	4	638	593
Balears, Illes	4,472	2,418	324	7	571	1,152
Canarias	4,583	2,895	126	155	589	818
Cantabria	1,932	1,149	39	4	522	218
Castilla y León	8,389	4,455	431	2	1,920	1,581
Castilla - La Mancha	6,384	3,876	149	6	1,188	1,165
Cataluña	22,163	13,396	345	18	4,170	4,234
Comunitat Valenciana	20,513	12,211	432	26	3,708	4,136
Extremadura	2,229	1,211	33	3	568	414
Galicia	6,477	3,389	106	18	1,388	1,576
Madrid, Comunidad de	18,590	11,979	488	20	2,701	3,402
Murcia, Región de	4,467	2,871	164	9	553	870
Navarra, Comunidad Foral de	1,941	1,165	42	5	436	293
País Vasco	6,866	3,240	80	53	1,344	2,149
Rioja, La	1,349	816	38	10	300	185
Ceuta	58	37	1	0	11	9
Melilla	107	81	3	0	17	6

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	82,528	49,884	2,075	152	15,690	14,727
Andalucía	16,119	10,401	438	32	2,653	2,595
Aragón	2,236	1,253	37	2	452	492
Asturias, Principado de	1,457	740	21	2	384	310
Balears, Illes	2,333	1,476	153	1	314	389
Canarias	2,684	1,719	78	69	359	459
Cantabria	1,036	600	26	0	306	104
Castilla y León	4,243	2,239	219	1	1,040	744
Castilla - La Mancha	3,611	2,140	69	3	759	640
Cataluña	12,081	7,606	188	5	2,472	1,810
Comunitat Valenciana	12,235	7,339	280	7	2,280	2,329
Extremadura	1,434	771	22	2	402	237
Galicia	3,522	1,777	55	7	823	860
Madrid, Comunidad de	11,764	7,321	305	8	1,913	2,217
Murcia, Región de	2,638	1,707	113	3	381	434
Navarra, Comunidad Foral de	1,080	635	21	4	249	171
País Vasco	3,219	1,640	25	6	715	833
Rioja, La	733	451	21	0	168	93
Ceuta	39	24	1	0	8	6
Melilla	64	45	3	0	12	4

August 2021. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	49,884	45,701	4,183	9,609	40,275
Andalucía	10,401	9,507	894	2,486	7,915
Aragón	1,253	1,103	150	223	1,030
Asturias, Principado de	740	625	115	129	611
Balears, Illes	1,476	1,461	15	237	1,239
Canarias	1,719	1,595	124	399	1,320
Cantabria	600	532	68	60	540
Castilla y León	2,239	2,039	200	487	1,752
Castilla - La Mancha	2,140	1,990	150	448	1,692
Cataluña	7,606	7,001	605	1,120	6,486
Comunitat Valenciana	7,339	6,682	657	1,086	6,253
Extremadura	771	566	205	112	659
Galicia	1,777	1,698	79	385	1,392
Madrid, Comunidad de	7,321	6,761	560	1,547	5,774
Murcia, Región de	1,707	1,555	152	312	1,395
Navarra, Comunidad Foral de	635	570	65	236	399
País Vasco	1,640	1,542	98	207	1,433
Rioja, La	451	411	40	122	329
Ceuta	24	20	4	5	19
Melilla	45	43	2	8	37