

26 October 2022

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

In August 179,013 properties were registered in the land registers, 1.1% more than that in the same month of the previous year

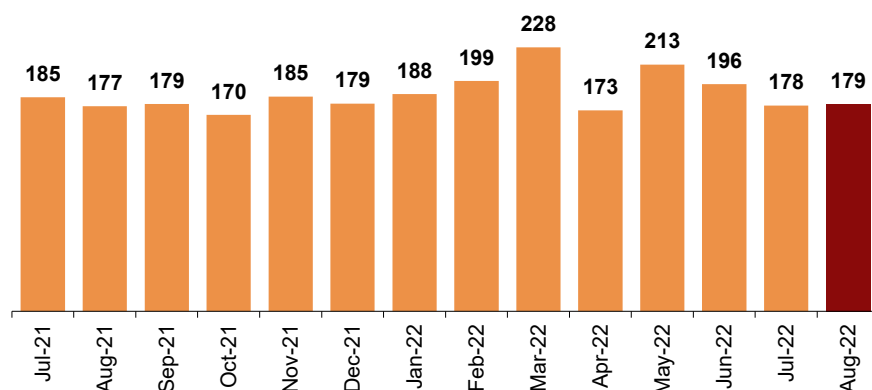
Registered housing sales increases by 14.9%, as compared with August 2021

The number of property transfers recorded in the land registers (from public deeds previously registered) was 179,013 in August, that is, 1.1% more than in the same month of 2021.

Regarding registered property sales, the number of transfers was 105,591, with an annual increase of 8.4%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition August 2022

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	179,013	0.7	1.1	6.9
Sale	105,591	4.8	8.4	13.9
Donation	3,821	-2.9	-23.9	-3.2
Swap	364	-7.6	-40.6	-16.6
Inheritance	38,428	-0.5	-3.8	-1.5
Other titles ¹	30,809	-9.3	-9.7	0.8

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

89.5% of sales registered in August corresponded to urban properties and 10.5% to rustic properties. Among urban properties, 60.7% were housing sales.

In August, the number of rustic property sales dropped by 9.5% in the annual rate while that of urban properties rose by 10.9%. Within the latter, housing sales recorded an annual increase of 14.9%.

Sales registered by property type.

August 2022

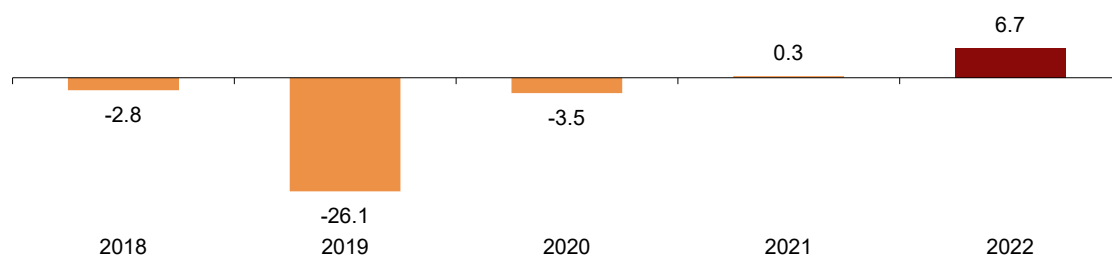
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	105,591		4.8	8.4	13.9
Urban properties	94,508	89.5	6.4	10.9	16.0
- Dwellings	57,327	60.7	6.7	14.9	20.0
- Other urban properties	37,181	39.3	5.9	5.3	10.9
Rustic properties	11,083	10.5	-7.3	-9.5	0.8

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 2022, the monthly rate was 6.7%, that is, 6.4 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

92.6% of dwellings transferred by sale in August were free dwellings and 7.4% were protected dwellings.

In annual terms, the number of free dwellings transferred by sale increased by 16.0%, and that of protected dwellings by 2.7%.

17.7% of dwellings transferred by sale in August were new, and 82.3% were used.

The number of new home transactions rose 6.1% compared to August 2021 and that of used homes 17.0%.

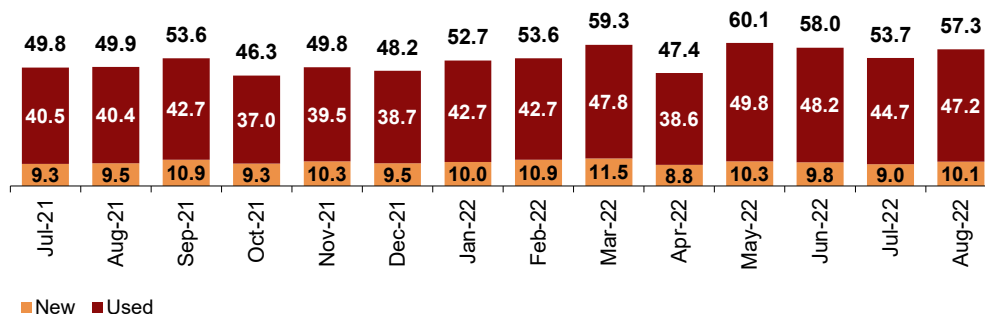
Number of registered housing sales

August 2022

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	57,327		6.7	14.9	20.0
Free	53,100	92.6	7.3	16.0	21.1
Protected	4,227	7.4	-0.2	2.7	8.2
TOTAL	57,327		6.7	14.9	20.0
New	10,121	17.7	12.1	6.1	8.7
Used	47,206	82.3	5.6	17.0	22.8

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between physical persons in August was 39,448, that is, 11.4% more than in the same month of 2021.

Number of registered housing sales, according to transferor and owner

August 2022

Transferor	Owner	Total	%Variation	
			Monthly	Annual
TOTAL	TOTAL	57,327	6.7	14.9
Natural person	Natural person	39,448	5.3	11.4
Natural person	Legal entity	2,456	10.3	31.1
Legal entity	Natural person	10,869	4.8	10.0
Legal entity	Legal entity	4,554	24.6	66.1

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 (717), La Rioja (699) and Aragón (668).

Canarias (29.0%), Andalucía (14.2%) and Extremadura (7.3%) registered the highest annual variation rates.

In turn, Comunidad Foral de Navarra (-32.3%), País Vasco (-15.3%) and Illes Balears (-8.9%) 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 Comunitat Valenciana (212), Andalucía (190) and Cantabria (177).

Properties transferred by Autonomous Community

August 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	179,013	1.1	475	57,327	14.9	152
Andalucía	33,762	14.2	501	12,797	23.5	190
Aragón	6,932	4.0	668	1,587	26.7	153
Asturias, Principado de	4,154	2.9	503	966	30.5	117
Balears, Illes	5,075	-8.9	516	1,571	4.0	160
Canarias	6,807	29.0	366	2,693	52.8	145
Cantabria	2,878	3.9	612	831	20.3	177
Castilla y León	13,674	-4.9	717	2,375	8.3	124
Castilla - La Mancha	10,035	-0.3	624	2,345	17.7	146
Cataluña	24,436	-1.8	405	8,717	12.8	144
Comunitat Valenciana	24,403	0.2	604	8,553	17.0	212
Extremadura	3,827	7.3	455	826	2.0	98
Galicia	8,638	2.9	397	1,931	10.5	89
Madrid, Comunidad de	18,366	-5.6	343	7,070	-4.3	132
Murcia, Región de	5,275	-0.7	446	1,991	19.1	168
Navarra, Comunidad Foral de	2,113	-32.3	410	523	-8.6	102
País Vasco	6,635	-15.3	384	2,057	20.8	119
Rioja, La	1,740	-0.5	699	384	-8.1	154

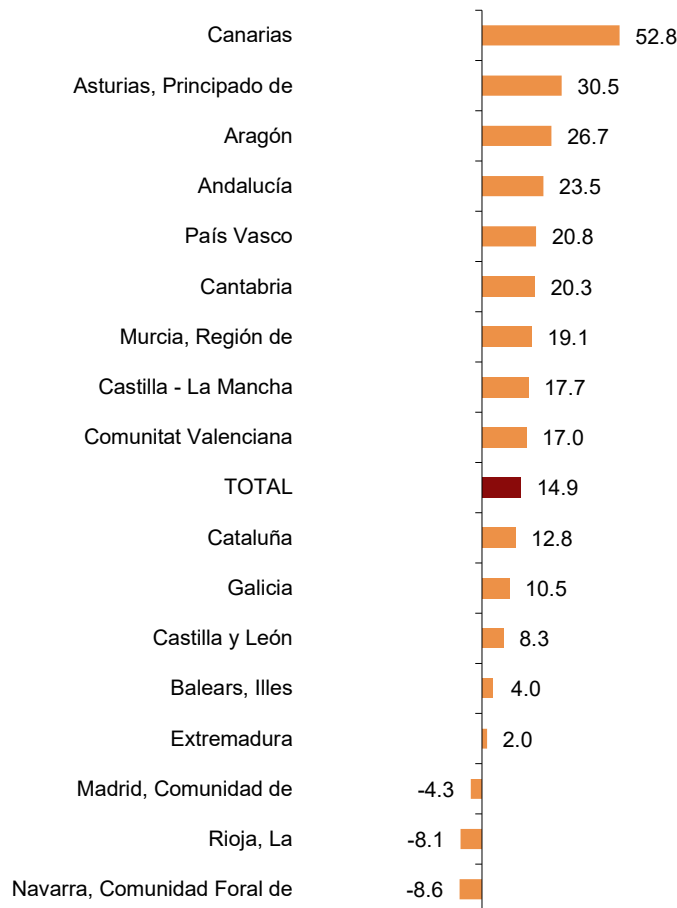
¹ This data have been calculated based on the provisional results of the population figures as at 01 January 2022. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the greatest annual increases in the number of housing sales in August were Canarias (52.8%), Principado de Asturias (30.5%) and Aragón (26.7%).

On the other hand, the number of purchases decreased in Comunidad Foral de Navarra (-8.6%), La Rioja (-8.1%) and Comunidad de Madrid (-4.3%).

Annual variation in the number of housing sales by Autonomous Community

August 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 August 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.

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.

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Statistics on Transfer of Property Rights August 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	179.013	31.889	88.339	6.855	51.930
Andalucía	33.762	4.269	18.639	1.640	9.214
Aragón	6.932	2.177	2.601	219	1.935
Asturias, Principado de	4.154	1.215	1.712	81	1.146
Balears, Illes	5.075	981	2.193	252	1.649
Canarias	6.807	705	4.104	224	1.774
Cantabria	2.878	665	1.350	46	817
Castilla y León	13.674	5.716	4.136	629	3.193
Castilla - La Mancha	10.035	3.607	3.607	785	2.036
Cataluña	24.436	2.156	13.133	1.294	7.853
Comunitat Valenciana	24.403	3.867	12.762	442	7.332
Extremadura	3.827	1.304	1.566	177	780
Galicia	8.638	2.163	3.614	204	2.657
Madrid, Comunidad de	18.366	473	11.152	475	6.266
Murcia, Región de	5.275	904	2.829	219	1.323
Navarra, Comunidad Foral de	2.113	503	916	53	641
País Vasco	6.635	720	3.213	65	2.637
Rioja, La	1.740	463	648	48	581
Ceuta	82	1	54	1	26
Melilla	181	0	110	1	70

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	31.889	11.083	1.231	227	13.861	5.487
Andalucía	4.269	1.744	214	9	1.616	686
Aragón	2.177	688	110	66	904	409
Asturias, Principado de	1.215	459	27	2	547	180
Balears, Illes	981	360	73	4	348	196
Canarias	705	298	32	0	177	198
Cantabria	665	180	23	1	299	162
Castilla y León	5.716	1.746	190	48	2.614	1.118
Castilla - La Mancha	3.607	1.333	117	30	1.654	473
Cataluña	2.156	600	55	4	1.194	303
Comunitat Valenciana	3.867	1.449	143	17	1.671	587
Extremadura	1.304	450	42	5	624	183
Galicia	2.163	710	11	30	936	476
Madrid, Comunidad de	473	139	54	1	226	53
Murcia, Región de	904	442	64	2	273	123
Navarra, Comunidad Foral de	503	131	18	1	281	72
País Vasco	720	223	43	7	288	159
Rioja, La	463	131	15	0	208	109
Ceuta	1	0	0	0	1	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	147.124	94.508	2.590	137	24.567	25.322
Andalucía	29.493	20.164	466	25	3.920	4.918
Aragón	4.755	2.880	81	2	926	866
Asturias, Principado de	2.939	1.674	23	0	744	498
Balears, Illes	4.094	2.806	158	5	423	702
Canarias	6.102	3.978	113	10	780	1.221
Cantabria	2.213	1.345	31	0	497	340
Castilla y León	7.958	4.564	191	3	1.813	1.387
Castilla - La Mancha	6.428	4.049	139	13	980	1.247
Cataluña	22.280	14.679	233	11	3.911	3.446
Comunitat Valenciana	20.536	13.299	402	18	3.591	3.226
Extremadura	2.523	1.301	90	0	688	444
Galicia	6.475	3.574	50	15	1.361	1.475
Madrid, Comunidad de	17.893	11.634	296	20	2.311	3.632
Murcia, Región de	4.371	2.974	139	5	626	627
Navarra, Comunidad Foral de	1.610	921	38	0	398	253
País Vasco	5.915	3.699	85	10	1.284	837
Rioja, La	1.277	781	49	0	274	173
Ceuta	81	54	1	0	18	8
Melilla	181	132	5	0	22	22

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	88.339	57.327	1.520	59	15.352	14.081
Andalucía	18.639	12.797	294	13	2.731	2.804
Aragón	2.601	1.587	36	0	517	461
Asturias, Principado de	1.712	966	16	0	453	277
Balears, Illes	2.193	1.571	88	2	240	292
Canarias	4.104	2.693	71	8	493	839
Cantabria	1.350	831	20	0	299	200
Castilla y León	4.136	2.375	111	0	977	673
Castilla - La Mancha	3.607	2.345	65	8	598	591
Cataluña	13.133	8.717	123	4	2.425	1.864
Comunitat Valenciana	12.762	8.553	240	7	2.210	1.752
Extremadura	1.566	826	52	0	449	239
Galicia	3.614	1.931	31	6	822	824
Madrid, Comunidad de	11.152	7.070	190	6	1.656	2.230
Murcia, Región de	2.829	1.991	86	3	388	361
Navarra, Comunidad Foral de	916	523	23	0	248	122
País Vasco	3.213	2.057	45	2	664	445
Rioja, La	648	384	24	0	152	88
Ceuta	54	33	1	0	14	6
Melilla	110	77	4	0	16	13

August 2022. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	57.327	53.100	4.227	10.121	47.206
Andalucía	12.797	11.847	950	2.697	10.100
Aragón	1.587	1.418	169	312	1.275
Asturias, Principado de	966	841	125	199	767
Balears, Illes	1.571	1.545	26	271	1.300
Canarias	2.693	2.583	110	503	2.190
Cantabria	831	747	84	77	754
Castilla y León	2.375	2.183	192	463	1.912
Castilla - La Mancha	2.345	2.214	131	399	1.946
Cataluña	8.717	8.056	661	1.375	7.342
Comunitat Valenciana	8.553	7.860	693	1.149	7.404
Extremadura	826	673	153	104	722
Galicia	1.931	1.865	66	440	1.491
Madrid, Comunidad de	7.070	6.624	446	1.352	5.718
Murcia, Región de	1.991	1.826	165	286	1.705
Navarra, Comunidad Foral de	523	465	58	154	369
País Vasco	2.057	1.903	154	283	1.774
Rioja, La	384	356	28	45	339
Ceuta	33	27	6	1	32
Melilla	77	67	10	11	66