

Statistics on Transfer of Property Rights (STPR) October 2023. Provisional data

In October, 167,771 properties were entered in the property registers, 0.8% less than in the same month of the previous year

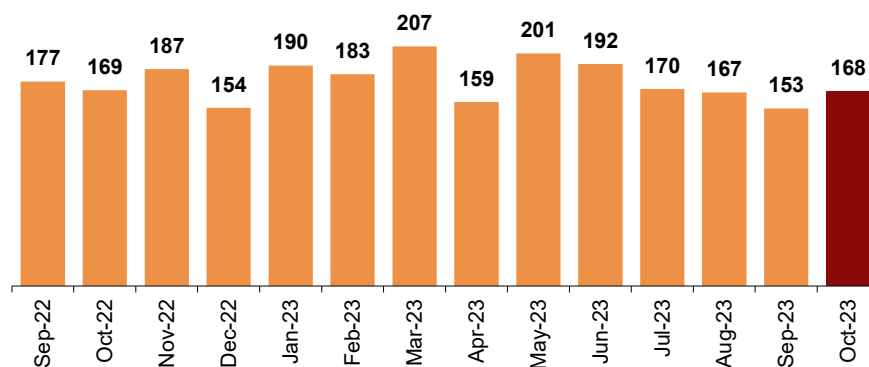
Registered housing sales decreased by 11.1% compared to October 2022

The number of property transfers recorded in the land registries (from previously executed public deeds) in October was 167,771, which is 0.8% less than in the same month of 2022.

As for registered property sales, the number of transfers is 88,530, with an annual decrease of 6.4%.

Property transfers recorded in land registers

In thousands



Transferred properties registered according to type of acquisition October 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
Total properties	167,771	9.5	-0.8	-6.1
Sale	88,530	6.9	-6.4	-7.8
Donation	3,741	13.2	0.3	-13.7
Swap	436	7.9	15.3	13.3
Inheritance	41,250	11.7	7.3	2.4
Other titles ¹	33,814	13.4	5.3	-9.9

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

86.7% of registered sales in October were urban properties and 13.3% were rural properties. Among urban properties, 59.8% are home sales and purchases.

In October, the number of rustic property sales increased by 0.5% in the annual rate, while the number of urban property sales fell by 7.3%. Within the latter, housing sales recorded an annual decrease of 11.1%.

Sales registered by property type

October 2023

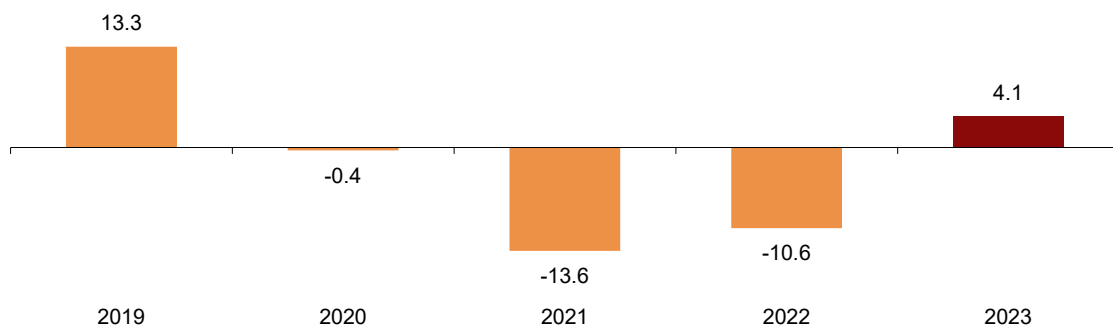
	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	88,530		6.9	-6.4	-7.8
Urban properties	76,742	86.7	6.3	-7.3	-8.1
- Dwellings	45,903	59.8	4.1	-11.1	-8.7
- Other urban properties	30,839	40.2	9.6	-1.1	-7.2
Rustic properties	11,788	13.3	11.6	0.5	-5.9

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 September and October over the last five years. In 2023 the monthly rate is 4.1%, which is 14.7 points higher than the previous year.

Monthly rate of the number of housing sales

Variation in October over September of the same year. Percentage



Registered housing sales, by protection system and status

92.8% of the dwellings transferred by sale and purchase in October are free and 7.2% are protected.

In annual terms, the number of free dwellings sold by purchase decreases by 10.4% and the number of protected dwellings decreases by 19.0%.

19.3% of the dwellings transferred by sale in October are new and 80.7% are used.

The number of new home transactions rose by 0.8% compared to October 2022, while the number of used homes fell by 13.5%.

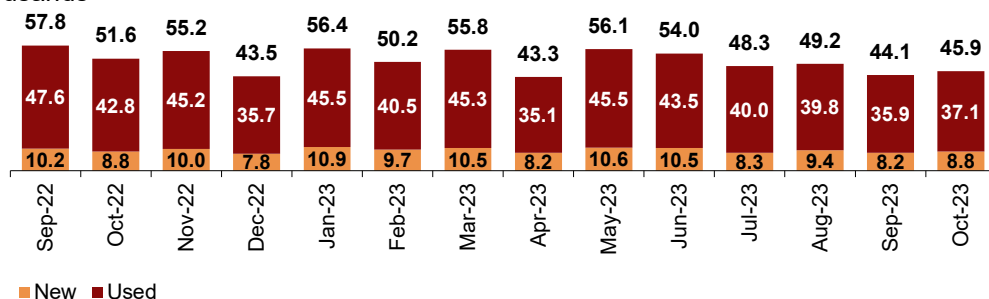
Number of registered housing sales

October 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
TOTAL	45,903		4.1	-11.1	-8.7
Free	42,578	92.8	4.4	-10.4	-8.6
Protected	3,325	7.2	0.2	-19.0	-10.2
TOTAL	45,903		4.1	-11.1	-8.7
New	8,847	19.3	8.2	0.8	-3.6
Used	37,056	80.7	3.2	-13.5	-9.9

Number of registered housing sales

In thousands



Registered housing sales, according to transferor and owner

The number of housing sales between natural persons in October was 31,784, which is 11.7% less than in the same month of 2022.

Number of registered housing sales, according to transferor and owner

October 2023

Transferor	Owner	Total	% Variation	
			Monthly	Annual
TOTAL	TOTAL	45,903	4.1	-11.1
Natural person	Natural person	31,784	3.5	-11.7
Natural person	Legal entity	2,027	8.9	-3.3
Legal entity	Natural person	9,536	1.4	-9.4
Legal entity	Legal entity	2,556	21.3	-15.5

Results by Autonomous Community

In October, the total number of property transfers recorded in the land registries per 100,000 inhabitants¹ reached its highest values in Castilla y León (798), La Rioja (658) and Aragón (617).

Comunidad Foral de Navarra (17.9%), Extremadura (15.3%) and Galicia (13.3%) recorded the highest annual rates of variation.

In turn, Illes Balears (-20.4%), Cantabria (-19.2%) and Principado de Asturias (-13.4%) show 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 (172), Región de Murcia (150) and Andalucía (130).

Properties transferred by Autonomous Community

October 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	167,771	-0.8	432	45,903	-11.1	118
Andalucía	28,075	-7.8	409	8,894	-18.0	130
Aragón	6,661	6.5	617	1,155	-0.2	107
Asturias, Principado de	3,694	-13.4	444	949	3.4	114
Balears, Illes	3,686	-20.4	372	1,013	-29.8	102
Canarias	5,218	-5.8	282	1,736	-20.5	94
Cantabria	2,166	-19.2	453	552	-25.4	115
Castilla y León	15,354	8.5	798	2,107	-7.3	109
Castilla - La Mancha	10,032	10.0	606	2,012	3.0	121
Cataluña	22,418	-3.5	352	7,274	-11.5	114
Comunitat Valenciana	22,927	-1.1	540	7,299	-11.4	172
Extremadura	4,608	15.3	544	982	6.7	116
Galicia	9,244	13.3	421	1,721	1.3	78
Madrid, Comunidad de	16,531	-3.1	298	5,867	-9.1	106
Murcia, Región de	5,738	5.8	470	1,828	2.5	150
Navarra, Comunidad Foral de	3,238	17.9	607	612	10.1	115
País Vasco	6,245	-0.8	349	1,496	-14.9	84
Rioja, La	1,693	-2.8	658	314	-15.4	122

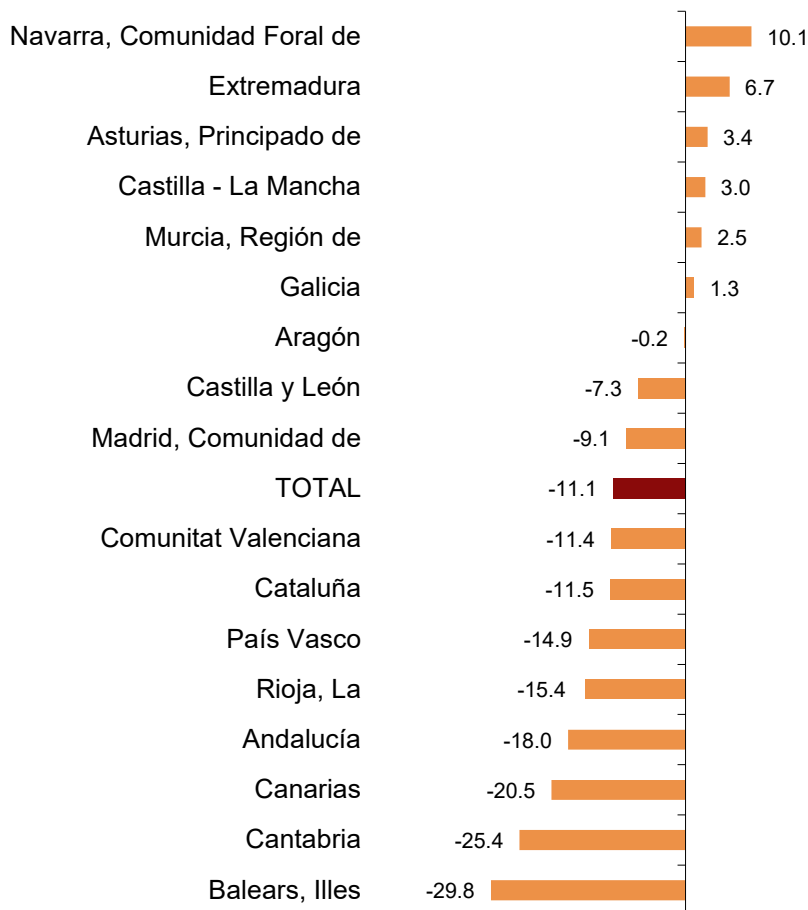
¹ This data have been calculated based on the provisional results of the population figures as at 01 October 2023. Only the population aged 18 to 84 years old is considered in these figures.

The Autonomous Communities that registered the highest annual increases in the number of home sales and purchases in October were Comunidad Foral de Navarra (10.1%), Extremadura (6.7%) and Principado de Asturias (3.4%).

In turn, Illes Balears (-29.8%), Cantabria (-25.4%) and Canarias (-20.5%) recorded the highest decreases.

Annual variation in the number of housing sales by Autonomous Community

October 2023. Percentage



Revision and updating of data

The data for 2023 are provisional and will be reviewed when the data for the same period next year are published. In other words, when the data for October 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>

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Statistics on Transfer of Property Rights October 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	167,771	37,278	77,001	7,021	46,471
Andalucía	28,075	4,541	14,470	1,584	7,480
Aragón	6,661	2,902	2,097	208	1,454
Asturias, Principado de	3,694	1,200	1,518	47	929
Balears, Illes	3,686	788	1,679	187	1,032
Canarias	5,218	676	2,803	255	1,484
Cantabria	2,166	486	882	83	715
Castilla y León	15,354	7,725	4,048	631	2,950
Castilla - La Mancha	10,032	3,986	3,406	813	1,827
Cataluña	22,418	2,215	11,743	1,281	7,179
Comunitat Valenciana	22,927	3,751	11,643	517	7,016
Extremadura	4,608	1,562	1,920	234	892
Galicia	9,244	3,072	3,405	168	2,599
Madrid, Comunidad de	16,531	580	10,056	382	5,513
Murcia, Región de	5,738	1,104	2,695	354	1,585
Navarra, Comunidad Foral de	3,238	1,298	1,115	92	733
País Vasco	6,245	807	2,773	125	2,540
Rioja, La	1,693	585	595	52	461
Ceuta	100	0	73	0	27
Melilla	143	0	80	8	55

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

	Rustic properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	37,278	11,788	1,123	202	15,273	8,892
Andalucía	4,541	1,802	174	9	1,791	765
Aragón	2,902	911	88	27	1,084	792
Asturias, Principado de	1,200	413	27	10	559	191
Balears, Illes	788	307	73	10	252	146
Canarias	676	239	28	0	230	179
Cantabria	486	164	16	4	195	107
Castilla y León	7,725	1,849	129	46	3,056	2,645
Castilla - La Mancha	3,986	1,469	135	15	1,713	654
Cataluña	2,215	545	51	7	1,276	336
Comunitat Valenciana	3,751	1,418	121	19	1,696	497
Extremadura	1,562	590	37	5	697	233
Galicia	3,072	812	43	33	1,158	1,026
Madrid, Comunidad de	580	164	45	1	171	199
Murcia, Región de	1,104	461	69	6	350	218
Navarra, Comunidad Foral de	1,298	267	61	6	357	607
País Vasco	807	212	12	3	382	198
Rioja, La	585	165	14	1	306	99
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

October 2023. Provisional Data

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

	Urban properties	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	130,493	76,742	2,618	234	25,977	24,922
Andalucía	23,534	14,616	496	36	3,836	4,550
Aragón	3,759	2,007	56	1	872	823
Asturias, Principado de	2,494	1,518	26	7	620	323
Balears, Illes	2,898	1,717	115	8	451	607
Canarias	4,542	2,696	197	32	778	839
Cantabria	1,680	1,026	29	0	377	248
Castilla y León	7,629	3,894	178	11	1,877	1,669
Castilla - La Mancha	6,046	3,651	115	11	1,167	1,102
Cataluña	20,203	12,130	266	21	4,118	3,668
Comunitat Valenciana	19,176	12,009	380	6	3,656	3,125
Extremadura	3,046	1,531	82	3	840	590
Galicia	6,172	3,124	70	28	1,454	1,496
Madrid, Comunidad de	15,951	9,107	306	25	2,818	3,695
Murcia, Región de	4,634	3,105	134	18	605	772
Navarra, Comunidad Foral de	1,940	1,055	44	2	593	246
País Vasco	5,438	2,818	91	20	1,528	981
Rioja, La	1,108	589	30	4	341	144
Ceuta	100	60	0	0	9	31
Melilla	143	89	3	1	37	13

STPR.4 Transfers of dwellings, by type of acquisition

	Dwellings	Sale	Donation	Swap	Inheritance	Other titles
TOTAL	77,001	45,903	1,613	107	16,355	13,023
Andalucía	14,470	8,894	309	15	2,766	2,486
Aragón	2,097	1,155	29	0	503	410
Asturias, Principado de	1,518	949	19	4	373	173
Balears, Illes	1,679	1,013	77	4	257	328
Canarias	2,803	1,736	142	21	465	439
Cantabria	882	552	17	0	202	111
Castilla y León	4,048	2,107	91	2	1,079	769
Castilla - La Mancha	3,406	2,012	61	1	756	576
Cataluña	11,743	7,274	147	7	2,472	1,843
Comunitat Valenciana	11,643	7,299	263	2	2,362	1,717
Extremadura	1,920	982	45	3	549	341
Galicia	3,405	1,721	37	21	878	748
Madrid, Comunidad de	10,056	5,867	210	14	1,963	2,002
Murcia, Región de	2,695	1,828	81	3	400	383
Navarra, Comunidad Foral de	1,115	612	24	0	332	147
País Vasco	2,773	1,496	41	7	778	451
Rioja, La	595	314	18	2	194	67
Ceuta	73	40	0	0	8	25
Melilla	80	52	2	1	18	7

October 2023. Provisional Data

STPR.5 Housing sales, by system and status

	Dwellings	Free housing	Protected housing	New housing	Used housing
TOTAL	45,903	42,578	3,325	8,847	37,056
Andalucía	8,894	8,214	680	1,748	7,146
Aragón	1,155	1,058	97	194	961
Asturias, Principado de	949	827	122	186	763
Balears, Illes	1,013	992	21	180	833
Canarias	1,736	1,661	75	408	1,328
Cantabria	552	477	75	77	475
Castilla y León	2,107	1,936	171	440	1,667
Castilla - La Mancha	2,012	1,921	91	388	1,624
Cataluña	7,274	6,680	594	1,231	6,043
Comunitat Valenciana	7,299	6,829	470	1,316	5,983
Extremadura	982	778	204	128	854
Galicia	1,721	1,668	53	441	1,280
Madrid, Comunidad de	5,867	5,514	353	1,209	4,658
Murcia, Región de	1,828	1,700	128	376	1,452
Navarra, Comunidad Foral de	612	561	51	242	370
País Vasco	1,496	1,386	110	225	1,271
Rioja, La	314	290	24	41	273
Ceuta	40	35	5	7	33
Melilla	52	51	1	10	42