

22 February 2024

## Statistics on Transfer of Property Rights (STPR)

December 2023 and year 2023. Provisional data

### Main results

- In December, 141,126 properties were registered in the property registers, 8.2% less than in the same month of the previous year.
- Registered housing sales and purchases decreased by 15.6% compared to December 2022.
- During 2023, 2,110,241 properties registered in the property registers were transferred, which was 6.1% less than in 2022.
- In 2023, housing sales decreased by 9.7%.

### More information

- [Annex of tables \(www.ine.es/prensa/anexo\\_tablas/en/ETDP1223\\_en.xls\)](http://www.ine.es/prensa/anexo_tablas/en/ETDP1223_en.xls) (includes information from the Autonomous Communities)
- [Detailed monthly and annual results](#)

The number of property transfers recorded in the property registers (from previously executed public deeds) in the month of December was 141,126, which was 8.2% less than in the same month of 2022.

As for registered property sales, the number of transfers was 73,604, with an annual decrease of 12.3%.

### Transferred properties registered according to type of acquisition. December 2023

	Total	% Variation		
		Monthly	Annual	Annual accumulated
<b>Total properties</b>	141,126	-21.3	-8.2	-6.1
<b>Sale</b>	73,604	-21.6	-12.3	-8.3
<b>Donation</b>	3,143	-23.6	-13.5	-12.8
<b>Swap</b>	352	-27.9	-24.5	6.9
<b>Inheritance</b>	33,473	-21.0	-8.2	1.4
<b>Other titles <sup>1</sup></b>	30,554	-20.6	4.6	-7.4

<sup>1</sup>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

85.6% of registered sales in December corresponded to urban properties and 14.4% to rustic properties. Among urban properties, 58.2% were home sales and purchases.

In December, the number of rural property sales fell by 4.8% in annual rate and the number of urban property sales fell by 13.5%. Within the latter, housing sales recorded an annual decrease of 15.6%.

#### Sales registered by property type. December 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
<b>TOTAL</b>	73,604		-21.6	-12.3	-8.3
<b>Total</b>	63,007	85.6	-22.1	-13.5	-8.7
<b>Urban properties</b>					
<b>Dwellings</b>	36,698	58.2	-21.7	-15.6	-9.7
<b>Other urban properties</b>	26,309	41.8	-22.6	-10.4	-7.2
<b>Rustic properties</b>	10,597	14.4	-18.7	-4.8	-5.9

### Registered housing sales

92.8% of the housing transferred by sale in December were free and 7.2% were protected.

In annual terms, the number of free housing sold by purchase decreased by 15.1% and the number of protected housing decreased by 22.0%.

18.7% of the housing sales in December were new and 81.3% were used.

The number of new home transactions fell by 11.9% compared to December 2022 and the number of used ones by 16.4%.

#### Number of registered housing sales. December 2023

	Total	Percentage	% Variation		
			Monthly	Annual	Annual accumulated
<b>TOTAL</b>	36,698		-21.7	-15.6	-9.7
<b>Free</b>	34,067	92.8	-22.0	-15.1	-9.5
<b>Protected</b>	2,631	7.2	-18.6	-22.0	-12.1
<b>TOTAL</b>	36,698		-21.7	-15.6	-9.7
<b>New</b>	6,878	18.7	-22.5	-11.9	-4.8
<b>Used</b>	29,820	81.3	-21.6	-16.4	-10.8

### Results by Autonomous Community

Castilla y León (29.9%), Castilla-La Mancha (7.5%) and Comunidad Foral de Navarra (5.7%) recorded the highest annual rates of change in December in the total number of properties transferred.

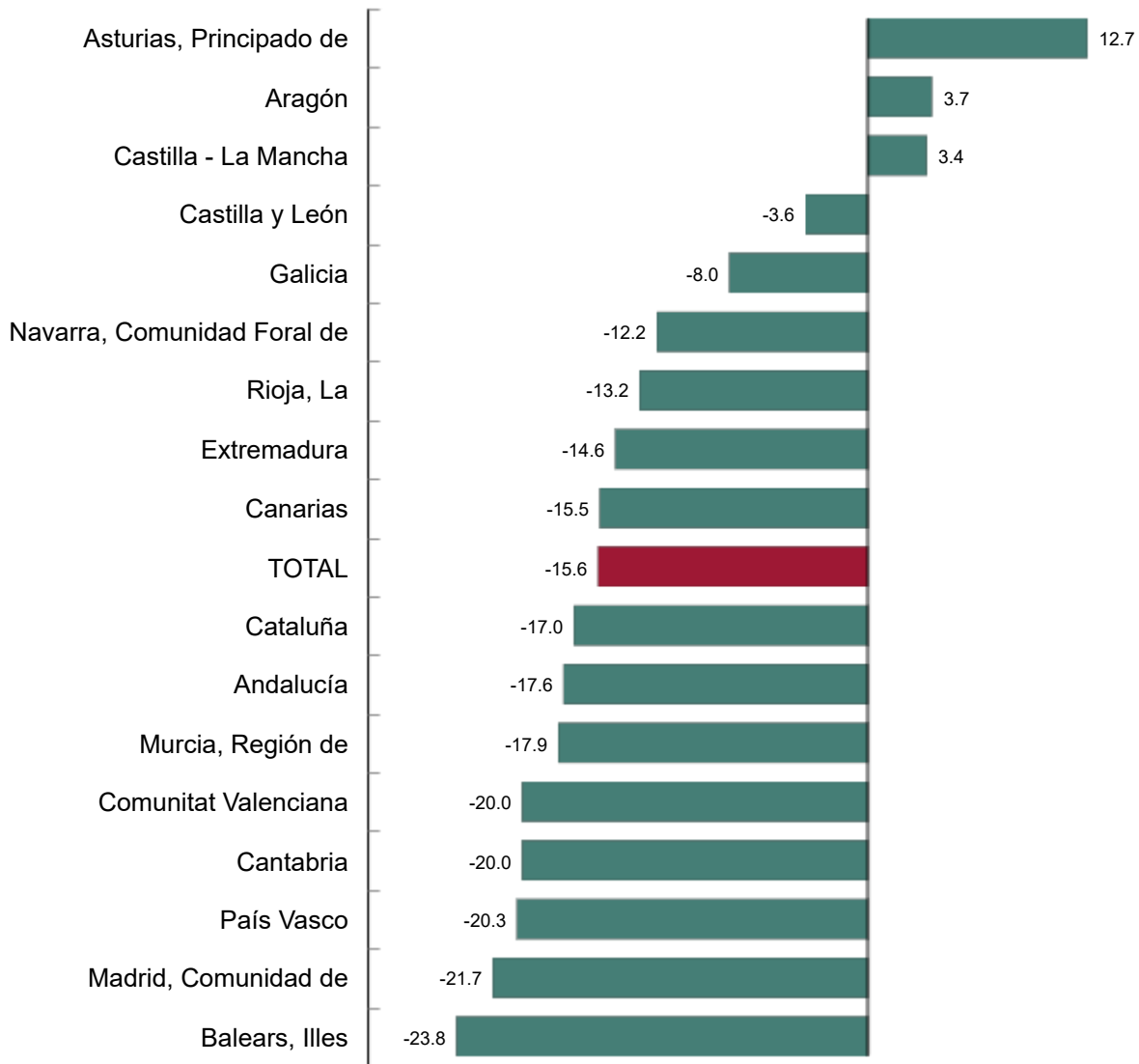
On the other hand, País Vasco (-25.1%), Comunitat Valenciana (-23.3%) and Región de Murcia (-18.7%) presented the lowest annual rates.

Regarding the registered housing sales, the only autonomous communities in which rates increased were Principado de Asturias (12.7%), Cantabria (3.7%) y Castilla-La Mancha (3.4%).

Meanwhile, Illes Balears (-23.8%), Comunidad de Madrid (-21.7%) and País Vasco (-20.3%) recorded the largest decreases.

**Annual variation in the number of housing sales by Autonomous Community. December 2023**

Percentage



Current press release at: [www.ine.es/dyngs/Prensa/en/ETDP1223.htm](http://www.ine.es/dyngs/Prensa/en/ETDP1223.htm)

**Results for the whole of year 2023**

In 2023, 2,110,241 properties registered in the property registers were transferred, 6.1% less than in 2022. In the case of sales, 1,144,437 properties were transferred (8.3% less), of which 586,913 were houses (9.7% less).

**Sales registered by property type**

	Total 2023	Percentage		% Annual variation		
		2023	2023	2022	2021	2020
<b>TOTAL</b>	1,144,437		-8.3	8.7	33.9	-16.3
<b>Urban properties</b>	995,816	87.0	-8.7	10.3	34.5	-16.9
- Dwellings	586,913	58.9	-9.7	14.8	34.8	-16.9
- Other urban properties	408,903	41.1	-7.2	4.3	34.1	-16.9
<b>Rustic properties</b>	148,621	13.0	-5.9	-1.5	30.2	-12.7

### Registered housing sales, by protection system and status

The number of free housing units sold by purchase decreased by 9.5% in the year 2023 and the number of protected housing units by 12.1%. The number of transactions on new housing fell by 4.8% and that of used homes by 10.8%.

#### Number of registered housing sales

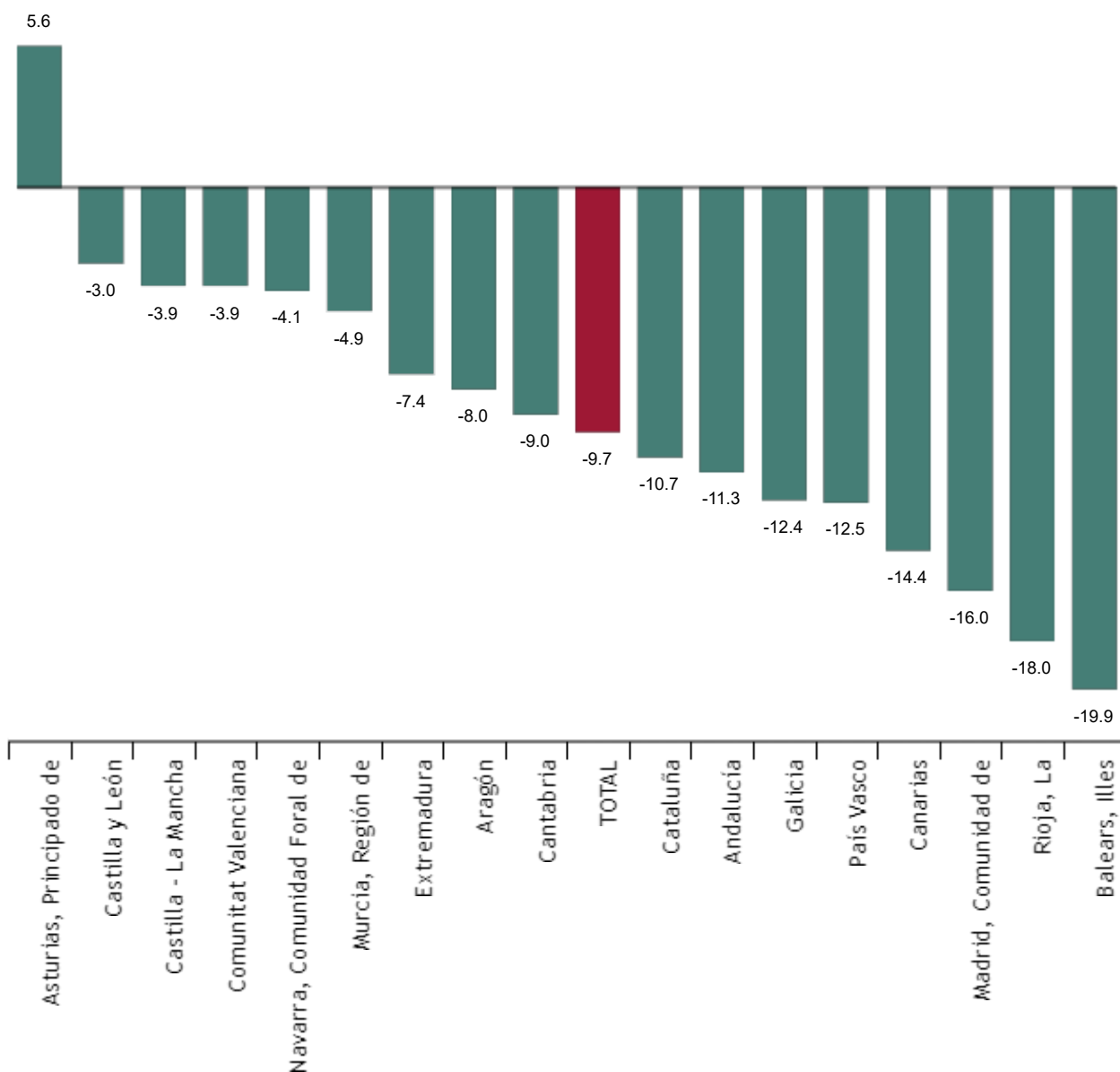
	Total 2023	Percentage		% Annual variation		
		2023	2023	2022	2021	2020
<b>TOTAL</b>	586,913		-9.7	14.8	34.8	-16.9
<b>Free</b>	542,324	92.4%	-9.5	15.7	35.5	-16.4
<b>Protected</b>	44,589	7.6%	-12.1	5.4	27.7	-21.4
<b>TOTAL</b>	586,913		-9.7	14.8	34.8	-16.9
<b>New</b>	110,894	18.9%	-4.8	2.1	36.5	-10.1
<b>Used</b>	476,019	81.1%	-10.8	18.0	34.4	-18.4

### Results by Autonomous Community

The only community where house sales increased in 2023 was Principado de Asturias (5.6%). Illes Balears recorded the largest decrease (-19.9%).

#### Annual variation in the number of housing sales by Autonomous Community. Year 2023

Percentage



Current press release at: [www.ine.es/dyngs/Prensa/en/ETDP1223.htm](http://www.ine.es/dyngs/Prensa/en/ETDP1223.htm)

## 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. All results of this operation are available on

INEBase ([www.ine.es/dyngs/INEbase/en/operacion.htm?c=Estadistica\\_C&cid=1254736171438&menu=ultiDatos&idp=1254735576606](http://www.ine.es/dyngs/INEbase/en/operacion.htm?c=Estadistica_C&cid=1254736171438&menu=ultiDatos&idp=1254735576606))

## 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 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 \(www.ine.es/en/metodologia/t30/t3030168\\_en.pdf\)](http://www.ine.es/en/metodologia/t30/t3030168_en.pdf) and the [standardised methodological report \(www.ine.es/dynt3/metadatos/en/RespuestaDatos.html?oe=30168\)](http://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. More information on

[Quality at INE and Code of Best Practices \(www.ine.es/ss/Satellite?c=Page&p=1259943453642&pagename=MetodologiaYEstandares%2FINELayout&cid=1259943453642&L=1\)](http://www.ine.es/ss/Satellite?c=Page&p=1259943453642&pagename=MetodologiaYEstandares%2FINELayout&cid=1259943453642&L=1)

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