

Directorate General Strategy, People and Data

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Microdata on the Real State Registry Statistics (PROP)

BELab user guide

Statistics Department

Available data: 2013 – 2025

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1 Introduction

The Banco de España Data Laboratory (BELab) provides information from the Real Estate Registry Statistics, supplied by the Association of Property and Mercantile Registrars of Spain. Specifically, three different microdata sets are offered: property transfers (sales), mortgage constitutions, and certifications of properties located in Spain.

2 Data description

Identification Codes	Unique Registry Code or Cadastral Reference anonymized
Time horizon	From 2013 to 2025. Certification data available from 2019
Frequency	Monthly
Data Update Frequency at BELab	Annual. In January of year N, data from year N-1 are updated.
Geographical Coverage	Spanish properties
Data source	Colegio de Registradores de la Propiedad y Mercantiles de España
Citation requirement	El investigador está obligado a citar adecuadamente la fuente de datos como: BELab.CORPME. DOI: 10.48719/BELab.PROP1325_02
Data format	CSV
Universe	<ul style="list-style-type: none">- Transfers: Only 100% transfers involving a change of ownership.- Mortgages.- Certifications of Spanish properties.

3 Description of Identifying Variables

3.1 Property Transfers

Code	Description
<i>cru</i>	Unique Registry Code anonymized
<i>ref_catastral</i>	Cadastral Reference anonymized
<i>cod_provincia</i>	Province identification
<i>cod_registro</i>	Registry identification
<i>municipio</i>	Collegiate Municipal Code
<i>titular</i>	Owner of the transferred property (individual or legal entity). See labels_Transmisiones.xlsx for possible values
<i>fechaesc</i>	Date of deed execution (YYYYMMDD).
<i>fechains</i>	Date of registration in the Property Registry (YYYYMMDD)
<i>natfinca</i>	Nature of the property (rural or urban). See labels_Transmisiones.xlsx for possible values.
<i>vivienda</i>	Free-market or protected housing. See labels_Transmisiones.xlsx for possible values.
<i>estado</i>	Property status (new build or over one year old). See labels_Transmisiones.xlsx for possible values.
<i>suptotal</i>	Total rural area (dm ²)
<i>suputil</i>	Usable built area for non-rural properties (dm ²)
<i>supcons</i>	Built constructed area for non-rural properties (dm ²)
<i>supedif</i>	Built area for non-rural properties (dm ²)
<i>valor</i>	Value or price (15 digits: 12 integer, 3 decimal, no dot)
<i>tituload</i>	Acquisition title. See labels_Transmisiones.xlsx for possible values.
<i>inscitr</i>	Registration of the transfer (1st or subsequent). See labels_Transmisiones.xlsx for possible values.
<i>derecho</i>	Type of right transferred (full ownership, bare ownership, usufruct). See labels_Transmisiones.xlsx for possible values.
<i>transmit</i>	Transferor (individual or legal entity). See labels_Transmisiones.xlsx for possible values.
<i>tipoadjud</i>	Type of award (individual or legal entity). See labels_Transmisiones.xlsx for possible values.
<i>cod_postal</i>	Postal code of the property's location
<i>nacionalidad</i>	Owner's nationality. See labels_Transmisiones.xlsx for possible values
<i>nacionalidad_t</i>	Transferor's nationality. See labels_Transmisiones.xlsx for possible values

3.2 Mortgage Constitutions

Code	Description
<i>cru</i>	Unique Registry Code anonymized
<i>ref_catastral</i>	Cadastral Reference anonymized
<i>cod_provincia</i>	Province identification
<i>cod_registro</i>	Registry identification
<i>municipio</i>	Collegiate Municipal Code
<i>titular</i>	Owner of the transferred property (individual or legal entity). See labels_Transmisiones.xlsx for possible values
<i>fechaesc</i>	Date of deed execution (YYYYMMDD).
<i>fechains</i>	Date of registration in the Property Registry (YYYYMMDD)
<i>natfinca</i>	Nature of the property (rural or urban). See labels_Transmisiones.xlsx for possible values.
<i>vivienda</i>	Free-market or protected housing. See labels_Transmisiones.xlsx for possible values.
<i>estado</i>	Property status (new build or over one year old). See labels_Transmisiones.xlsx for possible values.
<i>suptotal</i>	Total rural area (dm ²)
<i>suputil</i>	Usable built area for non-rural properties (dm ²)
<i>supcons</i>	Built constructed area for non-rural properties (dm ²)
<i>supedif</i>	Built area for non-rural properties (dm ²)
<i>entidad</i>	Lending entity. See labels_Hipotecas.xlsx for possible values.
<i>capital</i>	Mortgage capital (15 digits: 12 integer, 3 decimal, no dot)
<i>valor</i>	Appraisal value (15 digits: 12 integer, 3 decimal, no dot)
<i>costas</i>	Legal costs (15 digits: 12 integer, 3 decimal, no dot)
<i>tipoint</i>	Interest type (fixed, variable, or no interest). See labels_Hipotecas.xlsx for possible values.
<i>otrotipo</i>	Literal for other variable interest types
<i>interés</i>	Interest rate (%) (2 integer, 3 decimal, no dot)
<i>clasehip</i>	Mortgage class. See labels_Hipotecas.xlsx for possible values.
<i>opgarant</i>	Guaranteed operation. See labels_Hipotecas.xlsx for possible values.
<i>plazohip</i>	Mortgage duration in months
<i>cod_postal</i>	Postal code of the property's location
<i>nacionalidad</i>	Owner's nationality. See labels_Hipotecas.xlsx for possible values.
<i>nacionalidad_t</i>	Transferor's nationality. See labels_Hipotecas.xlsx for possible values.

3.3 Certifications

Code	Description
<i>cru</i>	Unique Registry Code anonymized
<i>ref_catastral</i>	Cadastral Reference anonymized
<i>cod_provincia</i>	Province identification
<i>cod_registro</i>	Registry identification
<i>municipio</i>	Collegiate Municipal Code
<i>titular</i>	Owner of the transferred property (individual or legal entity). See labels_Certificaciones.xlsx for possible values
<i>fechaesc</i>	Date of deed execution (YYYYMMDD).
<i>fechains</i>	Date of registration in the Property Registry (YYYYMMDD)
<i>natfinca</i>	Nature of the property (rural or urban). See labels_Certificaciones.xlsx for possible values
<i>vivienda</i>	Free-market or protected housing. See labels_Certificaciones.xlsx for possible values
<i>estado</i>	Property status (new build or over one year old). See labels_Certificaciones.xlsx for possible values
<i>suptotal</i>	Total rural area (dm ²)
<i>suputil</i>	Usable built area for non-rural properties (dm ²)
<i>supcons</i>	Built constructed area for non-rural properties (dm ²)
<i>supedif</i>	Built area for non-rural properties (dm ²)
<i>tipo_certif</i>	Certification type. See labels_Certificaciones.xlsx for possible values.
<i>f_escr_h</i>	Mortgage deed date (YYYYMMDD)
<i>f_insc_h</i>	Mortgage registration date (YYYYMMDD)
<i>entidad</i>	Lending/embargo entity. See labels_Certificaciones.xlsx for possible values.
<i>capital</i>	Mortgage/embargo capital (15 digits: 12 integer, 3 decimal, no dot)
<i>tipoint</i>	Interest type (fixed, variable, or no interest). See labels_Certificaciones.xlsx for possible values.
<i>interés</i>	Interest rate (%) (2 integer, 3 decimal, no dot)
<i>clasehip</i>	Mortgage class. See labels_Certificaciones.xlsx for possible values.
<i>plazohip</i>	Mortgage duration in months
<i>cod_postal</i>	Postal code of the property's location
<i>nacionalidad</i>	Owner's nationality. See labels_Certificaciones.xlsx for possible values