

Transfers of properties of real estate units and loans

III quarter 2013

Istat has published data for the their quarter of 2013 on notarial deeds for transfers of properties of real estate units - divided into residential units (homes and appurtenances) and business units - and the stipulation of mortgage-secured loans.

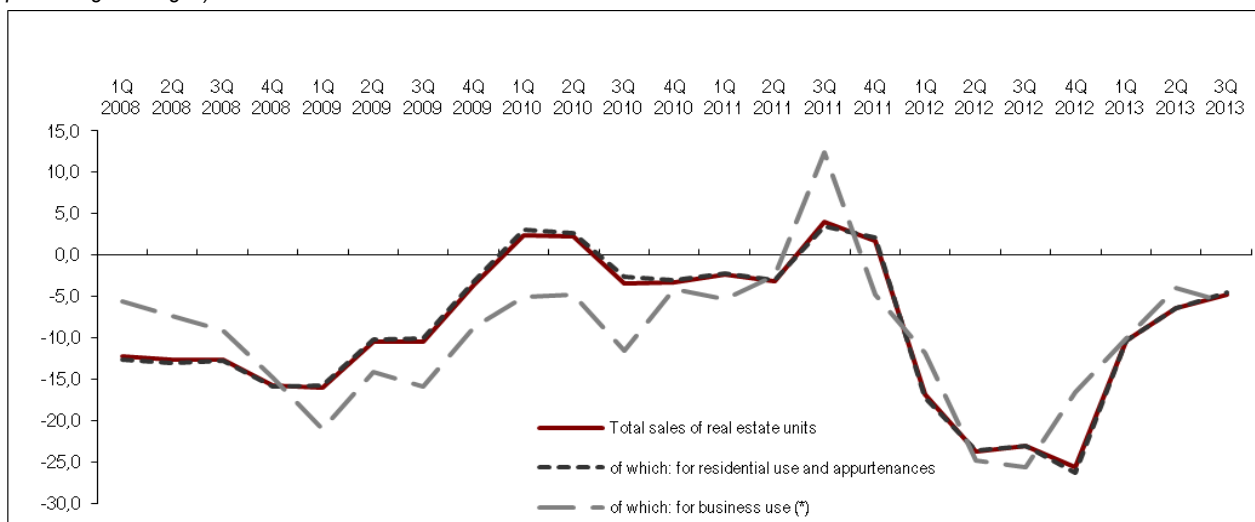
In the Italian version of Istat website is available a set of tables containing regional details.

Notarial deeds – Transfers of properties of real estate units

In the third quarter of 2013, nationwide real estate unit sales agreements¹ totalled 128.558, down -4.8% over the same period for the previous year. Of these, 120.120 (93.4%) concerned homes and appurtenances and 7.606 (5.9%) real estate units for business purposes (Table 1).

In relation to type of use, sales of residential properties fell by -4.6%, whereas sales of properties for business use fell by -5.7% (Figure 1).

Figure 1 – Transfer of properties of real estate units (a) by type of use. I quarter 2008 - III quarter 2013 (year over year percentage changes)



(a) Agreements present in notarial deeds

(b) Artisan, commercial, industrial use; office use; rural use (rural buildings not appurtenant to agricultural land).

In the third quarter of 2013, transfers of properties of real estate units registered a negative trend in all the geographical areas, excepted the North-East (+0.4%). The Islands (-8.7%) and the Centre (-6.0%) registered the worst trends. Also negative, and above the national average (-4.8%), the sales respectively in the South (-6.0%) and in the North-West (-5.1%).

¹ Including sales of properties and appurtenances for residential use, business use, special use (excluding boat moorings) and time-share properties.

In general, this negative trend is common both to sales of real estate units for residential use and appurtenances and for business use. Only the North-East geographical Area experiments a positive trend for real estate units for residential use and appurtenances (+0.8%).

Table 1 – Transfer of properties of real estate units (a) by quarter, type of use and geographical area. I-III quarter 2013
(absolute values and year over year percentage changes)

GEOGRAPHICAL AREA	I quarter		II quarter		III quarter		I-III quarter	
	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change
TOTAL								
North-West	46.676	-11,4	53.274	-6,8	41.461	-5,1	141.411	-7,9
North-East	26.844	-10,3	31.111	-2,4	26.691	0,4	84.646	-4,2
Centre	27.638	-11,4	32.063	-8,0	25.763	-6,4	85.464	-8,7
South	25.666	-6,8	27.589	-6,3	23.531	-6,0	76.786	-6,4
Islands	12.075	-10,4	12.849	-10,8	11.112	-8,7	36.036	-10,0
Italy	138.899	-10,3	156.886	-6,5	128.558	-4,8	424.343	-7,3
OF WHICH: FOR RESIDENTIAL USE AND APPURTENANCES								
North-West	43.191	-11,6	49.640	-6,9	38.592	-5,1	131.423	-8,0
North-East	24.771	-9,9	28.878	-2,0	24.703	0,8	78.352	-3,8
Centre	25.857	-11,7	30.074	-8,2	24.292	-6,0	80.223	-8,7
South	23.852	-6,6	25.623	-6,6	21.959	-5,8	71.434	-6,3
Islands	11.449	-9,8	12.102	-10,8	10.574	-8,6	34.125	-9,8
Italy	129.120	-10,3	146.317	-6,5	120.120	-4,6	395.557	-7,2
OF WHICH: FOR BUSINESS USE (b)								
North-West	2.980	-9,8	3.123	-4,9	2.543	-2,2	8.646	-5,9
North-East	1.895	-12,4	2.058	-3,7	1.787	-3,5	5.740	-6,7
Centre	1.668	-4,9	1.807	-3,7	1.371	-11,4	4.846	-6,4
South	1.642	-7,4	1.746	-2,2	1.403	-6,8	4.791	-5,4
Islands	537	-23,8	690	-6,0	502	-10,4	1.729	-13,5
Italy	8.722	-10,1	9.424	-4,0	7.606	-5,7	25.752	-6,6

(a) Agreements present in notarial deeds

(b) Artisan, commercial, industrial use; office use; rural use (rural buildings not appurtenant to agricultural land).

Transfer of properties for residential use recorded in metropolitan city notarial archives indicated a less decrease (-3.9%) compared to that recorded in the remaining district archives (-4.0%) (Table 2). Also transfer of properties for business purposes indicate an higher decrease in smaller district archives (-28.5%) compared to that recorded in the metropolitan city notarial archives (-6.7%).

Table 2 – Transfer of properties of real estate units (a) by quarter, type of use and District Notarial Archive. I-III quarter 2013 (absolute values and year over year percentage changes)

TYPE OF DISTRICT NOTARIAL ARCHIVE	I quarter		II quarter		III quarter		I-III quarter	
	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change
TOTAL								
Located in metropolitan cities (b)	61.814	-9,7	71.314	-5,9	55.330	-4,1	188.458	-6,7
Located in other cities	77.085	-10,8	85.572	-7,0	73.228	-5,2	235.885	-7,7
Total	138.899	-10,3	156.886	-6,5	128.558	-4,8	424.343	-7,3
OF WHICH: FOR RESIDENTIAL USE AND APPURTENANCES								
Located in metropolitan cities (b)	57.916	-9,7	67.000	-6,0	52.177	-3,9	177.093	-6,7
Located in other cities	71.204	-10,7	79.317	-7,0	67.943	-5,1	218.464	-7,7
Total	129.120	-10,3	146.317	-6,5	120.120	-4,6	395.557	-7,2
OF WHICH: FOR BUSINESS USE (c)								
Located in metropolitan cities (b)	3.246	-9,0	3.647	-3,2	2.782	-4,0	9.675	-5,5
Located in other cities	5.476	-10,7	5.777	-4,5	4.824	-6,7	16.077	-7,3
Total	8.722	-10,1	9.424	-4,0	7.606	-5,7	25.752	-6,6

(a) Agreements present in notarial deeds

(b) Milano, Torino, Venezia, Trieste, Genova, Bologna, Firenze, Roma, Napoli, Bari, Reggio Calabria, Messina, Catania, Palermo, Cagliari.

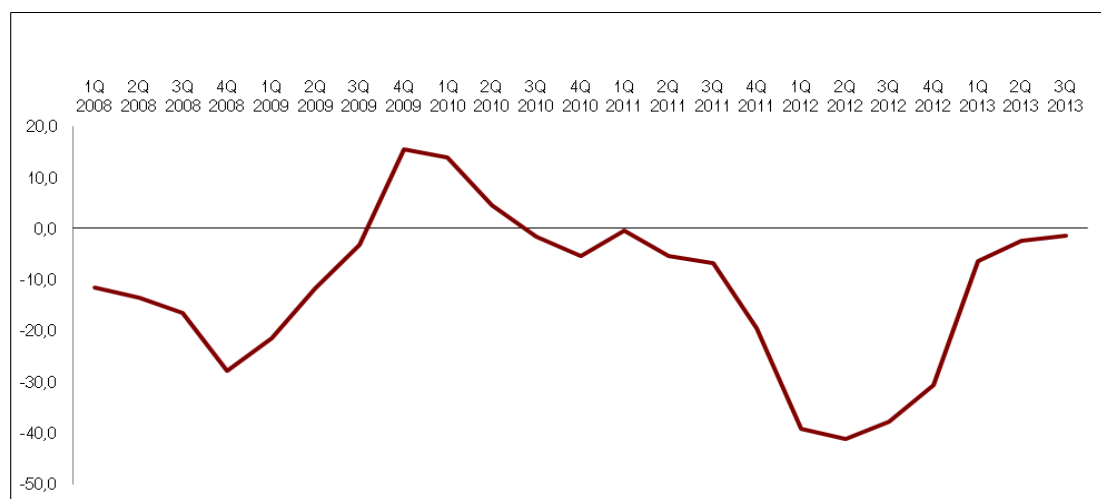
(c) Artisan, commercial, industrial use; office use; rural use (rural buildings not appurtenant to agricultural land).

Notarial deeds – Stipulation of mortgages-secured loans

In the third quarter of 2013, nationwide 58,254 mortgage-secured loans were stipulated (Table 3).

The North-East (+1.3%) and the Centre (+0.9%) show positive trends, instead of the other better and trend the national average instead of the other geographical areas, which show negative trends worse than the national average (-1.5%): -10.9% in the Islands, -5,9% in the South, -1.6 in the North-West.

Figure 2 – Stipulated mortgage-backing loans. I quarter 2008 - III quarter 2013 (year over year percentage changes)



With regard to the type of district notarial archives, mortgage-backing loans stipulated on the territory of the archives located in other cities showed a smaller decline (-1.4%) than the value recorded in those located in metropolitan cities (-1.8%) (Table 3)

Table 3 – Stipulated mortgage-backing loans by quarter, geographic area and type of district of notarial archive. I-III quarter 2013 (absolute values and year over year percentage changes)

GEOGRAPHICAL AREA	I quarter		II quarter		III quarter		I-III quarter	
	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change
MORTGAGE-BACKING LOANS								
North-West	20.307	-5,4	23.424	-3,6	19.463	-1,6	63.194	-3,6
North-East	14.694	-6,4	17.149	2,6	15.396	1,3	47.239	-0,8
Centre	12.919	-2,6	14.640	0,2	12.501	0,9	40.060	-0,5
South	8.336	-7,4	8.688	-8,3	7.428	-5,9	24.452	-7,3
Islands	3.843	-18,0	4.237	-10,6	3.466	-10,9	11.546	-13,3
Italy	60.099	-6,3	68.138	-2,4	58.254	-1,5	186.491	-3,4
MORTGAGE-BACKING LOANS								
TYPE OF DISTRICT NOTARIAL ARCHIVE	I quarter		II quarter		III quarter		I-III quarter	
	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change	Number	2013/2012 per cent change
Located in metropolitan cities (a)	24.753	-7,1	28.828	-2,8	23.661	-1,8	77.242	-3,9
Located in other cities	35.346	-5,7	39.310	-2,2	34.593	-1,4	109.249	-3,1
Total	60.099	-6,3	68.138	-2,4	58.254	-1,5	186.491	-3,4

(a) Milano, Torino, Venezia, Trieste, Genova, Bologna, Firenze, Roma, Napoli, Bari, Reggio Calabria, Messina, Catania, Palermo, Cagliari.

Methodological notes

A survey is conducted each year on notarial activity by collecting data directly from the approximately 5,000 notaries in operation. Notaries submit quarterly statistical data to the relevant District Notarial Archive which first checks that the data are complete and compliant with quality requirements then transmits them to the Central Notarial Archives Office. The latter, after performing further verification, sends the data to Istat.

The survey model used² provides a comprehensive overview of notarial activity and a set of socio-economic information that is significant for the collectivity as a whole. The agreements stipulated by notaries are organized into groups to highlight the most significant phenomena. Among the main agreements contained under the category “Deeds of transfer for valuable consideration” is the sale of real estate units distinguished in terms of their intended use: residential; business (rural buildings, offices, artisan, commercial and industrial use); special use; time-share. Among the agreements contained under the category “Warranty deeds” are mortgage-secured property loans, finance and other bonds distinguished according to whether they are granted by a bank or entity other than a bank.

Glossary

District notarial archive: under the administration of the Ministry of Justice, its task is to preserve past notarial deeds, monitor the exercise of notarial functions, regularise deposited notarial deeds, publish testaments and manage the general registry of testaments, and issue copies of the preserved deeds. At present there are 94 District Notarial Archives in Italy³.

Notarial deed: formal expression of the will of an individual or group of associates made before a notary.

Transfer of properties of real estate units: agreements relating to the sale of: rural buildings not appurtenant to agricultural land; real estate units and appurtenances for residential use; real estate units for office use; real estate units for artisan, commercial and industrial use; real estate units for special use (excluding boat moorings); time-share properties. For statistical purposes the sale of a share in a property is considered equivalent to the sale of an entire property. Therefore both the sale of an entire property or a share (or several shares simultaneously) are surveyed as individual agreements.

Sale of rural buildings, that are not appurtenant to agricultural land: instrumental asset for the exercise of agricultural activity (art. 9 of Legislative Decree 557/93 and subsequent amendments and integrations). Land registry category D/10.

Sales of real estate units and appurtenances for residential use: land registry category A (excluding A/10) and C (excluding C/1 and C/3).

Sales of real estate units for office use: land registry category A/10.

Sales of real estate units for artisan, commercial and industrial use: land registry categories C/1, C/3 and D (excluding D/10).

Sales of real estate units for special use (excluding boat moorings): land registry category B.

Sales of time-share properties: purchase of a share of a property, occupancy of which is limited to a given rotating time period.

Agreement: understanding or contract contained in a notarial deed.

Mortgage-secured loan: agreement by which a loan, finance or other bonds issued by a bank is secured by a real estate mortgage; agreement by which a loan, finance or other bonds issued by an entity other than a bank is secured by a real estate mortgage.

² Cf. Appendix to Information Volume n. 43 of 2001 “Notarial activity. Years 1998-1999. A regional analysis.”

³ Ministry of Justice: Decree of 30 July 1997 (published in ordinary supplement n. 199 of the Official Journal of 1 October 1997 – general series – n. 229); Decree of 23 December 2009 (published in the Official Journal of 28 December 2009 – general series – n. 300).