

Sales of real estate units and loans

II quarter 2014

Istat publishes data for the second quarter of 2014 on notarial deeds for both the sale of real estate units - divided into residential units (homes and appurtenances) and business units - and the stipulation of mortgage-secured loans.

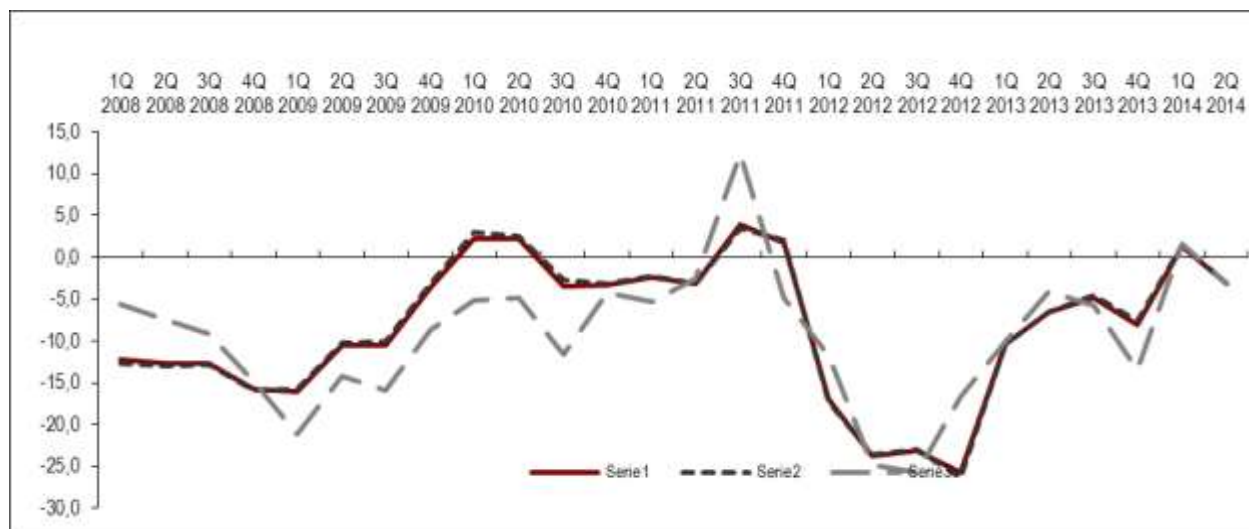
A set of tables containing regional details and records from various District Notarial Archives is available in the Italian version of Istat website.

Notarial deeds – Transfers of properties of real estate units

In the second quarter of 2014, nationwide real estate unit sales agreements¹ totalled 151,994, decreasing by 3.1% over the same period of the previous year. 141,833 (93.3%) transfers of properties concerned homes and appurtenances and 9,126 (6.0%) real estate units for business purposes (Table 1, Figure 1).

In relation to the type of use, sales of residential properties decreased by 3.1%, whereas sales of properties for business use declined by 3.2%.

Figure 1 – Sales of real estate units by type of use. I quarter 2008 - II quarter 2014 (year over year percentage changes)



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

In the second quarter of 2014, transfers of properties decreased in all the geographical areas. The South area (-5.4%) and the Islands (-9.7%) were the geographical areas more involved in a renewed decreasing as far as homes and appurtenances are concerned, whereas as far as transfers of units for business are concerned, the Centre (-5.1%) and the Islands areas (-9.7%) experimented the worst per cent change.

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

Table 1 – Transfer of properties of real estate units (a) by quarter, type of use and geographical area. First and second quarter 2014 (absolute values and year over year percentage changes)

GEOGRAPHICAL AREA	I quarter 2014		II quarter 2014		I-II quarter 2014	
	Number	2014/2013	Number	2014/2013	Number	2014/2013
		per cent change		per cent change		per cent change
TOTAL						
North-West	46,359	-0.7	51,730	-2.9	98,089	-1.9
North-East	27,819	3.6	30,959	-0.5	58,778	1.4
Centre	29,871	8.1	31,401	-2.1	61,272	2.6
South	24,921	-2.9	26,127	-5.3	51,048	-4.1
Islands	11,746	-2.7	11,777	-8.3	23,523	-5.6
Italy	140,716	1.3	151,994	-3.1	292,710	-1.0
OF WHICH: FOR RESIDENTIAL USE AND APPURTENANCES						
North-West	43,042	-0.3	48,371	-2.6	91,413	-1.5
North-East	25,709	3.8	28,744	-0.5	54,453	1.5
Centre	28,151	8.9	29,551	-1.7	57,702	3.2
South	23,031	-3.4	24,237	-5.4	47,268	-4.5
Islands	11,139	-2.7	10,930	-9.7	22,069	-6.3
Italy	131,072	1.5	141,833	-3.1	272,905	-0.9
OF WHICH: FOR BUSINESS USE (b)						
North-West	3,003	0.8	3,023	-3.2	6,026	-1.3
North-East	1,977	4.3	2,034	-1.2	4,011	1.5
Centre	1,623	-2.7	1,714	-5.1	3,337	-4.0
South	1,689	2.9	1,634	-6.4	3,323	-1.9
Islands	568	5.8	721	4.5	1,289	5.1
Italy	8,860	1.6	9,126	-3.2	17,986	-0.9

(a) Agreements present in notarial deeds

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

The trend for transfers of properties of real estate units showed a symmetric negative path in metropolitan city District Notarial Archives (-3.0%) and in the smallest ones (-3.2%). Nevertheless, a decidedly sharper decline characterised the Archives located in other cities, as far as the business use was concerned (-4.5%) (Table 2).

Table 2 – Transfer of properties of real estate units (a) by quarter, type of use and District Notarial Archive. First and second quarter 2014 (absolute values and year over year percentage changes)

TYPE OF DISTRICT NOTARIAL ARCHIVE	I quarter 2014		II quarter 2014		I-II quarter 2014	
	2014/2013		2014/2013		2014/2013	
	Number	per cent change	Number	per cent change	Number	per cent change
TOTAL						
Located in metropolitan cities (b)	63,885	3.4	69,194	-3.0	133,079	0.0
Located in other cities	76,831	-0.3	82,800	-3.2	159,631	-1.9
Total	140,716	1.3	151,994	-3.1	292,710	-1.0
OF WHICH: FOR RESIDENTIAL USE AND APPURTENANCES						
Located in metropolitan cities (b)	60,052	3.7	64,950	-3.1	125,002	0.1
Located in other cities	71,020	-0.3	76,883	-3.1	147,903	-1.7
Total	131,072	1.5	141,833	-3.1	272,905	-0.9
OF WHICH: FOR BUSINESS USE (c)						
Located in metropolitan cities (b)	3,387	4.3	3,608	-1.1	6,995	1.5
Located in other cities	5,473	-0.1	5,518	-4.5	10,991	-2.3
Total	8,860	1.6	9,126	-3.2	17,986	-0.9

(a) Agreements present in notarial deeds.

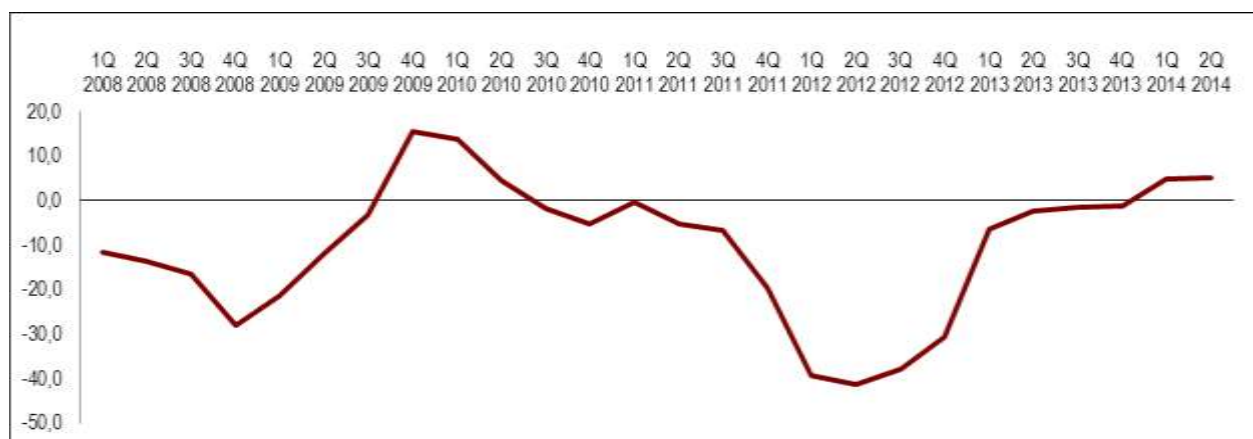
(b) Milano, Torino, Venezia, Trieste, Genova, Bologna, Firenze, Roma, Napoli, Bari, Reggio Calabria, Messina, Catania, Palermo, Cagliari.

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

Notarial deeds – Stipulation of mortgages-secured loans

Nationwide, 71,645 were the mortgage-secured loans stipulated in the second quarter of 2014, with a positive increase by +5.1% (Table 3, Figure 2).

Figure 2 – Stipulated mortgage-backing loans. I quarter 2008 – II quarter 2014 (year over year percentage changes).



Mortgage-secured loans registered higher increases than the national average in the Centre (+9.6%) and in the South areas (+10.6%).

Mortgage-secured loans stipulated in metropolitan cities showed a very positive increase (+5.8%), which also characterised that of archives of smaller cities (+4.6%) (Table 3).

Table 3 – Stipulated mortgage-backing loans by quarter, geographic area and type of district of notarial archive. Year 2013 and second quarter 2014 (absolute values and year over year percentage changes)

GEOGRAPHICAL AREA	I quarter 2014		II quarter 2014		I-II quarter 2014	
	2014/2013		2014/2013		2014/2013	
	Number	per cent change	Number	per cent change	Number	per cent change
MORTGAGE-BACKING LOANS						
North-West	20,676	1.8	23,999	2.5	44,675	2.2
North-East	15,444	5.1	17,654	2.9	33,098	3.9
Centre	14,419	11.6	16,045	9.6	30,464	10.5
South	8,622	3.4	9,613	10.6	18,235	7.1
Islands	3,923	2.1	4,334	2.3	8,257	2.2
Italy	63,084	5.0	71,645	5.1	134,729	5.1
TYPE OF DISTRICT NOTARIAL ARCHIVE						
MORTGAGE-BACKING LOANS						
Located in metropolitan cities (b)	26,578	7.4	30,509	5.8	57,087	6.5
Located in other cities	36,506	3.3	41,136	4.6	77,642	4.0
Total	63,084	5.0	71,645	5.1	134,729	5.1

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

For more details please refer to the Italian version

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