

Sales of real estate units and loans

IV quarter 2015

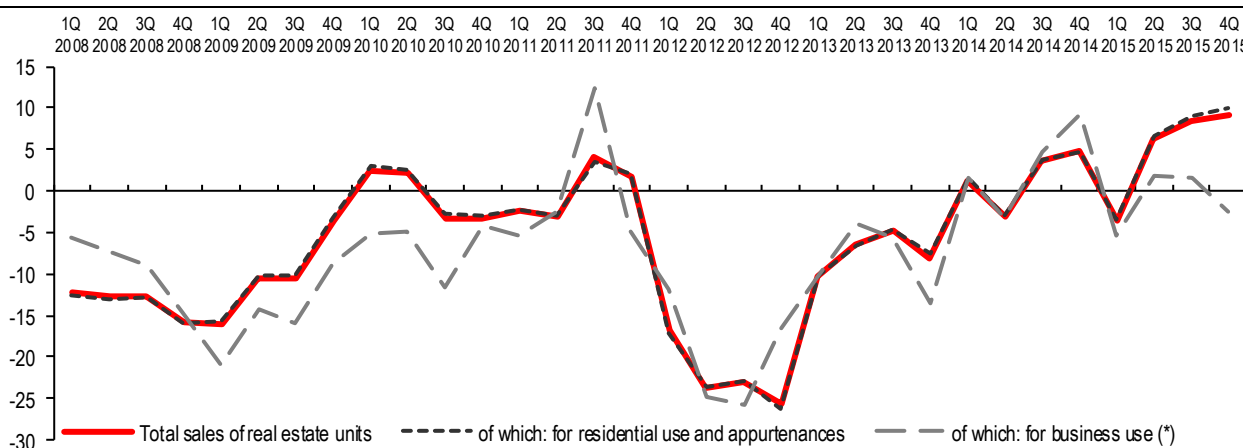
Notarial deeds – Transfers of properties of real estate units

In the fourth quarter of 2015, nationwide real estate unit sales agreements¹ totalled 183,786, increasing by 9.1% over the same period for the previous year. 171,517 (93.3%) transfers of properties concerned homes and appurtenances and 11,121 (6.1%) real estate units for business purposes (Table 1).

In relation to the type of use, sales of residential properties increased by 10.0% whereas sales of properties for business use decreased by 2.5%.

For the full year 2015, the total number of real estate unit sales (625,305) increased by 5.2% over the previous year, transfers of properties for residential use (584,822) increased by 5.7%, and real transfers of properties for business purposes (36,891) decreased by 1.3%.

SALES OF REAL ESTATE UNITS BY TYPE OF USE. I quarter 2008 - IV quarter 2015. Year over year percentage changes.



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

In the fourth quarter of 2015, all geographical areas had positive trends for transfers of properties for homes and appurtenances, and the North-East (+11.0%) and the North-West (+10.9%) geographical areas registered the most positive result. On the contrary, as far as transfers of units for business use were concerned, only the Islands increased by 14.0%.

Notarial deeds – Stipulation of mortgages-secured loans

Nationwide, the mortgage-secured loans stipulated in the fourth quarter of 2015 were 100,428, a 29.8% increase.

For the full year 2015, mortgage-secured loans (342,467) increased by 23.0% over the previous year, registering a positive trend in all the geographical areas.

Mortgage-secured loans were above the national average in the South (+29.9%) and in the Islands (+25.7%).

Mortgage-secured loans stipulated in metropolitan cities showed a more accentuated increase (+25.1%) than the one observed in small cities (+21.5%) (Table 3).

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

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. Lastly, in the category “Mandatory deeds” are included agreements for the stipulation of loans, finance and credit facilities that are not secured by real estate mortgage.

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.

Sale 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.

For more detailed information please refer to the Italian version

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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).