

26 April 2010

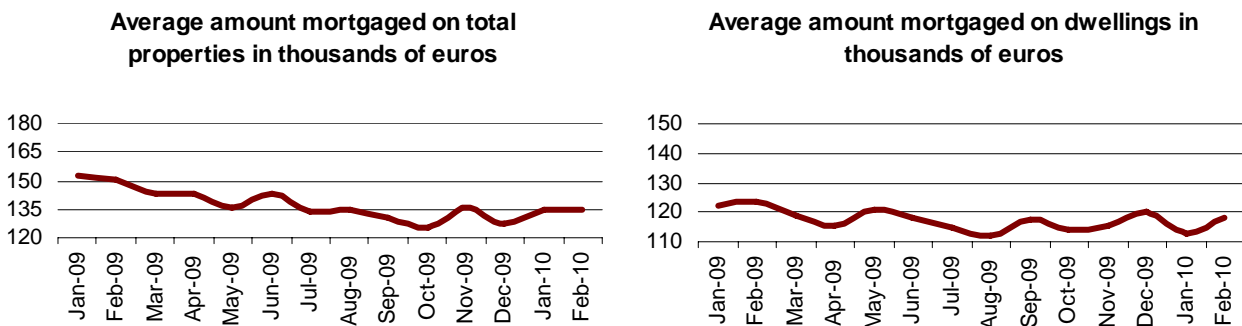
Mortgage Statistics (Base 2003)
February 2010. *Provisional data*

The average value of the mortgages constituted in February decreases 10.2% in the interannual rate and reaches 135,113 euros

The number of mortgages that change conditions increases 10.5%, while registered cancellations decrease 0.6%

During the month of February, the average amount per mortgage constituted stood at 135,113 euros, 10.2% less than that the same month the previous year, and 9.3% more than the amount recorded in January 2010.

In mortgages constituted for dwellings, the average amount was 118,185 euros, 4.6% less than in the same month of 2009, and 4.7% more than that registered in January 2010.



The value of the mortgages constituted on urban properties was 10,996 million euros in February, indicating an interannual decrease of 5.8%. In dwellings, the capital loaned stood at 6,478 million euros, 3.5% more than in February 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	87,795	-2.6	1.0	3.2
Capital loaned (thousands of euros)	11,862,237	6.4	-9.3	-11.9
Average amount (euros)	135,113	9.3	-10.2	-14.6
Rustic buildings				
Number of mortgaged properties	4,277	-7.5	0.8	8.0
Capital loaned (thousands of euros)	866,009	-17.3	-38.8	-22.1
Average amount (euros)	202,480	-10.6	-39.3	-27.8
Urban buildings				
Number of mortgaged properties	83,518	-2.4	1.0	2.9
Capital loaned (thousands of euros)	10,996,228	8.8	-5.8	-10.8
Average amount (euros)	131,663	11.5	-6.7	-13.4
Dwellings				
Number of mortgaged properties	54,813	2.0	8.5	5.3
Capital loaned (thousands of euros)	6,478,069	6.8	3.5	-1.0
Average amount (euros)	118,185	4.7	-4.6	-6.0

*Rates calculated as compared with the final data for 2009

Mortgages by institution

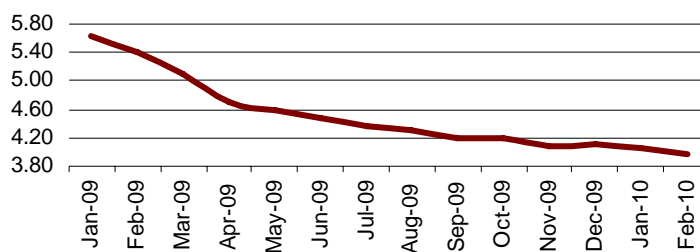
Savings Banks were the institutions that granted the highest number of mortgage loans in February (51.3% of the total), followed by Banks (37.9%) and Other financial institutions (10.8%).

Regarding the capital loaned, Savings Banks granted 43.2% of the total, Banks 46.1% and Other financial institutions 10.7%.

Mortgage interest rates

The average interest rate in February 2010 was 3.97%, representing a 26.5% decrease in the interannual rate, and a 2.0% decrease as compared with January 2010.

Average interest rate



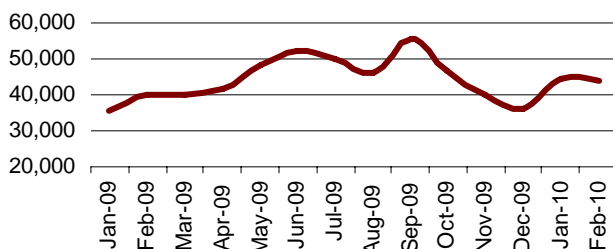
By institution, the average interest rate of Savings Bank mortgage loans was 4.13%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 3.81%, and the average term was 21 years.

95.7% of the mortgages constituted in February used a variable interest rate, as opposed to the 4.3% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 89.0% of new contracts.

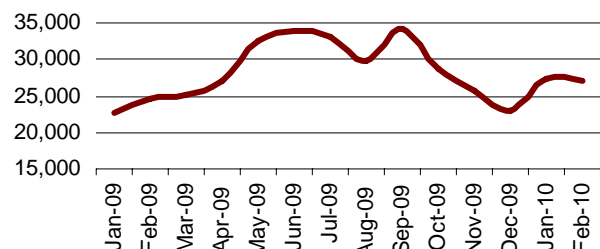
Mortgages with modified conditions

In February, the total number of mortgages with modified conditions was 43,882, with an interannual increase of 10.5%. In the case of dwellings, the number of mortgages that modified their conditions was 27,186, that is, 10.5% more.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in February, 36,238 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 9.1%.

The number of loans that changed institution (subrogations creditor) was 5,225, for an 18.4% increase in the interannual rate. In turn, 2,419 mortgages changed the holder of the mortgage property (subrogations debtor), which implied a decrease of 15.0%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	43,882	-1.1	10.5	17.2
-Novations	36,238	1.0	9.1	16.4
-Subrogations Debtor	2,419	3.1	15.0	5.9
-Subrogations Creditor	5,225	-15.1	18.4	28.7

*Rates calculated as compared with the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 43,882 mortgages with modified conditions during the month of February, 40.4% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 2.6% to 1.7% of the total), since most of these loans were referenced to a variable interest rate. Within the interest rate structure, the Euribor was the main reference. The lowest average interest rate was that referring to *Type Act. referring to Savings banks* both before the change (3.50%) and after the change (3.37%).

After the modification of conditions, the average interest of the loans decreased 0.82 points in fixed interest rate mortgages, and 0.96 points in variable interest rate mortgages.

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
Fixed	452	2.6	4.89	301	1.7	4.07
Variable	17,182	96.9	4.57	17,336	97.8	3.61
-MRTI* Banks	135	0.8	5.08	71	0.4	3.89
-MRTI* Savings banks	491	2.8	4.52	261	1.5	4.34
-MRTI* All institutions	417	2.3	4.60	249	1.4	4.25
-Type Act. Ref. Saving Banks	120	0.7	3.50	78	0.4	3.37
-Euribor	15,429	87.0	4.60	16,209	91.5	3.59
-Other interest rates	590	3.3	4.10	468	2.6	3.71
Without interest	90	0.5	-	87	0.5	-
Total interest rate changes	17,724	100.0		17,724	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In February, 48,691 mortgage cancellations were registered, 0.6% more than in the same month of 2009. Mortgages cancelled on rustic properties increased 4.0%, and those cancelled on urban properties 0.5%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 0.1% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total cancelled mortgages	48,691	13.7	0.6	-2.4
Rustic	1,647	6.2	4.0	2.1
Urban	47,044	14.0	0.5	-2.5
-Dwellings	33,089	15.4	-0.1	-3.9

*Rates calculated as compared with the final data for 2009

Geographical distribution

The highest numbers of properties with mortgages constituted per 100,000 inhabitants¹ were recorded in La Rioja (374) and Comunitat Valenciana (274). The Autonomous Communities that recorded the highest variation rates were País Vasco (44.4%) and Principado de Asturias (17.7%). The most negative evolution was registered in Cantabria (-37.5%) and Extremadura (-27.5%).

The Autonomous Communities with the greatest average mortgaged amount were Illes Balears (206.102 euros) and Comunidad de Madrid (205.718 euros). Those that recorded the highest variation rates were Illes Balears (36.1%) and Canarias (18.4%). The most negative evolution was registered in Extremadura (-41.2%) and Comunidad Foral de Navarra (-31.0%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Comunitat Valenciana (272) and Castilla-La Mancha (207). Those having the highest number of registered mortgage cancellations per 100,000 inhabitants¹ were Comunitat Valenciana and La Rioja (both with 170).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgaged
	Variation		Variation			
	Number*	interannual**	Amount	interannual**		
TOTAL	234	1.0	135,113	-10.2	117	130
Andalucía	260	4.5	115,129	-14.6	115	139
Aragón	198	-24.6	139,257	0.6	116	108
Asturias (Principado de)	252	17.7	112,954	-9.1	83	112
Balears (Illes)	269	7.6	206,102	36.1	91	146
Canarias	192	-23.8	148,531	18.4	81	117
Cantabria	271	-37.5	118,170	2.0	44	141
Castilla y León	272	7.7	109,261	-30.5	89	145
Castilla-La Mancha	178	-19.6	127,637	-22.8	207	139
Cataluña	210	7.3	137,771	-11.3	96	104
Comunitat Valenciana	274	-7.4	108,212	-18.3	272	170
Extremadura	178	-27.5	92,730	-41.2	47	123
Galicia	187	3.9	115,172	-1.3	52	89
Madrid (Comunidad de)	219	12.4	205,718	-4.6	101	130
Murcia (Región de)	267	-0.6	117,435	-5.9	164	166
Navarra (Comunidad Foral de)	209	13.5	133,576	-31.0	41	135
País Vasco	255	44.4	156,017	-19.3	29	109
Rioja (La)	374	3.3	88,558	-23.1	111	170
Ceuta	70	-10.9	121,488	9.0	56	26
Melilla	287	363.6	99,961	-19.0	79	214

*Per each hundred thousands inhabitants

**Rates calculated as compared with the final data for 2009

¹This data was calculated from the revision of the figures of the Municipal Register for the year 2009. Only the population aged 18 to 84 years old was considered.

Provincial information

The provincial results that were provided in this Press release may henceforth be viewed at the following address of the INE website:

http://www.ine.es/en/daco/daco42/daco426/hpro0210_en.pdf

For further information see [INEbase-www.ine.es/en/welcome_en.htm](http://www.ine.es/en/welcome_en.htm) All press releases at: www.ine.es/prensa/prensa_en.htm

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Mortgages Statistics (Closures)

February 2010. Provisional data

MS.1 Total mortgaged rustic and urban buildings

Amount in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Amount	Number	Amount	Number	Amount
TOTAL	87,795	11,862,237	4,277	866,009	83,518	10,996,228
Andalucía	16,985	1,955,458	971	153,422	16,014	1,802,036
Aragón	2,162	301,073	120	48,359	2,042	252,714
Asturias (Ppdo de)	2,309	260,810	123	41,993	2,186	218,817
Balears (Illes)	2,365	487,432	165	34,492	2,200	452,940
Canarias	3,261	484,358	102	14,910	3,159	469,448
Cantabria	1,311	154,921	48	3,544	1,263	151,377
Castilla y León	5,723	625,303	285	31,245	5,438	594,058
Castilla-La Mancha	2,935	374,616	315	91,094	2,620	283,522
Cataluña	12,588	1,734,264	183	34,572	12,405	1,699,692
Comunitat Valenciana	11,230	1,215,226	842	125,504	10,388	1,089,722
Extremadura	1,562	144,845	202	30,133	1,360	114,712
Galicia	4,331	498,810	218	27,529	4,113	471,281
Madrid (Comunidad de)	11,246	2,313,503	118	131,061	11,128	2,182,442
Murcia (Región de)	3,012	353,713	339	67,870	2,673	285,843
Navarra (Com. Foral de)	1,052	140,522	71	2,796	981	137,726
Pais Vasco	4,558	711,124	107	17,866	4,451	693,258
Rioja (La)	971	85,990	66	9,224	905	76,766
Ceuta	41	4,981	2	396	39	4,585
Melilla	153	15,294	0	0	153	15,294

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MS.2 Urban buildings, according to type of building

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	83,518	10,996,228	54,813	6,478,069	3,830	1,542,151	24,875	2,976,008
Andalucía	16,014	1,802,036	9,991	1,064,204	1,351	261,178	4,672	476,654
Aragón	2,042	252,714	1,332	158,931	60	23,900	650	69,883
Asturias (Ppdo de)	2,186	218,817	1,394	147,150	59	16,249	733	55,418
Balears (Illes)	2,200	452,940	1,506	180,720	105	167,916	589	104,304
Canarias	3,159	469,448	2,176	210,810	130	164,262	853	94,376
Cantabria	1,263	151,377	828	108,292	65	23,028	370	20,057
Castilla y León	5,438	594,058	2,876	327,613	365	91,085	2,197	175,360
Castilla-La Mancha	2,620	283,522	1,630	180,944	288	34,433	702	68,145
Cataluña	12,405	1,699,692	8,730	1,102,700	399	218,549	3,276	378,443
Comunitat Valenciana	10,388	1,089,722	6,736	647,133	378	150,009	3,274	292,580
Extremadura	1,360	114,712	932	79,619	62	10,466	366	24,627
Galicia	4,113	471,281	2,307	244,145	74	31,456	1,732	195,680
Madrid (Comunidad de)	11,128	2,182,442	8,038	1,236,958	288	210,799	2,802	734,685
Murcia (Región de)	2,673	285,843	1,708	168,598	78	34,143	887	83,102
Navarra (Com. Foral de)	981	137,726	701	82,071	18	17,332	262	38,323
Pais Vasco	4,451	693,258	3,201	465,275	92	80,733	1,158	147,250
Rioja (La)	905	76,766	581	58,994	16	5,705	308	12,067
Ceuta	39	4,585	26	2,212	1	207	12	2,166
Melilla	153	15,294	120	11,702	1	700	32	2,892

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	4,277	866,009	1,354	378,488	2,020	321,621	903	165,900
Andalucía	971	153,422	318	49,906	382	72,374	271	31,142
Aragón	120	48,359	42	24,048	50	7,393	28	16,918
Asturias (Ppdo de)	123	41,993	36	27,946	41	7,832	46	6,215
Balears (Illes)	165	34,492	49	8,557	88	20,674	28	5,261
Canarias	102	14,910	34	3,310	51	10,677	17	923
Cantabria	48	3,544	10	705	16	2,198	22	641
Castilla y León	285	31,245	128	7,062	113	19,696	44	4,487
Castilla-La Mancha	315	91,094	69	61,832	170	19,559	76	9,703
Cataluña	183	34,572	86	18,334	62	11,895	35	4,343
Comunitat Valenciana	842	125,504	240	55,403	464	41,061	138	29,040
Extremadura	202	30,133	44	8,742	123	16,041	35	5,350
Galicia	218	27,529	91	15,100	112	11,771	15	658
Madrid (Comunidad de)	118	131,061	43	76,844	45	36,337	30	17,880
Murcia (Región de)	339	67,870	87	12,874	177	26,548	75	28,448
Navarra (Com. Foral de)	71	2,796	26	1,777	42	694	3	325
Pais Vasco	107	17,866	34	4,408	56	10,752	17	2,706
Rioja (La)	66	9,224	17	1,642	27	5,751	22	1,831
Ceuta	2	396	0	0	1	367	1	29
Melilla	0	0	0	0	0	0	0	0

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	83,518	10,996,228	31,921	5,084,781	42,985	4,803,530	8,612	1,107,917
Andalucía	16,014	1,802,036	6,751	866,728	7,390	715,263	1,873	220,045
Aragón	2,042	252,714	392	75,792	1,376	146,032	274	30,890
Asturias (Ppdo de)	2,186	218,817	881	83,348	1,120	100,619	185	34,850
Balears (Illes)	2,200	452,940	781	288,536	1,264	147,822	155	16,582
Canarias	3,159	469,448	1,546	302,364	1,261	119,221	352	47,863
Cantabria	1,263	151,377	421	55,875	769	87,582	73	7,920
Castilla y León	5,438	594,058	1,742	215,581	3,057	326,667	639	51,810
Castilla-La Mancha	2,620	283,522	816	109,590	1,569	150,180	235	23,752
Cataluña	12,405	1,699,692	4,525	759,179	6,764	820,237	1,116	120,276
Comunitat Valenciana	10,388	1,089,722	3,995	488,752	5,283	472,445	1,110	128,525
Extremadura	1,360	114,712	612	50,412	657	53,878	91	10,422
Galicia	4,113	471,281	2,178	219,044	1,829	230,644	106	21,593
Madrid (Comunidad de)	11,128	2,182,442	4,855	1,196,046	5,511	809,954	762	176,442
Murcia (Región de)	2,673	285,843	862	115,808	1,423	129,304	388	40,731
Navarra (Com. Foral de)	981	137,726	213	36,851	504	66,075	264	34,800
Pais Vasco	4,451	693,258	1,051	187,511	2,619	380,164	781	125,583
Rioja (La)	905	76,766	220	23,070	560	43,031	125	10,665
Ceuta	39	4,585	13	1,510	18	2,892	8	183
Melilla	153	15,294	67	8,787	11	1,522	75	4,985

M - (TABLES ANNEX) February 2010 (4/7)

MS.5 Total mortgages cancelled, according to type of building

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	48,691	1,647	33,089	1,207	12,748
Andalucía	9,106	532	6,003	306	2,265
Aragón	1,179	38	773	18	350
Asturias (Ppdo de)	1,022	41	677	25	279
Balears (Illes)	1,288	50	690	18	530
Canarias	1,989	37	1,321	49	582
Cantabria	683	25	455	14	189
Castilla y León	3,055	91	2,009	78	877
Castilla-La Mancha	2,288	127	1,562	81	518
Cataluña	6,208	78	4,213	137	1,780
Comunitat Valenciana	6,989	238	4,852	96	1,803
Extremadura	1,077	118	741	43	175
Galicia	2,072	53	1,397	34	588
Madrid (Comunidad de)	6,665	31	4,966	105	1,563
Murcia (Región de)	1,867	113	1,230	140	384
Navarra (Com. Foral de)	679	9	523	17	130
Pais Vasco	1,954	42	1,274	37	601
Rioja (La)	441	24	289	8	120
Ceuta	15	0	9	1	5
Melilla	114	0	105	0	9

M - (TABLES ANNEX) February 2010 (5/7)

MS.6 Total cancelled mortgages, according to type of building and loaning bank

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
TOTAL	16,806	24,734	7,151	537	653	457	16,269	24,081	6,694
Andalucía	3,295	4,310	1,501	163	185	184	3,132	4,125	1,317
Aragón	298	724	157	10	17	11	288	707	146
Asturias (Ppdo de)	453	394	175	13	16	12	440	378	163
Balears Illes	440	760	88	26	17	7	414	743	81
Canarias	1,046	731	212	15	9	13	1,031	722	199
Cantabria	263	318	102	3	20	2	260	298	100
Castilla-León	1,013	1,549	493	31	34	26	982	1,515	467
Castilla-la-Mancha	651	1,293	344	17	74	36	634	1,219	308
Cataluña	2,072	3,608	528	30	35	13	2,042	3,573	515
Comunitat Valenciana	2,425	3,398	1,166	66	95	77	2,359	3,303	1,089
Extremadura	468	499	110	57	43	18	411	456	92
Galicia	805	1,082	185	30	15	8	775	1,067	177
Madrid (Comunidad de)	2,349	3,168	1,148	29	2	0	2,320	3,166	1,148
Murcia (Región de)	527	1,099	241	23	56	34	504	1,043	207
Navarra (Com. Foral de)	124	400	155	3	5	1	121	395	154
Pais Vasco	453	1,134	367	19	18	5	434	1,116	362
Rioja (La)	82	193	166	2	12	10	80	181	156
Ceuta	1	12	2	0	0	0	1	12	2
Melilla	41	62	11	0	0	0	41	62	11

M - (TABLES ANNEX) February 2010 (6/7)

MS.7 Total mortgages with changes, according to type of change and type of building

	Total	Type of change			Type of building		
		Novation	Subrogations	Subrogations	Rustic buildings	Urban buildings	Dwellings
			Debtor	Creditor			
TOTAL	43,882	36,238	2,419	5,225	1,601	42,281	27,186
Andalucía	7,513	6,349	279	885	219	7,294	4,965
Aragón	1,269	1,123	52	94	75	1,194	632
Asturias (Ppdo de)	764	704	10	50	64	700	496
Balears Illes	802	763	14	25	36	766	534
Canarias	1,382	806	31	545	57	1,325	928
Cantabria	214	190	1	23	10	204	150
Castilla-León	1,877	1,594	84	199	272	1,605	987
Castilla-la-Mancha	3,406	2,994	25	387	34	3,372	2,216
Cataluña	5,761	4,854	179	728	47	5,714	3,779
Comunitat Valenciana	11,137	8,436	1,191	1,510	384	10,753	6,580
Extremadura	414	394	5	15	52	362	265
Galicia	1,208	872	245	91	51	1,157	770
Madrid (Comunidad de)	5,190	4,720	140	330	76	5,114	3,074
Murcia (Región de)	1,850	1,638	28	184	151	1,699	1,044
Navarra (Com. Foral de)	207	200	2	5	1	206	150
Pais Vasco	526	300	88	138	36	490	362
Rioja (La)	287	272	4	11	36	251	188
Ceuta	33	29	1	3	0	33	26
Melilla	42	0	40	2	0	42	40

M - (TABLES ANNEX) February 2010 (7/7)