

27 April 2016

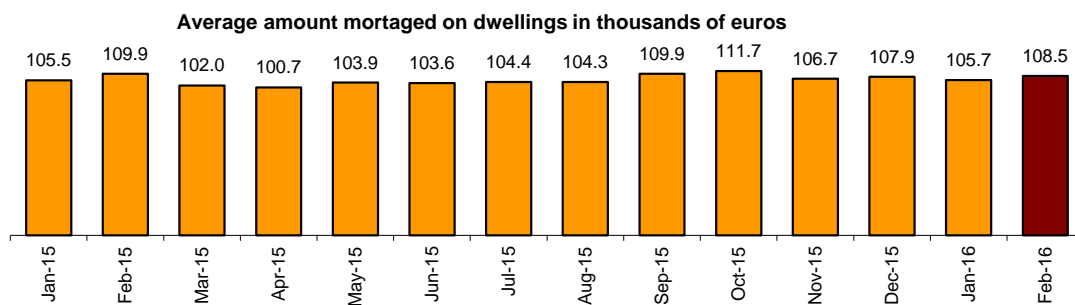
## Mortgage Statistics (M) February 2016. *Provisional data*

**The number of mortgages constituted on dwellings recorded in land registries in February stands at 24,887, 15.9% more than that of the same month of 2015**

**The average value of these mortgages decreases by 1.3% in the annual rate, standing at 108,466 euros**

During the month of February 2016, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 138,218 euros, 13.6% more than that of the same month of 2015.

The number of mortgages constituted on **dwellings** was 24,887, that is, 15.9% more than that registered in February 2015. The average value was 108,466 euros, showing an annual decrease of 1.3%.



The value of the mortgages constituted on urban properties reached 4,714.5 million euros, 29.8% more than that reached in February 2015. On dwellings, the capital loaned reached 2,699.4 million euros, indicating an annual increase of 14.4%.

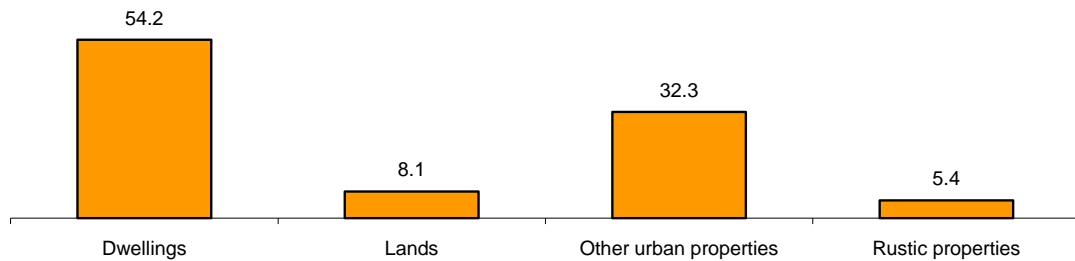
### Mortgages constituted. February 2016

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	36,039	8.2	14.0	7.4
Capital loaned (thousands of euros)	4,981,228	12.0	29.4	22.4
Average amount (euros)	138,218	3.6	13.6	14.0
<b>Rustic properties</b>				
Number of mortgaged properties	1,684	31.3	5.8	-3.2
Capital loaned (thousands of euros)	266,721	22.9	23.1	11.2
Average amount (euros)	158,385	-6.3	16.3	14.9
<b>Urban properties</b>				
Number of mortgaged properties	34,355	7.2	14.4	7.9
Capital loaned (thousands of euros)	4,714,507	11.5	29.8	23.1
Average amount (euros)	137,229	3.9	13.5	14.1
<b>Dwellings</b>				
Number of mortgaged properties	24,887	6.9	15.9	13.3
Capital loaned (thousands of euros)	2,699,382	9.7	14.4	12.7
Average amount (euros)	108,466	2.6	-1.3	-0.6

## Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 54.2% of the total capital loaned in February.

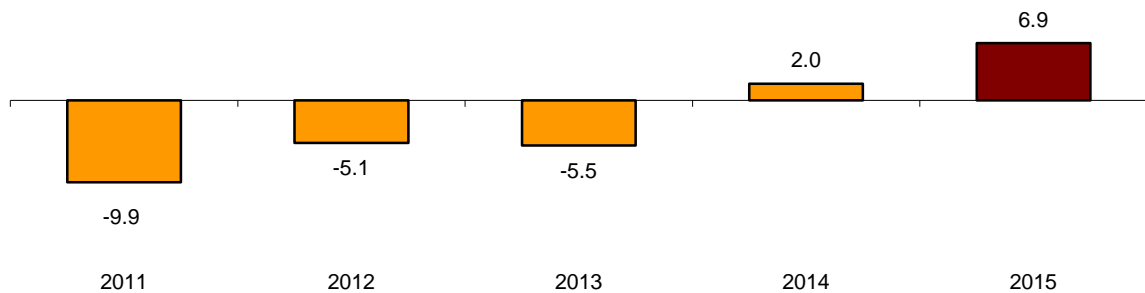
Distribution of the capital loaned for mortgages according to the nature of the property (%)



## Monthly evolution of the mortgages constituted on dwellings

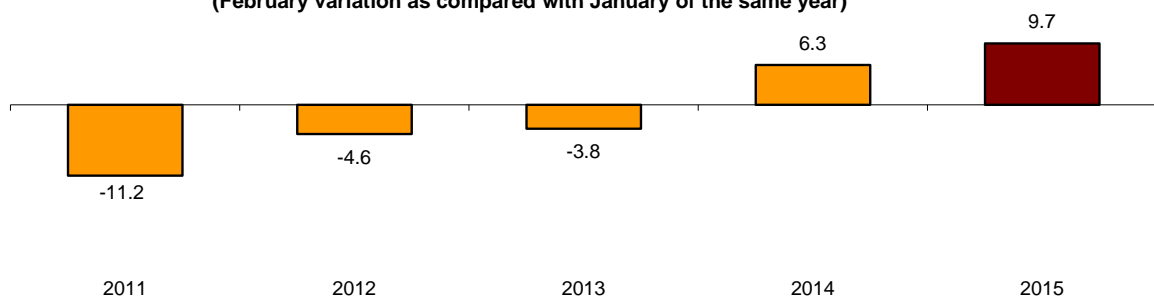
In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of February and January for the last five years. In 2016, the monthly rate registered an increase of 6.9%, the greatest of the period.

Evolution of the monthly rate of the number of mortgages constituted for the dwellings (February variation as compared with January of the same year)



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2016 was 9.7%, also the greatest of the period.

Evolution of the monthly rate of the capital lent of mortgages constituted for the dwellings (February variation as compared with January of the same year)

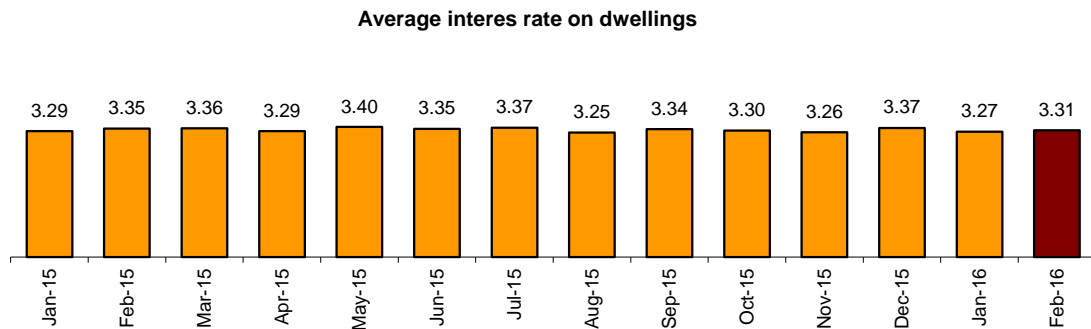


## Mortgage interest rates

89.2% of the mortgages constituted in February used a variable interest rate, as compared to 10.8% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 93.0% of new contracts.

The average interest rate for the total properties was 3.32% and the average term was 22 years.

The average interest rate for mortgages constituted on dwellings was 3.31%, that is, 1.2% lower than that registered in February 2015.



## Mortgages with registration changes

In February, the total number of mortgages with changes in their conditions recorded in the land registries stood at 15,787, 13.2% lower than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased by 15.2%.

Considering the type of modification of conditions, in February 12,928 novations (or modifications produced within the same financial institution) were produced, with a decrease of 12.3%, as compared with February 2015. The number of transactions that changed institutions (creditor subrogations) decreased by 25.4%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) increased by 25.2%.

### Mortgages with registration changes. February 2016

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	15,787	17.6	-13.2	-15.4
Novations	12,928	21.0	-12.3	-13.9
Subrogations Debtor	690	29.7	25.2	1.3
Subrogations Creditor	2,169	-2.0	-25.4	-25.8

## Mortgages with changes in interest rate conditions

Of the 15,787 mortgages with changes in their conditions recorded in the land registries, 37.9% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 6.3% to 4.0%, and that of mortgages at a variable interest rate decreased from 93.3% to 92.4%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (79.2%) and after the change (83.8%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 1.3 points, and that of mortgages at a variable rate did so by 1.4 points.

## Mortgages with registration changes in interest rates conditions. February 2016

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original interest rate structure %	Original average interest of loan	No. of mortgages	Final interest rate structure %	Final average interest of loan
Total interest rate changes	5,984	100.0		5,984	100.0	
Fixed	376	6.3	5.0	238	4.0	3.7
Variable	5,582	93.3	4.2	5,533	92.4	2.8
-Euribor	4,739	79.2	4.1	5,014	83.8	2.7
Without interest	26	0.4		213	3.6	

## Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in February were Andalucía (4,675), Comunidad de Madrid (4,654) and Cataluña (3,939).

The Autonomous Communities that registered the greatest annual variation rates were Extremadura (56.0%), Canarias (55.8%) and Castilla-La Mancha (29.4%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (675.7 million euros), Cataluña (492.0 million euros), and Andalucía (428.7 million euros).

## Mortgages constituted on dwellings by Community. February 2016

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	24,887	6.9	15.9	2,699,382	9.7	14.4
Andalucía	4,675	-0.2	16.0	428,732	4.1	15.1
Aragón	754	22.0	10.2	70,531	15.6	8.5
Asturias, Principado de	411	3.8	26.1	36,350	2.8	30.1
Balears, Illes	678	5.8	8.0	96,275	3.8	33.2
Canarias	947	-7.3	55.8	74,783	-9.0	50.0
Cantabria	262	3.1	18.6	24,395	-10.6	8.1
Castilla - La Mancha	995	-4.5	25.9	88,778	-7.1	36.5
Castilla y León	867	-1.4	29.4	68,455	-0.5	37.5
Cataluña	3,939	2.1	19.4	492,030	7.6	19.1
Comunitat Valenciana	2,621	12.8	17.7	219,231	16.2	21.7
Extremadura	426	2.7	56.0	34,884	12.5	82.7
Galicia	918	19.8	18.3	81,517	16.7	5.2
Madrid, Comunidad de	4,654	17.1	10.1	675,700	17.1	6.2
Murcia, Región de	725	23.9	27.2	58,455	29.4	28.2
Navarra, Comunidad Foral de	349	-4.1	26.4	35,032	-1.4	24.6
País Vasco	1,467	19.6	-12.4	195,819	22.6	-10.0
Rioja, La	149	-3.9	18.3	11,821	-8.0	20.8

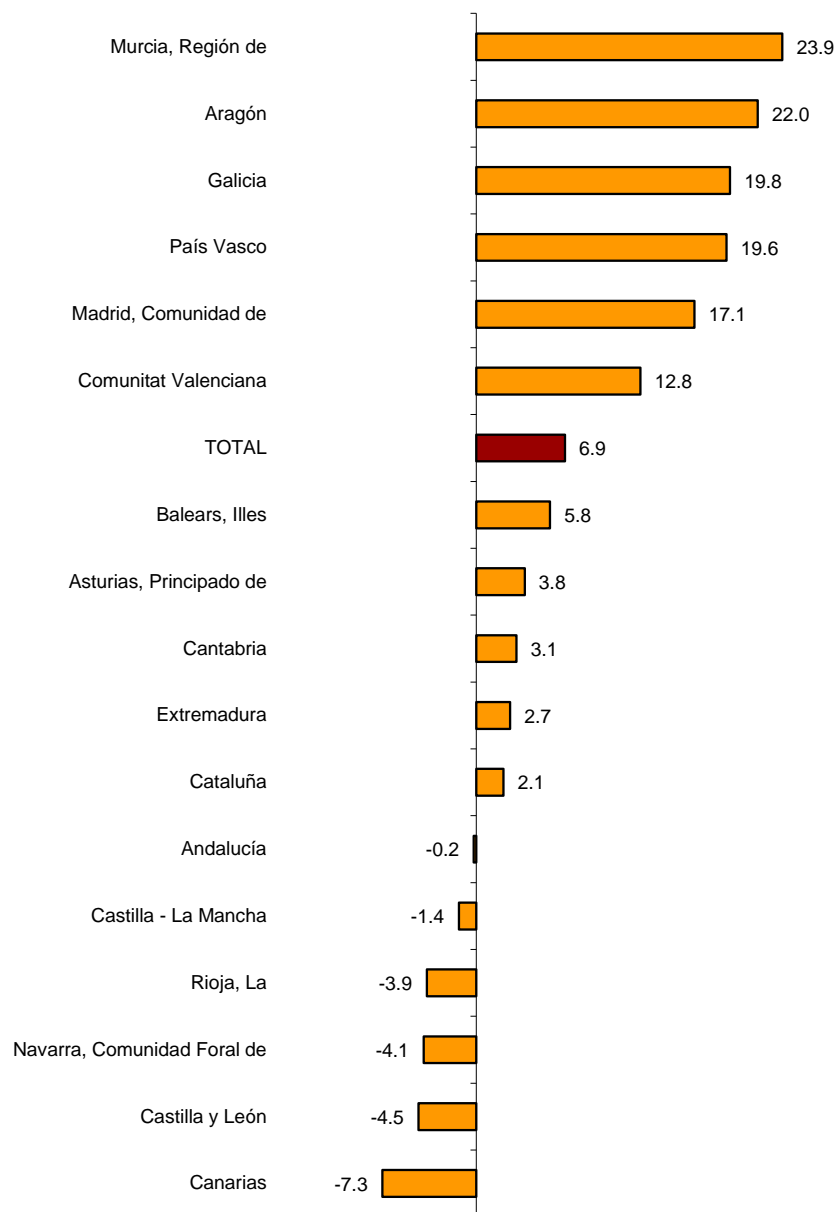
The Autonomous Communities presenting the highest positive monthly rates in the number

# Drop Deal

of mortgages constituted on dwellings were Región de Murcia (23.9%), Aragón (22.0%) and Galicia (19.8%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rate were Canarias (-7.3%), Castilla y León (-4.5%) and Comunidad Foral de Navarra (-4.1%).

Monthly variation of the number of mortgages constituted on dwellings.  
February 2016



## Mortgages Statistics

### February 2016. Provisional data

#### M.1 Total mortgaged rustic and urban buildings

Capital in thousands of euros

	Total buildings		Rustic buildings		Urban buildings	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	<b>36,039</b>	<b>4,981,228</b>	<b>1,684</b>	<b>266,721</b>	<b>34,355</b>	<b>4,714,507</b>
Andalucía	6,794	717,091	433	84,066	6,361	633,025
Aragón	1,225	118,883	103	12,372	1,122	106,511
Asturias, Principado de	693	80,733	52	5,759	641	74,974
Balears, Illes	1,041	212,765	70	29,036	971	183,729
Canarias	1,387	172,034	54	17,205	1,333	154,829
Cantabria	399	55,987	5	726	394	55,261
Castilla y León	1,683	221,455	159	21,034	1,524	200,421
Castilla - La Mancha	1,321	104,151	162	9,705	1,159	94,446
Cataluña	5,268	856,355	99	18,886	5,169	837,469
Comunitat Valenciana	3,837	394,662	184	18,585	3,653	376,077
Extremadura	671	63,606	90	15,677	581	47,929
Galicia	1,480	140,255	109	6,576	1,371	133,679
Madrid, Comunidad de	6,081	1,278,239	23	3,861	6,058	1,274,378
Murcia, Región de	1,039	94,597	69	11,977	970	82,620
Navarra, Comunidad Foral de	481	48,129	6	515	475	47,614
País Vasco	2,322	396,939	27	8,760	2,295	388,179
Rioja, La	254	17,572	39	1,981	215	15,591
Ceuta	30	3,859	0	0	30	3,859
Melilla	33	3,916	0	0	33	3,916

#### M.2 Urban buildings, according to type of building

Capital in thousands of euros

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	<b>34,355</b>	<b>4,714,507</b>	<b>24,887</b>	<b>2,699,382</b>	<b>666</b>	<b>404,448</b>	<b>8,802</b>	<b>1,610,677</b>
Andalucía	6,361	633,025	4,675	428,732	172	39,857	1,514	164,436
Aragón	1,122	106,511	754	70,531	11	7,911	357	28,069
Asturias, Principado de	641	74,974	411	36,350	5	523	225	38,101
Balears, Illes	971	183,729	678	96,275	20	5,829	273	81,625
Canarias	1,333	154,829	947	74,783	11	5,536	375	74,510
Cantabria	394	55,261	262	24,395	3	198	129	30,668
Castilla y León	1,524	200,421	995	88,778	29	23,496	500	88,147
Castilla - La Mancha	1,159	94,446	867	68,455	78	5,330	214	20,661
Cataluña	5,169	837,469	3,939	492,030	87	56,646	1,143	288,793
Comunitat Valenciana	3,653	376,077	2,621	219,231	60	9,972	972	146,874
Extremadura	581	47,929	426	34,884	26	3,016	129	10,029
Galicia	1,371	133,679	918	81,517	6	582	447	51,580
Madrid, Comunidad de	6,058	1,274,378	4,654	675,700	71	178,083	1,333	420,595
Murcia, Región de	970	82,620	725	58,455	21	7,541	224	16,624
Navarra, Comunidad Foral de	475	47,614	349	35,032	4	535	122	12,047
País Vasco	2,295	388,179	1,467	195,819	57	58,570	771	133,790
Rioja, La	215	15,591	149	11,821	3	623	63	3,147
Ceuta	30	3,859	25	3,414	0	0	5	445
Melilla	33	3,916	25	3,180	2	200	6	536

## February 2016. Provisional data

### M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	1,684	266,721	1,181	197,732	503	68,989
Andalucía	433	84,066	313	59,977	120	24,089
Aragón	103	12,372	57	6,645	46	5,727
Asturias, Principado de	52	5,759	30	3,816	22	1,943
Balears, Illes	70	29,036	63	21,533	7	7,503
Canarias	54	17,205	42	15,178	12	2,027
Cantabria	5	726	5	726	0	0
Castilla y León	159	21,034	85	19,061	74	1,973
Castilla - La Mancha	162	9,705	128	7,495	34	2,210
Cataluña	99	18,886	62	15,972	37	2,914
Comunitat Valenciana	184	18,585	118	10,873	66	7,712
Extremadura	90	15,677	67	8,987	23	6,690
Galicia	109	6,576	104	6,273	5	303
Madrid, Comunidad de	23	3,861	6	1,965	17	1,896
Murcia, Región de	69	11,977	46	10,039	23	1,938
Navarra, Comunidad Foral de	6	515	1	50	5	465
País Vasco	27	8,760	21	7,716	6	1,044
Rioja, La	39	1,981	33	1,426	6	555
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

### M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	34,355	4,714,507	30,365	4,268,795	3,990	445,712
Andalucía	6,361	633,025	5,715	578,679	646	54,346
Aragón	1,122	106,511	973	93,619	149	12,892
Asturias, Principado de	641	74,974	481	63,720	160	11,254
Balears, Illes	971	183,729	878	158,943	93	24,786
Canarias	1,333	154,829	1,251	144,130	82	10,699
Cantabria	394	55,261	372	53,283	22	1,978
Castilla y León	1,524	200,421	1,353	179,907	171	20,514
Castilla - La Mancha	1,159	94,446	895	70,428	264	24,018
Cataluña	5,169	837,469	4,660	773,064	509	64,405
Comunitat Valenciana	3,653	376,077	3,136	325,395	517	50,682
Extremadura	581	47,929	538	44,977	43	2,952
Galicia	1,371	133,679	1,320	130,240	51	3,439
Madrid, Comunidad de	6,058	1,274,378	5,556	1,220,908	502	53,470
Murcia, Región de	970	82,620	804	70,530	166	12,090
Navarra, Comunidad Foral de	475	47,614	291	29,365	184	18,249
País Vasco	2,295	388,179	1,906	311,255	389	76,924
Rioja, La	215	15,591	175	12,718	40	2,873
Ceuta	30	3,859	29	3,760	1	99
Melilla	33	3,916	32	3,874	1	42

## February 2016. Provisional data

### M.5 Total mortgages cancelled, according to type of building

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>43,850</b>	<b>1,746</b>	<b>28,146</b>	<b>1,207</b>	<b>12,751</b>
Andalucía	8,259	443	5,332	250	2,234
Aragón	1,000	40	695	35	230
Asturias, Principado de	672	49	404	6	213
Balears, Illes	1,454	77	715	28	634
Canarias	1,942	50	1,267	22	603
Cantabria	518	22	332	6	158
Castilla y León	2,752	165	1,631	205	751
Castilla - La Mancha	1,754	127	1,087	103	437
Cataluña	6,031	69	3,980	170	1,812
Comunitat Valenciana	7,160	300	4,636	119	2,105
Extremadura	906	92	570	24	220
Galicia	1,762	73	1,098	14	577
Madrid, Comunidad de	5,473	69	3,840	91	1,473
Murcia, Región de	1,721	119	1,012	67	523
Navarra, Comunidad Foral de	467	8	293	9	157
País Vasco	1,492	9	973	51	459
Rioja, La	419	34	227	7	151
Ceuta	32	0	27	0	5
Melilla	36	0	27	0	9

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

	Total buildings		Rustic buildings		Urban buildings	
	Banks	Other banks	Banks	Other banks	Banks	Other banks
<b>TOTAL</b>	<b>38,269</b>	<b>5,581</b>	<b>1,315</b>	<b>431</b>	<b>36,954</b>	<b>5,150</b>
Andalucía	7,229	1,030	322	121	6,907	909
Aragón	856	144	28	12	828	132
Asturias, Principado de	527	145	22	27	505	118
Balears, Illes	1,301	153	61	16	1,240	137
Canarias	1,784	158	34	16	1,750	142
Cantabria	441	77	19	3	422	74
Castilla y León	2,438	314	119	46	2,319	268
Castilla - La Mancha	1,558	196	83	44	1,475	152
Cataluña	5,349	682	56	13	5,293	669
Comunitat Valenciana	6,250	910	227	73	6,023	837
Extremadura	842	64	87	5	755	59
Galicia	1,595	167	58	15	1,537	152
Madrid, Comunidad de	4,704	769	69	0	4,635	769
Murcia, Región de	1,506	215	94	25	1,412	190
Navarra, Comunidad Foral de	360	107	4	4	356	103
País Vasco	1,156	336	5	4	1,151	332
Rioja, La	307	112	27	7	280	105
Ceuta	30	2	0	0	30	2
Melilla	36	0	0	0	36	0



## February 2016. Provisional data

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

	Total buildings	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
<b>TOTAL</b>	15,787	12,928	690	2,169	1,014	14,773	9,001
Andalucía	2,743	2,195	237	311	140	2,603	1,793
Aragón	608	550	30	28	31	577	318
Asturias, Principado de	203	172	18	13	19	184	122
Balears, Illes	421	410	0	11	16	405	138
Canarias	562	366	18	178	38	524	317
Cantabria	135	90	4	41	14	121	80
Castilla y León	428	361	10	57	14	414	238
Castilla - La Mancha	1,086	969	21	96	39	1,047	568
Cataluña	2,443	1,986	51	406	18	2,425	1,839
Comunitat Valenciana	3,218	2,651	154	413	593	2,625	1,416
Extremadura	152	139	2	11	10	142	90
Galicia	446	417	0	29	12	434	227
Madrid, Comunidad de	2,211	1,692	30	489	20	2,191	1,171
Murcia, Región de	448	386	12	50	34	414	307
Navarra, Comunidad Foral de	119	114	5	0	1	118	54
País Vasco	292	163	98	31	14	278	207
Rioja, La	268	264	0	4	1	267	112
Ceuta	2	2	0	0	0	2	2
Melilla	2	1	0	1	0	2	2

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