

Mortgage Statistics (H)
March 2013. *Provisional data*

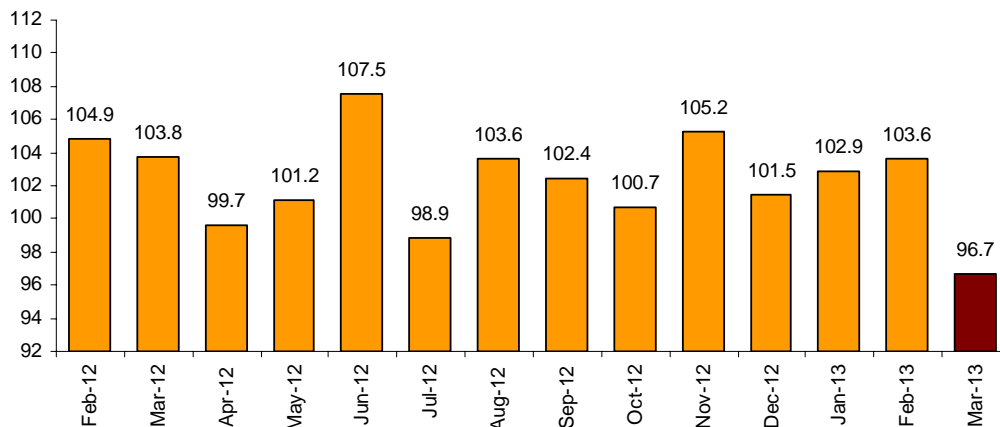
The average value of the mortgages constituted increases 0.4% in annual rate, standing at 112,354 euros

The number of mortgages constituted on dwellings stands at 16,270, 34.1% lower than that registered in March 2012

During the month of March, **the average amount of mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 112,354 euros, 0.4% above that registered the same month of the previous year and 0.4% lower than that registered in February 2013.

In the case of mortgages constituted on dwellings, the average amount was 96,676 euros, 6.7% less than in March 2012 and 6.7% lower than in February 2013.

Average amount mortgaged on dwellings in thousands of euros



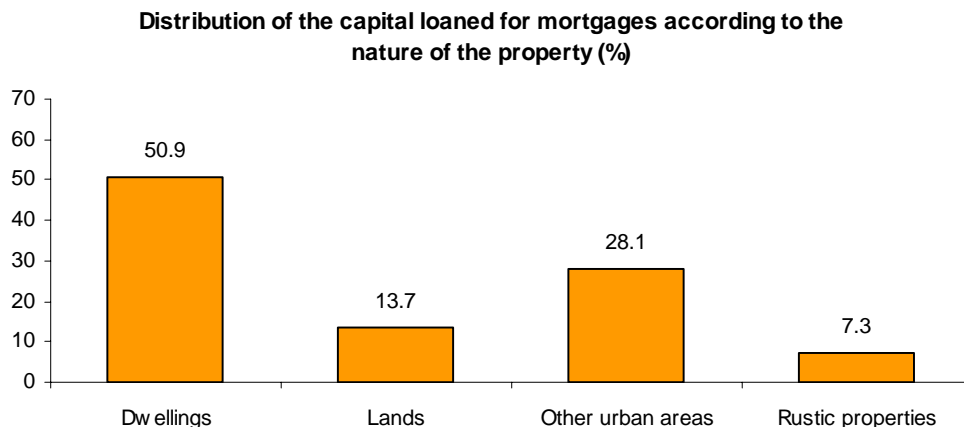
The value of the mortgages constituted on urban properties was almost 2,866 million euros indicating an annual decrease of 34.2%, as compared to March 2012. On dwellings, the capital loaned almost reached 1,573 million euros, 38.5% less.

Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	27,525	-26.9	-35.0	-19.8
Capital loaned (thousands of euros)	3,092,541	-27.2	-34.8	-22.5
Average amount (euros)	112,354	-0.4	0.4	-3.4
Rustic properties				
Number of mortgaged properties	1,637	-12.1	-33.1	-33.3
Capital loaned (thousands of euros)	226,713	-3.3	-41.5	-42.4
Average amount (euros)	138,493	10.0	-12.5	-13.7
Urban properties				
Number of mortgaged properties	25,888	-27.7	-35.1	-18.9
Capital loaned (thousands of euros)	2,865,828	-28.6	-34.2	-20.7
Average amount (euros)	110,701	-1.3	1.5	-2.3
Dwellings				
Number of mortgaged properties	16,270	-32.8	-34.1	-17.5
Capital loaned (thousands of euros)	1,572,918	-37.3	-38.5	-20.6
Average amount (euros)	96,676	-6.7	-6.7	-3.7

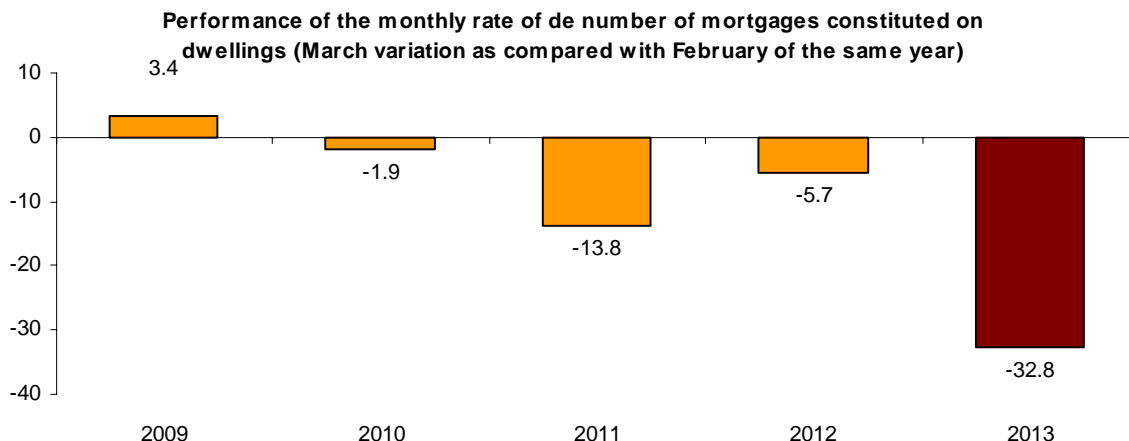
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 50.9% of the total capital loaned in March.

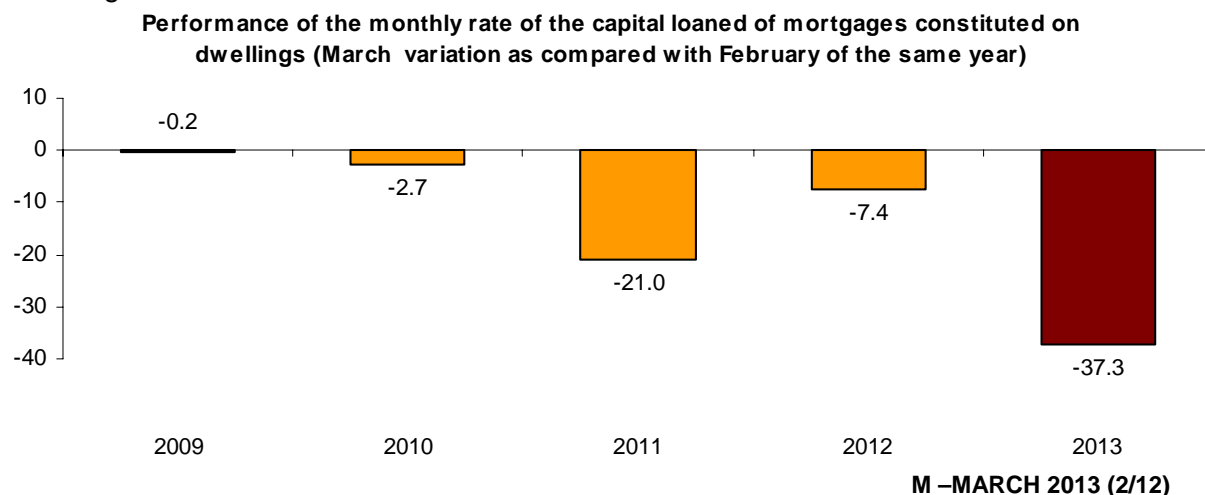


Monthly performance of the mortgages constituted on dwellings

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 March and February for the last five years. In 2013, the monthly rate experienced the greatest drop during this period, -32.8%.



According to the capital loaned in mortgages constituted on dwellings, the variation between March and February 2013 did also register the greatest decrease of the last five years, standing at -37.3%.



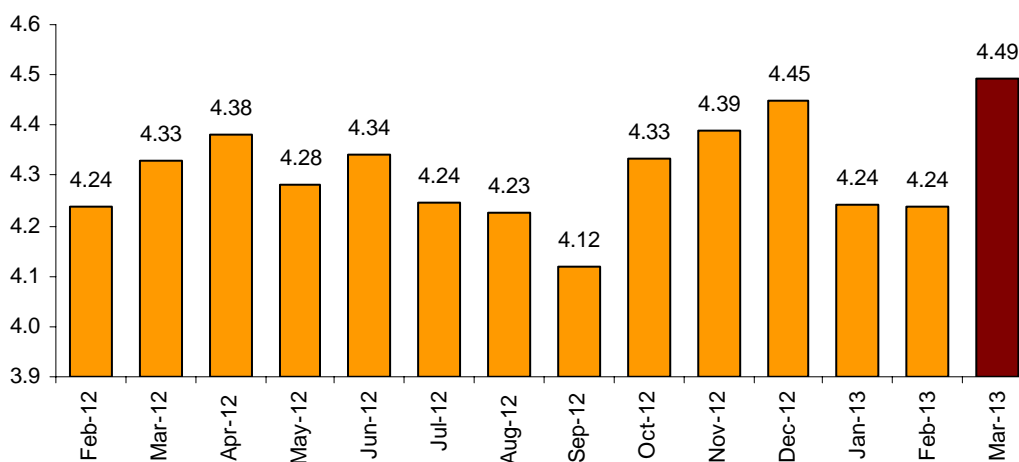
Mortgage interest rates

By institution, the average interest rate of Saving Banks mortgage loans was 4.68%, and the average term was 20 years. Regarding Banks, the average interest rate for mortgage loans was 4.64%, and the average term was 21 years.

93.8% of the mortgages constituted in March used a variable interest rate, as opposed to the 6.2% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 84.1% of new contracts.

The average interest rate for mortgages constituted on dwellings was 4.49%, 3.7% above that registered in March 2012.

Average interest rate on dwellings



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 22,628, indicating an annual decrease of 13.1%. On dwellings, the number of mortgages with modified conditions decreased by 9.7%.

Considering the type of modification of conditions, in March it was produced 18,415 novations (or modifications produced within the same financial institution), with a decrease of 15.8% as compared with March 2012. The number of transactions that changed institutions (subrogations creditor) increased 18.8% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 40.7%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties	22,628	-16.1	-13.1	-13.5
Novations	18,415	-14.1	-15.8	-14.6
Subrogations Debtor	749	-55.7	-40.7	-17.8
Subrogations Creditor	3,464	-10.0	18.8	-4.2

Number of mortgages with changes in interest rate conditions

Out of the 22,628 mortgages with changes in their conditions, 39.8% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.6% to 3.0%, and mortgages at a variable interest increased from 93.7% to 96.4%.

Euribor is the rate to which the greater percentage of mortgages at a variable rate is referenced, both before (83.0%) and after the change (89.7%).

Mortgages with registration changes in interest rates conditions

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	9,014	100.0		9,014	100.0	
Fixed	506	5.6	4.79	268	3.0	4.36
Variable	8,444	93.7	4.57	8,689	96.4	3.85
-Euribor	7,478	83.0	4.54	8,086	89.7	3.80
Without interest	64	0.7	-	57	0.6	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (2,949), Cataluña (2,646) and Comunidad de Madrid (2,283). The only Autonomous Communities showing a positive annual variation rate were La Rioja (135.2%) and Aragón (7.8%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (298.1 million euros), Cataluña (273.8 million euros) and Andalucía (245.9 million euros).

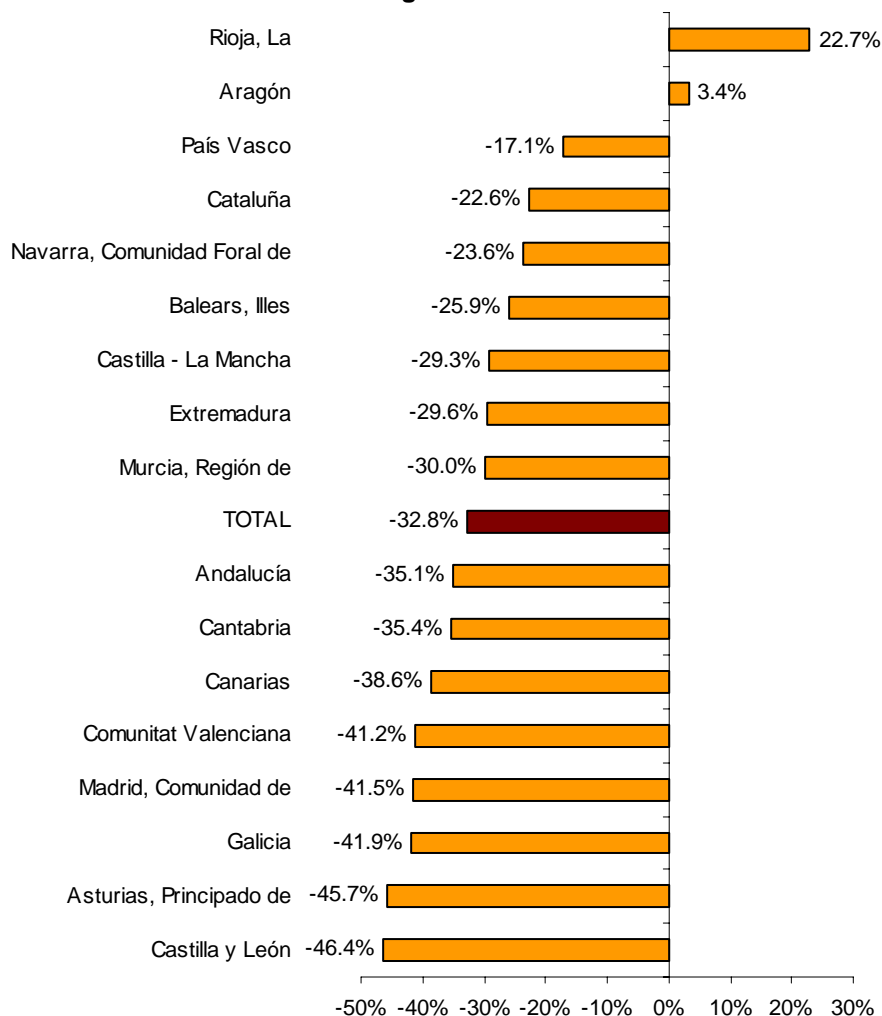
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	16,270	-32.8	-34.1	1,572,918	-37.3	-38.5
Andalucía	2,949	-35.1	-39.7	245,867	-39.1	-45.7
Aragón	786	3.4	7.8	81,079	3.2	12.1
Asturias, Principado de	279	-45.7	-35.1	25,102	-48.4	-46.8
Balears, Illes	454	-25.9	-29.4	45,015	-30.1	-34.9
Canarias	772	-38.6	-23.7	58,284	-34.6	-38.4
Cantabria	164	-35.4	-48.4	15,681	-38.9	-54.9
Castilla - La Mancha	796	-46.4	-46.7	69,339	-52.8	-51.4
Castilla y León	549	-29.3	-44.3	48,073	-26.8	-43.0
Cataluña	2,646	-22.6	-32.9	273,775	-30.9	-33.0
Comunitat Valenciana	1,418	-41.2	-36.9	107,186	-46.1	-41.4
Extremadura	235	-29.6	-50.3	14,323	-39.9	-58.0
Galicia	661	-41.9	-45.3	51,541	-49.0	-49.3
Madrid, Comunidad de	2,283	-41.5	-30.7	298,096	-45.9	-40.0
Murcia, Región de	435	-30.0	-42.9	32,874	-34.8	-41.4
Navarra, Comunidad Foral de	305	-23.6	-17.1	31,375	-27.0	-21.0
País Vasco	1,262	-17.1	-25.3	145,572	-25.5	-33.8
Rioja, La	254	22.7	135.2	27,903	37.7	186.8
Ceuta	12	-45.5	-65.7	998	-62.2	-77.8
Melilla	10	-47.4	-81.5	835	-61.9	-87.0

The only Autonomous Communities registering a positive monthly rate in the number of mortgages constituted were La Rioja (22.7%) and Aragón (3.4%).

In turn, the Autonomous Communities registering the greatest drops were Castilla y León (-46.4%) and Principado de Asturias (-45.7%).

Monthly variation of the number of mortgages constituted on dwellings



Provincial information

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

http://www.ine.es/daco/daco42/daco426/hpro0313_en.pdf

Mortgages Statistics

March 2013. 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
TOTAL	27,525	3,092,541	1,637	226,713	25,888	2,865,828
Andalucía	4,859	501,396	373	54,783	4,486	446,613
Aragón	1,189	108,436	86	6,915	1,103	101,521
Asturias, Principado de	518	51,321	41	5,392	477	45,929
Balears, Illes	766	104,067	46	23,043	720	81,024
Canarias	1,610	155,630	81	9,315	1,529	146,315
Cantabria	251	31,632	5	347	246	31,285
Castilla y León	1,487	120,280	133	7,718	1,354	112,562
Castilla - La Mancha	1,071	86,940	128	10,120	943	76,820
Cataluña	3,958	543,056	76	13,361	3,882	529,695
Comunitat Valenciana	2,395	200,899	209	19,210	2,186	181,689
Extremadura	540	80,576	137	32,419	403	48,157
Galicia	1,590	121,923	65	4,559	1,525	117,364
Madrid, Comunidad de	3,775	494,975	58	8,270	3,717	486,705
Murcia, Región de	808	77,602	107	24,140	701	53,462
Navarra, Comunidad Foral de	432	68,296	3	438	429	67,858
País Vasco	1,763	243,867	27	2,369	1,736	241,498
Rioja, La	467	97,780	61	4,230	406	93,550
Ceuta	19	1,623	0	0	19	1,623
Melilla	27	2,242	1	84	26	2,158

March 2013. Provisional data

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
TOTAL	25,888	2,865,828	16,270	1,572,918	902	423,992	8,716	868,918
Andalucía	4,486	446,613	2,949	245,867	216	92,469	1,321	108,277
Aragón	1,103	101,521	786	81,079	17	3,393	300	17,049
Asturias, Principado de	477	45,929	279	25,102	63	4,159	135	16,668
Baleares, Illes	720	81,024	454	45,015	25	4,740	241	31,269
Canarias	1,529	146,315	772	58,284	39	12,600	718	75,431
Cantabria	246	31,285	164	15,681	3	8,628	79	6,976
Castilla y León	1,354	112,562	796	69,339	94	10,260	464	32,963
Castilla - La Mancha	943	76,820	549	48,073	92	10,666	302	18,081
Cataluña	3,882	529,695	2,646	273,775	86	91,080	1,150	164,840
Comunitat Valenciana	2,186	181,689	1,418	107,186	47	6,841	721	67,662
Extremadura	403	48,157	235	14,323	66	11,403	102	22,431
Galicia	1,525	117,364	661	51,541	20	10,024	844	55,799
Madrid, Comunidad de	3,717	486,705	2,283	298,096	42	46,710	1,392	141,899
Murcia, Región de	701	53,462	435	32,874	19	3,140	247	17,448
Navarra, Comunidad Foral de	429	67,858	305	31,375	24	19,314	100	17,169
País Vasco	1,736	241,498	1,262	145,572	39	45,174	435	50,752
Rioja, La	406	93,550	254	27,903	9	42,943	143	22,704
Ceuta	19	1,623	12	998	0	0	7	625
Melilla	26	2,158	10	835	1	448	15	875

March 2013. Provisional data

M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	1,637	226,713	949	137,249	148	27,355	540	62,109
Andalucía	373	54,783	201	20,056	45	15,486	127	19,241
Aragón	86	6,915	52	4,755	2	45	32	2,115
Asturias, Principado de	41	5,392	28	4,274	1	60	12	1,058
Balears, Illes	46	23,043	26	18,723	5	2,056	15	2,264
Canarias	81	9,315	55	5,931	9	435	17	2,949
Cantabria	5	347	5	347	0	0	0	0
Castilla y León	133	7,718	74	4,802	15	1,792	44	1,124
Castilla - La Mancha	128	10,120	70	5,613	20	2,356	38	2,151
Cataluña	76	13,361	53	9,657	5	1,008	18	2,696
Comunitat Valenciana	209	19,210	97	7,281	15	1,470	97	10,459
Extremadura	137	32,419	83	28,560	17	1,854	37	2,005
Galicia	65	4,559	61	4,328	0	0	4	231
Madrid, Comunidad de	58	8,270	15	7,573	0	0	43	697
Murcia, Región de	107	24,140	63	10,367	6	308	38	13,465
Navarra, Comunidad Foral de	3	438	0	0	2	107	1	331
País Vasco	27	2,369	9	766	6	378	12	1,225
Rioja, La	61	4,230	57	4,216	0	0	4	14
Ceuta	0	0	0	0	0	0	0	0
Melilla	1	84	0	0	0	0	1	84

March 2013. Provisional data

M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	25,888	2,865,828	19,491	2,126,199	2,372	229,836	4,025	509,793
Andalucía	4,486	446,613	3,386	336,349	381	24,357	719	85,907
Aragón	1,103	101,521	625	59,267	173	18,363	305	23,891
Asturias, Principado de	477	45,929	322	35,220	41	1,595	114	9,114
Balears, Illes	720	81,024	547	62,791	91	6,986	82	11,247
Canarias	1,529	146,315	1,288	114,933	134	15,664	107	15,718
Cantabria	246	31,285	204	27,856	17	1,499	25	1,930
Castilla y León	1,354	112,562	990	84,797	176	9,230	188	18,535
Castilla - La Mancha	943	76,820	655	54,440	113	7,502	175	14,878
Cataluña	3,882	529,695	3,019	389,086	272	31,501	591	109,108
Comunitat Valenciana	2,186	181,689	1,605	130,781	164	13,365	417	37,543
Extremadura	403	48,157	339	40,588	22	1,171	42	6,398
Galicia	1,525	117,364	1,440	99,663	22	8,495	63	9,206
Madrid, Comunidad de	3,717	486,705	3,280	427,484	108	11,943	329	47,278
Murcia, Región de	701	53,462	495	35,178	62	7,544	144	10,740
Navarra, Comunidad Foral de	429	67,858	103	25,265	72	6,361	254	36,232
País Vasco	1,736	241,498	947	132,532	375	48,012	414	60,954
Rioja, La	406	93,550	210	66,790	147	16,150	49	10,610
Ceuta	19	1,623	17	1,503	0	0	2	120
Melilla	26	2,158	19	1,676	2	98	5	384

March 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	39,101	1,524	24,527	1,198	11,852
Andalucía	8,389	406	4,514	517	2,952
Aragón	1,126	114	670	15	327
Asturias, Principado de	848	50	506	24	268
Balears, Illes	1,203	39	486	20	658
Canarias	1,669	55	1,033	23	558
Cantabria	706	36	399	17	254
Castilla y León	2,327	180	1,581	52	514
Castilla - La Mancha	2,279	90	1,333	105	751
Cataluña	4,658	75	3,205	98	1,280
Comunitat Valenciana	4,648	179	3,153	96	1,220
Extremadura	594	49	383	19	143
Galicia	2,143	66	1,288	32	757
Madrid, Comunidad de	5,075	17	3,704	63	1,291
Murcia, Región de	1,207	77	780	57	293
Navarra, Comunidad Foral de	367	15	252	8	92
País Vasco	1,414	18	998	42	356
Rioja, La	395	56	210	9	120
Ceuta	20	0	12	0	8
Melilla	33	2	20	1	10

March 2013. Provisional data

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

	Total buildings			Rustic buildings			Urban buildings		
	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks
TOTAL	16,056	17,877	5,168	634	559	331	15,422	17,318	4,837
Andalucía	2,741	4,488	1,160	148	172	86	2,593	4,316	1,074
Aragón	465	530	131	23	78	13	442	452	118
Asturias, Principado de	343	255	250	11	4	35	332	251	215
Baleares, Illes	826	278	99	23	6	10	803	272	89
Canarias	1,069	452	148	29	17	9	1,040	435	139
Cantabria	297	356	53	26	9	1	271	347	52
Castilla y León	985	1,016	326	71	64	45	914	952	281
Castilla - La Mancha	545	1,498	236	26	48	16	519	1,450	220
Cataluña	2,235	1,992	431	30	17	28	2,205	1,975	403
Comunitat Valenciana	1,908	2,076	664	86	56	37	1,822	2,020	627
Extremadura	299	249	46	23	15	11	276	234	35
Galicia	954	1,060	129	40	16	10	914	1,044	119
Madrid, Comunidad de	2,270	2,132	673	9	7	1	2,261	2,125	672
Murcia, Región de	372	656	179	24	32	21	348	624	158
Navarra, Comunidad Foral de	92	161	114	3	7	5	89	154	109
País Vasco	470	528	416	9	6	3	461	522	413
Rioja, La	165	125	105	52	4	0	113	121	105
Ceuta	8	12	0	0	0	0	8	12	0
Melilla	12	13	8	1	1	0	11	12	8

March 2013. 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
TOTAL	22,628	18,415	749	3,464	799	21,829	13,561
Andalucía	5,618	4,900	163	555	203	5,415	3,010
Aragón	670	627	22	21	46	624	380
Asturias, Principado de	530	521	1	8	40	490	313
Balears, Illes	767	763	1	3	13	754	365
Canarias	2,534	1,377	23	1,134	70	2,464	1,686
Cantabria	175	161	1	13	37	138	94
Castilla y León	806	746	29	31	54	752	495
Castilla - La Mancha	1,059	773	12	274	48	1,011	732
Cataluña	3,013	2,488	90	435	67	2,946	1,817
Comunitat Valenciana	2,958	2,174	218	566	69	2,889	1,790
Extremadura	323	294	4	25	37	286	121
Galicia	554	490	36	28	11	543	361
Madrid, Comunidad de	2,358	2,120	78	160	40	2,318	1,673
Murcia, Región de	690	547	7	136	47	643	381
Navarra, Comunidad Foral de	115	106	5	4	0	115	75
País Vasco	327	203	57	67	12	315	184
Rioja, La	71	66	2	3	3	68	56
Ceuta	17	17	0	0	0	17	13
Melilla	43	42	0	1	2	41	15