

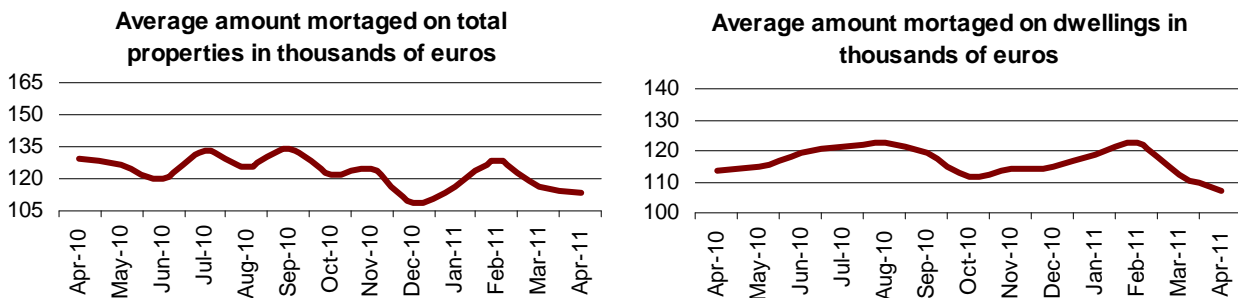
Mortgage Statistics
April 2011. *Provisional data*

The average value of the mortgages constituted in April decreases 12.1% in the interannual rate, standing at 113,425 euros

The number of mortgages that change conditions decreases 40.1%, and registered mortgage cancellations decrease 13.0%

During the month of April, the average value of the **mortgage constitutions recorded in the land registries** stood at 113,425 euros, a figure 12.1% lower than the figure recorded for the same month the previous year, and 2.7% lower than that recorded in March.

In the **case of mortgages constituted for dwellings, the average value was 106,889 euros, 6.1% less than in April 2010**, and 4.9% lower than that registered in March 2011.



The value of the mortgages constituted on urban properties stood at 5,329 million euros in April, indicating an interannual decrease of 44.7%. In dwellings, the capital loaned exceeded 3,351 million euros, 42.0% less.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	50,089	-27.6	-37.5	-21.4
Capital loaned (thousands of euros)	5,681,336	-29.5	-45.1	-29.1
Average value (euros)	113,425	-2.7	-12.1	-9.8
Rustic properties				
Number of mortgaged properties	2412	-19.5	-35.2	-29.4
Capital loaned (thousands of euros)	351,482	-31.9	-50.6	-42.4
Average value (euros)	145,722	-15.3	-23.7	-18.4
Urban properties				
Number of mortgaged properties	47,677	-28.0	-37.6	-21.0
Capital loaned (thousands of euros)	5,329,854	-29.4	-44.7	-28.0
Average amount (euros)	111,791	-1.9	-11.3	-8.9
Dwellings				
Number of mortgaged properties	31,358	-27.4	-38.2	-18.4
Capital loaned (thousands of euros)	3,351,816	-31.0	-42.0	-17.9
Average value (euros)	106,889	-4.9	-6.1	0.6

*Rates calculated with regard to the final data for 2010

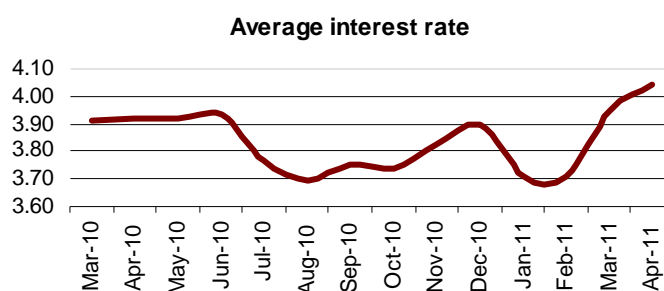
Mortgages by institution

Savings Banks were the institutions that granted the largest number of mortgage loans in April (49.2% of the total), followed by Banks (37.5%) and Other financial institutions (13.3%).

Regarding the capital loaned, Savings Banks granted 43.4% of the total, Banks 44.0%, and Other financial institutions 12.6%.

Mortgage interest rates

The average interest rate in April 2011 was 4.04%, indicating a 3.1% increase in the interannual rate, and an increase of 2.5%, as compared with March 2011.

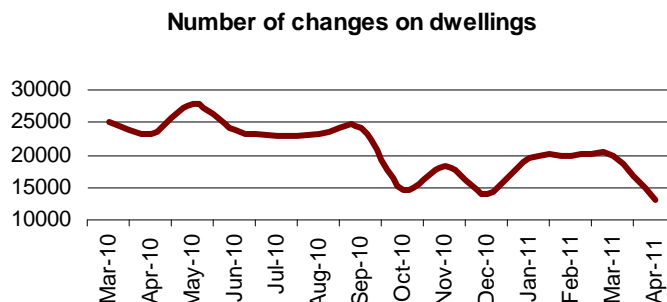
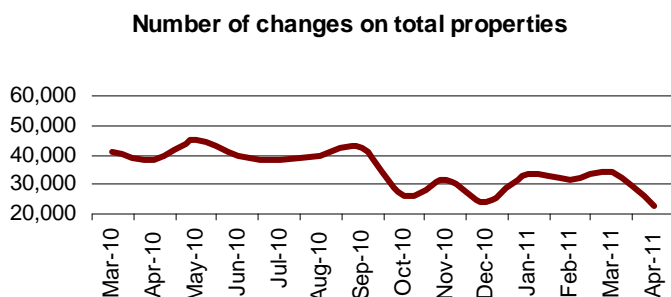


By institution, the average interest rate of Savings Bank mortgage loans was 4.04%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 4.24%, and the average term was 21 years.

94.2% of the mortgages constituted in April used a variable interest rate, as opposed to the 5.8% that used a fixed rate. Within the variables, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 84.1% of new contracts.

Mortgages with registration changes

In April, the total number of mortgages with changes in their conditions recorded in the land registries stood at 22,827, with an interannual decrease of 40.1%. In the case of dwellings, the number of mortgages with modified conditions was 13,050, that is, 44.1% less.



Considering the type of modification to conditions, in April, 18,887 novations (or modifications produced within the same financial institution) took place, for an interannual decrease of 40.9%. The number of transactions that changed institutions (subrogations creditor) was 2,790, for a 34.6% decrease. In turn, 1,150 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 38.9%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	22,827	-33.5	-40.1	-26.9
-Novations	18,887	-33.2	-40.9	-27.5
-Subrogations Debtor	1,150	-26.1	-38.9	-24.3
-Subrogations Creditor	2,790	-37.5	-34.6	-24.0

*Rates calculated with regard to the final data for 2010

Number of mortgages with changes in interest rate conditions

Of the 22,827 mortgages with changes in their conditions recorded in the land registries in April, 35.5% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 5.2% to 1.8% 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 before the change was that corresponding to MRTI Banks (4.44%), and after the change, the lowest average rate was in Other interest rates (3.72%).

After the modification to conditions, the average interest of the loans decreased 0.97 points in fixed interest rate mortgages, and 0.71 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 interest rate structure	Original average interest of loan	No. of mortgages	Final interest rate structure (%)	Final average interest of loan
Fixed	420	5.2	4.87	149	1.8	3.90
Variable	7,628	94.1	4.51	7,891	97.4	3.80
-MRTI* Banks	81	1.0	4.44	63	0.8	4.73
-MRTI* Savings banks	249	3.1	4.75	197	2.4	4.03
-MRTI* All institutions	168	2.1	4.87	160	2.0	5.21
-Type Act. Ref. Saving Banks	16	0.2	5.02	5	0.1	4.07
-Euribor	6,811	84.1	4.48	7,227	89.2	3.76
-Other interest rates	303	3.7	4.62	239	2.9	3.72
Without interest	54	0.7	-	62	0.8	-
Total interest rate changes	8,102	100.0		8,102	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In April, 40,048 mortgage cancellations were registered, 13.0% less than in the same month of 2010. Mortgages cancelled on rustic properties decreased 4.3%, and those cancelled on urban properties dropped 13.3%. Cancellations of mortgages on dwellings decreased 12.9% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total registered mortgage cancellations	40,048	-28.7	-13.0	-1.5
Rustic	1,384	-11.2	-4.3	-12.4
Urban	38,664	-29.2	-13.3	-1.1
-Dwellings	27,577	-28.3	-12.9	-0.4

*Rates calculated with regard to the final data for 2010

Geographical distribution

The highest number of mortgaged properties per 100,000 inhabitants¹ was in Región de Murcia (186). No Community presented a positive variation rate. The greatest negative variation rates were registered in Aragón (-60.3%) and Castilla-La Mancha (-58.9%).

Comunidad Foral de Navarra registered the highest average amount mortgaged (208,793 euros). La Rioja presented the highest positive interannual variation rate (94.3%), followed by Aragón (46.0%).

The Communities showing the highest numbers of properties with modified conditions per 100,000 inhabitants¹ were Castilla-La Mancha (137) and Región de Murcia (125). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were Región de Murcia (123) and Comunitat Valenciana (120).

Autonomous Cities and Communities	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with registered mortgage cancellations
	Number*	Interannual variation**	Amount	Interannual variation**	Number*	Number*
TOTAL	133	-37.5	113,425	-12.1	61	106
Andalucía	163	-20.2	92,291	-17.8	50	113
Aragón	105	-60.3	146,270	46.0	66	105
Asturias, Principado de	109	-54.0	101,432	-7.5	61	88
Balears, Illes	162	-41.5	124,047	-17.6	31	99
Canarias	133	-35.0	101,576	-13.6	44	107
Cantabria	125	-39.8	102,568	3.1	15	97
Castilla y León	138	-32.6	90,917	-21.1	47	111
Castilla - La Mancha	102	-58.9	117,372	24.2	137	109
Cataluña	128	-37.1	126,405	-24.8	39	97
Comunitat Valenciana	134	-41.2	115,149	6.2	118	120
Extremadura	144	-33.6	77,348	-11.9	72	91
Galicia	123	-46.0	108,706	21.2	41	84
Madrid, Comunidad de	102	-46.8	139,297	-25.7	60	119
Murcia, Región de	186	-25.0	88,408	-15.2	125	123
Navarra, Comunidad Foral de	88	-43.7	208,793	23.4	18	81
País Vasco	145	-9.7	153,456	-4.0	15	80
Rioja, La	154	-55.7	109,578	94.3	88	111
Ceuta	133	-44.8	119,400	-25.7	47	86
Melilla	127	-14.6	104,471	19.3	13	116

*Per hundred thousand inhabitants

**Rates calculated with regard to the final data for 2010

¹This data was calculated from the revision of the figures of the Municipal Register for the year 2010. Only the population aged 18 to 84 years old was considered.

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/hpro0411_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/en/prensa/prensa_en.htm

Press Office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 - gprensa@ine.es

Information Area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoine/?L=1

Mortgages Statistics (Closures)

April 2011. 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	50,089	5,681,336	2,412	351,482	47,677	5,329,854
Andalucía	10,749	992,039	674	89,499	10,075	902,540
Aragón	1,140	166,748	66	7,583	1,074	159,165
Asturias (Ppdo de)	997	101,128	80	11,525	917	89,603
Balears (Illes)	1,435	178,007	90	17,874	1,345	160,133
Canarias	2,281	231,695	78	7,027	2,203	224,668
Cantabria	606	62,156	26	2,219	580	59,937
Castilla y León	2,896	263,295	141	25,074	2,755	238,221
Castilla-La Mancha	1,685	197,771	124	30,936	1,561	166,835
Cataluña	7,687	971,674	142	31,163	7,545	940,511
Comunitat Valenciana	5,516	635,164	390	38,221	5,126	596,943
Extremadura	1,266	97,923	121	20,615	1,145	77,308
Galicia	2,839	308,617	183	15,354	2,656	293,263
Madrid (Comunidad de)	5,295	737,578	19	1,867	5,276	735,711
Murcia (Región de)	2,117	187,160	189	35,602	1,928	151,558
Navarra (Com. Foral de)	445	92,913	7	149	438	92,764
Pais Vasco	2,587	396,991	56	12,492	2,531	384,499
Rioja (La)	398	43,612	24	3,996	374	39,616
Ceuta	80	9,552	1	56	79	9,496
Melilla	70	7,313	1	233	69	7,080

April 2011. Provisional data

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	47,677	5,329,854	31,358	3,351,816	2,312	596,885	14,007	1,381,153
Andalucía	10,075	902,540	6,473	608,019	882	90,613	2,720	203,908
Aragón	1,074	159,165	734	68,196	74	14,556	266	76,413
Asturias (Ppdo de)	917	89,603	671	63,044	11	2,823	235	23,736
Balears (Illes)	1,345	160,133	912	106,494	28	7,404	405	46,235
Canarias	2,203	224,668	1,582	146,461	35	6,123	586	72,084
Cantabria	580	59,937	390	43,095	26	8,151	164	8,691
Castilla y León	2,755	238,221	1,632	162,405	250	23,570	873	52,246
Castilla-La Mancha	1,561	166,835	1,066	102,189	117	14,308	378	50,338
Cataluña	7,545	940,511	5,292	627,533	301	108,958	1,952	204,020
Comunitat Valenciana	5,126	596,943	3,229	282,367	157	64,018	1,740	250,558
Extremadura	1,145	77,308	647	52,468	87	6,292	411	18,548
Galicia	2,656	293,263	1,705	159,632	69	35,509	882	98,122
Madrid (Comunidad de)	5,276	735,711	3,566	517,053	72	55,001	1,638	163,657
Murcia (Región de)	1,928	151,558	1,050	79,029	125	36,537	753	35,992
Navarra (Com. Foral de)	438	92,764	308	37,198	33	38,599	97	16,967
Pais Vasco	2,531	384,499	1,773	257,463	32	74,975	726	52,061
Rioja (La)	374	39,616	220	25,249	13	9,444	141	4,923
Ceuta	79	9,496	60	8,415	0	0	19	1,081
Melilla	69	7,080	48	5,509	0	0	21	1,571

April 2011. Provisional data

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	2,412	351,482	912	125,109	856	122,369	644	104,004
Andalucía	674	89,499	266	34,803	247	27,995	161	26,701
Aragón	66	7,583	8	384	28	4,657	30	2,542
Asturias (Ppdo de)	80	11,525	27	4,018	18	5,249	35	2,258
Balears (Illes)	90	17,874	39	10,048	40	6,235	11	1,591
Canarias	78	7,027	32	2,433	36	3,654	10	940
Cantabria	26	2,219	11	1,315	8	680	7	224
Castilla y León	141	25,074	27	6,852	47	5,660	67	12,562
Castilla-La Mancha	124	30,936	50	2,585	34	11,643	40	16,708
Cataluña	142	31,163	49	7,368	45	14,235	48	9,560
Comunitat Valenciana	390	38,221	122	10,492	151	15,711	117	12,018
Extremadura	121	20,615	66	11,644	43	5,719	12	3,252
Galicia	183	15,354	114	8,410	51	5,199	18	1,745
Madrid (Comunidad de)	19	1,867	14	1,105	2	249	3	513
Murcia (Región de)	189	35,602	69	19,869	56	5,150	64	10,583
Navarra (Com. Foral de)	7	149	0	0	1	21	6	128
Pais Vasco	56	12,492	7	1,450	42	9,728	7	1,314
Rioja (La)	24	3,996	9	2,044	7	585	8	1,367
Ceuta	1	56	1	56	0	0	0	0
Melilla	1	233	1	233	0	0	0	0

April 2011. Provisional data

MS.4 Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	47,677	5,329,854	17,844	2,375,690	23,791	2,342,422	6,042	611,742
Andalucía	10,075	902,540	3,781	367,287	5,070	434,692	1,224	100,561
Aragón	1,074	159,165	254	89,997	635	53,193	185	15,975
Asturias (Ppdo de)	917	89,603	300	31,668	320	35,607	297	22,328
Balears (Illes)	1,345	160,133	509	69,027	729	81,462	107	9,644
Canarias	2,203	224,668	1,410	141,095	622	56,287	171	27,286
Cantabria	580	59,937	167	19,123	369	36,620	44	4,194
Castilla y León	2,755	238,221	929	86,933	1,252	105,838	574	45,450
Castilla-La Mancha	1,561	166,835	668	78,368	673	62,768	220	25,699
Cataluña	7,545	940,511	2,452	424,494	4,208	430,761	885	85,256
Comunitat Valenciana	5,126	596,943	1,585	311,475	2,809	224,272	732	61,196
Extremadura	1,145	77,308	648	38,674	469	35,447	28	3,187
Galicia	2,656	293,263	1,351	147,147	1,204	132,603	101	13,513
Madrid (Comunidad de)	5,276	735,711	2,148	329,173	2,540	328,940	588	77,598
Murcia (Región de)	1,928	151,558	600	42,583	1,007	71,078	321	37,897
Navarra (Com. Foral de)	438	92,764	77	15,462	234	53,172	127	24,130
Pais Vasco	2,531	384,499	694	157,493	1,444	175,529	393	51,477
Rioja (La)	374	39,616	194	17,400	145	16,947	35	5,269
Ceuta	79	9,496	28	2,902	47	6,064	4	530
Melilla	69	7,080	49	5,386	14	1,143	6	551

April 2011. Provisional data

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	40,048	1,384	27,577	1,116	9,971
Andalucía	7,454	339	5,060	361	1,694
Aragón	1,143	81	760	19	283
Asturias (Ppdo de)	806	28	501	30	247
Balears (Illes)	875	40	517	22	296
Canarias	1,840	42	1,262	35	501
Cantabria	469	12	321	13	123
Castilla y León	2,335	112	1,532	90	601
Castilla-La Mancha	1,807	61	1,210	112	424
Cataluña	5,817	72	4,141	126	1,478
Comunitat Valenciana	4,945	160	3,512	73	1,200
Extremadura	801	93	526	37	145
Galicia	1,948	137	1,145	14	652
Madrid (Comunidad de)	6,161	48	4,642	82	1,389
Murcia (Región de)	1,399	104	839	50	406
Navarra (Com. Foral de)	410	3	304	19	84
Pais Vasco	1,435	45	1,002	25	363
Rioja (La)	287	6	215	8	58
Ceuta	52	0	42	0	10
Melilla	64	1	46	0	17

April 2011. Provisional data

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

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
TOTAL	14,420	19,500	6,128	467	590	327	13,953	18,910	5,801
Andalucía	2,905	3,087	1,462	107	109	123	2,798	2,978	1,339
Aragón	333	545	265	27	27	27	306	518	238
Asturias (Ppdo de)	279	380	147	10	5	13	269	375	134
Balears Illes	354	441	80	9	24	7	345	417	73
Canarias	1,090	602	148	17	23	2	1,073	579	146
Cantabria	227	198	44	3	7	2	224	191	42
Castilla-León	747	1,241	347	58	31	23	689	1,210	324
Castilla-la-Mancha	502	1,102	203	15	34	12	487	1,068	191
Cataluña	1,867	3,490	460	37	25	10	1,830	3,465	450
Comunitat Valenciana	1,757	2,361	827	54	79	27	1,703	2,282	800
Extremadura	336	372	93	47	36	10	289	336	83
Galicia	815	994	139	32	101	4	783	893	135
Madrid (Comunidad de)	2,202	2,954	1,005	20	26	2	2,182	2,928	1,003
Murcia (Región de)	453	658	288	21	35	48	432	623	240
Navarra (Com. Foral de)	95	182	133	1	1	1	94	181	132
Pais Vasco	346	724	365	8	24	13	338	700	352
Rioja (La)	54	119	114	0	3	3	54	116	111
Ceuta	21	30	1	0	0	0	21	30	1
Melilla	37	20	7	1	0	0	36	20	7

April 2011. Provisional data

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

	Total	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
TOTAL	22,827	18,887	1,150	2,790	719	22,108	13,050
Andalucía	3,315	2,690	171	454	154	3,161	1,991
Aragón	721	648	43	30	30	691	386
Asturias (Ppdo de)	558	534	3	21	26	532	299
Balears Illes	271	257	1	13	22	249	180
Canarias	750	345	20	385	43	707	533
Cantabria	71	65	2	4	3	68	46
Castilla-León	985	762	96	127	36	949	587
Castilla-la-Mancha	2,261	1,869	13	379	58	2,203	814
Cataluña	2,336	1,905	99	332	46	2,290	1,498
Comunitat Valenciana	4,843	3,794	345	704	132	4,711	3,014
Extremadura	634	604	15	15	12	622	358
Galicia	946	822	94	30	48	898	587
Madrid (Comunidad de)	3,088	2,716	165	207	19	3,069	1,708
Murcia (Región de)	1,420	1,341	21	58	34	1,386	733
Navarra (Com. Foral de)	92	88	3	1	10	82	48
Pais Vasco	273	201	55	17	11	262	133
Rioja (La)	228	218	2	8	35	193	108
Ceuta	28	28	0	0	0	28	20
Melilla	7	0	2	5	0	7	7