

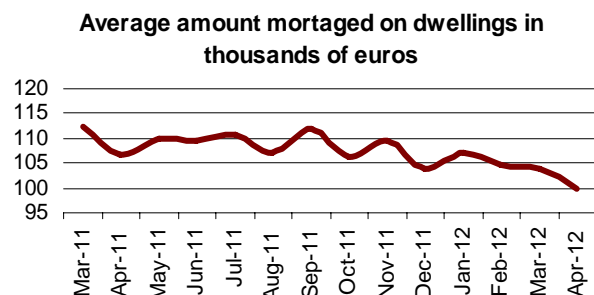
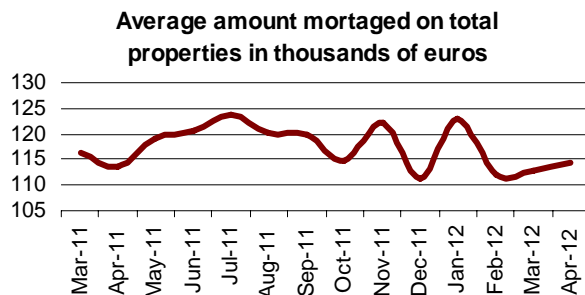
Mortgage Statistics
April 2012. *Provisional data*

The average value of the mortgages constituted in April increases 0.7% in the interannual rate and stands at 114,340 euros

The number of mortgages that change conditions increases 16.4%, while registered mortgage cancellations decrease 15.1%

During the month of April, the average amount of **mortgage constitutions recorded in the land registries** stood at 114,340 euros, a figure 0.7% higher than the same month the previous year and 1.5% higher than that recorded in March 2012.

In the **case of mortgages constituted for dwellings**, the average amount was **99,662 euros**, 7.1% less than in April 2011, and 4.0% less than that registered in March 2012.



The value of the mortgages constituted on urban properties was 3,760 million euros in April, indicating an interannual decrease of 28.8%. In dwellings, the capital loaned exceeded 2,142 million euros, 36.1% less.

Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	36,266	-13.9	-26.9	-37.2
Capital loaned (thousands of euros)	4,146,651	-12.6	-26.4	-39.3
Average amount (euros)	114,340	1.5	0.7	-3.3
Rustic properties				
Number of mortgaged properties	2,013	-18.4	-15.5	-17.4
Capital loaned (thousands of euros)	386,516	-1.5	10.6	-21.0
Average amount (euros)	192,010	20.7	30.8	-4.4
Urban properties				
Number of mortgaged properties	34,253	-13.6	-27.5	-38.1
Capital loaned (thousands of euros)	3,760,135	-13.6	-28.8	-40.5
Average amount (euros)	109,775	0.0	-1.9	-3.8
Dwellings				
Number of mortgaged properties	21,498	-13.7	-31.3	-41.3
Capital loaned (thousands of euros)	2,142,539	-17.1	-36.1	-47.4
Average amount (euros)	99,662	-4.0	-7.1	-10.4

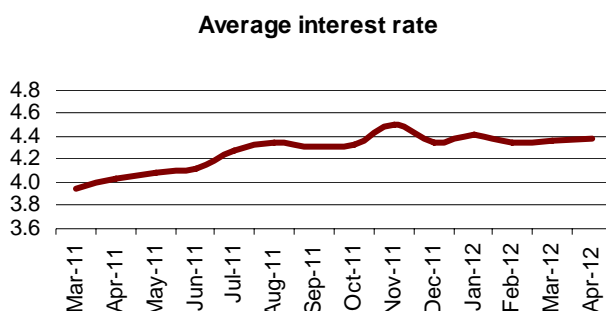
Mortgages by institution

Banks were the institutions that granted the largest number of mortgage loans in April (71.6% of the total), followed by Savings Banks (11.6%) and Other financial institutions (16.8%).

Regarding the capital loaned, Banks granted 72.6% of the total, Savings Banks 11.8%, and Other financial institutions 15.6%.

Mortgage interest rates

The average interest rate in April 2012 was 4.38%, indicating a 8.4% increase in the interannual rate, and 0.2% as compared with March 2012.

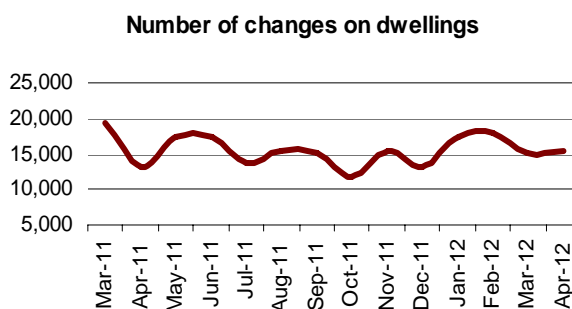
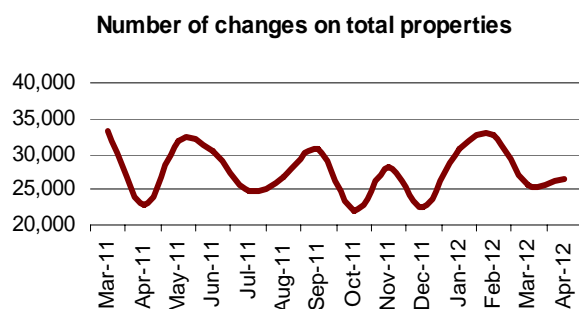


By institution, the average interest rate of Savings Bank mortgage loans was 4.53%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 4.54%, and the average term was 23 years.

92.8% of the mortgages constituted in April used a variable interest rate, as opposed to the 7.2% that used a fixed rate. Within the variables, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 84.6% 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 26,494, with an interannual increase of 16.4%. For housing, the number of mortgages with modified conditions increased 17.0%.



Considering the type of modification of the conditions, in April 21,417 novations (or modifications produced within the same financial institution) were produced, for an interannual increase of 14.0%. The number of transactions that changed institutions (subrogations creditor) was 3,387, that is 22.8% more. In turn, 1,690 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied an increase of 39.6%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	26,494	2.9	16.4	-3.8
Novations	21,417	-1.2	14.0	-3.2
Subrogations Debtor	1,690	51.7	39.6	-0.5
Subrogations Creditor	3,387	14.6	22.8	-8.5

Number of mortgages with changes in interest rate conditions

Of the 26,494 mortgages with changes in their conditions recorded in the land registries in April, 36.4% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 4.6% to 3.2% 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 and after the change was that corresponding to Active Reference Rate of Savings Banks.

After the modification of conditions, the average interest of the loans increased 0.91 points in fixed interest rate mortgages, and decreased 0.26 points in variable interest rate mortgages.

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
Fixed	442	4.6	4.47	310	3.2	5.38
Variable	8,950	92.8	4.58	9,179	95.2	4.32
-MRTI* Banks	84	0.9	5.26	55	0.6	4.64
-MRTI* Savings banks	223	2.3	4.27	100	1.0	4.52
-MRTI* All institutions	344	3.6	5.26	289	3.0	5.72
-Type Act. Ref. Saving Banks	44	0.5	4.09	17	0.2	3.63
-Euribor	8,039	83.4	4.55	8,586	89.0	4.26
-Other interest rates	216	2.2	4.51	132	1.4	5.09
Without interest	252	2.6	-	155	1.6	-
Total interest rate changes	9,644	100.0	-	9,644	100.0	-

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In April, 33,883 mortgage cancellations were registered, 15.1% less than in the same month of 2011. Mortgages cancelled on rustic properties decreased 10.5%, whilst those cancelled on urban properties decreased 15.3%. Cancellations of mortgages on dwellings decreased 20.2% in the interannual rate.

Registered mortgage cancellations

	Total	Tasa de variación		
		Intermensual	Interanual	Interanual acumulada
Total	33,883	-23.7	-15.1	-14.2
Rustic buildings	1,230	-25.4	-10.5	3.0
Urban buildings	32,653	-23.6	-15.3	-14.8
-Dwellings	21,911	-24.0	-20.2	-18.2

Geographical distribution

The highest numbers of mortgaged properties per 100,000 inhabitants¹ was in La Rioja (207). This community presented the highest positive variation rates (33.9%). Whilst the greatest negative variation rates was registered in Region de Murcia (-45.0%).

Comunidad de Madrid registered the highest average mortgaged amount (169,173 euros), and Leon presented the highest positive variation rates (31.4%).

The Communities showing the highest number of properties with modified conditions in April per 100,000 inhabitants¹ were Comunitat Valenciana (145) and Castilla-La Mancha (119). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were Comunitat Valenciana (122), and Cantabria (117).

Mortgages by 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	96	-26.9	114,340	0.7	70	90
Andalucía	104	-35.4	94,179	3.0	84	95
Aragón	89	-14.1	89,964	-38.8	87	73
Asturias, Principado de	63	-42.5	102,827	1.2	74	62
Baleares, Illes	141	-12.3	130,025	4.8	40	103
Canarias	84	-33.0	102,600	0.8	50	92
Cantabria	138	9.9	52,408	-48.9	16	117
Castilla y León	120	-13.7	119,336	31.4	50	116
Castilla-La Mancha	74	-27.5	111,732	-4.6	119	116
Cataluña	91	-28.9	138,649	10.1	69	65
Comunitat Valenciana	108	-19.4	81,528	-28.9	145	122
Extremadura	92	-34.3	79,486	2.0	38	69
Galicia	68	-44.5	79,056	-29.6	39	67
Madrid, Comunidad de	85	-16.7	169,173	19.7	46	88
Murcia, Región de	100	-45.0	97,083	9.9	70	97
Navarra, Comunidad Foral de	94	7.0	154,513	-26.0	15	63
País Vasco	102	-27.5	142,302	-6.7	15	82
Rioja, La	207	33.9	77,216	-29.5	46	96
Ceuta	42	-67.5	154,692	29.6	88	41
Melilla	191	55.7	319,009	205.4	5	44

*Per hundred thousand inhabitants

¹This data was calculated from the revision of the figures of the Municipal Register for the year 2011. 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/hpro0412_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

April 2012. Provisional data

M.1 Total mortgaged rustic and urban buildings

Capital in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Capital	Number	Capital	Number	Capital
TOTAL	36,266	4,146,651	2,013	386,516	34,253	3,760,135
Andalucía	6,902	650,022	480	102,296	6,422	547,726
Aragón	963	86,635	159	11,694	804	74,941
Asturias, Principado de	572	58,817	55	7,648	517	51,169
Balears, Illes	1,259	163,701	99	26,918	1,160	136,783
Canarias	1,447	148,462	63	6,855	1,384	141,607
Cantabria	666	34,904	10	1,854	656	33,050
Castilla y León	2,503	298,699	216	60,063	2,287	238,636
Castilla - La Mancha	1,226	136,983	122	40,035	1,104	96,948
Cataluña	5,438	753,974	102	22,439	5,336	731,535
Comunitat Valenciana	4,421	360,435	226	34,936	4,195	325,499
Extremadura	813	64,622	83	10,988	730	53,634
Galicia	1,562	123,486	117	11,409	1,445	112,077
Madrid, Comunidad de	4,388	742,329	61	17,127	4,327	725,202
Murcia, Región de	1,137	110,383	101	13,510	1,036	96,873
Navarra, Comunidad Foral de	476	73,548	26	1,792	450	71,756
País Vasco	1,825	259,701	46	14,527	1,779	245,174
Rioja, La	533	41,156	45	1,567	488	39,589
Ceuta	26	4,022	2	858	24	3,164
Melilla	109	34,772	0	0	109	34,772

April 2012. 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	34,253	3,760,135	21,498	2,142,539	1,594	453,578	11,161	1,164,018
Andalucía	6,422	547,726	4,016	351,202	358	48,688	2,048	147,836
Aragón	804	74,941	567	51,335	32	9,431	205	14,175
Asturias, Principado de	517	51,169	342	34,922	21	3,037	154	13,210
Balears, Illes	1,160	136,783	791	79,535	129	10,294	240	46,954
Canarias	1,384	141,607	877	65,665	25	15,769	482	60,173
Cantabria	656	33,050	381	25,358	16	2,818	259	4,874
Castilla y León	2,287	238,636	1,249	107,452	369	69,457	669	61,727
Castilla - La Mancha	1,104	96,948	786	60,749	55	17,705	263	18,494
Cataluña	5,336	731,535	3,352	354,471	188	76,596	1,796	300,468
Comunitat Valenciana	4,195	325,499	2,149	174,105	112	31,011	1,934	120,383
Extremadura	730	53,634	446	34,988	29	2,716	255	15,930
Galicia	1,445	112,077	867	73,178	28	3,028	550	35,871
Madrid, Comunidad de	4,327	725,202	3,179	438,142	64	82,441	1,084	204,619
Murcia, Región de	1,036	96,873	678	49,354	88	27,565	270	19,954
Navarra, Comunidad Foral de	450	71,756	294	31,850	43	27,888	113	12,018
País Vasco	1,779	245,174	1,213	150,037	30	24,037	536	71,100
Rioja, La	488	39,589	191	23,815	6	695	291	15,079
Ceuta	24	3,164	17	2,020	1	402	6	742
Melilla	109	34,772	103	34,361	0	0	6	411

April 2012. 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	2,013	386,516	1,092	218,653	169	48,141	752	119,722
Andalucía	480	102,296	246	54,574	51	30,437	183	17,285
Aragón	159	11,694	50	4,145	5	574	104	6,975
Asturias, Principado de	55	7,648	22	4,782	2	373	31	2,493
Balears, Illes	99	26,918	78	23,386	7	589	14	2,943
Canarias	63	6,855	46	5,331	9	591	8	933
Cantabria	10	1,854	5	1,607	1	171	4	76
Castilla y León	216	60,063	76	10,671	14	630	126	48,762
Castilla - La Mancha	122	40,035	73	34,634	9	769	40	4,632
Cataluña	102	22,439	59	17,089	10	806	33	4,544
Comunitat Valenciana	226	34,936	141	22,329	19	1,037	66	11,570
Extremadura	83	10,988	59	8,503	12	1,561	12	924
Galicia	117	11,409	77	8,385	4	1,339	36	1,685
Madrid, Comunidad de	61	17,127	37	7,266	1	701	23	9,160
Murcia, Región de	101	13,510	55	5,296	13	2,396	33	5,818
Navarra, Comunidad Foral de	26	1,792	23	1,464	1	8	2	320
País Vasco	46	14,527	9	7,202	10	5,875	27	1,450
Rioja, La	45	1,567	34	1,131	1	284	10	152
Ceuta	2	858	2	858	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

April 2012. 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	34,253	3,760,135	24,893	2,793,207	4,033	442,942	5,327	523,986
Andalucía	6,422	547,726	4,902	402,981	629	47,389	891	97,356
Aragón	804	74,941	420	39,664	121	13,309	263	21,968
Asturias, Principado de	517	51,169	344	38,102	19	2,217	154	10,850
Balears, Illes	1,160	136,783	1,019	121,701	49	4,663	92	10,419
Canarias	1,384	141,607	1,085	116,837	159	12,740	140	12,030
Cantabria	656	33,050	460	23,901	155	6,927	41	2,222
Castilla y León	2,287	238,636	1,574	144,809	164	57,679	549	36,148
Castilla - La Mancha	1,104	96,948	759	67,439	137	10,628	208	18,881
Cataluña	5,336	731,535	4,007	564,173	706	90,598	623	76,764
Comunitat Valenciana	4,195	325,499	3,094	233,196	356	35,069	745	57,234
Extremadura	730	53,634	622	46,201	51	3,640	57	3,793
Galicia	1,445	112,077	1,171	91,757	141	9,356	133	10,964
Madrid, Comunidad de	4,327	725,202	3,739	630,312	155	30,406	433	64,484
Murcia, Región de	1,036	96,873	574	68,383	166	11,984	296	16,506
Navarra, Comunidad Foral de	450	71,756	203	38,681	88	15,658	159	17,417
País Vasco	1,779	245,174	704	117,595	585	66,389	490	61,190
Rioja, La	488	39,589	97	10,987	347	23,849	44	4,753
Ceuta	24	3,164	18	2,540	2	226	4	398
Melilla	109	34,772	101	33,948	3	215	5	609

April 2012. Provisional data

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	33,883	1,230	21,911	1,167	9,575
Andalucía	6,321	299	4,211	241	1,570
Aragón	796	44	527	11	214
Asturias, Principado de	558	23	366	11	158
Balears, Illes	920	35	493	20	372
Canarias	1,585	40	990	32	523
Cantabria	567	7	281	16	263
Castilla y León	2,418	145	1,424	69	780
Castilla - La Mancha	1,928	117	1,080	337	394
Cataluña	3,904	51	2,709	110	1,034
Comunitat Valenciana	4,992	174	3,234	89	1,495
Extremadura	606	44	416	56	90
Galicia	1,555	72	1,005	39	439
Madrid, Comunidad de	4,558	27	3,274	59	1,198
Murcia, Región de	1,103	74	746	29	254
Navarra, Comunidad Foral de	319	11	209	17	82
País Vasco	1,455	63	742	25	625
Rioja, La	248	3	167	5	73
Ceuta	25	1	17	0	7
Melilla	25	0	20	1	4

April 2012. Provisional data

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

	Total			Rustic buildings			Urban buildings		
	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks
TOTAL	14,416	14,751	4,716	479	442	309	13,937	14,309	4,407
Andalucía	2,811	2,558	952	104	100	95	2,707	2,458	857
Aragón	328	380	88	20	15	9	308	365	79
Asturias, Principado de	271	164	123	12	4	7	259	160	116
Baleares, Illes	527	283	110	20	7	8	507	276	102
Canarias	868	539	178	17	17	6	851	522	172
Cantabria	196	331	40	4	3	0	192	328	40
Castilla y León	892	1,115	411	41	32	72	851	1,083	339
Castilla - La Mancha	475	1,276	177	61	34	22	414	1,242	155
Cataluña	1,951	1,602	351	29	12	10	1,922	1,590	341
Comunitat Valenciana	1,957	2,372	663	58	85	31	1,899	2,287	632
Extremadura	273	280	53	16	24	4	257	256	49
Galicia	633	720	202	46	17	9	587	703	193
Madrid, Comunidad de	1,974	1,818	766	14	3	10	1,960	1,815	756
Murcia, Región de	400	517	186	18	36	20	382	481	166
Navarra, Comunidad Foral de	130	92	97	7	1	3	123	91	94
País Vasco	631	606	218	9	52	2	622	554	216
Rioja, La	69	82	97	2	0	1	67	82	96
Ceuta	16	6	3	1	0	0	15	6	3
Melilla	14	10	1	0	0	0	14	10	1

April 2012. Provisional data

M.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	26,494	21,417	1,690	3,387	1,512	24,982	15,366
Andalucía	5,603	4,513	255	835	248	5,355	3,587
Aragón	940	905	17	18	33	907	427
Asturias, Principado de	671	650	1	20	76	595	381
Balears, Illes	353	346	7	0	14	339	236
Canarias	859	592	26	241	24	835	585
Cantabria	75	72	3	0	3	72	52
Castilla y León	1,040	889	55	96	86	954	549
Castilla - La Mancha	1,984	1,494	39	451	68	1,916	1,273
Cataluña	4,124	3,620	127	377	38	4,086	1,963
Comunitat Valenciana	5,931	3,970	1,021	940	680	5,251	3,422
Extremadura	333	318	3	12	29	304	218
Galicia	893	859	15	19	37	856	454
Madrid, Comunidad de	2,376	2,050	54	272	116	2,260	1,476
Murcia, Región de	798	722	14	62	48	750	443
Navarra, Comunidad Foral de	74	69	5	0	0	74	51
País Vasco	264	179	46	39	8	256	173
Rioja, La	119	116	1	2	1	118	58
Ceuta	54	53	1	0	3	51	15
Melilla	3	0	0	3	0	3	3