

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

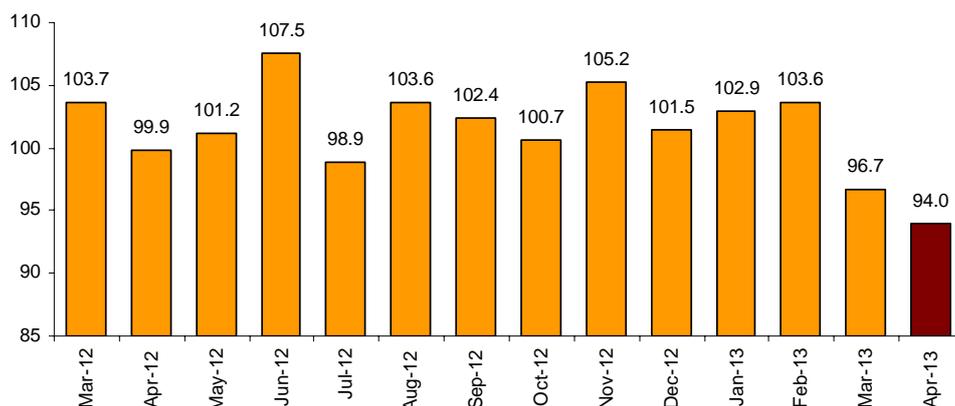
The average value of the mortgages constituted increases 5.0% in annual rate, standing at 108,304 euros

The number of mortgages constituted on dwellings stands at 17,508, 18.1% below that registered in April 2012

During the month of April, the average amount of mortgage constitutions recorded in the land registries (from previous public deeds) stood at 108,304 euros, 5.0% below that registered the same month of the previous year and 3.6% lower than that registered in March 2013.

In the case of mortgages constituted on dwellings, the average amount was 94,023 euros, 5.8% less than in April 2012 and 2.7% lower than registered in March 2013.

Average amount mortgaged on dwellings in thousands of euros



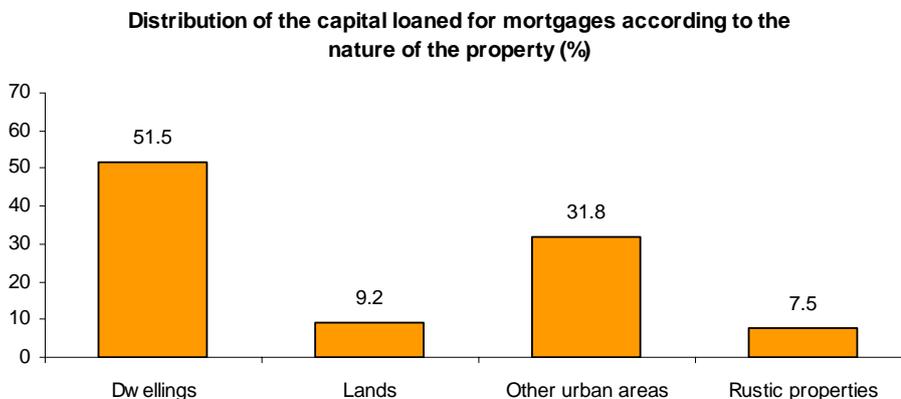
The value of the mortgages constituted on urban properties was over 2,955 million euros indicating an annual decrease of 20.1%, as compared with April 2012. On dwellings, the capital loaned almost reached 1,646 million euros, 22.8% less.

Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	29,510	7.2	-17.5	-19.3
Capital loaned (thousands of euros)	3,196,059	3.3	-21.6	-22.3
Average amount (euros)	108,304	-3.6	-5.0	-3.7
Rustic properties				
Number of mortgaged properties	1,762	7.6	-12.2	-29.1
Capital loaned (thousands of euros)	240,693	6.2	-36.3	-41.0
Average amount (euros)	136,602	-1.4	-27.5	-16.8
Urban properties				
Number of mortgaged properties	27,748	7.2	-17.8	-18.7
Capital loaned (thousands of euros)	2,955,366	3.1	-20.1	-20.6
Average amount (euros)	106,507	-3.8	-2.8	-2.4
Dwellings				
Number of mortgaged properties	17,508	7.6	-18.1	-17.6
Capital loaned (thousands of euros)	1,646,155	4.7	-22.8	-21.0
Average amount (euros)	94,023	-2.7	-5.8	-4.2

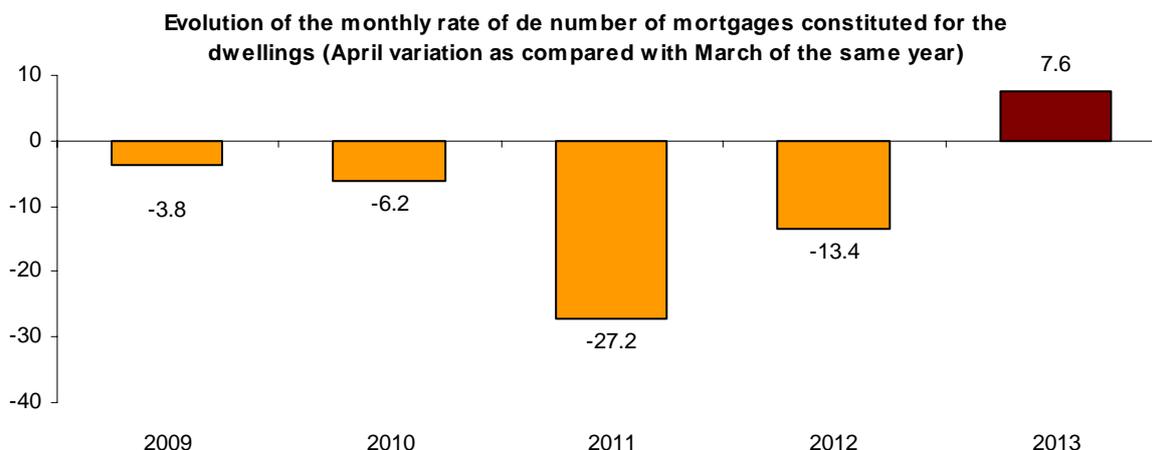
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 51.5% of the total capital loaned in April.

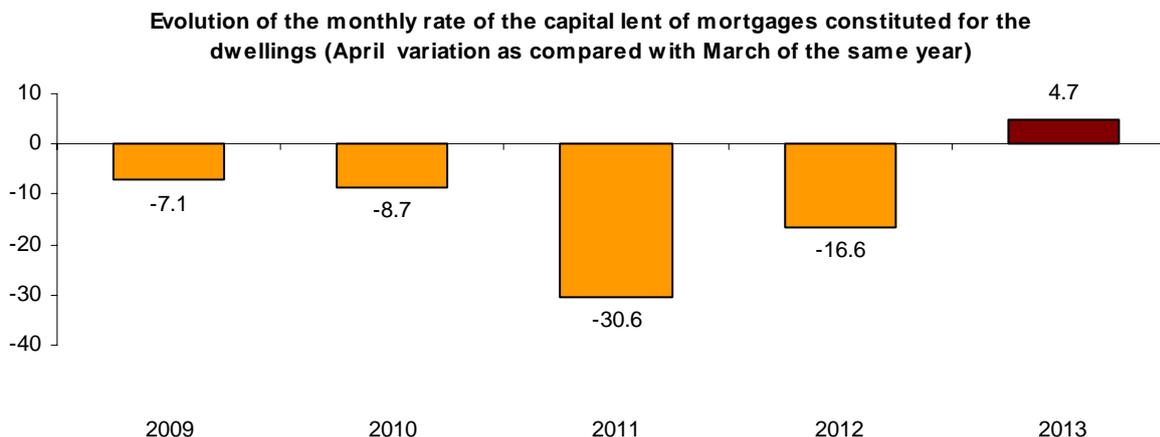


Monthly performance of the mortgages constituted on dwellings

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 April and March for the last five years. In 2013, the monthly rate experienced the greatest drop during this period, 7.6%.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 (4.7%) was also the only positive rate registered during this period.



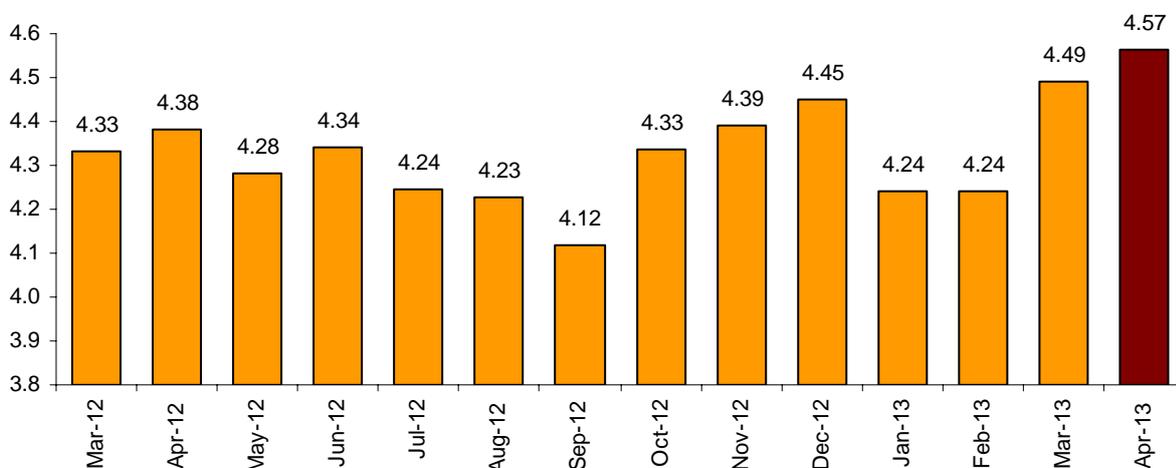
Mortgage interest rates

By institution, the average interest rate of Saving Banks mortgage loans was 4.94%, and the average term was 19 years. Regarding Banks, the average interest rate for mortgage loans was 4.69%, and the average term was 20 years.

91.4% of the mortgages constituted in April used a variable interest rate, as opposed to the 8.6% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 81.0% of new contracts.

The average interest rate for mortgages constituted on dwellings was 4.57%, 4.2% above that registered in April 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 24,158, indicating an annual decrease of 7.5%. On dwellings, the number of mortgages with modified conditions decreased by 6.0%.

Considering the type of modification of conditions, in April it was produced 20,519 novations (or modifications produced within the same financial institution), with a decrease of 3.1% as compared with April 2012. The number of transactions that changed institutions (subrogations creditor) decreased 18.3% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 42.8%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	24,158	6.8	-7.5	-12.1
Novations	20,519	11.4	-3.1	-12.0
Subrogations Debtor	945	26.2	-42.8	-24.5
Subrogations Creditor	2,694	-22.2	-18.3	-7.5

Number of mortgages with changes in interest rate conditions

Out of the 24,158 mortgages with changes in their conditions, 40.1% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 7.4% to 4.1%, and mortgages at a variable interest increased from 91.9% to 95.4%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (81.6%) and after the change (87.5%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.26 points, and that of the mortgages at a variable rate decreased 0.86 points.

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	9,687	100.0		9,687	100.0	
Fixed	719	7.4	5.02	397	4.1	4.76
Variable	8,901	91.9	4.45	9,239	95.4	3.59
-Euribor	7,905	81.6	4.39	8,480	87.5	3.51
Without interest	67	0.7	-	51	0.5	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (3,505), Cataluña (2,843) and Comunidad de Madrid (2,758). The only Autonomous Communities showing a positive annual variation rate was Principado de Asturias (1.5%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (354.0 million euros), Cataluña (300.3 million euros) and Andalucía (279.7 million euros).

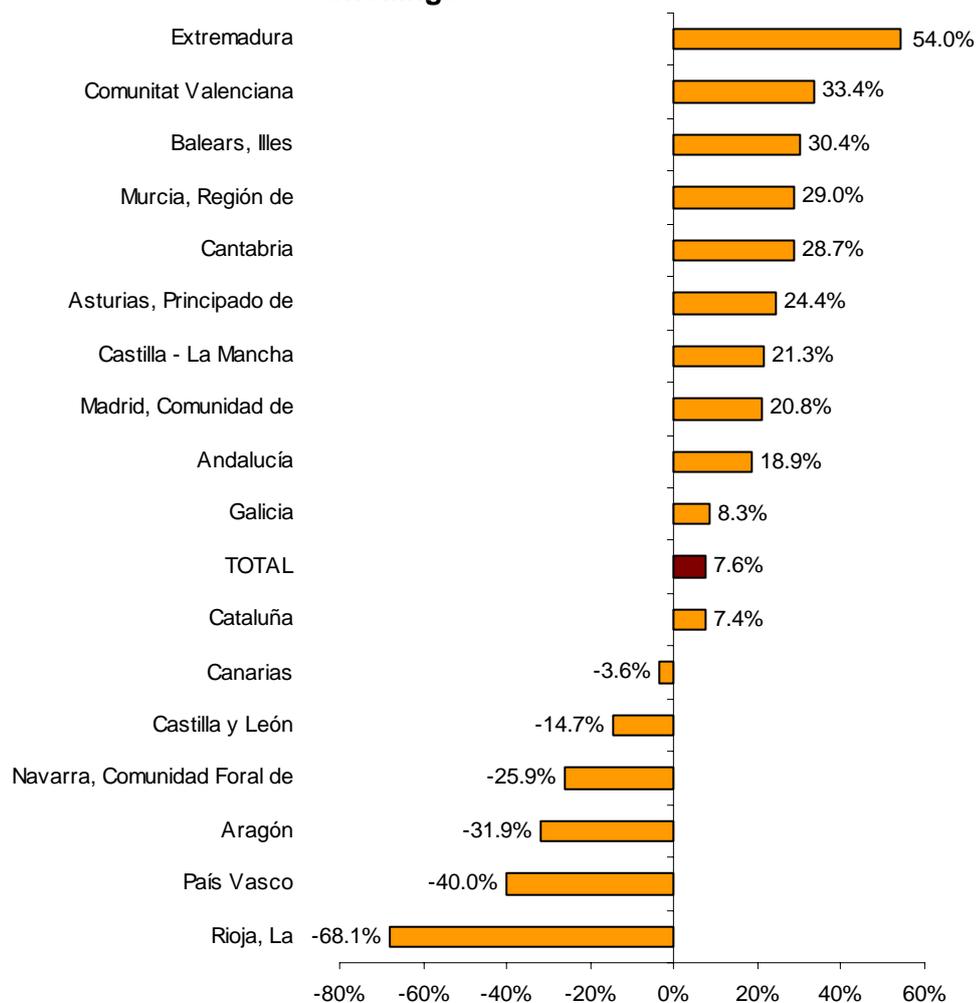
Mortgages constituted on dwellings by Autonomous Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	17,508	7.6	-18.1	1,646,155	4.7	-22.8
Andalucía	3,505	18.9	-11.9	279,744	13.8	-19.7
Aragón	535	-31.9	-4.5	44,450	-45.2	-11.9
Asturias, Principado de	347	24.4	1.5	36,322	44.7	3.8
Balears, Illes	592	30.4	-29.1	57,385	27.5	-31.7
Canarias	744	-3.6	-13.4	58,355	0.1	-12.5
Cantabria	211	28.7	-39.0	18,911	20.6	-24.1
Castilla - La Mancha	679	-14.7	-41.4	53,255	-23.2	-47.1
Castilla y León	666	21.3	-16.9	47,515	-1.2	-22.5
Cataluña	2,843	7.4	-17.4	300,253	9.7	-16.5
Comunitat Valenciana	1,892	33.4	-12.6	138,511	29.2	-21.6
Extremadura	362	54.0	-10.4	25,669	79.2	-18.6
Galicia	716	8.3	-12.0	63,941	24.1	-6.9
Madrid, Comunidad de	2,758	20.8	-12.0	353,974	18.7	-17.2
Murcia, Región de	561	29.0	-17.4	38,301	16.5	-21.4
Navarra, Comunidad Foral de	226	-25.9	-23.1	21,035	-33.0	-34.0
País Vasco	757	-40.0	-39.5	100,101	-31.2	-36.7
Rioja, La	81	-68.1	-56.2	5,019	-82.0	-78.3
Ceuta	13	8.3	-27.8	1,445	44.8	-20.8
Melilla	20	100.0	-80.6	1,969	135.8	-94.3

The Autonomous Communities registering the greatest positive monthly rate in the number of mortgages constituted were Extremadura (54.0%), Comunitat Valenciana (33.4%) and Illes Balears (30.4%).

In turn, the Autonomous Communities registering the greatest drops were La Rioja (-68.1%), País Vasco (-40.0%) and Aragón (-31.9%).

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/hpro0413_en.pdf

Mortgages Statistics

April 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	29,510	3,196,059	1,762	240,693	27,748	2,955,366
Andalucía	5,898	477,232	389	37,740	5,509	439,492
Aragón	996	115,757	62	9,858	934	105,899
Asturias, Principado de	734	61,391	68	7,994	666	53,397
Balears, Illes	964	107,174	66	12,029	898	95,145
Canarias	1,387	147,782	61	6,627	1,326	141,155
Cantabria	348	38,167	18	3,837	330	34,330
Castilla y León	1,326	173,544	240	33,305	1,086	140,239
Castilla - La Mancha	1,171	112,049	119	20,352	1,052	91,697
Cataluña	4,404	579,540	157	31,178	4,247	548,362
Comunitat Valenciana	2,961	272,550	140	30,672	2,821	241,878
Extremadura	634	49,658	93	7,702	541	41,956
Galicia	1,268	112,172	92	5,677	1,176	106,495
Madrid, Comunidad de	4,058	592,544	18	4,180	4,040	588,364
Murcia, Región de	1,093	80,042	170	16,731	923	63,311
Navarra, Comunidad Foral de	348	42,934	13	506	335	42,428
País Vasco	1,683	210,203	35	5,298	1,648	204,905
Rioja, La	190	18,769	19	6,776	171	11,993
Ceuta	17	1,830	0	0	17	1,830
Melilla	30	2,721	2	231	28	2,490

April 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	27,748	2,955,366	17,508	1,646,155	1,191	294,518	9,049	1,014,693
Andalucía	5,509	439,492	3,505	279,744	312	45,516	1,692	114,232
Aragón	934	105,899	535	44,450	23	17,660	376	43,789
Asturias, Principado de	666	53,397	347	36,322	10	2,052	309	15,023
Balears, Illes	898	95,145	592	57,385	48	5,514	258	32,246
Canarias	1,326	141,155	744	58,355	149	10,485	433	72,315
Cantabria	330	34,330	211	18,911	8	1,086	111	14,333
Castilla y León	1,086	140,239	679	53,255	67	53,522	340	33,462
Castilla - La Mancha	1,052	91,697	666	47,515	83	6,993	303	37,189
Cataluña	4,247	548,362	2,843	300,253	135	65,947	1,269	182,162
Comunitat Valenciana	2,821	241,878	1,892	138,511	118	27,624	811	75,743
Extremadura	541	41,956	362	25,669	20	1,680	159	14,607
Galicia	1,176	106,495	716	63,941	27	4,680	433	37,874
Madrid, Comunidad de	4,040	588,364	2,758	353,974	105	22,456	1,177	211,934
Murcia, Región de	923	63,311	561	38,301	60	6,248	302	18,762
Navarra, Comunidad Foral de	335	42,428	226	21,035	6	5,646	103	15,747
País Vasco	1,648	204,905	757	100,101	16	15,874	875	88,930
Rioja, La	171	11,993	81	5,019	3	1,422	87	5,552
Ceuta	17	1,830	13	1,445	0	0	4	385
Melilla	28	2,490	20	1,969	1	113	7	408

April 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	1,762	240,693	930	125,102	146	22,513	686	93,078
Andalucía	389	37,740	197	17,917	41	3,697	151	16,126
Aragón	62	9,858	30	4,789	6	2,092	26	2,977
Asturias, Principado de	68	7,994	34	3,013	5	618	29	4,363
Balears, Illes	66	12,029	42	7,831	5	372	19	3,826
Canarias	61	6,627	33	2,730	7	1,292	21	2,605
Cantabria	18	3,837	16	3,709	2	128	0	0
Castilla y León	240	33,305	133	16,738	8	736	99	15,831
Castilla - La Mancha	119	20,352	51	15,537	9	2,827	59	1,988
Cataluña	157	31,178	85	23,303	5	914	67	6,961
Comunitat Valenciana	140	30,672	80	8,398	13	3,039	47	19,235
Extremadura	93	7,702	57	4,621	11	1,422	25	1,659
Galicia	92	5,677	69	4,758	0	0	23	919
Madrid, Comunidad de	18	4,180	4	235	0	0	14	3,945
Murcia, Región de	170	16,731	76	7,904	23	3,320	71	5,507
Navarra, Comunidad Foral de	13	506	0	0	0	0	13	506
País Vasco	35	5,298	14	1,888	10	2,028	11	1,382
Rioja, La	19	6,776	8	1,552	1	28	10	5,196
Ceuta	0	0	0	0	0	0	0	0
Melilla	2	231	1	179	0	0	1	52

April 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	27,748	2,955,366	19,650	2,188,204	2,399	208,954	5,699	558,208
Andalucía	5,509	439,492	3,576	327,004	573	30,428	1,360	82,060
Aragón	934	105,899	617	74,238	98	6,185	219	25,476
Asturias, Principado de	666	53,397	517	41,892	15	1,119	134	10,386
Balears, Illes	898	95,145	699	73,636	37	3,792	162	17,717
Canarias	1,326	141,155	1,063	112,100	95	5,232	168	23,823
Cantabria	330	34,330	250	26,547	36	4,035	44	3,748
Castilla y León	1,086	140,239	790	93,567	69	4,915	227	41,757
Castilla - La Mancha	1,052	91,697	708	65,315	148	11,051	196	15,331
Cataluña	4,247	548,362	3,391	414,176	316	33,922	540	100,264
Comunitat Valenciana	2,821	241,878	2,047	166,986	227	26,490	547	48,402
Extremadura	541	41,956	433	31,733	48	6,852	60	3,371
Galicia	1,176	106,495	1,016	91,230	43	4,071	117	11,194
Madrid, Comunidad de	4,040	588,364	3,096	488,296	140	21,266	804	78,802
Murcia, Región de	923	63,311	581	42,779	54	3,685	288	16,847
Navarra, Comunidad Foral de	335	42,428	107	16,142	74	6,008	154	20,278
País Vasco	1,648	204,905	594	110,541	414	39,294	640	55,070
Rioja, La	171	11,993	131	8,235	6	268	34	3,490
Ceuta	17	1,830	15	1,806	0	0	2	24
Melilla	28	2,490	19	1,981	6	341	3	168

April 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	40,583	1,544	26,739	1,233	11,067
Andalucía	9,019	450	5,648	338	2,583
Aragón	1,255	48	696	23	488
Asturias, Principado de	628	40	403	23	162
Balears, Illes	1,030	53	660	31	286
Canarias	1,800	24	1,166	73	537
Cantabria	449	9	300	8	132
Castilla y León	2,136	111	1,378	81	566
Castilla - La Mancha	2,356	144	1,652	65	495
Cataluña	5,319	91	3,462	94	1,672
Comunitat Valenciana	5,188	252	3,448	87	1,401
Extremadura	785	71	549	17	148
Galicia	1,864	97	1,173	82	512
Madrid, Comunidad de	4,836	25	3,729	215	867
Murcia, Región de	1,459	102	957	70	330
Navarra, Comunidad Foral de	458	2	296	9	151
País Vasco	1,540	13	956	5	566
Rioja, La	383	5	212	11	155
Ceuta	14	2	9	0	3
Melilla	64	5	45	1	13

April 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	17,172	18,103	5,308	582	650	312	16,590	17,453	4,996
Andalucía	4,072	3,859	1,088	176	153	121	3,896	3,706	967
Aragón	415	601	239	10	25	13	405	576	226
Asturias, Principado de	316	181	131	14	5	21	302	176	110
Baleares, Illes	503	418	109	37	14	2	466	404	107
Canarias	1,019	579	202	12	8	4	1,007	571	198
Cantabria	211	197	41	8	1	0	203	196	41
Castilla y León	732	1,062	342	36	40	35	696	1,022	307
Castilla - La Mancha	649	1,529	178	19	112	13	630	1,417	165
Cataluña	2,458	2,264	597	43	17	31	2,415	2,247	566
Comunitat Valenciana	1,861	2,699	628	59	162	31	1,802	2,537	597
Extremadura	384	346	55	35	28	8	349	318	47
Galicia	912	797	155	67	21	9	845	776	146
Madrid, Comunidad de	2,212	1,924	700	16	7	2	2,196	1,917	698
Murcia, Región de	486	706	267	40	45	17	446	661	250
Navarra, Comunidad Foral de	161	171	126	1	0	1	160	171	125
País Vasco	630	580	330	4	6	3	626	574	327
Rioja, La	123	152	108	3	1	1	120	151	107
Ceuta	2	12	0	0	2	0	2	10	0
Melilla	26	26	12	2	3	0	24	23	12

April 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	24,158	20,519	945	2,694	1,615	22,543	14,300
Andalucía	5,151	4,389	153	609	329	4,822	3,282
Aragón	800	751	11	38	65	735	441
Asturias, Principado de	553	544	4	5	53	500	284
Balears, Illes	421	406	2	13	29	392	206
Canarias	954	619	29	306	25	929	622
Cantabria	254	240	0	14	17	237	189
Castilla y León	1,583	1,524	17	42	72	1,511	401
Castilla - La Mancha	1,465	1,219	8	238	77	1,388	900
Cataluña	3,728	2,968	258	502	232	3,496	2,488
Comunitat Valenciana	3,142	2,421	213	508	278	2,864	2,025
Extremadura	267	246	3	18	36	231	179
Galicia	953	838	90	25	64	889	452
Madrid, Comunidad de	3,128	2,829	75	224	225	2,903	1,939
Murcia, Región de	1,060	992	3	65	70	990	587
Navarra, Comunidad Foral de	117	113	4	0	3	114	61
País Vasco	387	234	69	84	31	356	157
Rioja, La	149	140	6	3	5	144	60
Ceuta	14	14	0	0	0	14	10
Melilla	32	32	0	0	4	28	17