

26 June 2014

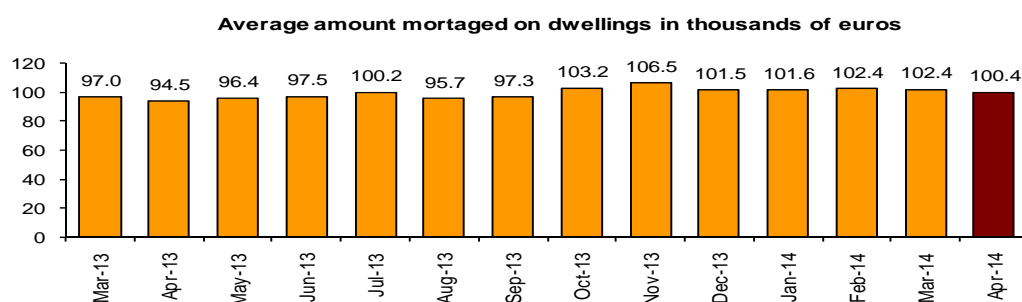
Mortgage Statistics
April 2014. *Provisional data*

The total number of mortgages constituted on dwellings recorded in the land registries stands at 15,326 in April¹, 13.4% lower than that of the same month of 2013

The average value of the mortgages constituted on dwellings increases 6.2% of its annual rate, standing at 100,394 euros

During the month of April 2014, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)**, stood at 159,025 euros, 46.1% higher than that of the same month of 2013.

In the case of the number of **dwellings**, it stood at 15,326, that is, 13.4% lower than that registered in April 2013. The average value was 100,394 euros, showing an annual increase of 6.2%.



The value of the mortgages constituted on urban properties reached 3,531.9 million euros, 18.7% more, as compared with April 2013. On dwellings, the capital loaned reached 1,538.6 million euros, indicating an annual 8.0% decrease.

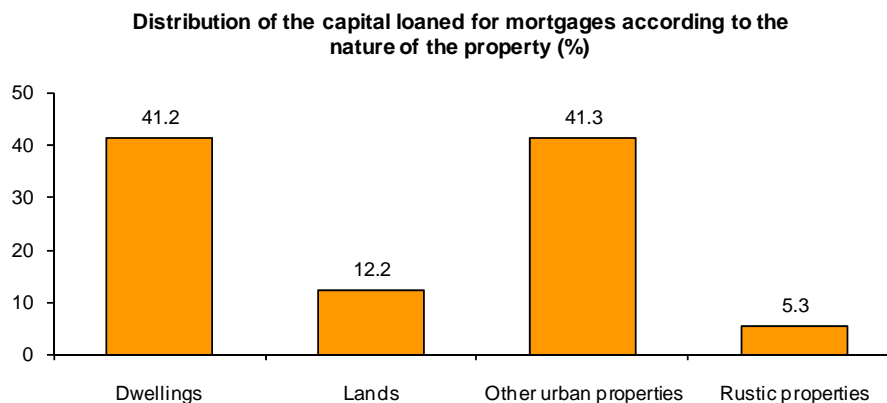
Mortgages constituted

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	23,465	-9.5	-20.5	-24.5
Capital loaned (thousands of euros)	3,731,511	4.4	16.1	-4.4
Average amount (euros)	159,025	15.4	46.1	26.7
Rustic properties				
Number of mortgaged properties	1,438	6.8	-18.8	-17.2
Capital loaned (thousands of euros)	199,599	9.8	-16.9	-12.4
Average amount (euros)	138,803	2.9	2.4	5.8
Urban properties				
Number of mortgaged properties	22,027	-10.4	-20.7	-24.9
Capital loaned (thousands of euros)	3,531,912	4.1	18.7	-3.9
Average amount (euros)	160,345	16.2	49.6	28.1
Dwellings				
Number of mortgaged properties	15,326	-7.8	-13.4	-21.9
Capital loaned (thousands of euros)	1,538,642	-9.6	-8.0	-20.7
Average amount (euros)	100,394	-2.0	6.2	1.5

¹ Since Easter holidays took place in April this year, and in 2013 they took place in March, it is desirable to analyse the data of both months together.

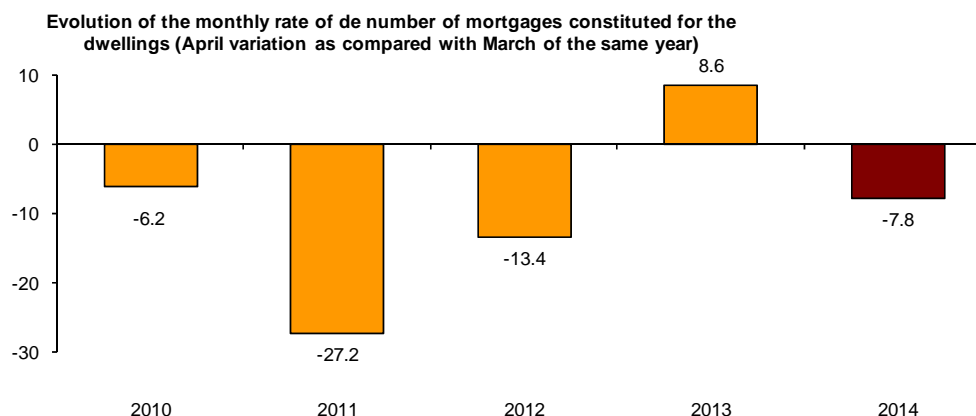
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 41.3% of the total capital loaned in April.

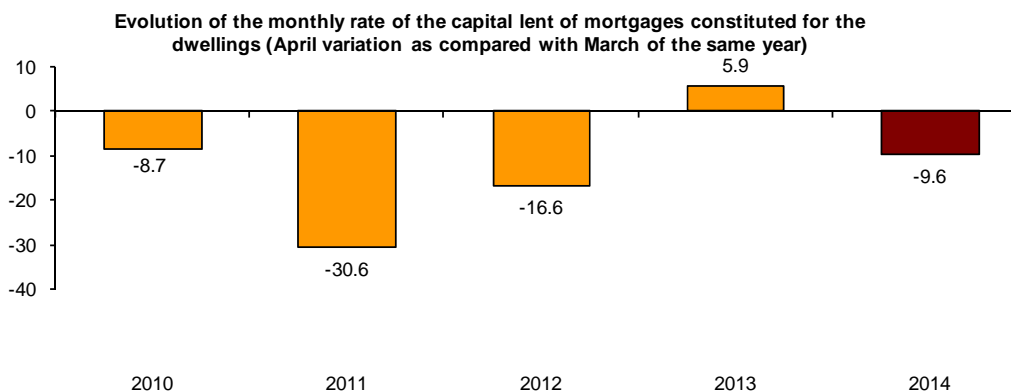


Monthly evolution of the mortgages constituted on dwellings

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 April and March for the last five years. In 2014, the monthly rate registered a decrease of 7.8%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2014 was -9.6%.

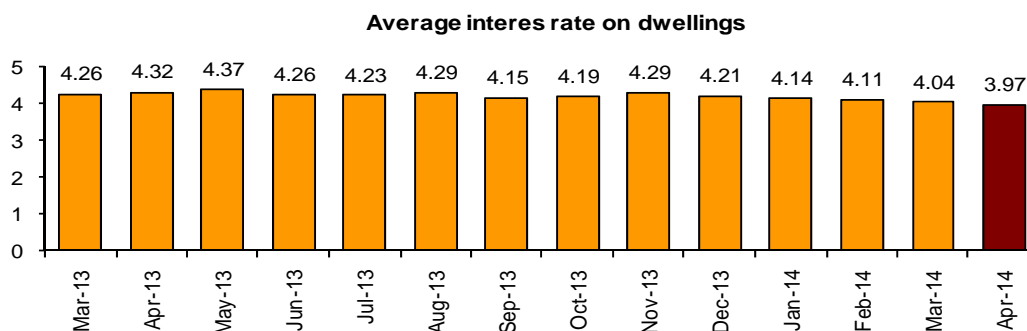


Mortgage interest rates

93.1% of the mortgages constituted in April used a variable interest rate, as compared to 6.9% that used a fixed rate. Euribor was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 87.5% of new contracts.

The average interest rate for the total properties was 3.84% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.97%, that is, 8.0% less than that registered in April 2013.



Mortgages with registration changes in interest rate conditions

In April, the total number of mortgages with changes in their conditions recorded in the land registries stood at 18,386, indicating an annual decrease of 21.3%. On dwellings, the number of mortgages with modified conditions decreased 17.9%.

Considering the type of modification of conditions, in April 14,631 novations (or modifications produced within the same financial institution) were produced, with a decrease of 26.1%, as compared with April 2013. The number of transactions that changed institutions (creditor subrogations) increased 14.8% while the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased 19.5%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	18,386	-20.4	-21.3	-15.0
Novations	14,631	-18.5	-26.1	-19.0
Subrogations Debtor	759	-1.0	-19.5	-24.9
Subrogations Creditor	2,996	-31.4	14.8	14.6

Number of mortgages with changes in interest rate conditions

Of the 18,386 mortgages with changes in their conditions recorded in the land registries, 39.3% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.2% to 3.6%, and mortgages at a variable interest rate increased from 94.2% to 95.8%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (78.1%) and after the change (86.5%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.37 points, and that of the mortgages at a variable rate did so by 1.07 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	7,219	100.0		7,219	100.0	
Fixed	377	5.2	4.95	258	3.6	4.58
Variable	6,802	94.2	4.38	6,921	95.8	3.31
-Euribor	5,636	78.1	4.33	6,234	86.5	3.22
Without interest	40	0.6	-	40	0.6	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings in April were Andalucía (2,760), Cataluña (2,489) and Comunidad de Madrid (2,359).

The Autonomous Communities that registered the greatest positive annual variation rates were La Rioja (80.2%) and Comunidad Foral de Navarra (67.7%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (320.3 million euros), Cataluña (302.7 million) and Andalucía (245.5 million).

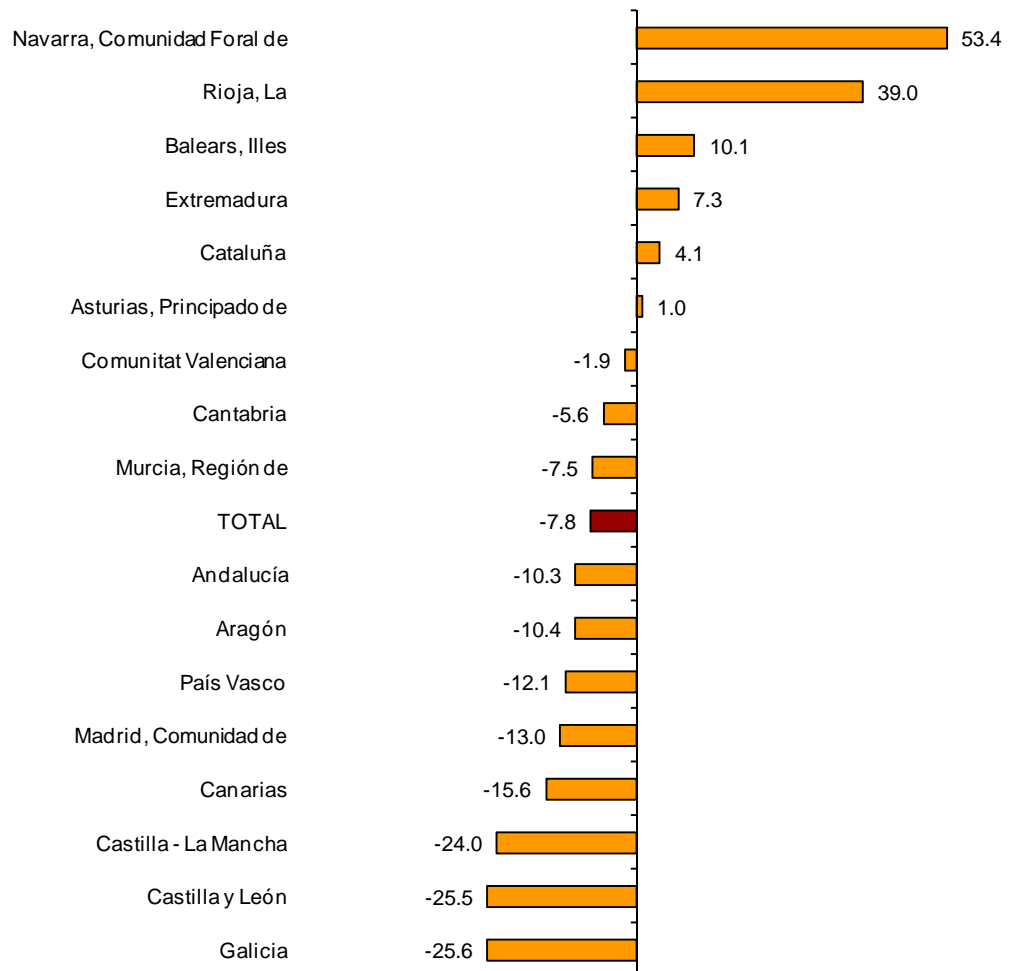
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	15,326	-7.8	-13.4	1,538,642	-9.6	-8.0
Andalucía	2,760	-10.3	-22.8	245,463	-13.0	-13.7
Aragón	432	-10.4	-19.3	40,303	-26.3	-9.4
Asturias, Principado de	293	1.0	-15.6	24,699	-11.2	-32.0
Balears, Illes	502	10.1	-11.2	64,845	15.9	18.7
Canarias	792	-15.6	9.7	50,744	-24.6	-12.4
Cantabria	134	-5.6	-32.0	11,960	-9.2	-33.1
Castilla - La Mancha	639	-25.5	-6.9	53,534	-32.7	-1.5
Castilla y León	533	-24.0	-21.2	38,745	-24.5	-19.4
Cataluña	2,489	4.1	-11.8	302,659	9.3	2.0
Comunitat Valenciana	1,707	-1.9	-8.6	129,067	-5.4	-7.0
Extremadura	295	7.3	-8.1	20,190	3.1	-10.3
Galicia	561	-25.6	-20.8	52,520	-4.1	-16.5
Madrid, Comunidad de	2,359	-13.0	-12.4	320,286	-17.3	-8.7
Murcia, Región de	385	-7.5	-29.6	26,189	-12.7	-29.7
Navarra, Comunidad Foral de	379	53.4	67.7	38,567	59.2	83.3
País Vasco	871	-12.1	-19.7	100,927	-20.5	-25.1
Rioja, La	146	39.0	80.2	11,931	44.1	137.7
Ceuta	16	-40.7	23.1	2,221	-39.8	53.7
Melilla	33	43.5	3.1	3,792	81.8	5.3

The Autonomous Communities with the greatest positive monthly rates in the number of mortgages constituted on dwellings were Comunidad Foral de Navarra (53.4%), La Rioja (39.0%) and Illes Balears (10.1%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rates were Galicia (-25.6%), Castilla y León (-25.5%) and Castilla-La Mancha (-24.0%).

Monthly variation of the number of mortgages constituted on dwellings



Mortgages Statistics

April 2014. 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	23,465	3,731,511	1,438	199,599	22,027	3,531,912
Andalucía	4,599	479,381	412	41,989	4,187	437,392
Aragón	790	283,921	70	19,586	720	264,335
Asturias, Principado de	453	62,236	21	2,962	432	59,274
Balears, Illes	763	106,122	63	22,571	700	83,551
Canarias	1,114	241,365	43	2,717	1,071	238,648
Cantabria	210	17,375	17	1,632	193	15,743
Castilla y León	1,108	95,416	104	10,259	1,004	85,157
Castilla - La Mancha	902	83,711	119	24,749	783	58,962
Cataluña	3,480	465,139	131	18,876	3,349	446,263
Comunitat Valenciana	2,511	214,361	149	15,718	2,362	198,643
Extremadura	480	33,032	78	8,367	402	24,665
Galicia	1,028	96,364	59	6,124	969	90,240
Madrid, Comunidad de	3,208	1,233,179	11	1,450	3,197	1,231,729
Murcia, Región de	842	54,242	111	12,790	731	41,452
Navarra, Comunidad Foral de	482	56,307	13	884	469	55,423
País Vasco	1,214	180,714	32	8,076	1,182	172,638
Rioja, La	204	17,612	5	849	199	16,763
Ceuta	26	2,800	0	0	26	2,800
Melilla	51	8,234	0	0	51	8,234

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	22,027	3,531,912	15,326	1,538,642	656	453,631	6,045	1,539,639
Andalucía	4,187	437,392	2,760	245,463	146	47,159	1,281	144,770
Aragón	720	264,335	432	40,303	110	10,148	178	213,884
Asturias, Principado de	432	59,274	293	24,699	5	3,044	134	31,531
Balears, Illes	700	83,551	502	64,845	13	2,463	185	16,243
Canarias	1,071	238,648	792	50,744	12	68,392	267	119,512
Cantabria	193	15,743	134	11,960	5	430	54	3,353
Castilla y León	1,004	85,157	639	53,534	48	7,681	317	23,942
Castilla - La Mancha	783	58,962	533	38,745	52	4,002	198	16,215
Cataluña	3,349	446,263	2,489	302,659	96	41,081	764	102,523
Comunitat Valenciana	2,362	198,643	1,707	129,067	38	10,118	617	59,458
Extremadura	402	24,665	295	20,190	12	971	95	3,504
Galicia	969	90,240	561	52,520	11	11,990	397	25,730
Madrid, Comunidad de	3,197	1,231,729	2,359	320,286	50	219,809	788	691,634
Murcia, Región de	731	41,452	385	26,189	10	1,130	336	14,133
Navarra, Comunidad Foral de	469	55,423	379	38,567	29	5,696	61	11,160
País Vasco	1,182	172,638	871	100,927	17	18,018	294	53,693
Rioja, La	199	16,763	146	11,931	2	1,499	51	3,333
Ceuta	26	2,800	16	2,221	0	0	10	579
Melilla	51	8,234	33	3,792	0	0	18	4,442

April 2014. 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
TOTAL	1,438	199,599	780	116,047	658	83,552
Andalucía	412	41,989	228	22,732	184	19,257
Aragón	70	19,586	23	3,673	47	15,913
Asturias, Principado de	21	2,962	8	736	13	2,226
Balears, Illes	63	22,571	51	18,840	12	3,731
Canarias	43	2,717	28	1,315	15	1,402
Cantabria	17	1,632	15	1,527	2	105
Castilla y León	104	10,259	45	4,620	59	5,639
Castilla - La Mancha	119	24,749	62	17,006	57	7,743
Cataluña	131	18,876	41	13,669	90	5,207
Comunitat Valenciana	149	15,718	61	4,474	88	11,244
Extremadura	78	8,367	69	6,378	9	1,989
Galicia	59	6,124	43	5,419	16	705
Madrid, Comunidad de	11	1,450	3	455	8	995
Murcia, Región de	111	12,790	71	8,207	40	4,583
Navarra, Comunidad Foral de	13	884	3	257	10	627
País Vasco	32	8,076	26	6,575	6	1,501
Rioja, La	5	849	3	164	2	685
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
TOTAL	22,027	3,531,912	17,977	3,020,997	4,050	510,915
Andalucía	4,187	437,392	3,478	377,050	709	60,342
Aragón	720	264,335	604	197,668	116	66,667
Asturias, Principado de	432	59,274	318	51,010	114	8,264
Balears, Illes	700	83,551	611	72,981	89	10,570
Canarias	1,071	238,648	939	220,268	132	18,380
Cantabria	193	15,743	162	12,806	31	2,937
Castilla y León	1,004	85,157	780	60,761	224	24,396
Castilla - La Mancha	783	58,962	590	47,007	193	11,955
Cataluña	3,349	446,263	2,782	374,308	567	71,955
Comunitat Valenciana	2,362	198,643	1,796	140,712	566	57,931
Extremadura	402	24,665	377	23,006	25	1,659
Galicia	969	90,240	911	76,918	58	13,322
Madrid, Comunidad de	3,197	1,231,729	2,681	1,156,952	516	74,777
Murcia, Región de	731	41,452	612	32,664	119	8,788
Navarra, Comunidad Foral de	469	55,423	184	21,570	285	33,853
País Vasco	1,182	172,638	914	130,392	268	42,246
Rioja, La	199	16,763	165	14,204	34	2,559
Ceuta	26	2,800	25	2,742	1	58
Melilla	51	8,234	48	7,978	3	256

April 2014. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	35,024	1,628	22,547	944	9,905
Andalucía	6,674	462	4,196	295	1,721
Aragón	785	63	503	17	202
Asturias, Principado de	585	18	327	16	224
Balears, Illes	1,045	62	540	27	416
Canarias	1,775	62	1,158	28	527
Cantabria	393	11	246	6	130
Castilla y León	2,258	121	1,250	87	800
Castilla - La Mancha	1,674	154	1,070	80	370
Cataluña	4,644	58	3,241	103	1,242
Comunitat Valenciana	4,870	160	3,305	49	1,356
Extremadura	649	77	432	18	122
Galicia	1,358	59	926	19	354
Madrid, Comunidad de	4,634	174	3,226	107	1,127
Murcia, Región de	1,574	80	1,037	24	433
Navarra, Comunidad Foral de	345	24	225	28	68
País Vasco	1,213	11	579	32	591
Rioja, La	458	32	208	8	210
Ceuta	28	0	21	0	7
Melilla	62	0	57	0	5

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
TOTAL	30,111	4,913	1,273	355	28,838	4,558
Andalucía	5,699	975	342	120	5,357	855
Aragón	561	224	34	29	527	195
Asturias, Principado de	496	89	12	6	484	83
Balears, Illes	943	102	47	15	896	87
Canarias	1,608	167	59	3	1,549	164
Cantabria	343	50	8	3	335	47
Castilla y León	1,987	271	98	23	1,889	248
Castilla - La Mancha	1,515	159	111	43	1,404	116
Cataluña	4,031	613	44	14	3,987	599
Comunitat Valenciana	4,188	682	128	32	4,060	650
Extremadura	587	62	69	8	518	54
Galicia	1,199	159	43	16	1,156	143
Madrid, Comunidad de	3,969	665	173	1	3,796	664
Murcia, Región de	1,396	178	55	25	1,341	153
Navarra, Comunidad Foral de	230	115	12	12	218	103
País Vasco	889	324	9	2	880	322
Rioja, La	383	75	29	3	354	72
Ceuta	28	0	0	0	28	0
Melilla	59	3	0	0	59	3

April 2014. 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	18,386	14,631	759	2,996	1,111	17,275	11,367
Andalucía	5,609	4,192	112	1,305	333	5,276	3,583
Aragón	683	594	16	73	51	632	366
Asturias, Principado de	228	211	12	5	45	183	100
Balears, Illes	492	482	1	9	21	471	217
Canarias	562	298	31	233	18	544	357
Cantabria	71	60	0	11	5	66	48
Castilla y León	799	706	51	42	164	635	336
Castilla - La Mancha	861	720	65	76	62	799	610
Cataluña	2,252	1,858	35	359	24	2,228	1,544
Comunitat Valenciana	3,060	2,196	322	542	215	2,845	1,959
Extremadura	183	165	3	15	20	163	128
Galicia	395	356	10	29	28	367	175
Madrid, Comunidad de	1,930	1,689	24	217	21	1,909	1,345
Murcia, Región de	600	550	7	43	54	546	321
Navarra, Comunidad Foral de	253	237	15	1	6	247	54
País Vasco	259	180	48	31	2	257	154
Rioja, La	131	124	3	4	42	89	53
Ceuta	13	13	0	0	0	13	12
Melilla	5	0	4	1	0	5	5

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