

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

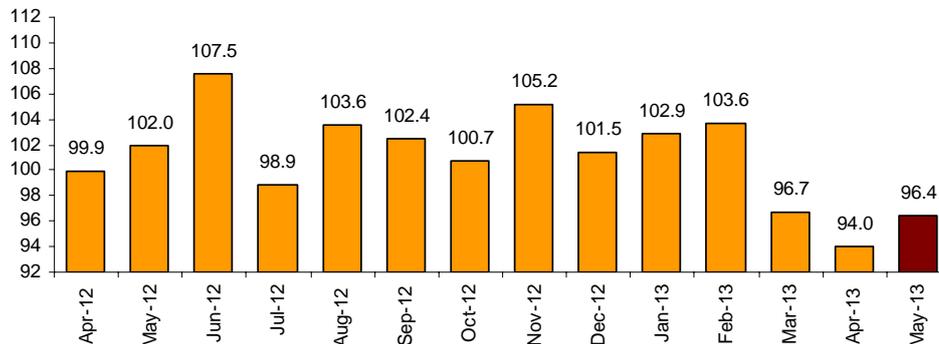
The number of mortgages constituted on dwellings in May stands at 18,420, 29.0% below that registered in 2012

The average value of the mortgages constituted decreases 5.4% in annual rate, standing at 96,400 euros

During the month of May, the average amount of mortgage constitutions recorded in the land registries (from previous public deeds) stood at 121,854 euros, 7.4% higher than that registered the same month of the previous year and 12.5% higher than that registered in April 2013.

In the case of the number of mortgages constituted on dwellings, it stood at 18,420, 29.0% lower than that registered in May 2012. The average value of the mortgages was 96,400 euros, 5.4% less than in May 2012 and 2.5% higher than that registered in April 2013.

Average amount mortgaged on dwellings in thousands of euros



The value of the mortgages constituted on urban properties was over 3,451 million euros, 24.5% less, as compared with April 2012. On dwellings, the capital loaned almost reached 1,776 million euros, 32.9% less.

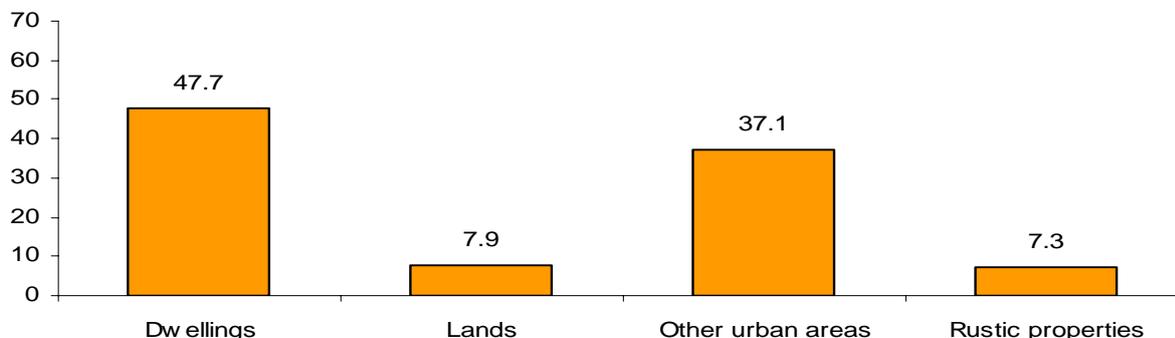
Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	30,559	3.6	-30.1	-21.5
Capital loaned (thousands of euros)	3,723,746	16.5	-24.9	-22.8
Average amount (euros)	121,854	12.5	7.4	-1.7
Rustic properties				
Number of mortgaged properties	2,053	16.5	-24.4	-28.1
Capital loaned (thousands of euros)	272,572	13.2	-28.9	-38.7
Average amount (euros)	132,768	-2.8	-5.9	-14.7
Urban properties				
Number of mortgaged properties	28,506	2.7	-30.4	-21.1
Capital loaned (thousands of euros)	3,451,174	16.8	-24.5	-21.4
Average amount (euros)	121,068	13.7	8.5	-0.4
Dwellings				
Number of mortgaged properties	18,420	5.2	-29.0	-19.9
Capital loaned (thousands of euros)	1,775,696	7.9	-32.9	-23.4
Average amount (euros)	96,400	2.5	-5.4	-4.3

Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 47.7% of the total capital loaned in May.

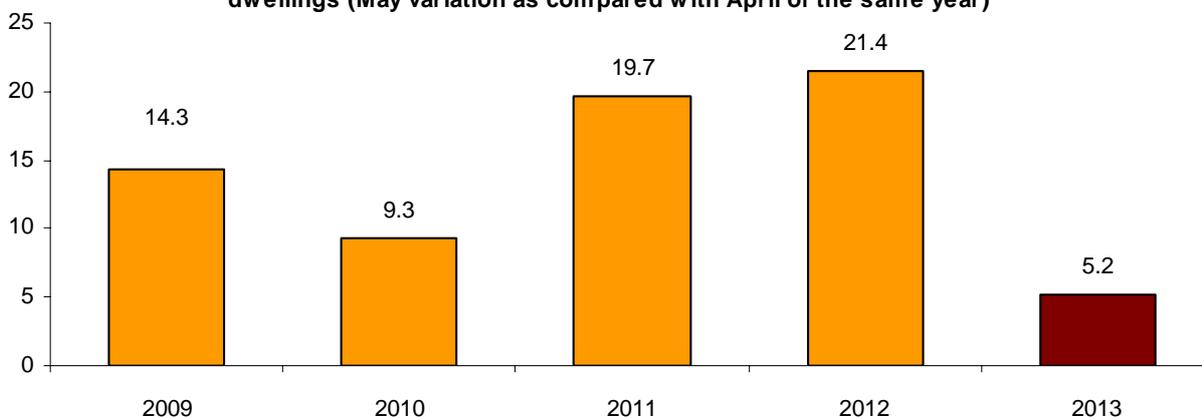
Distribution of the capital loaned for mortgages according to the nature of the property (%)



Monthly evolution of the mortgages constituted on dwellings

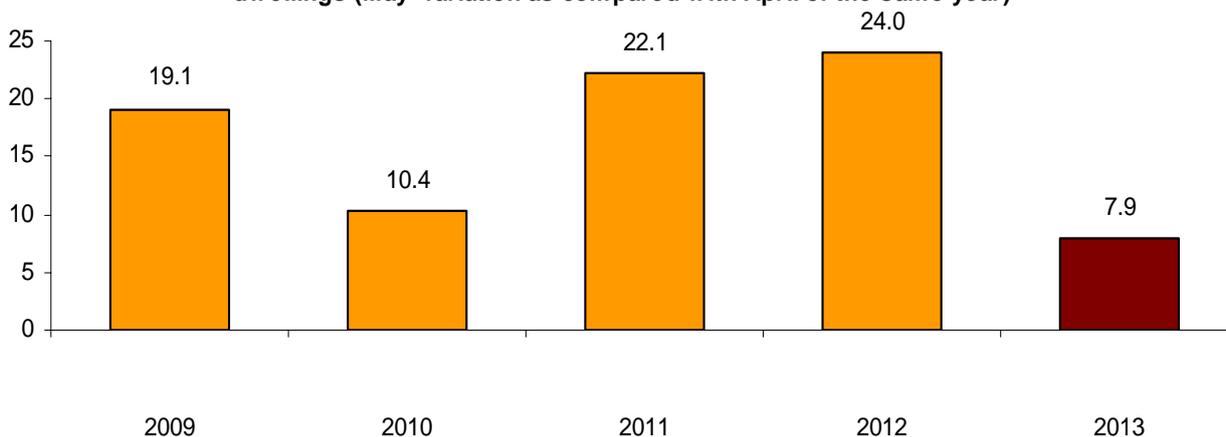
In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of May and April for the last five years. In 2013, the monthly rate was 5.2%, the lowest registered during this period.

Performance of the monthly rate of the number of mortgages constituted for the dwellings (May variation as compared with April of the same year)



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 (7.9%) was also the lowest rate registered during this period.

Performance of the monthly rate of the capital lent of mortgages constituted for the dwellings (May variation as compared with April of the same year)

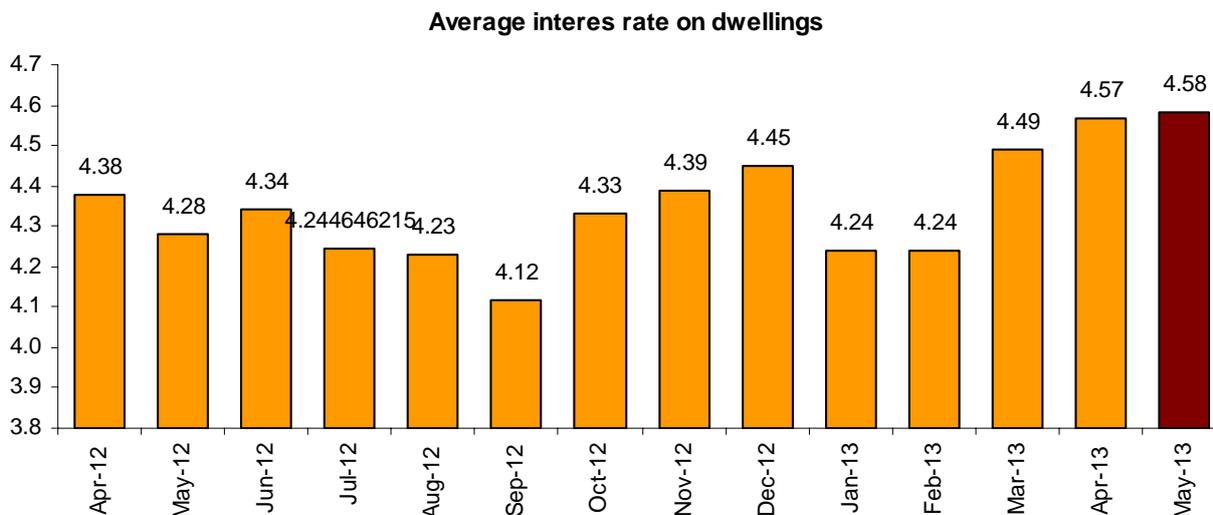


Mortgage interest rates

By institution, the average interest rate of Saving Banks mortgage loans was 4.81%, and the average term was 21 years. Regarding Banks, the average interest rate for mortgage loans was 4.72%, and the average term was 20 years.

93.3% of the mortgages constituted in May used a variable interest rate, as opposed to the 6.7% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 82.2% of new contracts.

The average interest rate for mortgages constituted on dwellings was 4.58%, 7.0% above that registered in May 2012.



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 21,902, indicating an annual decrease of 34.5%. On dwellings, the number of mortgages with modified conditions decreased by 27.9%.

Considering the type of modification of conditions, in May it was produced 18,404 novations (or modifications produced within the same financial institution), with a decrease of 35.2% as compared with May 2012. The number of transactions that changed institutions (subrogations creditor) decreased 20.7% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 49.1%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	21,902	-9.3	-34.5	-17.1
Novations	18,404	-10.3	-35.2	-17.4
Subrogations Debtor	847	-10.4	-49.1	-29.8
Subrogations Creditor	2,651	-1.6	-20.7	-10.0

Number of mortgages with changes in interest rate conditions

Out of the 21,902 mortgages with changes in their conditions, 38.9% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.8% to 3.0%, and mortgages at a variable interest increased from 93.5% to 96.5%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (81.5%) and after the change (87.6%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.30 points, and that of the mortgages at a variable rate decreased 0.80 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	8,525	100.0		8,525	100.0	
Fixed	495	5.8	4.65	253	3.0	4.35
Variable	7,971	93.5	4.42	8,228	96.5	3.62
-Euribor	6,950	81.5	4.38	7,465	87.6	3.51
Without interest	59	0.7	-	44	0.5	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (3,965), Comunidad de Madrid (2,880) and Cataluña (2,711). The only Autonomous Communities showing a positive annual variation rate was Aragón (9.2%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (364.0 million euros), Andalucía (325.7 million euros) and Cataluña (309.4 million euros).

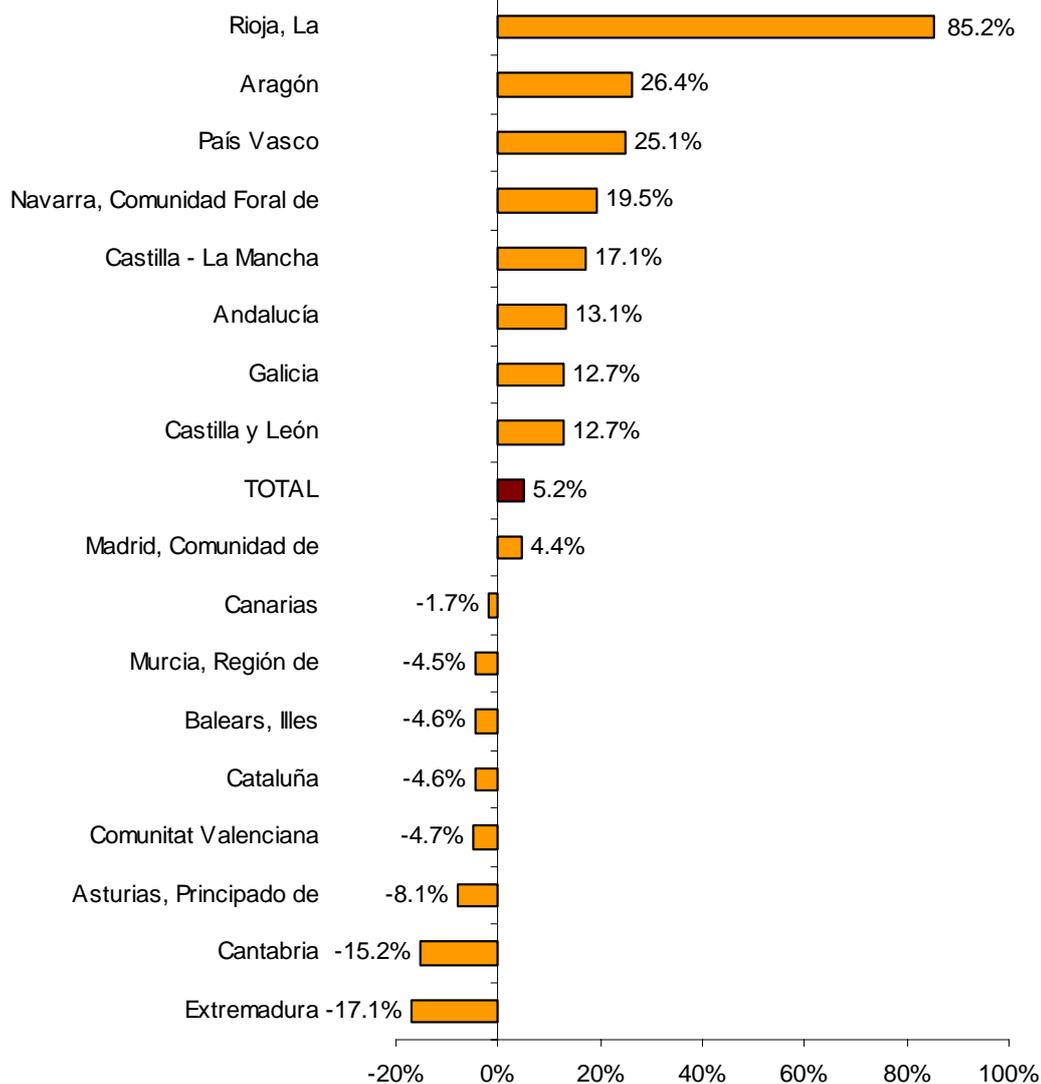
Mortgages constituted on dwellings by Autonomous Communities

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	18,420	5.2	-29.0	1,775,696	7.9	-32.9
Andalucía	3,965	13.1	-19.4	325,662	16.4	-25.9
Aragón	676	26.4	9.2	59,822	34.6	13.9
Asturias, Principado de	319	-8.1	-35.3	31,474	-13.3	-27.1
Balears, Illes	565	-4.6	-33.6	58,777	2.4	-37.6
Canarias	731	-1.7	-30.9	53,571	-8.2	-38.0
Cantabria	179	-15.2	-44.2	15,701	-17.0	-49.9
Castilla - La Mancha	765	12.7	-47.7	63,388	19.0	-54.9
Castilla y León	780	17.1	-38.8	67,408	41.9	-56.7
Cataluña	2,711	-4.6	-35.7	309,360	3.0	-28.7
Comunitat Valenciana	1,803	-4.7	-32.3	134,384	-3.0	-35.7
Extremadura	300	-17.1	-37.5	19,586	-23.7	-42.5
Galicia	807	12.7	-24.6	80,390	25.7	-18.3
Madrid, Comunidad de	2,880	4.4	-14.1	363,981	2.8	-22.5
Murcia, Región de	536	-4.5	-38.5	39,402	2.9	-31.7
Navarra, Comunidad Foral de	270	19.5	-22.6	25,272	20.1	-41.1
País Vasco	947	25.1	-39.9	112,597	12.5	-44.8
Rioja, La	150	85.2	-19.8	12,171	142.5	-27.3
Ceuta	7	-46.2	-61.1	492	-66.0	-78.1
Melilla	29	45.0	-82.3	2,258	14.7	-93.2

The Autonomous Communities registering the greatest positive monthly rate in the number of mortgages constituted were La Rioja (85.2%), Aragón (26.4%) and País Vasco (25.1%).

In turn, the Autonomous Communities registering the greatest drops were Extremadura (-17.1%), Cantabria (-15.2%) and Principado de Asturias (-8.1%).

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/hpro0513_en.pdf

Mortgages Statistics

May 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	30,559	3,723,746	2,053	272,572	28,506	3,451,174
Andalucía	6,473	682,783	580	92,351	5,893	590,432
Aragón	1,141	120,486	80	13,379	1,061	107,107
Asturias, Principado de	510	51,832	60	4,614	450	47,218
Baleares, Illes	1,043	146,074	63	10,997	980	135,077
Canarias	1,356	127,048	47	6,026	1,309	121,022
Cantabria	257	35,694	7	558	250	35,136
Castilla y León	1,808	163,614	372	34,514	1,436	129,100
Castilla - La Mancha	1,279	100,505	132	8,961	1,147	91,544
Cataluña	4,199	516,521	101	15,983	4,098	500,538
Comunitat Valenciana	2,881	240,066	171	12,083	2,710	227,983
Extremadura	585	55,802	86	9,225	499	46,577
Galicia	1,549	162,962	90	9,686	1,459	153,276
Madrid, Comunidad de	3,746	502,044	28	19,048	3,718	482,996
Murcia, Región de	1,399	539,488	174	27,747	1,225	511,741
Navarra, Comunidad Foral de	547	56,059	25	1,491	522	54,568
País Vasco	1,467	200,237	23	4,934	1,444	195,303
Rioja, La	268	18,036	12	705	256	17,331
Ceuta	11	879	0	0	11	879
Melilla	40	3,616	2	270	38	3,346

May 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	28,506	3,451,174	18,420	1,775,696	1,128	293,706	8,958	1,381,772
Andalucía	5,893	590,432	3,965	325,662	463	88,193	1,465	176,577
Aragón	1,061	107,107	676	59,822	25	22,688	360	24,597
Asturias, Principado de	450	47,218	319	31,474	3	310	128	15,434
Balears, Illes	980	135,077	565	58,777	30	28,658	385	47,642
Canarias	1,309	121,022	731	53,571	55	12,423	523	55,028
Cantabria	250	35,136	179	15,701	3	2,944	68	16,491
Castilla y León	1,436	129,100	765	63,388	92	8,626	579	57,086
Castilla - La Mancha	1,147	91,544	780	67,408	95	6,859	272	17,277
Cataluña	4,098	500,538	2,711	309,360	111	36,607	1,276	154,571
Comunitat Valenciana	2,710	227,983	1,803	134,384	59	13,536	848	80,063
Extremadura	499	46,577	300	19,586	33	5,885	166	21,106
Galicia	1,459	153,276	807	80,390	18	6,248	634	66,638
Madrid, Comunidad de	3,718	482,996	2,880	363,981	46	15,741	792	103,274
Murcia, Región de	1,225	511,741	536	39,402	65	6,549	624	465,790
Navarra, Comunidad Foral de	522	54,568	270	25,272	14	9,970	238	19,326
País Vasco	1,444	195,303	947	112,597	10	27,800	487	54,906
Rioja, La	256	17,331	150	12,171	5	549	101	4,611
Ceuta	11	879	7	492	0	0	4	387
Melilla	38	3,346	29	2,258	1	120	8	968

May 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	2,053	272,572	1,190	134,250	182	25,391	681	112,931
Andalucía	580	92,351	342	36,092	38	5,623	200	50,636
Aragón	80	13,379	42	2,599	1	232	37	10,548
Asturias, Principado de	60	4,614	24	2,445	0	0	36	2,169
Balears, Illes	63	10,997	42	6,469	5	696	16	3,832
Canarias	47	6,026	21	2,892	6	934	20	2,200
Cantabria	7	558	4	456	1	60	2	42
Castilla y León	372	34,514	288	26,281	42	2,010	42	6,223
Castilla - La Mancha	132	8,961	47	4,711	35	514	50	3,736
Cataluña	101	15,983	58	8,896	9	673	34	6,414
Comunitat Valenciana	171	12,083	69	4,644	8	2,770	94	4,669
Extremadura	86	9,225	65	5,463	5	357	16	3,405
Galicia	90	9,686	69	8,945	4	149	17	592
Madrid, Comunidad de	28	19,048	7	10,679	4	6,155	17	2,214
Murcia, Región de	174	27,747	80	11,483	16	2,220	78	14,044
Navarra, Comunidad Foral de	25	1,491	16	1,104	0	0	9	387
País Vasco	23	4,934	9	541	8	2,998	6	1,395
Rioja, La	12	705	6	359	0	0	6	346
Ceuta	0	0	0	0	0	0	0	0
Melilla	2	270	1	191	0	0	1	79

May 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	28,506	3,451,174	21,074	2,140,343	2,391	295,152	5,041	1,015,679
Andalucía	5,893	590,432	4,293	403,307	579	83,791	1,021	103,334
Aragón	1,061	107,107	576	59,180	114	9,030	371	38,897
Asturias, Principado de	450	47,218	309	35,681	19	1,538	122	9,999
Balears, Illes	980	135,077	759	114,692	52	5,332	169	15,053
Canarias	1,309	121,022	1,015	65,320	109	30,059	185	25,643
Cantabria	250	35,136	170	25,475	40	7,166	40	2,495
Castilla y León	1,436	129,100	990	93,833	69	5,811	377	29,456
Castilla - La Mancha	1,147	91,544	751	60,741	122	8,768	274	22,035
Cataluña	4,098	500,538	3,118	369,798	372	54,570	608	76,170
Comunitat Valenciana	2,710	227,983	1,932	144,464	229	21,662	549	61,857
Extremadura	499	46,577	354	27,170	34	3,098	111	16,309
Galicia	1,459	153,276	1,277	130,478	71	6,463	111	16,335
Madrid, Comunidad de	3,718	482,996	3,278	419,521	117	12,408	323	51,067
Murcia, Región de	1,225	511,741	908	44,496	82	5,157	235	462,088
Navarra, Comunidad Foral de	522	54,568	245	17,258	86	6,842	191	30,468
País Vasco	1,444	195,303	897	115,651	262	30,961	285	48,691
Rioja, La	256	17,331	167	10,093	29	2,201	60	5,037
Ceuta	11	879	8	672	1	96	2	111
Melilla	38	3,346	27	2,513	4	199	7	634

May 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	40,292	1,604	25,999	1,334	11,355
Andalucía	8,300	469	5,363	289	2,179
Aragón	1,171	59	743	20	349
Asturias, Principado de	797	57	536	4	200
Balears, Illes	814	52	496	32	234
Canarias	1,559	42	937	44	536
Cantabria	537	14	354	18	151
Castilla y León	2,272	227	1,432	141	472
Castilla - La Mancha	2,042	101	1,223	185	533
Cataluña	5,638	69	3,685	152	1,732
Comunitat Valenciana	5,493	143	3,852	78	1,420
Extremadura	772	92	535	20	125
Galicia	1,866	49	1,141	32	644
Madrid, Comunidad de	5,117	24	3,225	242	1,626
Murcia, Región de	1,670	162	1,070	22	416
Navarra, Comunidad Foral de	360	5	233	17	105
País Vasco	1,393	23	887	18	465
Rioja, La	417	13	239	13	152
Ceuta	24	0	20	0	4
Melilla	50	3	28	7	12

May 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	17,144	17,551	5,597	588	484	532	16,556	17,067	5,065
Andalucía	3,329	3,736	1,235	190	145	134	3,139	3,591	1,101
Aragón	371	653	147	21	22	16	350	631	131
Asturias, Principado de	455	168	174	42	2	13	413	166	161
Baleares, Illes	399	281	134	26	11	15	373	270	119
Canarias	898	453	208	23	5	14	875	448	194
Cantabria	194	295	48	8	5	1	186	290	47
Castilla y León	838	1,021	413	38	67	122	800	954	291
Castilla - La Mancha	762	1,094	186	35	32	34	727	1,062	152
Cataluña	2,458	2,585	595	37	12	20	2,421	2,573	575
Comunitat Valenciana	2,077	2,694	722	60	65	18	2,017	2,629	704
Extremadura	295	413	64	44	31	17	251	382	47
Galicia	897	819	150	24	19	6	873	800	144
Madrid, Comunidad de	2,844	1,651	622	2	18	4	2,842	1,633	618
Murcia, Región de	474	920	276	25	37	100	449	883	176
Navarra, Comunidad Foral de	129	136	95	3	0	2	126	136	93
País Vasco	593	421	379	7	4	12	586	417	367
Rioja, La	93	185	139	2	8	3	91	177	136
Ceuta	14	10	0	0	0	0	14	10	0
Melilla	24	16	10	1	1	1	23	15	9

May 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	21,902	18,404	847	2,651	1,637	20,265	13,470
Andalucía	4,882	4,202	213	467	377	4,505	2,878
Aragón	472	442	24	6	19	453	288
Asturias, Principado de	334	310	8	16	33	301	176
Balears, Illes	528	517	2	9	38	490	373
Canarias	1,074	753	24	297	32	1,042	719
Cantabria	262	241	2	19	3	259	180
Castilla y León	980	865	38	77	73	907	488
Castilla - La Mancha	1,030	876	21	133	38	992	751
Cataluña	2,813	2,144	110	559	34	2,779	2,115
Comunitat Valenciana	4,589	3,730	250	609	750	3,839	2,465
Extremadura	337	308	5	24	20	317	131
Galicia	653	614	20	19	59	594	403
Madrid, Comunidad de	2,291	2,000	90	201	37	2,254	1,602
Murcia, Región de	1,004	808	7	189	86	918	556
Navarra, Comunidad Foral de	102	101	0	1	0	102	62
País Vasco	291	236	33	22	16	275	168
Rioja, La	213	211	0	2	20	193	85
Ceuta	19	19	0	0	0	19	14
Melilla	28	27	0	1	2	26	16