

27 August 2014

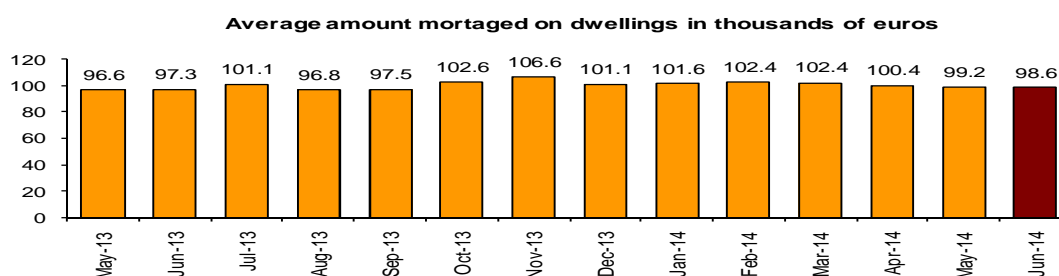
**Mortgage Statistics**  
June 2014. *Provisional data*

**The total number of mortgages constituted on dwellings recorded in the land registries stands at 17,137 in June, 19.0% higher than that of the same month of 2013**

**The average value of the mortgages constituted on dwellings increases 1.3% in terms of its annual rate, standing at 98,582 euros**

During the month of June 2014, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)**, stood at 120,294 euros, 2.1% higher than that of the same month of 2013.

In the case of the number of **dwellings**, it stood at 17,137, that is, 19.0% higher than that registered in June 2013. The average value was 98,582 euros, showing an annual increase of 1.3%.



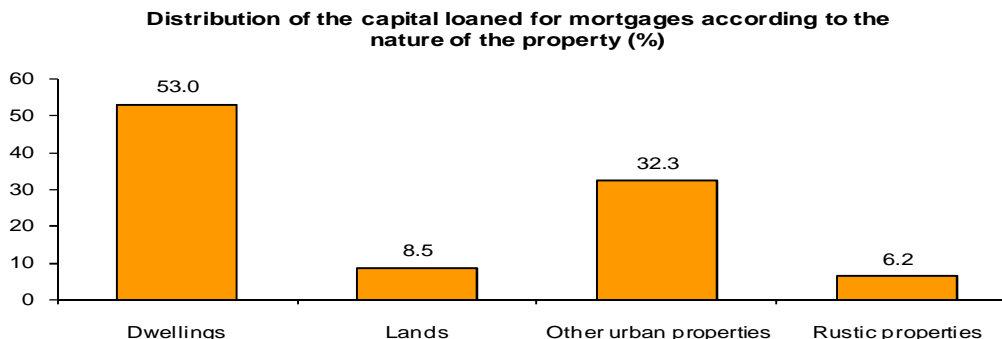
The value of the mortgages constituted on urban properties reached 2,991.5 million euros, 14.1% over that reached in June 2013. On dwellings, the capital loaned reached 1,689.4 million euros, indicating an annual 20.5% increase.

**Mortgages constituted. June 2014**

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	26,519	-5.3	10.9	-17.6
Capital loaned (thousands of euros)	3,190,089	-2.9	13.2	-2.9
Average amount (euros)	120,294	2.6	2.1	17.8
<b>Rustic properties</b>				
Number of mortgaged properties	1,672	7.7	22.3	-13.6
Capital loaned (thousands of euros)	198,580	4.2	1.0	-13.1
Average amount (euros)	118,768	-3.2	-17.4	0.5
<b>Urban properties</b>				
Number of mortgaged properties	24,847	-6.1	10.2	-17.8
Capital loaned (thousands of euros)	2,991,509	-3.3	14.1	-2.2
Average amount (euros)	120,397	2.9	3.6	19.0
<b>Dwellings</b>				
Number of mortgaged properties	17,137	-4.6	19.0	-14.0
Capital loaned (thousands of euros)	1,689,398	-5.2	20.5	-12.7
Average amount (euros)	98,582	-0.6	1.3	1.5

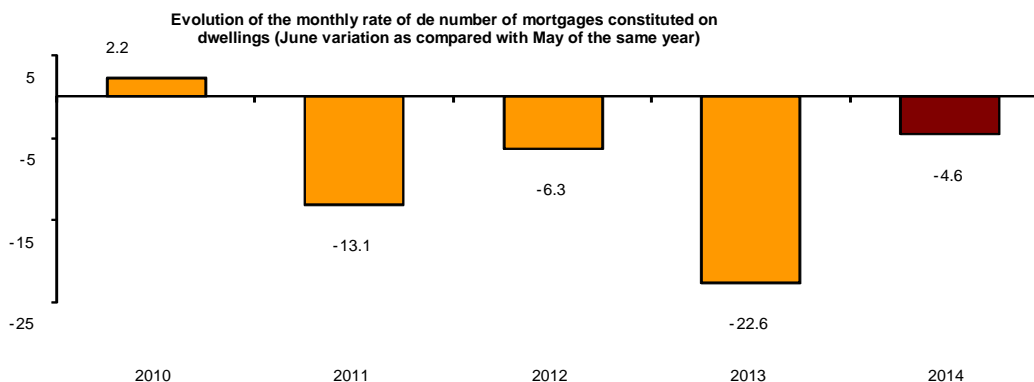
### Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 53.0% of the total capital loaned in June.

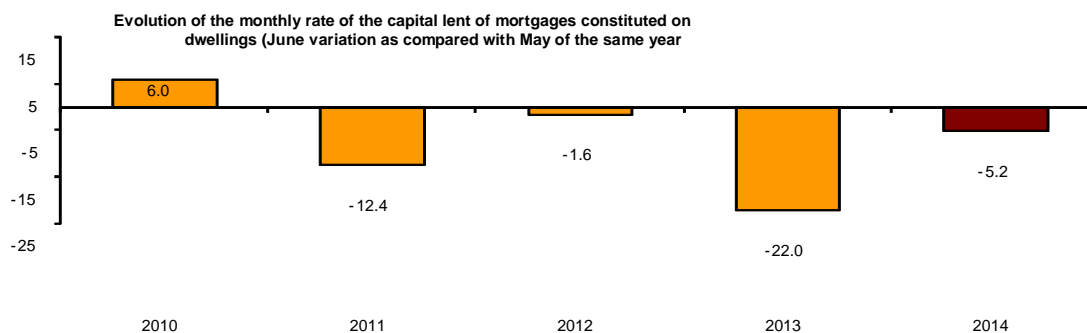


### Monthly evolution of the mortgages constituted on dwellings

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 June and May for the last five years. In 2014, the monthly rate registered a decrease of 4.6%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2014 was -5.2%.

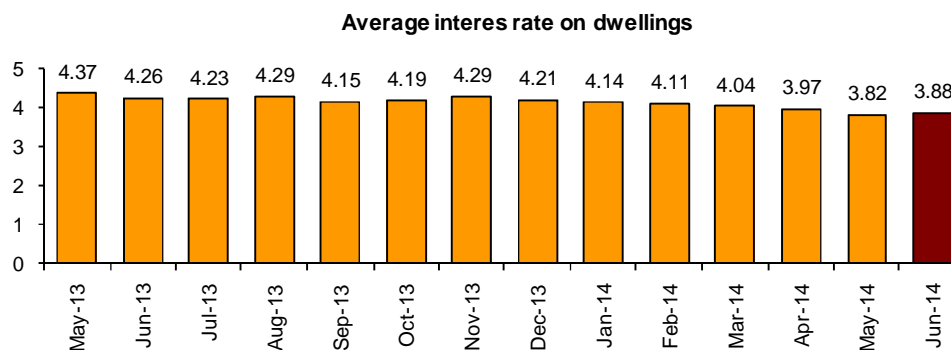


## Mortgage interest rates

92.9% of the mortgages constituted in June used a variable interest rate, as compared to 7.1% that used a fixed rate. Euribor was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 87.9% of new contracts.

The average interest rate for the total properties was 3.94% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.88%, that is, 8.8% less than that registered in June 2013.



## Mortgages with registration changes

In June, the total number of mortgages with changes in their conditions recorded in the land registries stood at 17,656, indicating an annual decrease of 12.7%. On dwellings, the number of mortgages with modified conditions decreased 5.3%.

Considering the type of modification of conditions, in June 14,386 novations (or modifications produced within the same financial institution) were produced, with a decrease of 11.5%, as compared with June 2013. The number of transactions that changed institutions (creditor subrogations) decreased 19.8%, while the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) did so by 9.6%.

### Mortgages with registration changes. June 2014

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	17,656	-11.5	-12.7	-14.3
Novations	14,386	-9.4	-11.5	-17.8
Subrogations Debtor	773	-33.5	-9.6	-15.8
Subrogations Creditor	2,497	-14.1	-19.8	8.6

## Mortgages with changes in interest rate conditions

Of the 17,656 mortgages with changes in their conditions recorded in the land registries, 37.8% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 6.4% to 2.1%, and mortgages at a variable interest rate increased from 92.9% to 97.0%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (77.5%) and after the change (86.4%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.64 points, and that of the mortgages at a variable rate did so by 1.39 points.

### Mortgages with registration changes in interest rates conditions. June 2014

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	6,675	100.0		6,675	100.0	
Fixed	429	6.4	4.45	140	2.1	3.81
Variable	6,202	92.9	4.57	6,474	97.0	3.18
-Euribor	5,176	77.5	4.53	5,765	86.4	3.04
Without interest	44	0.7	-	61	0.9	-

### Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in June were Comunidad de Madrid (3,481), Andalucía (2,900) and Cataluña (2,435).

The Autonomous Communities that registered the greatest positive annual variation rates were Galicia (92.5%), Extremadura (66.0%) and Comunidad Foral de Navarra (64.9%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (471.3 million euros), Cataluña (268.0 million) and Andalucía (238.9 million).

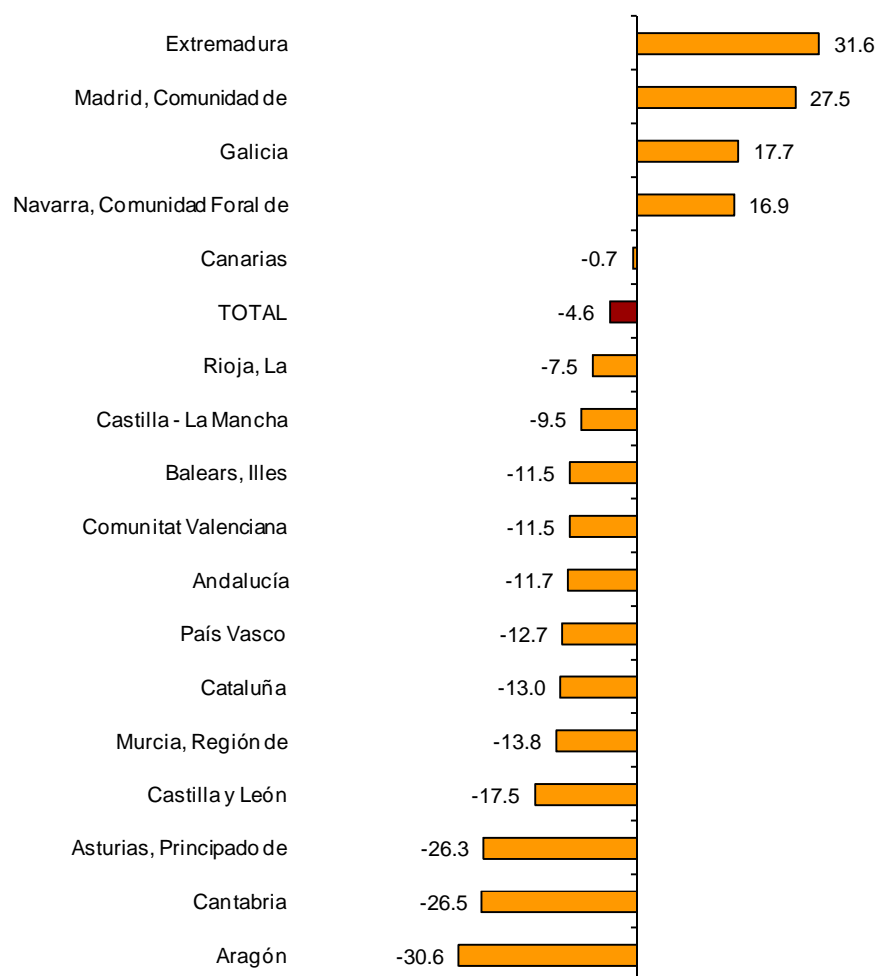
### Mortgages constituted on dwellings by Autonomous City and Community. June 2014

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	17,137	-4.6	19.0	1,689,398	-5.2	20.5
Andalucía	2,900	-11.7	-3.3	238,938	-13.9	-3.5
Aragón	434	-30.6	-19.3	35,790	-36.7	-29.8
Asturias, Principado de	272	-26.3	40.2	23,201	-32.1	41.0
Balears, Illes	486	-11.5	17.4	54,204	-9.8	31.9
Canarias	743	-0.7	12.9	60,790	15.8	35.2
Cantabria	144	-26.5	12.5	13,976	-25.8	15.0
Castilla - La Mancha	715	-17.5	18.8	59,723	-17.4	14.8
Castilla y León	563	-9.5	4.5	42,429	-6.9	5.6
Cataluña	2,435	-13.0	9.4	267,957	-15.1	10.1
Comunitat Valenciana	1,951	-11.5	25.3	141,800	-17.2	23.6
Extremadura	425	31.6	66.0	22,917	2.8	-17.7
Galicia	797	17.7	92.5	75,230	31.5	105.0
Madrid, Comunidad de	3,481	27.5	39.3	471,255	17.9	38.1
Murcia, Región de	473	-13.8	11.0	33,194	-17.9	9.4
Navarra, Comunidad Foral de	305	16.9	64.9	29,974	24.5	76.6
País Vasco	850	-12.7	31.8	98,274	-11.4	31.9
Rioja, La	98	-7.5	-5.8	7,676	-8.7	-8.5
Ceuta	40	-38.5	300.0	9,779	-18.5	855.9
Melilla	25	92.3	150.0	2,291	44.9	50.0

The Autonomous Communities with the greatest positive monthly rates in the number of mortgages constituted on dwellings were Extremadura (31.6%), Comunidad de Madrid (27.5%), Galicia (17.7%) and Comunidad Foral de Navarra (16.9%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rates were Aragón (-30.6%), Cantabria (-26.5%) and Principado de Asturias (-26.3%).

Monthly variation of the number of mortgages constituted on dwellings. June 2014



## Mortgages Statistics

### June 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
<b>TOTAL</b>	<b>26,519</b>	<b>3,190,089</b>	<b>1,672</b>	<b>198,580</b>	<b>24,847</b>	<b>2,991,509</b>
Andalucía	4,622	437,384	408	66,395	4,214	370,989
Aragón	765	242,783	76	10,164	689	232,619
Asturias, Principado de	452	35,840	28	2,250	424	33,590
Balears, Illes	785	124,737	67	14,207	718	110,530
Canarias	1,215	167,120	46	4,476	1,169	162,644
Cantabria	200	19,139	3	565	197	18,574
Castilla y León	1,229	116,111	166	16,684	1,063	99,427
Castilla - La Mancha	1,027	94,773	191	13,141	836	81,632
Cataluña	3,362	411,889	109	16,851	3,253	395,038
Comunitat Valenciana	3,043	248,470	176	13,915	2,867	234,555
Extremadura	831	43,321	102	12,925	729	30,396
Galicia	1,222	242,567	63	3,704	1,159	238,863
Madrid, Comunidad de	4,811	688,378	46	7,616	4,765	680,762
Murcia, Región de	850	60,054	118	5,272	732	54,782
Navarra, Comunidad Foral de	518	63,092	13	391	505	62,701
País Vasco	1,309	167,228	47	9,294	1,262	157,934
Rioja, La	172	14,084	13	730	159	13,354
Ceuta	75	10,532	0	0	75	10,532
Melilla	31	2,587	0	0	31	2,587

#### 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
<b>TOTAL</b>	<b>24,847</b>	<b>2,991,509</b>	<b>17,137</b>	<b>1,689,398</b>	<b>553</b>	<b>271,736</b>	<b>7,157</b>	<b>1,030,375</b>
Andalucía	4,214	370,989	2,900	238,938	111	41,542	1,203	90,509
Aragón	689	232,619	434	35,790	20	2,194	235	194,635
Asturias, Principado de	424	33,590	272	23,201	2	120	150	10,269
Balears, Illes	718	110,530	486	54,204	12	11,625	220	44,701
Canarias	1,169	162,644	743	60,790	57	8,256	369	93,598
Cantabria	197	18,574	144	13,976	4	541	49	4,057
Castilla y León	1,063	99,427	715	59,723	27	9,951	321	29,753
Castilla - La Mancha	836	81,632	563	42,429	61	12,812	212	26,391
Cataluña	3,253	395,038	2,435	267,957	70	43,405	748	83,676
Comunitat Valenciana	2,867	234,555	1,951	141,800	39	11,377	877	81,378
Extremadura	729	30,396	425	22,917	12	2,314	292	5,165
Galicia	1,159	238,863	797	75,230	16	49,558	346	114,075
Madrid, Comunidad de	4,765	680,762	3,481	471,255	63	52,247	1,221	157,260
Murcia, Región de	732	54,782	473	33,194	24	5,372	235	16,216
Navarra, Comunidad Foral de	505	62,701	305	29,974	16	10,676	184	22,051
País Vasco	1,262	157,934	850	98,274	14	9,346	398	50,314
Rioja, La	159	13,354	98	7,676	5	400	56	5,278
Ceuta	75	10,532	40	9,779	0	0	35	753
Melilla	31	2,587	25	2,291	0	0	6	296

## June 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
<b>TOTAL</b>	1,672	198,580	802	116,788	870	81,792
Andalucía	408	66,395	204	37,337	204	29,058
Aragón	76	10,164	29	6,538	47	3,626
Asturias, Principado de	28	2,250	17	1,724	11	526
Balears, Illes	67	14,207	49	9,884	18	4,323
Canarias	46	4,476	35	3,049	11	1,427
Cantabria	3	565	2	448	1	117
Castilla y León	166	16,684	63	5,836	103	10,848
Castilla - La Mancha	191	13,141	30	8,868	161	4,273
Cataluña	109	16,851	60	12,683	49	4,168
Comunitat Valenciana	176	13,915	71	7,266	105	6,649
Extremadura	102	12,925	77	11,459	25	1,466
Galicia	63	3,704	38	3,165	25	539
Madrid, Comunidad de	46	7,616	5	1,405	41	6,211
Murcia, Región de	118	5,272	88	4,126	30	1,146
Navarra, Comunidad Foral de	13	391	3	215	10	176
País Vasco	47	9,294	25	2,485	22	6,809
Rioja, La	13	730	6	300	7	430
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
<b>TOTAL</b>	24,847	2,991,509	20,706	2,457,176	4,141	534,333
Andalucía	4,214	370,989	3,575	306,275	639	64,714
Aragón	689	232,619	560	219,868	129	12,751
Asturias, Principado de	424	33,590	287	23,248	137	10,342
Balears, Illes	718	110,530	595	103,704	123	6,826
Canarias	1,169	162,644	1,044	148,875	125	13,769
Cantabria	197	18,574	176	16,710	21	1,864
Castilla y León	1,063	99,427	903	82,287	160	17,140
Castilla - La Mancha	836	81,632	652	60,909	184	20,723
Cataluña	3,253	395,038	2,756	337,215	497	57,823
Comunitat Valenciana	2,867	234,555	2,289	200,893	578	33,662
Extremadura	729	30,396	686	28,283	43	2,113
Galicia	1,159	238,863	1,094	100,035	65	138,828
Madrid, Comunidad de	4,765	680,762	4,182	621,660	583	59,102
Murcia, Región de	732	54,782	588	41,649	144	13,133
Navarra, Comunidad Foral de	505	62,701	237	34,822	268	27,879
País Vasco	1,262	157,934	852	109,213	410	48,721
Rioja, La	159	13,354	128	8,957	31	4,397
Ceuta	75	10,532	74	10,217	1	315
Melilla	31	2,587	28	2,356	3	231

## June 2014. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>37,206</b>	<b>1,472</b>	<b>23,803</b>	<b>1,429</b>	<b>10,502</b>
Andalucía	7,592	440	4,625	545	1,982
Aragón	962	52	662	13	235
Asturias, Principado de	600	41	357	8	194
Balears, Illes	1,087	53	541	69	424
Canarias	2,175	47	1,467	29	632
Cantabria	354	26	195	27	106
Castilla y León	2,008	111	1,214	55	628
Castilla - La Mancha	1,778	103	1,144	106	425
Cataluña	4,706	68	2,990	114	1,534
Comunitat Valenciana	5,308	190	3,488	237	1,393
Extremadura	686	98	403	51	134
Galicia	1,604	74	1,028	14	488
Madrid, Comunidad de	5,119	21	3,629	55	1,414
Murcia, Región de	1,305	103	821	30	351
Navarra, Comunidad Foral de	459	27	247	59	126
País Vasco	1,147	14	767	10	356
Rioja, La	254	4	183	5	62
Ceuta	33	0	20	2	11
Melilla	29	0	22	0	7

### 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
<b>TOTAL</b>	<b>32,303</b>	<b>4,903</b>	<b>1,069</b>	<b>403</b>	<b>31,234</b>	<b>4,500</b>
Andalucía	6,629	963	296	144	6,333	819
Aragón	828	134	35	17	793	117
Asturias, Principado de	463	137	33	8	430	129
Balears, Illes	945	142	31	22	914	120
Canarias	1,989	186	37	10	1,952	176
Cantabria	277	77	14	12	263	65
Castilla y León	1,756	252	90	21	1,666	231
Castilla - La Mancha	1,583	195	88	15	1,495	180
Cataluña	4,077	629	43	25	4,034	604
Comunitat Valenciana	4,645	663	154	36	4,491	627
Extremadura	618	68	72	26	546	42
Galicia	1,489	115	69	5	1,420	110
Madrid, Comunidad de	4,504	615	18	3	4,486	612
Murcia, Región de	1,112	193	70	33	1,042	160
Navarra, Comunidad Foral de	294	165	7	20	287	145
País Vasco	865	282	8	6	857	276
Rioja, La	177	77	4	0	173	77
Ceuta	32	1	0	0	32	1
Melilla	20	9	0	0	20	9



## June 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
<b>TOTAL</b>	17,656	14,386	773	2,497	794	16,862	11,339
Andalucía	3,559	3,012	114	433	183	3,376	2,479
Aragón	624	583	24	17	104	520	300
Asturias, Principado de	336	317	9	10	28	308	121
Balears, Illes	379	367	6	6	20	359	256
Canarias	737	308	29	400	12	725	562
Cantabria	113	111	1	1	1	112	85
Castilla y León	879	608	173	98	26	853	483
Castilla - La Mancha	815	698	7	110	18	797	429
Cataluña	2,287	1,833	65	389	23	2,264	1,695
Comunitat Valenciana	3,743	2,861	251	631	85	3,658	2,520
Extremadura	106	91	2	13	7	99	73
Galicia	599	557	7	35	15	584	307
Madrid, Comunidad de	2,126	1,997	25	104	87	2,039	1,377
Murcia, Región de	573	513	6	54	39	534	417
Navarra, Comunidad Foral de	68	55	13	0	0	68	35
País Vasco	645	411	41	193	141	504	159
Rioja, La	58	57	0	1	5	53	33
Ceuta	7	7	0	0	0	7	6
Melilla	2	0	0	2	0	2	2

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**Press Office:** Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 – [gprensa@ine.es](mailto:gprensa@ine.es)

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