

31 August 2017

## Mortgage Statistics (H)

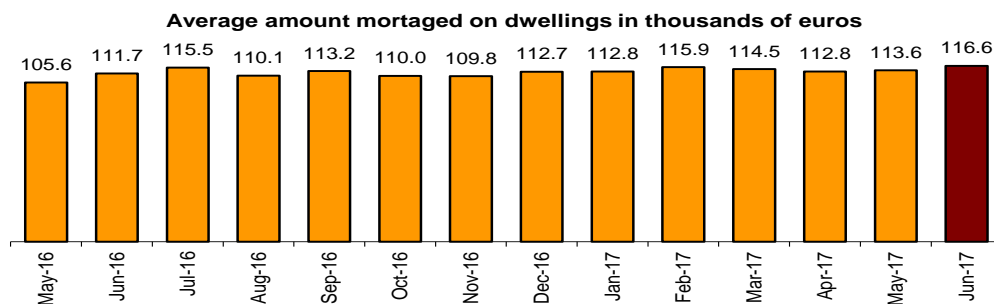
June 2017. *Provisional data*

**The total number of mortgages constituted on dwellings recorded in the land registries stands at 29,516 in June, 16.5% higher than in the same month of 2016**

**The average value of these mortgages increases by 4.4% in annual rate standing at 116,629 euros**

In June, the average amount of **mortgages recorded in the land registries (from previous public deeds)** stood at 130,670 euros, 0.5% higher than that of the same month of 2016.

The number of mortgages constituted on **dwellings** was 29,516, that is, 16.5% higher than that registered in June 2016. The average value was 116,629 euros, showing an annual increase of 4.4%.



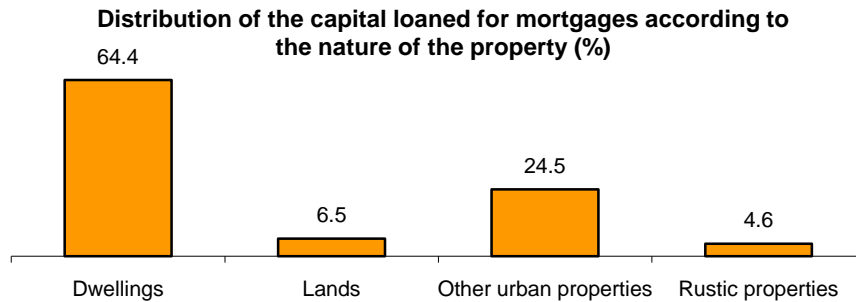
The value of mortgages constituted on urban properties reached 5,098.6 million euros, 15.3% higher than in June 2016. On dwellings, the capital loaned reached 3,442.4 million euros, indicating an annual increase of 21.6%.

### Mortgages constituted. June 2017

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	40,908	1.8	13.7	6.1
Capital loaned (thousands of euros)	5,345,459	-10.9	14.3	12.1
Average amount (euros)	130,670	-12.5	0.5	5.6
<b>Rustic properties</b>				
Number of mortgaged properties	1,534	3.2	1.5	-1.6
Capital loaned (thousands of euros)	246,834	17.2	-3.5	-12.5
Average amount (euros)	160,909	13.6	-4.9	-11.1
<b>Urban properties</b>				
Number of mortgaged properties	39,374	1.7	14.2	6.5
Capital loaned (thousands of euros)	5,098,625	-11.9	15.3	13.5
Average amount (euros)	129,492	-13.4	1.0	6.6
<b>Dwellings</b>				
Number of mortgaged properties	29,516	1.7	16.5	8.0
Capital loaned (thousands of euros)	3,442,433	4.4	21.6	14.8
Average amount (euros)	116,629	2.6	4.4	6.2

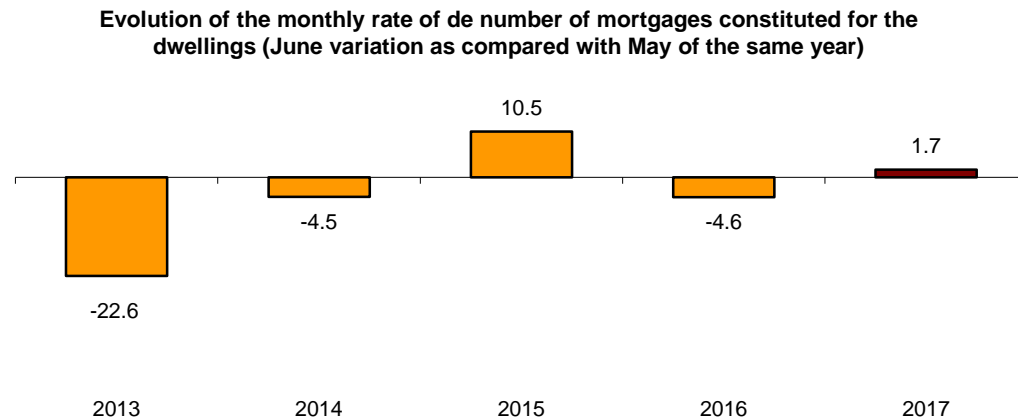
### Mortgages constituted, by type of property

According to the nature of the property, mortgages constituted on dwellings accounted for 64.4% of the total capital loaned in June.

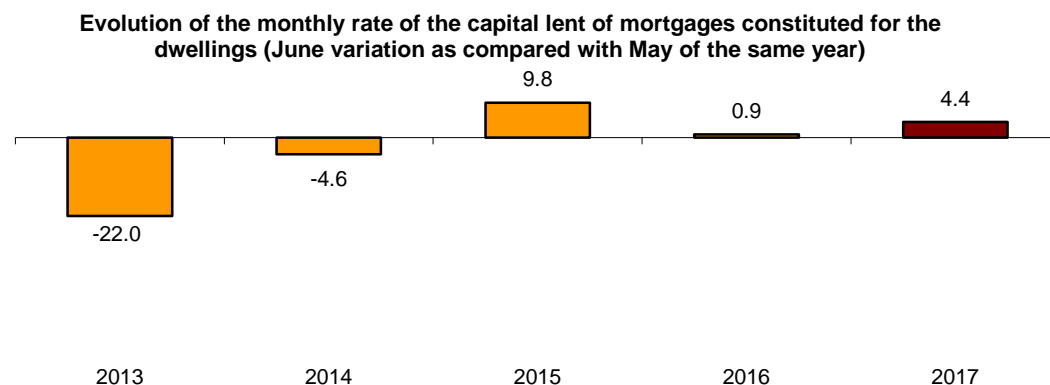


### Monthly evolution of mortgages constituted on dwellings

To contribute to the analysis and interpretation of the data, the following chart shows the variation of the number of mortgages constituted on dwellings between the months of June and May over the last five years. In 2017, the monthly rate was 1.7%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of the year 2017 was 4.4%.



## Mortgage interest rates

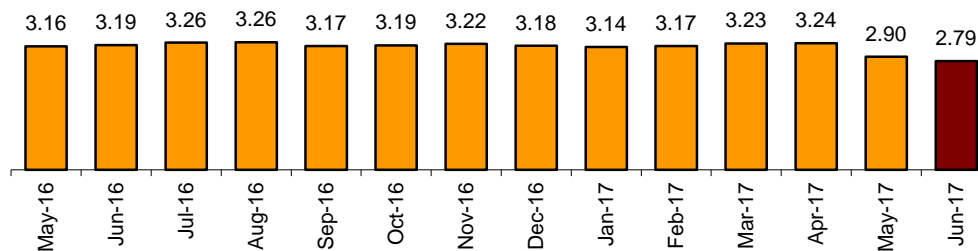
In June, the average interest rate at the beginning of the **mortgages constituted for the total properties** was 2.68% (14.4% lower than that registered in June 2016) and the average term was 22 years. 65.2% of the mortgages used a variable interest rate, and 34.8% used a fixed rate.

The average interest rate at the beginning was 2.48% for variable-rate mortgages (17.6% lower than that registered in June 2016) and 3.20% for fixed-rate mortgages (which is 11.1% lower).

The average interest rate at the beginning of the **mortgages constituted on dwellings** was 2.79% (12.8% lower than that registered in June 2016) and the average term was 23 years. 62.2% of the mortgages on dwellings used a variable interest rate and 37.8% used a fixed rate.

The average interest rate at the beginning was 2.60% for mortgages on dwellings with variable interest rate (with an annual decrease of 17.1%) and 3.18% for fixed rates (6.6% lower).

Average interest rate on dwellings



## Mortgages with registration changes

The total number of mortgages with changes in conditions recorded in land registries in June was 7,411, 43.1% less than in the same month of the previous year. On dwellings, the number of mortgages modifying their conditions fell by 37.7%.

Considering the type of modification of the conditions, in June 5,729 novations (or modifications produced within the same financial institution) were produced, with an annual decrease of 41.7%. The number of transactions which changed institution (creditor subrogations), fell by 36.0%, and the number of mortgages in which the holder of the mortgaged property changed (debtor subrogations) fell by 70.4%.

### Mortgages with registration changes. June 2017

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	7,411	-8.6	-43.1	-36.5
Novations	5,729	-12.0	-41.7	-36.0
Subrogations Debtor	316	6.4	-70.4	-46.2
Subrogations Creditor	1,366	4.7	-36.0	-35.4

## Number of mortgages with changes in interest rate conditions

Of the 7,411 mortgages with changes in their conditions, 50.9% were due to changes in the interest rate. After changes in conditions, the percentage of fixed-rate mortgages rose from 5.7% to 14.2%, whilst that for variable interest fell from 93.6% to 85.5%.

The Euribor is the reference rate for the highest percentage of variable-rate mortgages, both before the change (80.2%), and after (78.3%).

After the modification of conditions, the average interest for fixed-rate mortgage loans fell by 0.7 points and for variable-rate mortgages it fell 1.3 points.

### Mortgages with registration changes in interest rates conditions. June 2017

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	3,774	100.0		3,774	100.0	
Fixed	217	5.7	4.5	536	14.2	3.8
Variable	3,531	93.6	4.1	3,225	85.5	2.8
-Euribor	3,027	80.2	4.0	2,955	78.3	2.7
Without interest	26	0.7		13	0.3	

## Results by Autonomous Community

The Autonomous Communities with the greatest number of mortgages constituted on dwellings in June were Andalucía (5,805), Comunidad de Madrid (5,663) and Cataluña (4,557).

The Autonomous Communities with the highest annual variation rates were Principado de Asturias (67.2%), La Rioja (66.0%) and Canarias (59.8%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (965.4 million euros), Cataluña (617.9 million) and Andalucía (575.2 million).

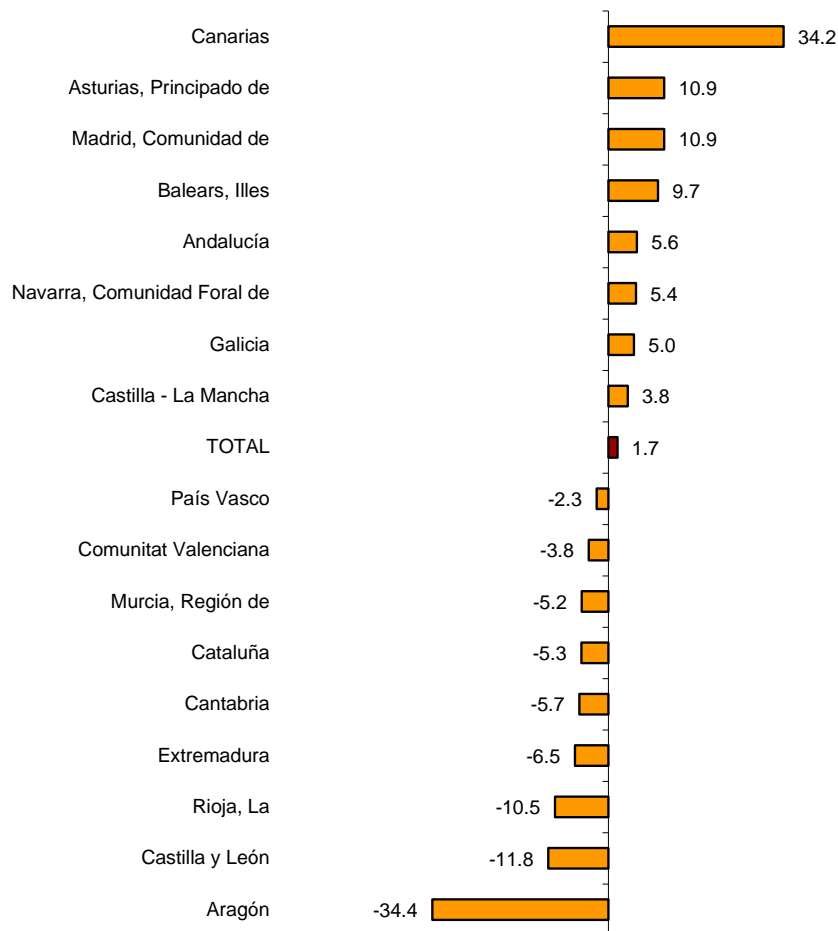
### Mortgages constituted on dwellings by Community. June 2017

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	29,516	1.7	16.5	3,442,433	4.4	21.6
Andalucía	5,805	5.6	16.1	575,239	11.4	15.3
Aragón	644	-34.4	-9.9	58,152	-45.5	-10.3
Asturias, Principado de	570	10.9	67.2	50,246	10.2	70.7
Baleares, Illes	985	9.7	-7.2	155,889	9.9	13.2
Canarias	1,558	34.2	59.8	112,456	16.2	25.5
Cantabria	266	-5.7	9.0	26,301	-10.8	-6.4
Castilla y León	998	-11.8	0.6	90,706	-9.7	3.7
Castilla - La Mancha	1,019	3.8	-1.4	85,901	1.6	-0.5
Cataluña	4,557	-5.3	10.1	617,926	-9.5	11.5
Comunitat Valenciana	3,101	-3.8	20.0	254,832	-3.9	26.6
Extremadura	472	-6.5	12.1	32,551	-9.1	10.2
Galicia	1,030	5.0	6.1	98,449	6.6	6.7
Madrid, Comunidad de	5,663	10.9	37.8	965,448	25.3	56.9
Murcia, Región de	725	-5.2	21.2	54,833	-3.2	24.4
Navarra, Comunidad Foral de	393	5.4	1.6	42,452	8.3	10.6
País Vasco	1,482	-2.3	-5.4	197,269	-4.6	-7.1
Rioja, La	171	-10.5	66.0	13,462	-17.0	67.2

The Communities presenting the highest monthly variation rates in the number of mortgages constituted on dwellings were Canarias (34.2%), and Principado de Asturias and Comunidad de Madrid (both by 10.9%).

In turn, the Autonomous Communities registering the lowest monthly rates were Aragón (-34.4%), Castilla y León (-11.8%) and La Rioja (-10.5%).

**Monthly variation of the number of mortgages constituted on dwellings.  
June 2017**



## Mortgages Statistics

### June 2017. 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>40,908</b>	<b>5,345,459</b>	<b>1,534</b>	<b>246,834</b>	<b>39,374</b>	<b>5,098,625</b>
Andalucía	7,981	848,645	411	70,318	7,570	778,327
Aragón	1,015	94,706	87	12,755	928	81,951
Asturias, Principado de	795	72,540	57	4,259	738	68,281
Balears, Illes	1,365	277,222	58	21,869	1,307	255,353
Canarias	2,041	208,212	43	11,161	1,998	197,051
Cantabria	368	34,714	5	1,104	363	33,610
Castilla y León	1,726	165,335	201	34,412	1,525	130,923
Castilla - La Mancha	1,453	199,043	123	19,942	1,330	179,101
Cataluña	5,954	889,777	76	11,040	5,878	878,737
Comunitat Valenciana	4,215	445,802	167	16,940	4,048	428,862
Extremadura	685	67,909	78	12,308	607	55,601
Galicia	1,563	145,620	64	8,317	1,499	137,303
Madrid, Comunidad de	7,645	1,407,849	10	4,234	7,635	1,403,615
Murcia, Región de	1,110	110,994	101	13,003	1,009	97,991
Navarra, Comunidad Foral de	515	56,866	6	678	509	56,188
País Vasco	1,954	290,348	33	3,582	1,921	286,766
Rioja, La	402	17,756	14	912	388	16,844
Ceuta	51	5,330	0	0	51	5,330
Melilla	70	6,791	0	0	70	6,791

#### 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>39,374</b>	<b>5,098,625</b>	<b>29,516</b>	<b>3,442,433</b>	<b>686</b>	<b>344,466</b>	<b>9,172</b>	<b>1,311,726</b>
Andalucía	7,570	778,327	5,805	575,239	268	106,818	1,497	96,270
Aragón	928	81,951	644	58,152	11	1,497	273	22,302
Asturias, Principado de	738	68,281	570	50,246	5	553	163	17,482
Balears, Illes	1,307	255,353	985	155,889	16	4,719	306	94,745
Canarias	1,998	197,051	1,558	112,456	14	8,068	426	76,527
Cantabria	363	33,610	266	26,301	2	1,778	95	5,531
Castilla y León	1,525	130,923	998	90,706	36	13,394	491	26,823
Castilla - La Mancha	1,330	179,101	1,019	85,901	30	4,075	281	89,125
Cataluña	5,878	878,737	4,557	617,926	68	23,226	1,253	237,585
Comunitat Valenciana	4,048	428,862	3,101	254,832	33	16,177	914	157,853
Extremadura	607	55,601	472	32,551	50	6,068	85	16,982
Galicia	1,499	137,303	1,030	98,449	8	3,838	461	35,016
Madrid, Comunidad de	7,635	1,403,615	5,663	965,448	92	106,074	1,880	332,093
Murcia, Región de	1,009	97,991	725	54,833	20	5,239	264	37,919
Navarra, Comunidad Foral de	509	56,188	393	42,452	3	436	113	13,300
País Vasco	1,921	286,766	1,482	197,269	28	42,395	411	47,102
Rioja, La	388	16,844	171	13,462	2	111	215	3,271
Ceuta	51	5,330	35	4,864	0	0	16	466
Melilla	70	6,791	42	5,457	0	0	28	1,334

## June 2017. 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>	1,534	246,834	1,037	189,510	497	57,324
Andalucía	411	70,318	280	58,349	131	11,969
Aragón	87	12,755	64	9,778	23	2,977
Asturias, Principado de	57	4,259	14	1,685	43	2,574
Balears, Illes	58	21,869	55	20,506	3	1,363
Canarias	43	11,161	28	8,008	15	3,153
Cantabria	5	1,104	5	1,104	0	0
Castilla y León	201	34,412	88	20,674	113	13,738
Castilla - La Mancha	123	19,942	88	14,971	35	4,971
Cataluña	76	11,040	66	9,986	10	1,054
Comunitat Valenciana	167	16,940	101	11,173	66	5,767
Extremadura	78	12,308	73	11,742	5	566
Galicia	64	8,317	55	7,559	9	758
Madrid, Comunidad de	10	4,234	7	513	3	3,721
Murcia, Región de	101	13,003	70	8,777	31	4,226
Navarra, Comunidad Foral de	6	678	2	360	4	318
País Vasco	33	3,582	29	3,505	4	77
Rioja, La	14	912	12	820	2	92
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>	39,374	5,098,625	35,414	4,681,437	3,960	417,188
Andalucía	7,570	778,327	6,949	721,631	621	56,696
Aragón	928	81,951	787	69,520	141	12,431
Asturias, Principado de	738	68,281	583	56,938	155	11,343
Balears, Illes	1,307	255,353	1,242	228,315	65	27,038
Canarias	1,998	197,051	1,867	179,468	131	17,583
Cantabria	363	33,610	341	31,721	22	1,889
Castilla y León	1,525	130,923	1,358	116,866	167	14,057
Castilla - La Mancha	1,330	179,101	1,082	155,265	248	23,836
Cataluña	5,878	878,737	5,417	823,593	461	55,144
Comunitat Valenciana	4,048	428,862	3,617	400,518	431	28,344
Extremadura	607	55,601	556	52,391	51	3,210
Galicia	1,499	137,303	1,386	126,591	113	10,712
Madrid, Comunidad de	7,635	1,403,615	7,311	1,355,219	324	48,396
Murcia, Región de	1,009	97,991	861	86,315	148	11,676
Navarra, Comunidad Foral de	509	56,188	338	38,776	171	17,412
País Vasco	1,921	286,766	1,445	217,132	476	69,634
Rioja, La	388	16,844	184	12,451	204	4,393
Ceuta	51	5,330	48	5,009	3	321
Melilla	70	6,791	42	3,718	28	3,073

## June 2017. 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>44,108</b>	<b>1,696</b>	<b>29,340</b>	<b>1,335</b>	<b>11,737</b>
Andalucía	9,015	504	5,965	420	2,126
Aragón	729	16	502	9	202
Asturias, Principado de	707	67	459	9	172
Balears, Illes	1,338	84	822	27	405
Canarias	1,985	48	1,370	36	531
Cantabria	524	3	309	12	200
Castilla y León	2,190	83	1,169	112	826
Castilla - La Mancha	1,802	131	999	119	553
Cataluña	6,292	95	4,602	139	1,456
Comunitat Valenciana	6,230	255	4,207	94	1,674
Extremadura	765	74	448	142	101
Galicia	1,794	105	1,105	19	565
Madrid, Comunidad de	6,779	42	4,878	127	1,732
Murcia, Región de	1,699	139	1,094	29	437
Navarra, Comunidad Foral de	597	24	307	17	249
País Vasco	1,275	12	853	22	388
Rioja, La	276	14	180	2	80
Ceuta	69	0	36	0	33
Melilla	42	0	35	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>38,351</b>	<b>5,757</b>	<b>1,200</b>	<b>496</b>	<b>37,151</b>	<b>5,261</b>
Andalucía	7,749	1,266	361	143	7,388	1,123
Aragón	630	99	9	7	621	92
Asturias, Principado de	520	187	24	43	496	144
Balears, Illes	1,156	182	57	27	1,099	155
Canarias	1,766	219	36	12	1,730	207
Cantabria	449	75	0	3	449	72
Castilla y León	1,908	282	42	41	1,866	241
Castilla - La Mancha	1,621	181	108	23	1,513	158
Cataluña	5,483	809	48	47	5,435	762
Comunitat Valenciana	5,471	759	185	70	5,286	689
Extremadura	717	48	62	12	655	36
Galicia	1,611	183	86	19	1,525	164
Madrid, Comunidad de	6,100	679	35	7	6,065	672
Murcia, Región de	1,477	222	110	29	1,367	193
Navarra, Comunidad Foral de	448	149	15	9	433	140
País Vasco	932	343	11	1	921	342
Rioja, La	207	69	11	3	196	66
Ceuta	68	1	0	0	68	1
Melilla	38	4	0	0	38	4



**June 2017. 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>	<b>7,411</b>	<b>5,729</b>	<b>316</b>	<b>1,366</b>	<b>232</b>	<b>7,179</b>	<b>4,958</b>
Andalucía	1,226	943	49	234	49	1,177	872
Aragón	336	293	10	33	16	320	205
Asturias, Principado de	204	188	8	8	11	193	71
Balears, Illes	145	135	2	8	7	138	98
Canarias	278	155	7	116	19	259	183
Cantabria	106	45	0	61	5	101	47
Castilla y León	263	218	4	41	13	250	121
Castilla - La Mancha	385	292	7	86	14	371	226
Cataluña	1,203	861	46	296	31	1,172	898
Comunitat Valenciana	1,159	940	74	145	27	1,132	794
Extremadura	66	51	2	13	6	60	43
Galicia	229	191	10	28	11	218	142
Madrid, Comunidad de	1,308	989	67	252	8	1,300	917
Murcia, Región de	255	223	9	23	9	246	195
Navarra, Comunidad Foral de	53	50	2	1	2	51	36
País Vasco	170	135	17	18	3	167	92
Rioja, La	19	17	0	2	1	18	13
Ceuta	2	2	0	0	0	2	1
Melilla	4	1	2	1	0	4	4

For further information see **INEbase** – [www.ine.es/en/](http://www.ine.es/en/) All press releases at: [www.ine.es/en/prensa/prensa\\_en.htm](http://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](mailto:gprensa@ine.es)

**Information Area:** Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – [www.ine.es/infoine/?L=1](http://www.ine.es/infoine/?L=1)