

Mortgage Statistics (M)
July 2015. *Provisional data*

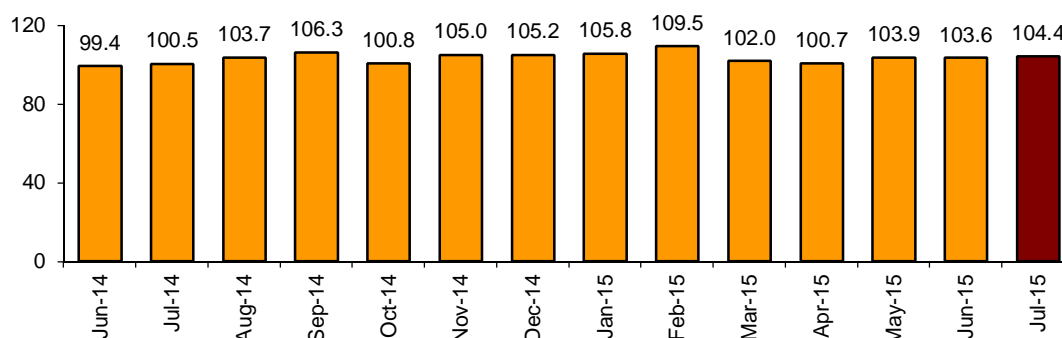
The total number of mortgages constituted on dwellings recorded in the land registries stands at 21,863 in July, 21.8% higher than that of the same month of 2014

The average value of the mortgages constituted on dwellings increases 3.9% in the annual rate, standing at 104,402 euros

During the month of July 2015, the average amount of mortgage constitutions recorded in the land registries (from previous public deeds) stood at 136,335 euros, 16.5% more than that of the same month of 2014.

The number of mortgages constituted on dwellings was 21,863, that is, 21.8% higher than that registered in July 2014. The average value was 104,402 euros, showing an annual increase of 3.9%.

Average amount mortgaged on dwellings in thousands of euros



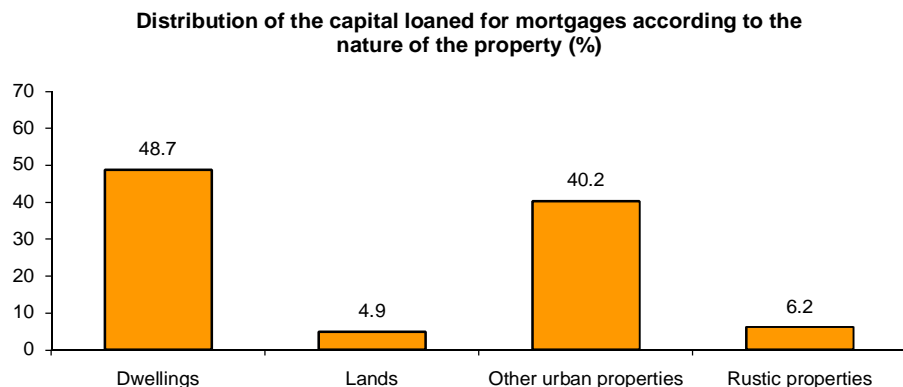
The value of the mortgages constituted on urban properties reached 4,392.6 million euros, 50.2% higher than that reached in July 2014. On dwellings, the capital loaned reached 2,282.5 million euros, indicating an annual increase of 26.6%.

Mortgages constituted. July 2015

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	34,353	8.3	26.9	18.0
Capital loaned (thousands of euros)	4,683,501	20.9	47.8	14.3
Average amount (euros)	136,335	11.6	16.5	-3.1
Rustic properties				
Number of mortgaged properties	1,700	13.5	-0.3	0.5
Capital loaned (thousands of euros)	290,887	52.5	19.2	16.5
Average amount (euros)	171,110	34.4	19.5	15.9
Urban properties				
Number of mortgaged properties	32,653	8.1	28.7	19.1
Capital loaned (thousands of euros)	4,392,614	19.3	50.2	14.1
Average amount (euros)	134,524	10.4	16.7	-4.2
Dwellings				
Number of mortgaged properties	21,863	1.9	21.8	21.2
Capital loaned (thousands of euros)	2,282,544	2.7	26.6	25.5
Average amount (euros)	104,402	0.7	3.9	3.5

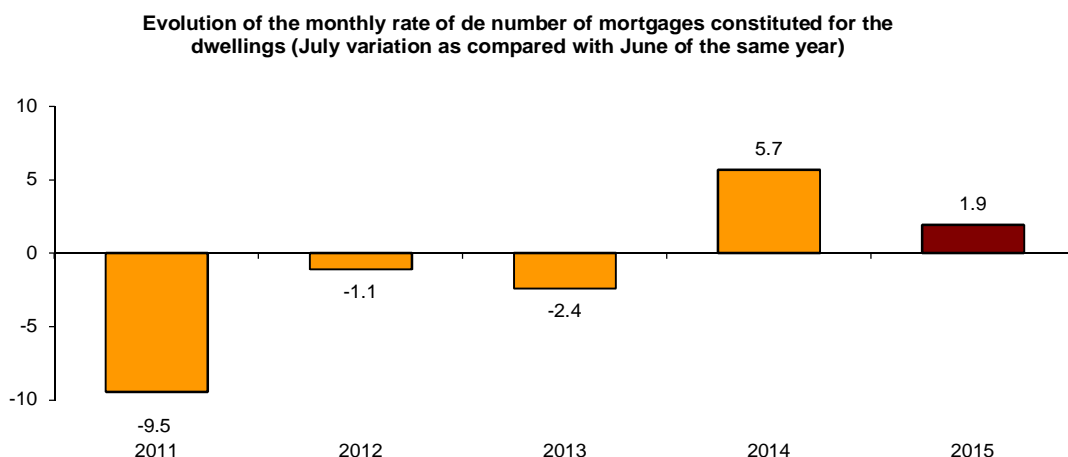
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 48.7% of the total capital loaned in July.

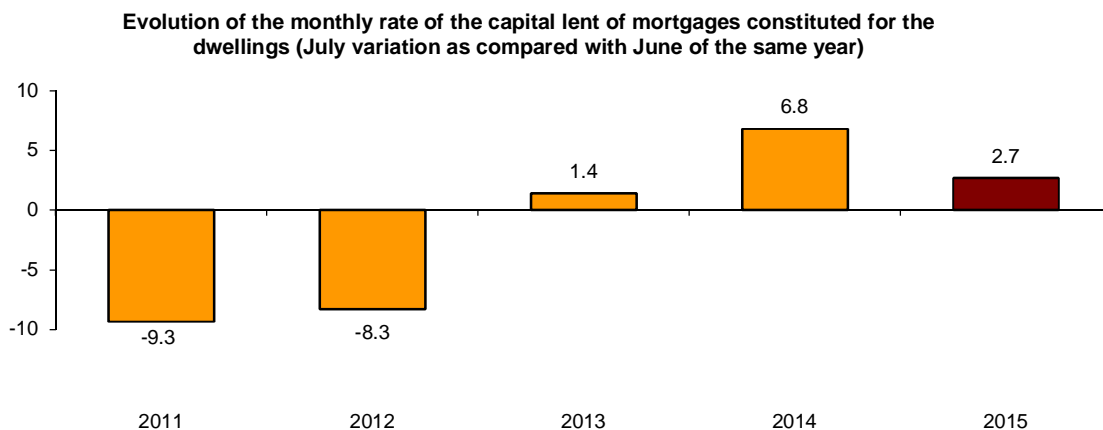


Monthly evolution of the mortgages constituted on dwellings

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 July and June for the last five years. In 2015, the monthly rate registered an increase of 1.9%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was 2.7%.

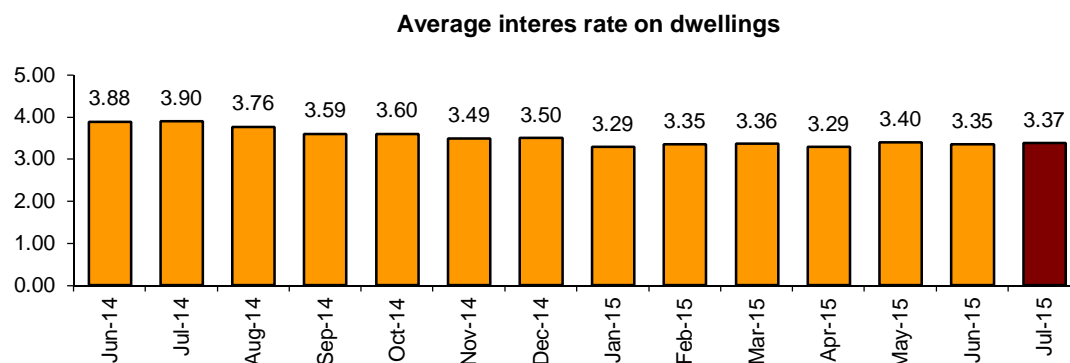


Mortgage interest rates

88.2% of the mortgages constituted in July used a variable interest rate, as compared to 11.8% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 92.5% of new contracts.

The average interest rate for the total properties was 3.30% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 3.37%, that is, 13.5% less than that registered in July 2014.



Mortgages with registration changes

In July, the total number of mortgages with changes in their conditions recorded in the land registries stood at 16,251, 6.8% less than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased 20.4%.

Considering the type of modification of conditions, in July 12,830 novations (or modifications produced within the same financial institution) were produced, with a decrease of 8.2%, as compared to July 2014. The number of transactions that changed institutions (creditor subrogations) increased 12.7%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 38.9%.

Mortgages with registration changes. July 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	16,251	9.5	-6.8	-16.4
Novations	12,830	11.5	-8.2	-17.2
Subrogations Debtor	569	-19.9	-38.9	-29.1
Subrogations Creditor	2,852	8.9	12.7	-9.1

Mortgages with changes in interest rate conditions

Of the 16,251 mortgages with changes in their conditions recorded in the land registries, 38.3% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.0% to 2.5%, and that of mortgages at a variable interest rate increased from 94.4% to 96.6%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (80.4%) and after the change (87.7%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 0.19 points, and that of mortgages at a variable rate did so by 1.78 points.

Mortgages with registration changes in interest rates conditions. July 2015

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	6,224	100.0		6,224	100.0	
Fixed	311	5.0	4.75	154	2.5	4.56
Variable	5,877	94.4	4.51	6,015	96.6	2.73
-Euribor	5,003	80.4	4.48	5,459	87.7	2.60
Without interest	36	0.6		55	0.9	

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in July were Andalucía (3,737), Comunidad de Madrid (3,418) and Cataluña (3,406).

The Autonomous Communities that registered the greatest annual variation rates were Illes Balears (146.2%), Canarias (53.3%) and Cantabria (42.8%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (541.7 million euros), Cataluña (410.2 million), and Andalucía (329.6 million).

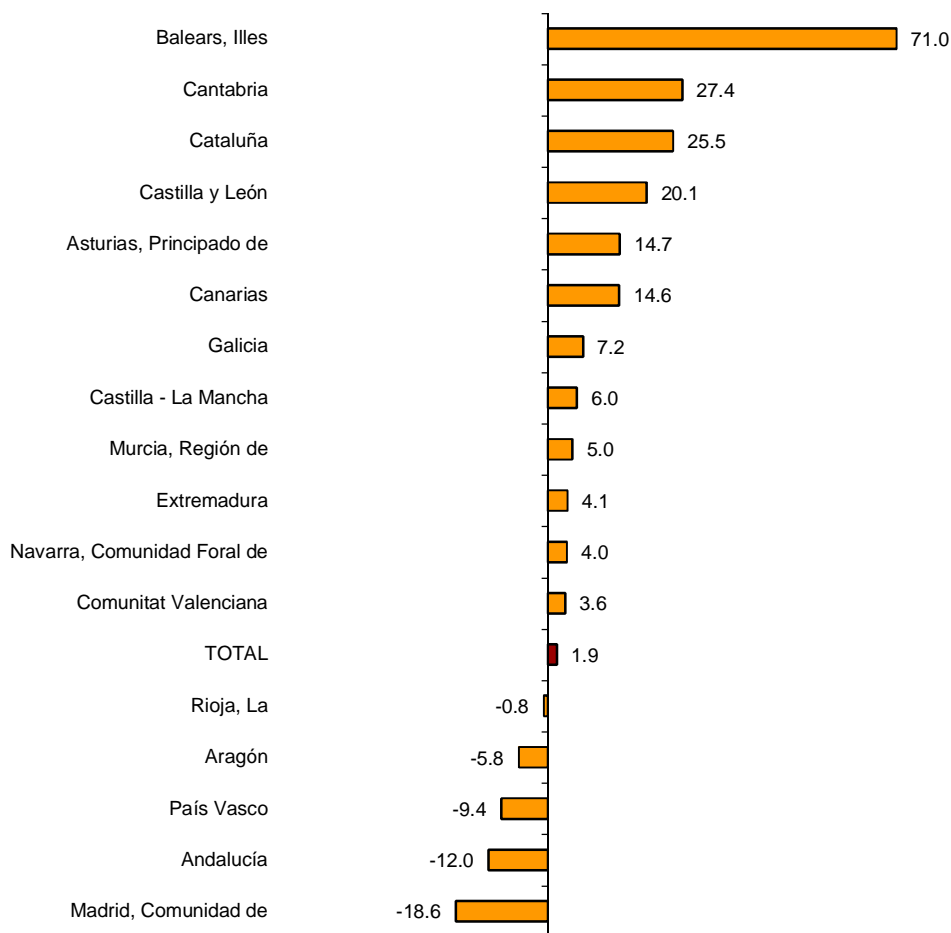
Mortgages constituted on dwellings by Community. July 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	21,863	1.9	21.8	2,282,544	2.7	26.6
Andalucía	3,737	-12.0	15.1	329,648	-11.3	19.1
Aragón	629	-5.8	25.0	57,365	-11.6	25.4
Asturias, Principado de	359	14.7	3.8	34,089	16.4	-2.6
Balears, Illes	1,221	71.0	146.2	105,348	23.2	90.6
Canarias	1,220	14.6	53.3	91,947	-4.8	48.3
Cantabria	307	27.4	42.8	31,875	38.9	56.1
Castilla - La Mancha	949	20.1	22.8	83,624	25.7	27.7
Castilla y León	760	6.0	15.2	56,862	0.8	11.9
Cataluña	3,406	25.5	16.0	410,197	28.5	24.1
Comunitat Valenciana	2,305	3.6	27.1	183,963	4.2	28.6
Extremadura	436	4.1	33.3	32,594	13.2	52.5
Galicia	862	7.2	38.6	78,995	-2.7	40.6
Madrid, Comunidad de	3,418	-18.6	8.3	541,674	-4.9	27.7
Murcia, Región de	645	5.0	37.2	59,355	7.9	60.9
Navarra, Comunidad Foral de	341	4.0	24.9	31,912	-14.9	21.3
País Vasco	1,105	-9.4	-1.2	140,678	-4.2	7.4
Rioja, La	132	-0.8	-21.9	9,751	-6.2	-48.1

The Autonomous Communities presenting the highest monthly rates in the number of mortgages constituted on dwellings were Illes Balears (71.0%), Cantabria (27.4%), and Cataluña (25.5%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rate were Comunidad de Madrid (-18.6%), Andalucía (-12.0%) and País Vasco (-9.4%).

Monthly variation of the number of mortgages constituted on dwellings.
July 2015



Mortgages Statistics

July 2015. 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	34,353	4,683,501	1,700	290,887	32,653	4,392,614
Andalucía	5,548	615,486	459	104,539	5,089	510,947
Aragón	988	122,571	92	9,767	896	112,804
Asturias, Principado de	741	87,654	81	4,842	660	82,812
Balears, Illes	1,614	254,185	74	21,846	1,540	232,339
Canarias	1,848	249,266	47	7,164	1,801	242,102
Cantabria	422	42,528	7	798	415	41,730
Castilla y León	1,601	200,111	151	13,147	1,450	186,964
Castilla - La Mancha	1,272	159,821	172	25,305	1,100	134,516
Cataluña	5,080	799,251	80	15,500	5,000	783,751
Comunitat Valenciana	3,743	392,812	122	35,858	3,621	356,954
Extremadura	772	68,504	186	18,807	586	49,697
Galicia	1,368	240,784	38	5,233	1,330	235,551
Madrid, Comunidad de	5,950	993,006	18	3,911	5,932	989,095
Murcia, Región de	989	126,059	101	16,046	888	110,013
Navarra, Comunidad Foral de	476	58,418	20	737	456	57,681
País Vasco	1,667	243,409	30	2,647	1,637	240,762
Rioja, La	225	25,950	20	4,422	205	21,528
Ceuta	2	415	0	0	2	415
Melilla	47	3,271	2	318	45	2,953

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	32,653	4,392,614	21,863	2,282,544	678	227,519	10,112	1,882,551
Andalucía	5,089	510,947	3,737	329,648	113	26,609	1,239	154,690
Aragón	896	112,804	629	57,365	11	3,925	256	51,514
Asturias, Principado de	660	82,812	359	34,089	5	369	296	48,354
Balears, Illes	1,540	232,339	1,221	105,348	32	29,206	287	97,785
Canarias	1,801	242,102	1,220	91,947	22	3,440	559	146,715
Cantabria	415	41,730	307	31,875	1	50	107	9,805
Castilla y León	1,450	186,964	949	83,624	61	9,659	440	93,681
Castilla - La Mancha	1,100	134,516	760	56,862	38	4,996	302	72,658
Cataluña	5,000	783,751	3,406	410,197	90	27,284	1,504	346,270
Comunitat Valenciana	3,621	356,954	2,305	183,963	110	45,469	1,206	127,522
Extremadura	586	49,697	436	32,594	16	1,475	134	15,628
Galicia	1,330	235,551	862	78,995	17	7,476	451	149,080
Madrid, Comunidad de	5,932	989,095	3,418	541,674	125	27,160	2,389	420,261
Murcia, Región de	888	110,013	645	59,355	19	1,944	224	48,714
Navarra, Comunidad Foral de	456	57,681	341	31,912	6	7,286	109	18,483
País Vasco	1,637	240,762	1,105	140,678	10	30,761	522	69,323
Rioja, La	205	21,528	132	9,751	2	410	71	11,367
Ceuta	2	415	1	335	0	0	1	80
Melilla	45	2,953	30	2,332	0	0	15	621

July 2015. 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	1,700	290,887	1,179	188,144	521	102,743
Andalucía	459	104,539	322	42,495	137	62,044
Aragón	92	9,767	55	5,679	37	4,088
Asturias, Principado de	81	4,842	31	3,164	50	1,678
Balears, Illes	74	21,846	65	20,963	9	883
Canarias	47	7,164	30	3,803	17	3,361
Cantabria	7	798	5	714	2	84
Castilla y León	151	13,147	86	7,308	65	5,839
Castilla - La Mancha	172	25,305	123	19,258	49	6,047
Cataluña	80	15,500	53	11,911	27	3,589
Comunitat Valenciana	122	35,858	83	32,232	39	3,626
Extremadura	186	18,807	173	18,443	13	364
Galicia	38	5,233	36	3,840	2	1,393
Madrid, Comunidad de	18	3,911	4	740	14	3,171
Murcia, Región de	101	16,046	69	11,561	32	4,485
Navarra, Comunidad Foral de	20	737	4	192	16	545
País Vasco	30	2,647	20	1,800	10	847
Rioja, La	20	4,422	19	3,905	1	517
Ceuta	0	0	0	0	0	0
Melilla	2	318	1	136	1	182

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	32,653	4,392,614	28,949	3,870,310	3,704	522,304
Andalucía	5,089	510,947	4,513	430,158	576	80,789
Aragón	896	112,804	727	88,459	169	24,345
Asturias, Principado de	660	82,812	546	68,079	114	14,733
Balears, Illes	1,540	232,339	1,471	215,489	69	16,850
Canarias	1,801	242,102	1,655	228,328	146	13,774
Cantabria	415	41,730	372	37,468	43	4,262
Castilla y León	1,450	186,964	1,176	119,278	274	67,686
Castilla - La Mancha	1,100	134,516	847	97,770	253	36,746
Cataluña	5,000	783,751	4,501	718,207	499	65,544
Comunitat Valenciana	3,621	356,954	3,165	315,681	456	41,273
Extremadura	586	49,697	549	46,192	37	3,505
Galicia	1,330	235,551	1,274	223,887	56	11,664
Madrid, Comunidad de	5,932	989,095	5,615	950,392	317	38,703
Murcia, Región de	888	110,013	731	87,183	157	22,830
Navarra, Comunidad Foral de	456	57,681	334	36,752	122	20,929
País Vasco	1,637	240,762	1,255	184,945	382	55,817
Rioja, La	205	21,528	175	19,008	30	2,520
Ceuta	2	415	2	415	0	0
Melilla	45	2,953	41	2,619	4	334

July 2015. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	44,219	1,649	27,308	1,449	13,813
Andalucía	8,554	462	5,581	248	2,263
Aragón	976	76	550	25	325
Asturias, Principado de	753	34	430	2	287
Balears, Illes	1,577	73	1,012	26	466
Canarias	2,603	24	1,608	46	925
Cantabria	525	4	319	8	194
Castilla y León	2,356	129	1,298	86	843
Castilla - La Mancha	2,049	126	1,076	423	424
Cataluña	6,040	75	4,091	108	1,766
Comunitat Valenciana	6,603	275	4,097	159	2,072
Extremadura	849	93	459	78	219
Galicia	2,221	81	1,348	22	770
Madrid, Comunidad de	5,195	35	3,107	97	1,956
Murcia, Región de	1,642	104	967	73	498
Navarra, Comunidad Foral de	338	6	225	23	84
País Vasco	1,421	26	858	14	523
Rioja, La	434	23	228	10	173
Ceuta	12	0	7	0	5
Melilla	71	3	47	1	20

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	38,368	5,851	1,211	438	37,157	5,413
Andalucía	7,454	1,100	319	143	7,135	957
Aragón	806	170	40	36	766	134
Asturias, Principado de	604	149	22	12	582	137
Balears, Illes	1,373	204	62	11	1,311	193
Canarias	2,400	203	18	6	2,382	197
Cantabria	473	52	4	0	469	52
Castilla y León	2,032	324	90	39	1,942	285
Castilla - La Mancha	1,834	215	95	31	1,739	184
Cataluña	5,257	783	61	14	5,196	769
Comunitat Valenciana	5,676	927	222	53	5,454	874
Extremadura	778	71	63	30	715	41
Galicia	2,031	190	72	9	1,959	181
Madrid, Comunidad de	4,551	644	33	2	4,518	642
Murcia, Región de	1,436	206	77	27	1,359	179
Navarra, Comunidad Foral de	227	111	2	4	225	107
País Vasco	1,055	366	8	18	1,047	348
Rioja, La	315	119	21	2	294	117
Ceuta	10	2	0	0	10	2
Melilla	56	15	2	1	54	14

July 2015. 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	16,251	12,830	569	2,852	1,024	15,227	8,678
Andalucía	3,700	3,113	106	481	165	3,535	2,118
Aragón	383	333	17	33	25	358	179
Asturias, Principado de	446	427	5	14	13	433	130
Balears, Illes	466	449	5	12	21	445	321
Canarias	503	320	11	172	13	490	325
Cantabria	106	95	1	10	3	103	79
Castilla y León	688	619	29	40	34	654	268
Castilla - La Mancha	689	552	18	119	92	597	355
Cataluña	2,243	1,552	49	642	54	2,189	1,535
Comunitat Valenciana	2,948	1,891	207	850	428	2,520	1,338
Extremadura	461	429	4	28	14	447	124
Galicia	716	512	58	146	15	701	318
Madrid, Comunidad de	1,695	1,453	32	210	70	1,625	1,007
Murcia, Región de	603	528	13	62	57	546	369
Navarra, Comunidad Foral de	79	71	0	8	1	78	51
País Vasco	431	395	13	23	17	414	113
Rioja, La	67	66	1	0	1	66	37
Ceuta	0	0	0	0	0	0	0
Melilla	27	25	0	2	1	26	11

For further information see INEbase – www.ine.es/en/ All press releases at: 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

Information Area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoine/?L=1