

28 October 2014

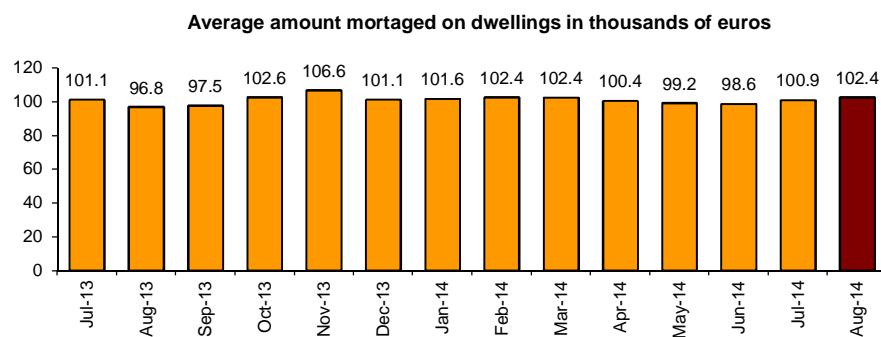
Mortgage Statistics
August 2014. Provisional data

The total number of mortgages constituted on dwellings recorded in the land registries stands at 15,040 in August, 23.8% higher than that of the same month of 2013

The average value of the mortgages constituted on dwellings increases 5.8% in the annual rate, standing at 102,430 euros

During the month of August 2014, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 150,250 euros, 24.7% more than that of the same month of 2013.

The number of **dwellings** was 15,040, that is, 23.8% higher than that registered in August 2013. The average value was 102,430 euros, showing a decrease of 5.8%.



The value of the mortgages constituted on urban properties reached 3,289.0 million euros, 54.6% over that reached in August 2013. On dwellings, the capital loaned reached 1,540.5 million euros, indicating an annual increase of 31.0%.

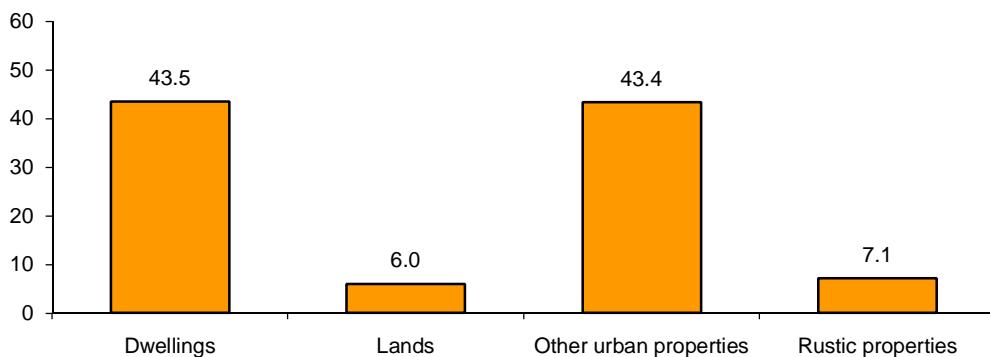
Mortgages constituted. August 2014

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	23,560	-13.6	19.9	-10.9
Capital loaned (thousands of euros)	3,539,879	10.8	49.5	3.4
Average amount (euros)	150,250	28.3	24.7	16.1
Rustic properties				
Number of mortgaged properties	1,173	-29.7	-14.9	-10.1
Capital loaned (thousands of euros)	250,893	-0.4	4.5	-8.5
Average amount (euros)	213,890	41.6	22.7	1.7
Urban properties				
Number of mortgaged properties	22,387	-12.6	22.5	-10.9
Capital loaned (thousands of euros)	3,288,986	11.8	54.6	4.3
Average amount (euros)	146,915	27.9	26.1	17.1
Dwellings				
Number of mortgaged properties	15,040	-16.9	23.8	-6.6
Capital loaned (thousands of euros)	1,540,544	-15.7	31.0	-5.0
Average amount (euros)	102,430	1.6	5.8	1.7

Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 43.5% of the total capital loaned in August.

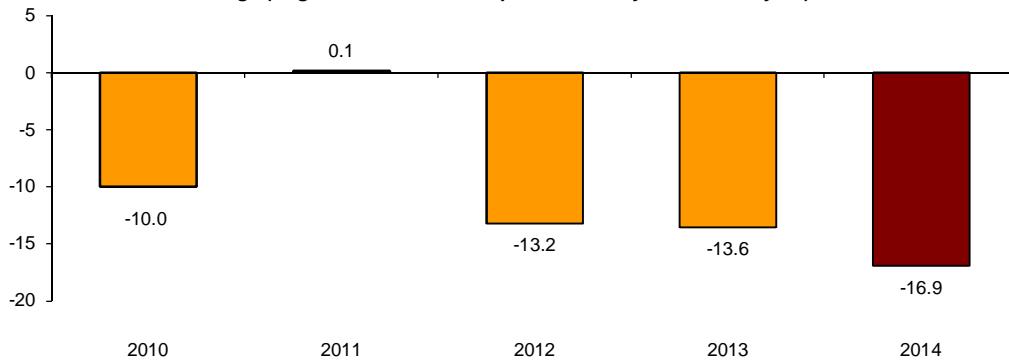
Distribution of the capital loaned for mortgages according to the nature of the property (%)



Monthly evolution of the mortgages constituted on dwellings

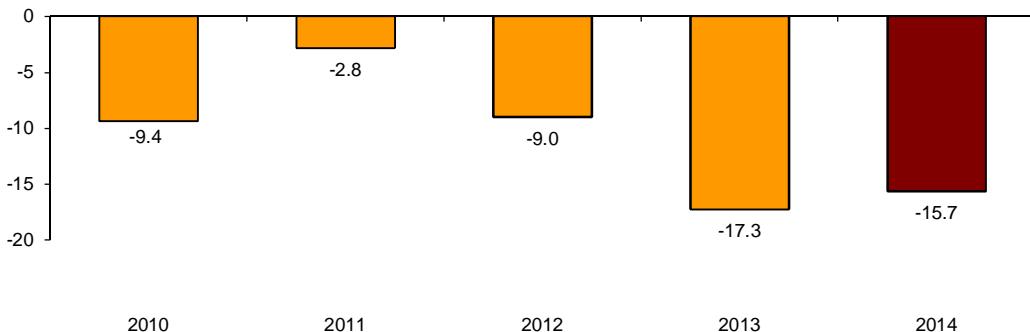
In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of August and July for the last five years. In 2014, the monthly rate registered a decrease of 16.9%, the greatest recorded in this period.

Evolution of the monthly rate of the number of mortgages constituted for the dwellings (August variation as compared with July of the same year)



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2014 was -15.7%.

Evolution of the monthly rate of the capital lent of mortgages constituted for the dwellings (August variation as compared with July of the same year)



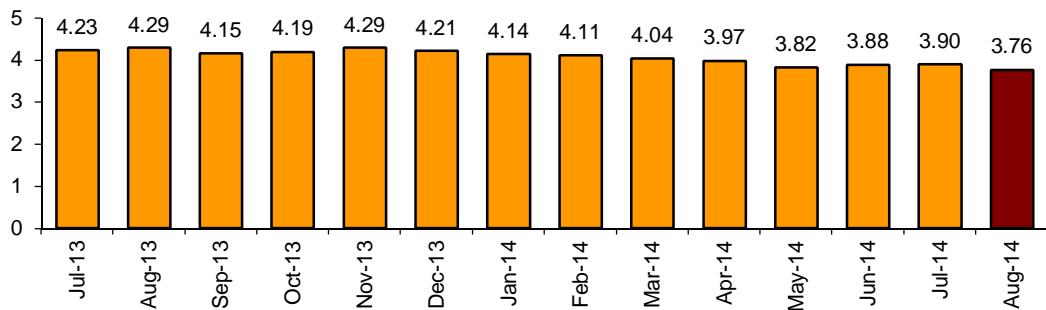
Mortgage interest rates

93.9% of the mortgages constituted in August used a variable interest rate, as compared to 6.1% that used a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 89.9% of new contracts.

The average interest rate for the total properties was 4.12% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.76%, that is, 12.4% less than that registered in August 2013.

Average interest rate on dwellings



Mortgages with registration changes

In August, the total number of mortgages with changes in their conditions recorded in the land registries stood at 15,101, indicating an annual decrease of 17.4%. On dwellings, the number of mortgages with modified conditions decreased 11.5%.

Considering the type of modification of conditions, in August 12,114 novations (or modifications produced within the same financial institution) were produced, with a decrease of 20.8%, as compared with August 2013. The number of transactions that changed institutions (creditor subrogations) increased 7.9%, while the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 20.7%.

Mortgages with registration changes. August 2014

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	15,101	-13.0	-17.4	-13.9
Novations	12,114	-12.2	-20.8	-17.4
Subrogations Debtor	658	-32.0	-20.7	-10.0
Subrogations Creditor	2,329	-10.1	7.9	8.2

Mortgages with changes in interest rate conditions

Of the 15,101 mortgages with changes in their conditions recorded in the land registries, 39.5% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.5% to 2.6%, and that of mortgages at a variable interest rate increased from 93.9% to 96.1%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (69.2%) and after the change (75.9%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.17 points, and that of mortgages at a variable rate decreased by 1.13 points.

Mortgages with registration changes in interest rates conditions. August 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	5,967	100.0		5,967	100.0	
Fixed	327	5.5	4.83	156	2.6	4.66
Variable	5,605	93.9	4.49	5,736	96.1	3.36
-Euribor	4,130	69.2	4.34	4,528	75.9	3.10
Without interest	35	0.6	-	75	1.3	-

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in August were Andalucía (2,823), Comunidad de Madrid (2,336) and Cataluña (2,049).

The Autonomous Communities that registered the greatest annual variation rates were Illes Balears (83.4%), Cantabria (68.4%), and Castilla-La Mancha (57.6%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (371.8 million euros), Andalucía (259.8 million), and Cataluña (223.3 million).

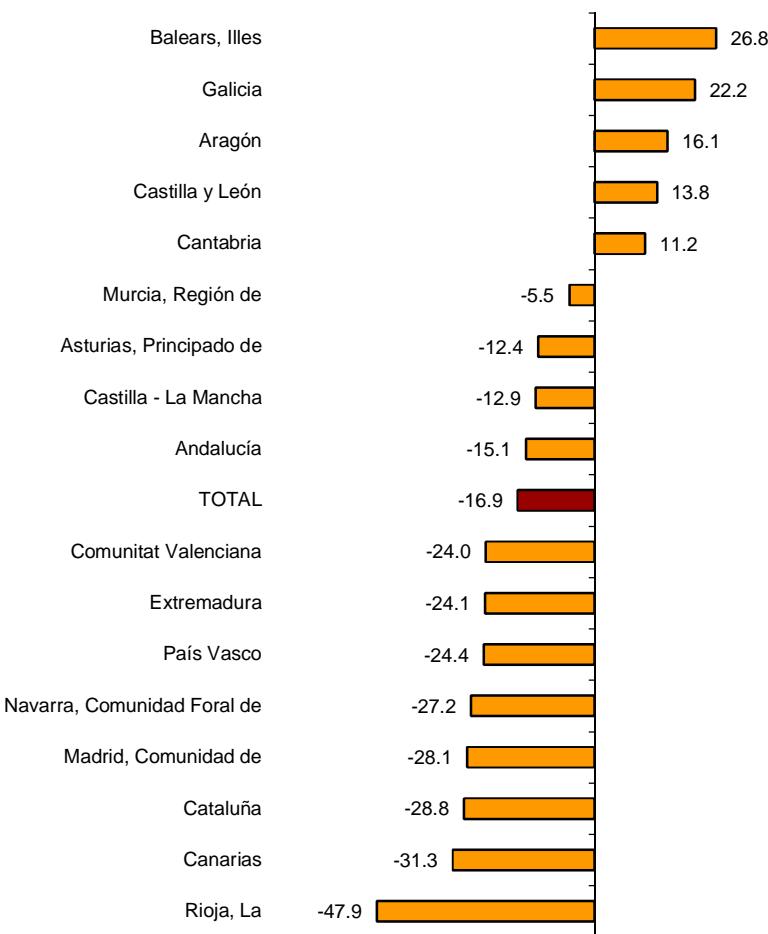
Mortgages constituted on dwellings by Autonomous City and Community. August 2014

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	15,040	-16.9	23.8	1,540,544	-15.7	31.0
Andalucía	2,823	-15.1	25.2	259,803	-7.8	28.5
Aragón	598	16.1	19.1	53,442	12.8	19.0
Asturias, Principado de	303	-12.4	11.8	25,526	-27.1	14.1
Balears, Illes	629	26.8	83.4	56,481	2.2	66.5
Canarias	552	-31.3	-15.5	45,859	-27.1	5.1
Cantabria	229	11.2	68.4	22,345	16.3	64.9
Castilla - La Mancha	866	13.8	35.7	76,742	19.3	23.1
Castilla y León	558	-12.9	57.6	45,310	-6.1	60.4
Cataluña	2,049	-28.8	28.9	223,277	-31.4	38.8
Comunitat Valenciana	1,398	-24.0	14.1	104,549	-28.5	8.8
Extremadura	274	-24.1	30.5	20,064	-17.0	43.5
Galicia	761	22.2	37.1	67,374	19.8	47.5
Madrid, Comunidad de	2,336	-28.1	11.8	371,823	-15.9	40.6
Murcia, Región de	443	-5.5	42.0	32,548	-10.9	32.8
Navarra, Comunidad Foral de	198	-27.2	8.8	20,176	-21.8	23.5
País Vasco	852	-24.4	30.7	99,767	-25.1	16.5
Rioja, La	88	-47.9	-40.9	7,569	-59.7	-46.2
Ceuta	17	88.9	325.0	1,451	30.5	378.9
Melilla	66	230.0	164.0	6,438	159.4	150.0

The Autonomous Communities with the greatest positive monthly rates in the number of mortgages constituted on dwellings were Illes Balears (26.8%), Galicia (22.2%) and Aragón (16.1%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rates were La Rioja (-47.9%), Canarias (-31.3%) and Cataluña (-28.8%).

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



Mortgages Statistics

August 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	23,560	3,539,879	1,173	250,893	22,387	3,288,986
Andalucía	4,337	491,704	408	51,766	3,929	439,938
Aragón	1,063	81,229	52	4,863	1,011	76,366
Asturias, Principado de	432	37,591	13	1,316	419	36,275
Balears, Illes	1,113	144,010	61	8,752	1,052	135,258
Canarias	928	100,598	36	5,654	892	94,944
Cantabria	351	47,027	11	1,124	340	45,903
Castilla y León	1,594	126,639	123	10,796	1,471	115,843
Castilla - La Mancha	916	120,527	78	12,699	838	107,828
Cataluña	3,178	914,552	88	51,225	3,090	863,327
Comunitat Valenciana	2,133	207,458	111	6,782	2,022	200,676
Extremadura	411	34,313	50	5,862	361	28,451
Galicia	1,391	112,420	48	4,423	1,343	107,997
Madrid, Comunidad de	3,405	834,959	16	78,297	3,389	756,662
Murcia, Región de	654	48,767	44	4,158	610	44,609
Navarra, Comunidad Foral de	276	31,523	12	440	264	31,083
País Vasco	1,160	183,851	20	2,479	1,140	181,372
Rioja, La	127	13,720	2	257	125	13,463
Ceuta	18	1,811	0	0	18	1,811
Melilla	73	7,180	0	0	73	7,180

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	22,387	3,288,986	15,040	1,540,544	606	212,958	6,741	1,535,484
Andalucía	3,929	439,938	2,823	259,803	152	30,001	954	150,134
Aragón	1,011	76,366	598	53,442	6	1,823	407	21,101
Asturias, Principado de	419	36,275	303	25,526	9	1,246	107	9,503
Balears, Illes	1,052	135,258	629	56,481	25	5,879	398	72,898
Canarias	892	94,944	552	45,859	32	7,209	308	41,876
Cantabria	340	45,903	229	22,345	11	3,542	100	20,016
Castilla y León	1,471	115,843	866	76,742	27	1,583	578	37,518
Castilla - La Mancha	838	107,828	558	45,310	44	7,285	236	55,233
Cataluña	3,090	863,327	2,049	223,277	83	37,293	958	602,757
Comunitat Valenciana	2,022	200,676	1,398	104,549	41	12,469	583	83,658
Extremadura	361	28,451	274	20,064	22	4,065	65	4,322
Galicia	1,343	107,997	761	67,374	9	1,641	573	38,982
Madrid, Comunidad de	3,389	756,662	2,336	371,823	105	45,927	948	338,912
Murcia, Región de	610	44,609	443	32,548	8	680	159	11,381
Navarra, Comunidad Foral de	264	31,083	198	20,176	5	6,562	61	4,345
País Vasco	1,140	181,372	852	99,767	23	44,708	265	36,897
Rioja, La	125	13,463	88	7,569	4	1,045	33	4,849
Ceuta	18	1,811	17	1,451	0	0	1	360
Melilla	73	7,180	66	6,438	0	0	7	742

August 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	1,173	250,893	709	197,687	464	53,206
Andalucía	408	51,766	241	34,875	167	16,891
Aragón	52	4,863	29	3,007	23	1,856
Asturias, Principado de	13	1,316	5	728	8	588
Balears, Illes	61	8,752	51	7,108	10	1,644
Canarias	36	5,654	23	4,042	13	1,612
Cantabria	11	1,124	5	634	6	490
Castilla y León	123	10,796	60	5,308	63	5,488
Castilla - La Mancha	78	12,699	40	7,902	38	4,797
Cataluña	88	51,225	68	44,690	20	6,535
Comunitat Valenciana	111	6,782	51	4,190	60	2,592
Extremadura	50	5,862	44	5,307	6	555
Galicia	48	4,423	42	3,827	6	596
Madrid, Comunidad de	16	78,297	7	72,462	9	5,835
Murcia, Región de	44	4,158	32	2,535	12	1,623
Navarra, Comunidad Foral de	12	440	0	0	12	440
País Vasco	20	2,479	11	1,072	9	1,407
Rioja, La	2	257	0	0	2	257
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	22,387	3,288,986	19,098	2,633,130	3,289	655,856
Andalucía	3,929	439,938	3,223	345,766	706	94,172
Aragón	1,011	76,366	913	63,582	98	12,784
Asturias, Principado de	419	36,275	286	23,889	133	12,386
Balears, Illes	1,052	135,258	975	114,450	77	20,808
Canarias	892	94,944	793	84,275	99	10,669
Cantabria	340	45,903	326	36,520	14	9,383
Castilla y León	1,471	115,843	1,162	91,098	309	24,745
Castilla - La Mancha	838	107,828	691	95,075	147	12,753
Cataluña	3,090	863,327	2,654	684,075	436	179,252
Comunitat Valenciana	2,022	200,676	1,683	162,015	339	38,661
Extremadura	361	28,451	351	27,631	10	820
Galicia	1,343	107,997	1,272	99,201	71	8,796
Madrid, Comunidad de	3,389	756,662	3,138	596,975	251	159,687
Murcia, Región de	610	44,609	437	31,399	173	13,210
Navarra, Comunidad Foral de	264	31,083	139	17,608	125	13,475
País Vasco	1,140	181,372	900	142,753	240	38,619
Rioja, La	125	13,463	92	9,962	33	3,501
Ceuta	18	1,811	17	1,790	1	21
Melilla	73	7,180	46	5,066	27	2,114

August 2014. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	29,643	1,358	18,822	1,366	8,097
Andalucía	6,211	424	3,811	406	1,570
Aragón	760	21	469	40	230
Asturias, Principado de	584	45	401	4	134
Balears, Illes	765	65	424	16	260
Canarias	1,538	29	1,033	16	460
Cantabria	531	28	263	5	235
Castilla y León	1,741	105	958	70	608
Castilla - La Mancha	1,335	49	723	264	299
Cataluña	3,907	62	2,740	79	1,026
Comunitat Valenciana	4,303	143	2,831	92	1,237
Extremadura	562	56	334	58	114
Galicia	1,629	125	925	131	448
Madrid, Comunidad de	3,297	87	2,268	127	815
Murcia, Región de	969	87	667	30	185
Navarra, Comunidad Foral de	267	11	181	8	67
País Vasco	845	9	510	11	315
Rioja, La	245	12	165	9	59
Ceuta	58	0	28	0	30
Melilla	96	0	91	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	25,575	4,068	1,036	322	24,539	3,746
Andalucía	5,301	910	299	125	5,002	785
Aragón	601	159	16	5	585	154
Asturias, Principado de	444	140	29	16	415	124
Balears, Illes	660	105	41	24	619	81
Canarias	1,416	122	26	3	1,390	119
Cantabria	464	67	25	3	439	64
Castilla y León	1,511	230	92	13	1,419	217
Castilla - La Mancha	1,176	159	41	8	1,135	151
Cataluña	3,405	502	53	9	3,352	493
Comunitat Valenciana	3,836	467	124	19	3,712	448
Extremadura	534	28	51	5	483	23
Galicia	1,548	81	121	4	1,427	77
Madrid, Comunidad de	2,845	452	58	29	2,787	423
Murcia, Región de	808	161	51	36	757	125
Navarra, Comunidad Foral de	180	87	1	10	179	77
País Vasco	545	300	4	5	541	295
Rioja, La	151	94	4	8	147	86
Ceuta	54	4	0	0	54	4
Melilla	96	0	0	0	96	0

August 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	15,101	12,114	658	2,329	752	14,349	8,956
Andalucía	4,248	3,483	110	655	167	4,081	2,502
Aragón	323	276	28	19	18	305	210
Asturias, Principado de	319	299	7	13	93	226	121
Balears, Illes	353	345	7	1	37	316	205
Canarias	577	334	16	227	36	541	300
Cantabria	85	75	0	10	0	85	54
Castilla y León	1,044	805	175	64	11	1,033	496
Castilla - La Mancha	791	696	13	82	22	769	417
Cataluña	1,971	1,612	41	318	45	1,926	1,386
Comunitat Valenciana	2,277	1,583	200	494	188	2,089	1,444
Extremadura	219	187	1	31	14	205	103
Galicia	328	304	2	22	12	316	173
Madrid, Comunidad de	1,533	1,162	32	339	15	1,518	988
Murcia, Región de	590	543	7	40	86	504	331
Navarra, Comunidad Foral de	60	56	3	1	2	58	26
País Vasco	222	194	15	13	5	217	110
Rioja, La	148	148	0	0	1	147	78
Ceuta	12	12	0	0	0	12	11
Melilla	1	0	1	0	0	1	1

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