

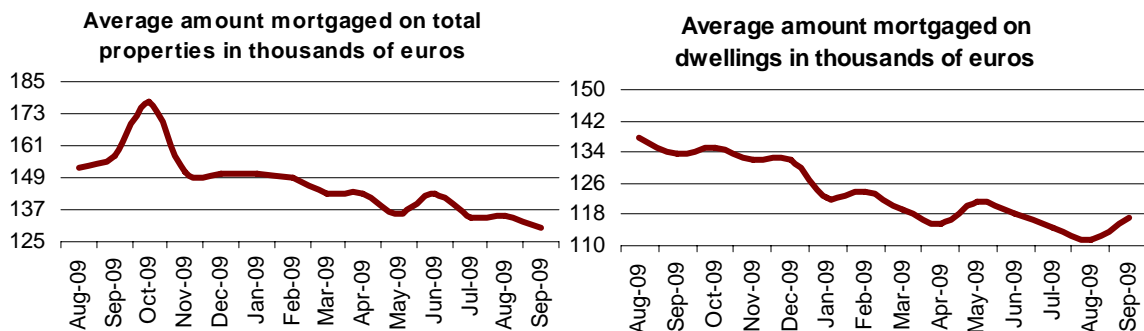
**Mortgage Statistics (Base 2003)**  
September 2009. *Provisional data*

**The average value of the mortgages constituted in September decreases 17.1% in the interannual rate and reaches 130,346 euros**

**The number of mortgages that change conditions increases 41.5%, while registered cancellations decrease 16.0%**

During the month of September, the average amount per mortgage constituted stood at 130,346 euros, 17.1% less than for the same month the previous year, and 3.4% less than the amount recorded in August 2009.

**In mortgages constituted for dwellings, the average amount was 117,250 euros, 12.3% less than in the same month of 2008, and 4.9% higher than that registered in August 2009.**



The value of the mortgages constituted on urban properties surpassed 12,396 million euros in September, indicating an interannual decrease of 15.3%. In dwellings, the capital loaned almost reached 7,318 million euros, 16.0% less than in September 2008.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	104,245	22.8	3.3	-18.0
Capital loaned (thousands of euros)	13,587,915	18.6	-14.3	-28.6
Average amount (euros)	130,346	-3.4	-17.1	-12.9
<b>Rustic buildings</b>				
Number of mortgaged properties	5,913	26.2	36.1	35.0
Capital loaned (thousands of euros)	1,191,768	26.8	-1.7	-1.1
Average amount (euros)	201,550	0.5	-27.7	-26.7
<b>Urban buildings</b>				
Number of mortgaged properties	98,332	22.6	1.9	-19.8
Capital loaned (thousands of euros)	12,396,147	17.9	-15.3	-30.4
Average amount (euros)	126,064	-3.8	-16.9	-13.3
<b>Dwellings</b>				
Number of mortgaged properties	62,411	18.9	-4.2	-25.3
Capital loaned (thousands of euros)	7,317,662	24.8	-16.0	-37.6
Average amount (euros)	117,250	4.9	-12.3	-16.5

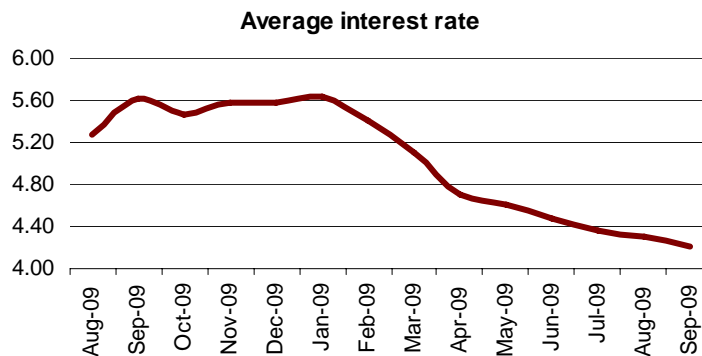
### Mortgages by institution

Savings Banks were the institutions that granted the highest number of mortgage loans in September (51.2% of the total), followed by Banks (38.4%) and Other financial institutions (10.4%).

Regarding the capital loaned, Savings Banks granted 45.2% of the total, Banks 44.7% and Other financial institutions 10.1%.

### Mortgage interest rates

The average interest rate in September 2009 was 4.20%, representing a 25.1% decrease in the interannual rate, and a 2.3% decrease as compared with August 2009.

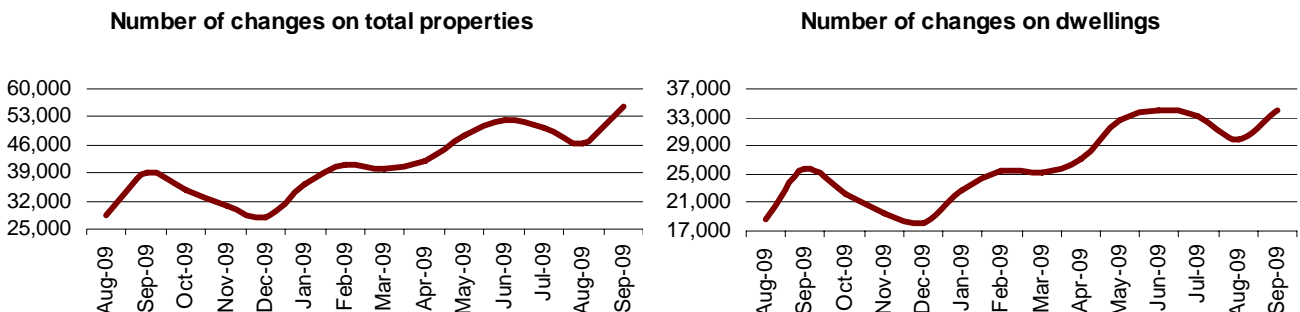


By institution, the average interest rate of Savings Bank mortgage loans was 4.41%, and the average term was 21 years. Regarding Banks, the average interest rate for mortgage loans was 4.05%, and the average term was 20 years.

95.5% of the mortgages constituted in September used a variable interest rate, as opposed to the 4.5% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 88.4% of new contracts.

### Mortgages with modified conditions

In September, the total number of mortgages with modified conditions was 55,546, with an interannual increase of 41.5%. In the case of dwellings, the number of mortgages that modified their conditions was 34,112, that is, 32.6% more than the number registered in September 2008.



Considering the type of modification of the conditions, in September, 45,616 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 62.2%.

The number of loans that changed institution (subrogations creditor) was 7,588, for a 20.2% increase in the interannual rate. In turn, 2,342 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 51.2%.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	55,546	20.0	41.5	39.0
-Novations	45,616	20.0	62.2	57.6
-Subrogations Debtor	2,342	-9.3	-51.2	-42.8
-Subrogations Creditor	7,588	33.6	20.2	17.3

### Number of mortgages with changes in interest rate conditions

Of the 55,546 mortgages with modified conditions during the month of September, 40.6% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 4.6% to 2.0% of the total), since most of these loans were referenced to a variable interest rate. Within the interest rate structure, the Euribor was the main reference. The lowest average interest rate before the change was that referring to Savings Banks (4.25%), whereas the lowest average interest rate after the change was the Euribor (3.86%).

After the modification of conditions, the average interest of the loans decreased 0.05 points in fixed interest rate mortgages, and decreased 0.61 points in variable interest rate mortgages.

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
<b>Fixed</b>	1,033	4.6	4.76	453	2.0	4.71
<b>Variable</b>	21,428	95.1	4.50	21,960	97.4	3.89
-MRTI* Banks	158	0.7	4.26	60	0.3	4.16
-MRTI* Savings banks	977	4.3	4.47	417	1.9	4.67
-MRTI* All institutions	534	2.4	4.66	239	1.1	4.77
-Type Act. Ref. Saving Banks	70	0.3	4.25	30	0.1	4.67
-Euribor	19,002	84.3	4.50	20,783	92.2	3.86
-Other interest rates	687	3.0	4.34	431	1.9	3.93
<b>Without interest</b>	79	0.3	-	127	0.6	-
<b>Total interest rate changes</b>	22,540	100.0	-	22,540	100.0	-

\*MRTI: Mortgage Reference Trend

### Registered mortgage cancellations

In September, 40,656 mortgage cancellations were registered, 16.0% less than in the same month of 2008. Mortgages cancelled on rustic properties increased 29.6%, and those cancelled on urban properties decreased 17.4%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 18.7% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total cancelled mortgages</b>	40,656	8.7	-16.0	-24.1
Rustic	1,845	68.8	29.6	-7.2
Urban	38,811	6.9	-17.4	-24.6
<b>Ge</b> -Dwellings	27,630	8.1	-18.7	-26.7

The highest numbers of properties with mortgages constituted per 100,000 inhabitants<sup>1</sup> were recorded in Región de Murcia (426) and Comunitat Valenciana (365). The Autonomous

Communities that recorded a positive variation rate were Principado de Asturias (27.0%), and Galicia (17.6%). The most negative evolution was registered in La Rioja (-53.2%) and Cantabria (-21.2%).

The Autonomous Communities with the greatest average mortgaged amount were Comunidad de Madrid (171,789 euros) and País Vasco (166,493 euros). The only one experiencing a positive interannual variation rate was Aragón (13.0%), while those recording the most negative evolution were Castilla y León (-31.2%) and Andalucía (-28.4%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants<sup>1</sup> were Comunitat Valenciana (336) and Región de Murcia (287). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants<sup>1</sup> were Comunitat Valenciana (188) and Región de Murcia (150).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgage
	Number*	Variation interannual	Amount	Variation interannual		
<b>TOTAL</b>	<b>280</b>	<b>1.4</b>	<b>130,346</b>	<b>-17.1</b>	<b>149</b>	<b>109</b>
Andalucía	301	0.3	114,837	-28.4	172	120
Aragón	276	-8.0	163,027	13.0	109	83
Asturias (Principado de)	274	27.0	160,791	-15.9	79	95
Baleares (Illes)	295	-12.1	129,244	-20.1	117	127
Canarias	291	10.3	109,200	-14.3	83	109
Cantabria	277	-21.2	116,603	-9.4	76	126
Castilla y León	295	2.1	95,332	-31.2	93	118
Castilla-La Mancha	305	5.4	114,533	-18.3	250	103
Cataluña	235	14.4	150,254	-20.0	115	68
Comunitat Valenciana	365	6.7	117,664	-12.5	336	188
Extremadura	196	3.3	127,327	-8.9	71	82
Galicia	232	17.6	101,408	-18.0	70	95
Madrid (Comunidad de)	257	-10.6	171,789	-5.2	129	98
Murcia (Región de)	426	1.0	112,905	-4.6	287	150
Navarra (Comunidad Foral de)	200	-15.6	154,078	-27.1	38	111
País Vasco	229	-3.9	166,493	-20.0	42	70
Rioja (La)	246	-53.2	111,314	-4.6	146	145
Ceuta	64	-85.2	107,486	-25.9	102	22
Melilla	202	148.7	162,590	28.1	21	158

\*Per each hundred thousands inhabitants

<sup>1</sup>This data was calculated from the revision of the figures of the Municipal Register for the year 2008. Only the population aged 18 to 84 years old was considered.

## Provincial information

The provincial results that were provided in this Press release may henceforth be viewed at the following address of the INE website:

[http://www.ine.es/en/daco/daco42/daco426/hpro0909\\_en.pdf](http://www.ine.es/en/daco/daco42/daco426/hpro0909_en.pdf)

For further information see **INEbase-[www.ine.es](http://www.ine.es)** All press releases at: **[www.ine.es/prensa/prensa\\_en.htm](http://www.ine.es/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](http://www.ine.es/infoine)

## Mortgages Statistics (Closures)

### September 2009. Provisional data

#### MS.1 Total mortgaged rustic and urban buildings

Amount in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Amount	Number	Amount	Number	Amount
<b>TOTAL</b>	<b>104,245</b>	<b>13,587,915</b>	<b>5,913</b>	<b>1,191,768</b>	<b>98,332</b>	<b>12,396,147</b>
Andalucía	19,427	2,230,931	1,666	297,745	17,761	1,933,186
Aragón	2,981	485,984	265	137,823	2,716	348,161
Asturias (Ppdo de)	2,506	402,941	178	33,035	2,328	369,906
Balears (Illes)	2,541	328,409	162	39,781	2,379	288,628
Canarias	4,875	532,352	135	15,755	4,740	516,597
Cantabria	1,327	154,732	29	2,335	1,298	152,397
Castilla y León	6,221	593,061	261	41,425	5,960	551,636
Castilla-La Mancha	4,932	564,877	220	40,659	4,712	524,218
Cataluña	13,954	2,096,639	288	66,052	13,666	2,030,587
Comunitat Valenciana	14,801	1,741,542	1,277	152,681	13,524	1,588,861
Extremadura	1,712	217,984	239	52,054	1,473	165,930
Galicia	5,369	544,457	315	24,555	5,054	519,902
Madrid (Comunidad de)	13,007	2,234,464	176	146,465	12,831	2,087,999
Murcia (Región de)	4,742	535,396	470	86,485	4,272	448,911
Navarra (Com. Foral de)	992	152,845	42	11,709	950	141,136
Pais Vasco	4,083	679,789	144	39,144	3,939	640,645
Rioja (La)	633	70,462	42	3,221	591	67,241
Ceuta	37	3,977	0	0	37	3,977
Melilla	105	17,072	4	844	101	16,228

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## MS.2 Urban buildings, according to type of building

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	<b>98,332</b>	<b>12,396,147</b>	<b>62,411</b>	<b>7,317,662</b>	<b>6,685</b>	<b>1,692,398</b>	<b>29,236</b>	<b>3,386,087</b>
Andalucía	17,761	1,933,186	11,429	1,150,669	1,529	429,689	4,803	352,828
Aragón	2,716	348,161	1,673	189,277	115	60,042	928	98,842
Asturias (Ppdo de)	2,328	369,906	1,655	175,392	70	102,200	603	92,314
Balears (Illes)	2,379	288,628	1,336	180,658	108	24,439	935	83,531
Canarias	4,740	516,597	2,962	296,857	109	25,991	1,669	193,749
Cantabria	1,298	152,397	898	103,708	57	26,371	343	22,318
Castilla y León	5,960	551,636	2,859	300,250	1,785	131,448	1,316	119,938
Castilla-La Mancha	4,712	524,218	2,912	318,683	797	58,550	1,003	146,985
Cataluña	13,666	2,030,587	9,319	1,191,943	500	213,283	3,847	625,361
Comunitat Valenciana	13,524	1,588,861	8,551	816,628	591	205,849	4,382	566,384
Extremadura	1,473	165,930	986	85,628	83	44,119	404	36,183
Galicia	5,054	519,902	3,067	329,667	203	37,030	1,784	153,205
Madrid (Comunidad de)	12,831	2,087,999	8,496	1,416,480	333	155,294	4,002	516,225
Murcia (Región de)	4,272	448,911	2,462	249,776	215	61,648	1,595	137,487
Navarra (Com. Foral de)	950	141,136	717	87,635	47	17,833	186	35,668
Pais Vasco	3,939	640,645	2,667	373,266	134	91,229	1,138	176,150
Rioja (La)	591	67,241	323	38,799	6	5,657	262	22,785
Ceuta	37	3,977	26	2,346	1	122	10	1,509
Melilla	101	16,228	73	10,000	2	1,602	26	4,626

M - (TABLES ANNEX) September 2009 (2/7)

### MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	<b>5,913</b>	<b>1,191,768</b>	<b>2,112</b>	<b>461,542</b>	<b>2,529</b>	<b>530,267</b>	<b>1,272</b>	<b>199,959</b>
Andalucía	1,666	297,745	428	120,182	693	105,043	545	72,520
Aragón	265	137,823	39	29,630	150	98,385	76	9,808
Asturias (Ppdo de)	178	33,035	60	7,539	48	10,104	70	15,392
Balears (Illes)	162	39,781	57	22,254	72	9,906	33	7,621
Canarias	135	15,755	60	7,356	53	5,783	22	2,616
Cantabria	29	2,335	10	1,001	16	1,125	3	209
Castilla y León	261	41,425	91	21,786	130	15,328	40	4,311
Castilla-La Mancha	220	40,659	45	11,367	116	16,039	59	13,253
Cataluña	288	66,052	109	35,618	127	20,361	52	10,073
Comunitat Valenciana	1,277	152,681	504	64,463	551	65,747	222	22,471
Extremadura	239	52,054	81	29,274	136	16,410	22	6,370
Galicia	315	24,555	248	15,904	58	7,935	9	716
Madrid (Comunidad de)	176	146,465	102	35,751	58	98,826	16	11,888
Murcia (Región de)	470	86,485	196	42,570	194	26,836	80	17,079
Navarra (Com. Foral de)	42	11,709	15	8,463	20	1,369	7	1,877
Pais Vasco	144	39,144	42	6,722	88	29,567	14	2,855
Rioja (La)	42	3,221	21	818	19	1,503	2	900
Ceuta	0	0	0	0	0	0	0	0
Melilla	4	844	4	844	0	0	0	0

## MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	<b>98,332</b>	<b>12,396,147</b>	<b>37,933</b>	<b>5,613,132</b>	<b>50,827</b>	<b>5,608,896</b>	<b>9,572</b>	<b>1,174,119</b>
Andalucía	17,761	1,933,186	8,165	995,900	7,497	688,152	2,099	249,134
Aragón	2,716	348,161	565	103,795	1,866	203,646	285	40,720
Asturias (Ppdo de)	2,328	369,906	974	160,414	975	170,600	379	38,892
Balears (Illes)	2,379	288,628	695	105,528	1,512	163,854	172	19,246
Canarias	4,740	516,597	2,520	312,044	1,956	173,372	264	31,181
Cantabria	1,298	152,397	425	54,593	722	87,630	151	10,174
Castilla y León	5,960	551,636	1,771	189,633	3,692	307,970	497	54,033
Castilla-La Mancha	4,712	524,218	1,538	204,103	2,840	269,900	334	50,215
Cataluña	13,666	2,030,587	5,234	934,282	7,547	938,120	885	158,185
Comunitat Valenciana	13,524	1,588,861	5,173	818,038	6,500	617,314	1,851	153,509
Extremadura	1,473	165,930	721	104,761	712	57,604	40	3,565
Galicia	5,054	519,902	2,466	273,350	2,438	228,109	150	18,443
Madrid (Comunidad de)	12,831	2,087,999	5,278	952,620	6,793	1,024,488	760	110,891
Murcia (Región de)	4,272	448,911	1,151	175,004	2,567	226,257	554	47,650
Navarra (Com. Foral de)	950	141,136	131	24,185	486	63,806	333	53,145
Pais Vasco	3,939	640,645	927	175,675	2,254	337,084	758	127,886
Rioja (La)	591	67,241	119	16,053	431	45,917	41	5,271
Ceuta	37	3,977	18	1,850	17	1,952	2	175
Melilla	101	16,228	62	11,303	22	3,120	17	1,805

M - (TABLES ANNEX) September 2009 (4/7)



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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>40,656</b>	<b>1,845</b>	<b>27,630</b>	<b>1,132</b>	<b>10,049</b>
Andalucía	7,730	674	5,406	235	1,415
Aragón	898	32	555	12	299
Asturias (Ppdo de)	873	35	579	10	249
Balears (Illes)	1,095	38	585	25	447
Canarias	1,822	40	1,279	66	437
Cantabria	606	10	387	13	196
Castilla y León	2,488	97	1,657	159	575
Castilla-La Mancha	1,674	44	1,097	140	393
Cataluña	4,031	64	2,884	70	1,013
Comunitat Valenciana	7,637	364	4,853	105	2,315
Extremadura	715	38	504	32	141
Galicia	2,205	94	1,461	18	632
Madrid (Comunidad de)	4,949	160	3,652	132	1,005
Murcia (Región de)	1,664	111	1,096	60	397
Navarra (Com. Foral de)	551	11	428	10	102
Pais Vasco	1,251	26	912	31	282
Rioja (La)	372	7	226	13	126
Ceuta	13	0	10	0	3
Melilla	82	0	59	1	22

M - (TABLES ANNEX) September 2009 (5/7)

**MS.6 Total cancelled mortgages, according to type of building and loaning bank**

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
<b>TOTAL</b>	<b>13,726</b>	<b>20,791</b>	<b>6,139</b>	<b>754</b>	<b>505</b>	<b>586</b>	<b>12,972</b>	<b>20,286</b>	<b>5,553</b>
Andalucía	2,802	3,570	1,358	315	186	173	2,487	3,384	1,185
Aragón	207	528	163	9	6	17	198	522	146
Asturias (Ppdo de)	327	397	149	17	13	5	310	384	144
Balears Illes	415	594	86	20	17	1	395	577	85
Canarias	782	723	317	13	17	10	769	706	307
Cantabria	251	291	64	6	4	0	245	287	64
Castilla-León	970	1,103	415	36	43	18	934	1,060	397
Castilla-la-Mancha	471	969	234	10	18	16	461	951	218
Cataluña	1,060	2,565	406	18	16	30	1,042	2,549	376
Comunitat Valenciana	2,363	4,215	1,059	82	72	210	2,281	4,143	849
Extremadura	266	392	57	10	15	13	256	377	44
Galicia	909	1,127	169	66	21	7	843	1,106	162
Madrid (Comunidad de)	1,888	2,241	820	122	10	28	1,766	2,231	792
Murcia (Región de)	418	966	280	20	47	44	398	919	236
Navarra (Com. Foral de)	129	253	169	5	4	2	124	249	167
Pais Vasco	364	666	221	5	16	5	359	650	216
Rioja (La)	59	151	162	0	0	7	59	151	155
Ceuta	0	9	4	0	0	0	0	9	4
Melilla	45	31	6	0	0	0	45	31	6

M - (TABLES ANNEX) September 2009 (6/7)

**MS.7 Total mortgages with changes, according to type of change and type of building**

	Total	Type of change			Type of building		
		Novation	Subrogations		Rustic buildings	Urban buildings	Dwellings
			Debtor	Creditor			
<b>TOTAL</b>	<b>55,546</b>	<b>45,616</b>	<b>2,342</b>	<b>7,588</b>	<b>1,800</b>	<b>53,746</b>	<b>34,112</b>
Andalucía	11,090	9,447	404	1,239	301	10,789	7,248
Aragón	1,182	956	67	159	16	1,166	649
Asturias (Ppdo de)	722	638	12	72	81	641	388
Balears Illes	1,005	932	15	58	58	947	578
Canarias	1,393	901	66	426	55	1,338	1,034
Cantabria	365	304	0	61	6	359	248
Castilla-León	1,951	1,687	75	189	86	1,865	1,123
Castilla-la-Mancha	4,049	3,397	65	587	64	3,985	2,196
Cataluña	6,822	5,282	270	1,270	89	6,733	4,116
Comunitat Valenciana	13,624	10,126	1,057	2,441	629	12,995	8,512
Extremadura	624	570	15	39	33	591	364
Galicia	1,613	1,360	54	199	55	1,558	1,087
Madrid (Comunidad de)	6,525	5,922	129	474	202	6,323	4,140
Murcia (Región de)	3,196	3,026	32	138	107	3,089	1,597
Navarra (Com. Foral de)	190	186	3	1	4	186	125
Pais Vasco	751	492	56	203	13	738	450
Rioja (La)	374	334	21	19	1	373	212
Ceuta	59	55	1	3	0	59	34
Melilla	11	1	0	10	0	11	11

M - (TABLES ANNEX) September 2009 (7/7)