

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

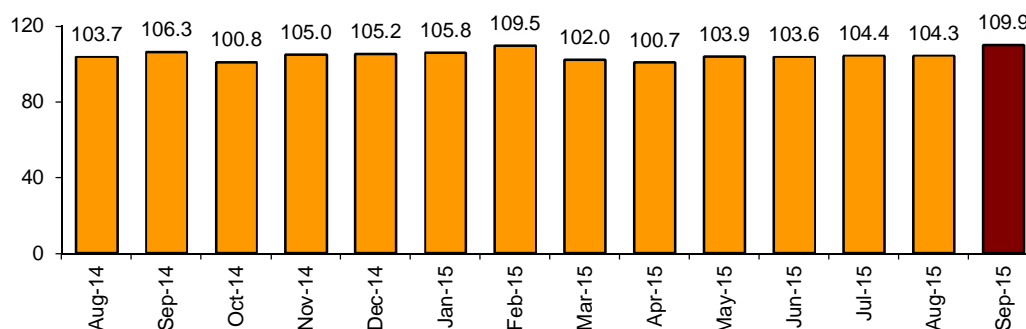
The total number of mortgages constituted on dwellings recorded in the land registries stands at 23,828 in September, 20.2% higher than that of the same month of 2014

The average value of the mortgages constituted on dwellings increases 3.4% in the annual rate, standing at 109,926 euros

During the month of September 2015, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 132,886 euros, 4.4% more than that of the same month of 2014.

The number of mortgages constituted on **dwellings** was 23,828, that is, 20.2% higher than that registered in September 2014. The average value was 109,926 euros, showing an annual increase of 3.4%.

Average amount mortgaged on dwellings in thousands of euros



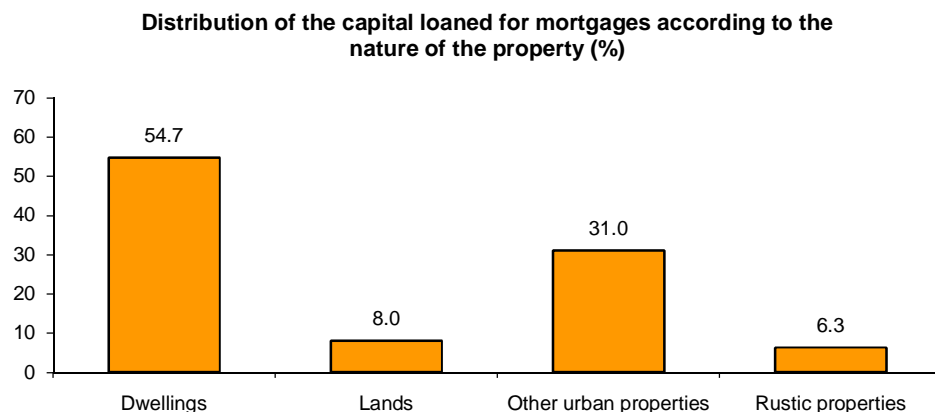
The value of the mortgages constituted on urban properties reached 4,485.4 million euros, 23.1% higher than that reached in September 2014. On dwellings, the capital loaned reached 2,619.3 million euros, indicating an annual increase of 24.3%.

Mortgages constituted. September 2015

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	36,010	24.4	18.7	18.4
Capital loaned (thousands of euros)	4,785,231	9.1	23.9	16.4
Average amount (euros)	132,886	-12.3	4.4	-1.7
Rustic properties				
Number of mortgaged properties	1,612	5.5	11.6	4.1
Capital loaned (thousands of euros)	299,781	35.5	37.6	15.4
Average amount (euros)	185,968	28.5	23.2	10.9
Urban properties				
Number of mortgaged properties	34,398	25.4	19.1	19.3
Capital loaned (thousands of euros)	4,485,450	7.7	23.1	16.4
Average amount (euros)	130,399	-14.1	3.4	-2.4
Dwellings				
Number of mortgaged properties	23,828	23.6	20.2	21.6
Capital loaned (thousands of euros)	2,619,322	30.3	24.3	25.4
Average amount (euros)	109,926	5.4	3.4	3.2

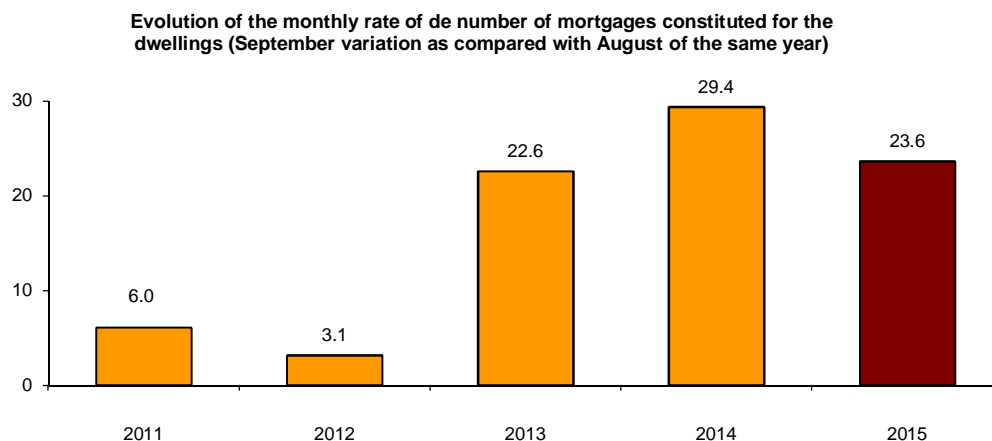
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 54.7% of the total capital loaned in September.

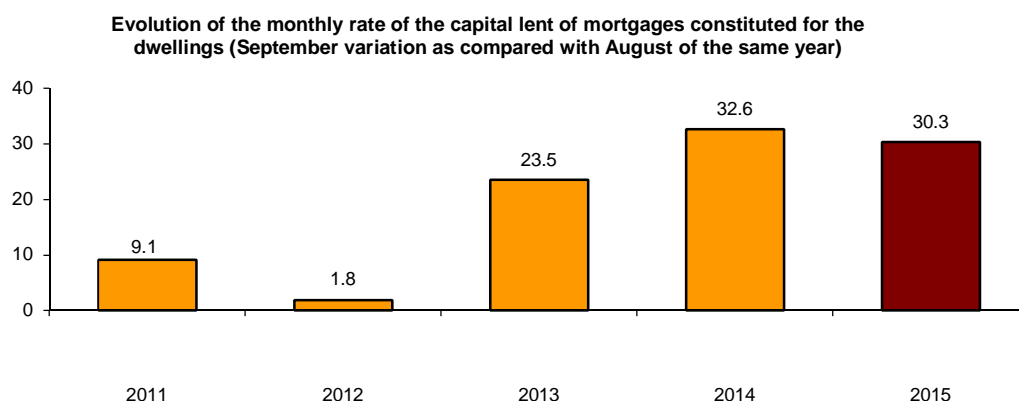


Monthly evolution of the mortgages constituted on dwellings

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 September and August for the last five years. In 2015, the monthly rate registered an increase of 23.6%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was 30.3%.

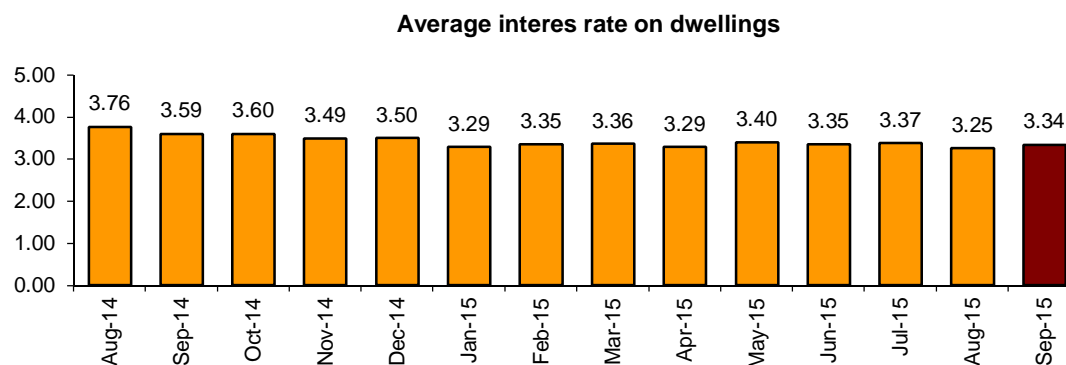


Mortgage interest rates

90.3% of the mortgages constituted in September used a variable interest rate, as compared to 9.7% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 94.3% of new contracts.

The average interest rate for the total properties was 3.26% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.34%, that is, 7.1% less than that registered in September 2014.



Mortgages with registration changes

In September, the total number of mortgages with changes in their conditions recorded in the land registries stood at 15,370, 18.2% less than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased 13.3%.

Considering the type of modification of conditions, in September 12,439 novations (or modifications produced within the same financial institution) were produced, with a decrease of 20.8%, as compared to September 2014. The number of transactions that changed institutions (creditor subrogations) increased 0.1%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 20.8%.

Mortgages with registration changes. September 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	15,370	16.4	-18.2	-16.4
Novations	12,439	13.0	-20.8	-17.0
Subrogations Debtor	627	1.5	-20.8	-26.1
Subrogations Creditor	2,304	46.0	0.1	-10.5

Mortgages with changes in interest rate conditions

Of the 15,370 mortgages with changes in their conditions recorded in the land registries, 40.5% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate increased from 5.0% to 5.9%, and that of mortgages at a variable interest rate decreased from 94.3% to 92.7%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (78.2%) and after the change (84.2%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 1.4 points, and that of mortgages at a variable rate did so by 1.5 points.

Mortgages with registration changes in interest rates conditions. September 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	6,220	100.0		6,220	100.0	
Fixed	312	5.0	5.2	369	5.9	3.8
Variable	5,867	94.3	4.3	5,767	92.7	2.8
-Euribor	4,866	78.2	4.3	5,240	84.2	2.8
Without interest	41	0.7		84	1.4	

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in September were Comunidad de Madrid (4,949), Andalucía (4,330) and Cataluña (3,755).

The Autonomous Communities that registered the greatest annual variation rates were Illes Balears (74.0%), Cataluña (34.3%) and Cantabria (33.0%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (776.1 million euros), Cataluña (446.7 million euros), and Andalucía (398.0 million euros).

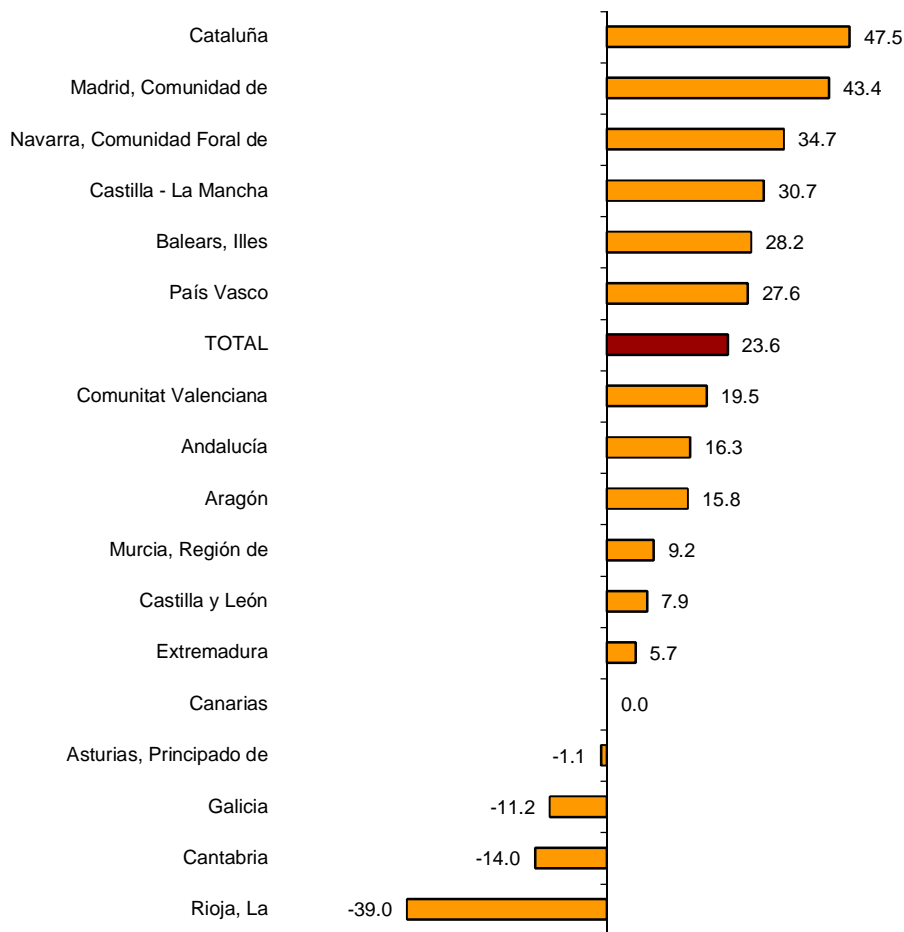
Mortgages constituted on dwellings by Community. September 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	23,828	23.6	20.2	2,619,322	30.3	24.3
Andalucía	4,330	16.3	13.8	397,987	20.1	17.2
Aragón	658	15.8	-1.5	50,952	-12.6	-18.8
Asturias, Principado de	350	-1.1	8.4	32,506	3.6	7.6
Balears, Illes	790	28.2	74.0	95,014	5.7	63.3
Canarias	823	0.0	17.9	75,690	5.1	37.7
Cantabria	234	-14.0	33.0	23,261	-16.6	44.4
Castilla y León	918	7.9	11.0	74,638	3.1	3.9
Castilla - La Mancha	791	30.7	18.9	60,717	22.2	19.1
Cataluña	3,755	47.5	34.3	446,732	46.7	34.5
Comunitat Valenciana	2,683	19.5	27.8	221,479	31.1	35.9
Extremadura	373	5.7	29.5	25,919	3.8	30.7
Galicia	733	-11.2	-8.1	68,776	-16.6	-12.8
Madrid, Comunidad de	4,949	43.4	22.2	776,146	58.6	29.1
Murcia, Región de	570	9.2	6.1	43,680	15.3	8.5
Navarra, Comunidad Foral de	373	34.7	-0.5	37,903	37.2	-9.8
País Vasco	1,356	27.6	24.6	176,137	39.5	33.2
Rioja, La	89	-39.0	-2.2	6,353	-43.5	-8.2

The Autonomous Communities presenting positive monthly rates in the number of mortgages constituted on dwellings were Cataluña (47.5%), and Comunidad de Madrid (43.4%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rate were La Rioja (-39.0%), Cantabria (-14.0%), Galicia (-11.2%) and Principado de Asturias (-1.1%).

**Monthly variation of the number of mortgages constituted on dwellings.
September 2015**



Mortgages Statistics September 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	36,010	4,785,231	1,612	299,781	34,398	4,485,450
Andalucía	6,606	771,060	481	101,556	6,125	669,504
Aragón	1,020	104,613	80	19,425	940	85,188
Asturias, Principado de	545	52,489	52	8,247	493	44,242
Balears, Illes	1,217	223,011	69	21,255	1,148	201,756
Canarias	1,767	238,196	32	3,968	1,735	234,228
Cantabria	344	44,175	5	432	339	43,743
Castilla y León	1,476	135,852	148	15,236	1,328	120,616
Castilla - La Mancha	1,285	115,015	124	19,831	1,161	95,184
Cataluña	5,097	786,988	125	16,237	4,972	770,751
Comunitat Valenciana	3,848	358,807	110	9,198	3,738	349,609
Extremadura	665	62,877	130	26,532	535	36,345
Galicia	1,212	110,199	87	6,799	1,125	103,400
Madrid, Comunidad de	7,164	1,272,558	20	1,705	7,144	1,270,853
Murcia, Región de	907	110,140	82	36,202	825	73,938
Navarra, Comunidad Foral de	575	70,648	11	5,364	564	65,284
País Vasco	2,024	293,781	32	5,953	1,992	287,828
Rioja, La	164	11,669	22	1,590	142	10,079
Ceuta	35	17,490	0	0	35	17,490
Melilla	59	5,663	2	251	57	5,412

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	34,398	4,485,450	23,828	2,619,322	692	359,940	9,878	1,506,188
Andalucía	6,125	669,504	4,330	397,987	207	47,433	1,588	224,084
Aragón	940	85,188	658	50,952	9	1,630	273	32,606
Asturias, Principado de	493	44,242	350	32,506	9	777	134	10,959
Balears, Illes	1,148	201,756	790	95,014	17	12,148	341	94,594
Canarias	1,735	234,228	823	75,690	14	3,600	898	154,938
Cantabria	339	43,743	234	23,261	3	11,041	102	9,441
Castilla y León	1,328	120,616	918	74,638	86	7,215	324	38,763
Castilla - La Mancha	1,161	95,184	791	60,717	66	8,233	304	26,234
Cataluña	4,972	770,751	3,755	446,732	79	87,614	1,138	236,405
Comunitat Valenciana	3,738	349,609	2,683	221,479	46	18,839	1,009	109,291
Extremadura	535	36,345	373	25,919	21	1,631	141	8,795
Galicia	1,125	103,400	733	68,776	15	1,736	377	32,888
Madrid, Comunidad de	7,144	1,270,853	4,949	776,146	47	120,379	2,148	374,328
Murcia, Región de	825	73,938	570	43,680	22	4,354	233	25,904
Navarra, Comunidad Foral de	564	65,284	373	37,903	9	7,977	182	19,404
País Vasco	1,992	287,828	1,356	176,137	29	24,545	607	87,146
Rioja, La	142	10,079	89	6,353	8	685	45	3,041
Ceuta	35	17,490	24	2,691	0	0	11	14,799
Melilla	57	5,412	29	2,741	5	103	23	2,568

September 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	1,612	299,781	1,094	225,331	518	74,450
Andalucía	481	101,556	321	78,753	160	22,803
Aragón	80	19,425	37	12,318	43	7,107
Asturias, Principado de	52	8,247	19	4,164	33	4,083
Balears, Illes	69	21,255	59	20,494	10	761
Canarias	32	3,968	24	3,023	8	945
Cantabria	5	432	5	432	0	0
Castilla y León	148	15,236	79	12,080	69	3,156
Castilla - La Mancha	124	19,831	90	10,605	34	9,226
Cataluña	125	16,237	109	10,771	16	5,466
Comunitat Valenciana	110	9,198	62	5,686	48	3,512
Extremadura	130	26,532	109	22,261	21	4,271
Galicia	87	6,799	65	6,026	22	773
Madrid, Comunidad de	20	1,705	18	1,437	2	268
Murcia, Región de	82	36,202	47	26,159	35	10,043
Navarra, Comunidad Foral de	11	5,364	6	5,014	5	350
País Vasco	32	5,953	24	4,494	8	1,459
Rioja, La	22	1,590	18	1,363	4	227
Ceuta	0	0	0	0	0	0
Melilla	2	251	2	251	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	34,398	4,485,450	30,296	3,993,737	4,102	491,713
Andalucía	6,125	669,504	5,538	613,855	587	55,649
Aragón	940	85,188	804	73,560	136	11,628
Asturias, Principado de	493	44,242	355	33,040	138	11,202
Balears, Illes	1,148	201,756	1,064	180,088	84	21,668
Canarias	1,735	234,228	1,587	221,495	148	12,733
Cantabria	339	43,743	317	41,966	22	1,777
Castilla y León	1,328	120,616	1,124	98,794	204	21,822
Castilla - La Mancha	1,161	95,184	953	79,267	208	15,917
Cataluña	4,972	770,751	4,389	649,395	583	121,356
Comunitat Valenciana	3,738	349,609	3,235	297,785	503	51,824
Extremadura	535	36,345	485	32,766	50	3,579
Galicia	1,125	103,400	1,080	97,829	45	5,571
Madrid, Comunidad de	7,144	1,270,853	6,570	1,218,352	574	52,501
Murcia, Región de	825	73,938	681	60,725	144	13,213
Navarra, Comunidad Foral de	564	65,284	327	32,938	237	32,346
País Vasco	1,992	287,828	1,582	231,004	410	56,824
Rioja, La	142	10,079	115	8,113	27	1,966
Ceuta	35	17,490	34	17,452	1	38
Melilla	57	5,412	56	5,313	1	99

September 2015. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	33,262	1,362	21,014	927	9,959
Andalucía	6,344	401	4,125	296	1,522
Aragón	865	44	377	19	425
Asturias, Principado de	584	27	316	22	219
Balears, Illes	898	36	564	14	284
Canarias	2,056	63	1,096	56	841
Cantabria	431	42	256	3	130
Castilla y León	1,917	97	1,032	44	744
Castilla - La Mancha	1,492	117	870	37	468
Cataluña	4,153	38	2,914	110	1,091
Comunitat Valenciana	5,296	172	3,499	84	1,541
Extremadura	577	49	394	26	108
Galicia	1,397	65	868	20	444
Madrid, Comunidad de	4,176	74	2,733	134	1,235
Murcia, Región de	1,286	77	776	37	396
Navarra, Comunidad Foral de	329	6	227	7	89
País Vasco	1,036	43	697	15	281
Rioja, La	371	10	233	3	125
Ceuta	25	0	20	0	5
Melilla	29	1	17	0	11

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	28,806	4,456	966	396	27,840	4,060
Andalucía	5,354	990	271	130	5,083	860
Aragón	771	94	28	16	743	78
Asturias, Principado de	485	99	20	7	465	92
Balears, Illes	724	174	31	5	693	169
Canarias	1,712	344	39	24	1,673	320
Cantabria	370	61	32	10	338	51
Castilla y León	1,707	210	78	19	1,629	191
Castilla - La Mancha	1,326	166	77	40	1,249	126
Cataluña	3,695	458	28	10	3,667	448
Comunitat Valenciana	4,635	661	127	45	4,508	616
Extremadura	538	39	43	6	495	33
Galicia	1,288	109	63	2	1,225	107
Madrid, Comunidad de	3,757	419	44	30	3,713	389
Murcia, Región de	1,115	171	46	31	1,069	140
Navarra, Comunidad Foral de	214	115	4	2	210	113
País Vasco	801	235	29	14	772	221
Rioja, La	269	102	5	5	264	97
Ceuta	21	4	0	0	21	4
Melilla	24	5	1	0	23	5

September 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	15,370	12,439	627	2,304	830	14,540	9,573
Andalucía	3,356	2,817	100	439	211	3,145	2,052
Aragón	483	399	26	58	18	465	342
Asturias, Principado de	234	203	0	31	17	217	139
Balears, Illes	456	444	1	11	20	436	258
Canarias	800	499	10	291	14	786	591
Cantabria	127	109	0	18	2	125	101
Castilla y León	621	546	9	66	44	577	253
Castilla - La Mancha	903	825	6	72	83	820	474
Cataluña	2,093	1,587	86	420	54	2,039	1,512
Comunitat Valenciana	2,823	1,959	276	588	223	2,600	1,623
Extremadura	151	128	2	21	32	119	79
Galicia	486	431	7	48	9	477	237
Madrid, Comunidad de	1,686	1,508	36	142	23	1,663	1,157
Murcia, Región de	692	630	14	48	62	630	500
Navarra, Comunidad Foral de	88	82	4	2	1	87	53
País Vasco	257	169	46	42	6	251	161
Rioja, La	88	78	4	6	9	79	23
Ceuta	13	13	0	0	0	13	10
Melilla	13	12	0	1	2	11	8

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