

Mortgage Statistics

October 2012. *Provisional data*

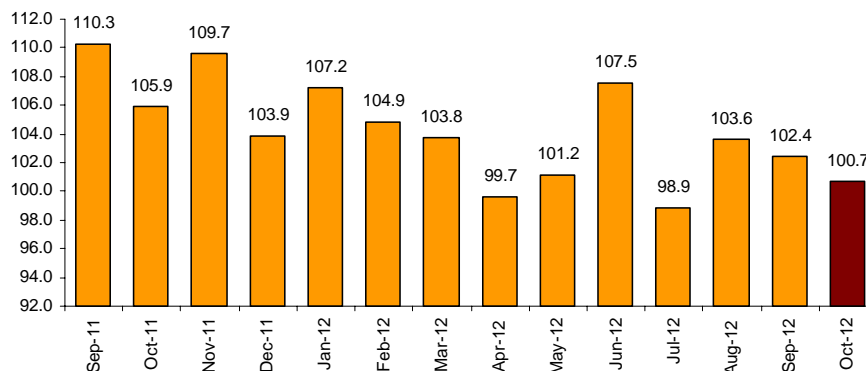
The average value of the mortgages constituted in October decreases 1.7% in the annual rate and stands at 113,816 euros

The average amount in the mortgages constituted for dwellings, decreases 4.9%

During the month of October, the average amount of mortgage constitutions recorded in the land registries stood at 113,816 euros, a figure 1.7% lower than the same month the previous year and 3.9% higher than that registered in September 2012.

In the case of mortgages constituted for dwellings, the average amount was 100,665 euros, 4.9% less than October 2011 and 1.7% lower than September 2012.

Average amount mortgaged on dwellings in thousands of euros

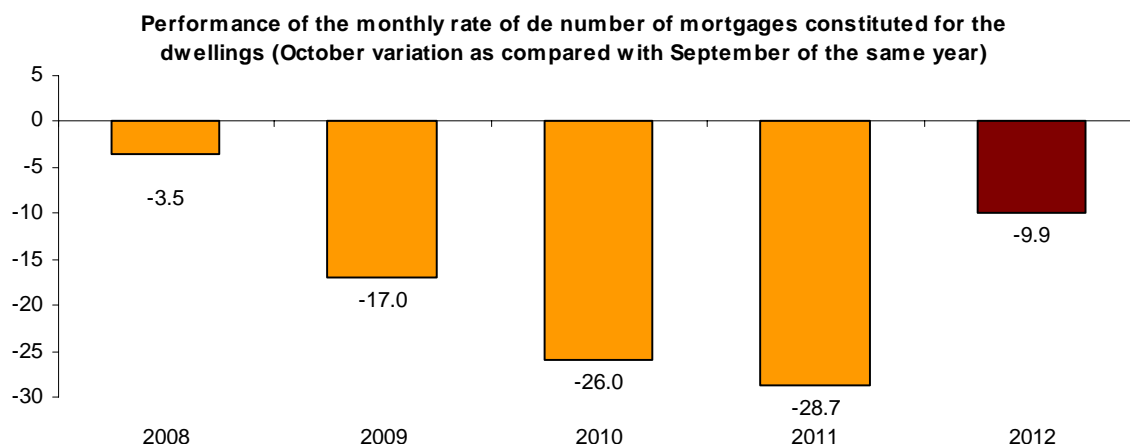


The value of the mortgages constituted on urban properties was 3,088 million euros, indicating an annual decrease of 27.5%. In dwellings, the capital loaned exceeded 1,923 million euros, 18.6% less.

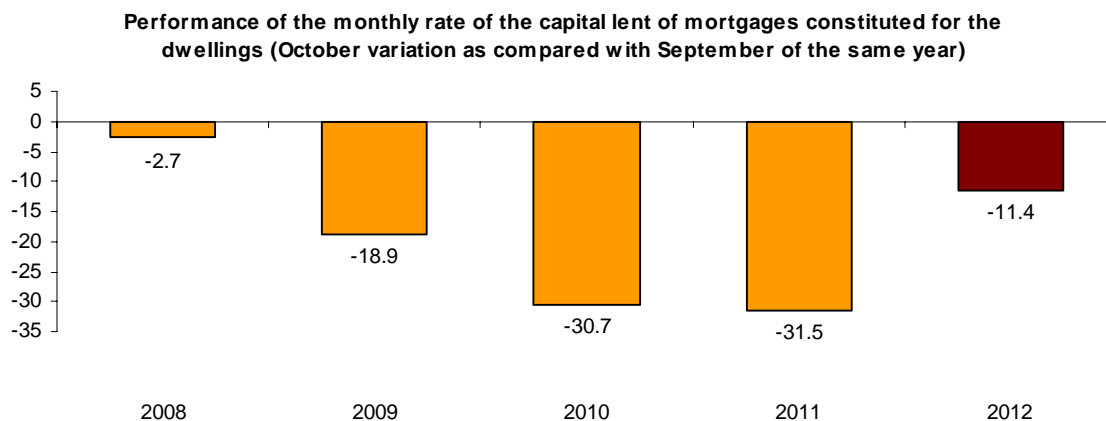
Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	31,405	-12.5	-19.8	-29.6
Capital loaned (thousands of euros)	3,574,390	-9.1	-21.2	-33.7
Average amount (euros)	113,816	3.9	-1.7	-5.8
Rustic properties				
Number of mortgaged properties	2,022	-9.1	-21.7	-16.0
Capital loaned (thousands of euros)	486,251	62.6	74.0	-13.5
Average amount (euros)	240,480	78.8	122.4	3.0
Urban properties				
Number of mortgaged properties	29,383	-12.7	-19.7	-30.3
Capital loaned (thousands of euros)	3,088,139	-15.0	-27.5	-35.1
Average amount (euros)	105,100	-2.6	-9.7	-6.9
Dwellings				
Number of mortgaged properties	19,105	-9.9	-14.4	-33.2
Capital loaned (thousands of euros)	1,923,212	-11.4	-18.6	-38.8
Average amount (euros)	100,665	-1.7	-4.9	-8.4

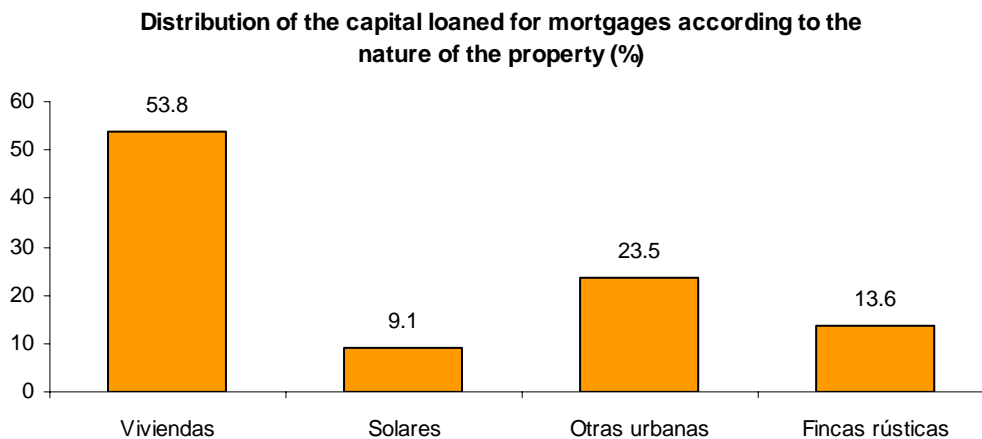
Regarding the variation on the number of mortgages constituted for dwellings between the months of October and September for the last five years, worth noting that this year the monthly variation was -9.9% , the highest since 2009.



According to the capital loaned in mortgages constituted for dwellings, the variation between October and September 2012 was -11.4% , also the highest since 2009.



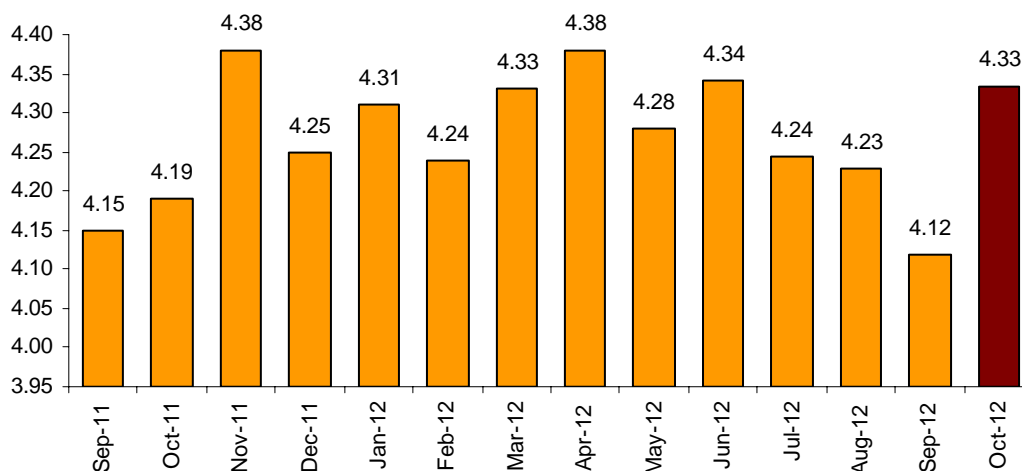
By the nature of the property, in October the mortgages constituted for dwellings were 53.8% of the total of capital loaned.



Mortgage interest rates

The average interest rate for the total of mortgage loans was 4.40%, 1.7% lower than October 2011. Regarding dwellings, the average interest rate was 4.33%, 3.4% higher than October 2011.

Average interest rate on dwellings



By institution, the average interest rate of Savings Bank mortgage loans was 4.36%, and the average term was 20 years. Regarding Banks, the average interest rate for mortgage loans was 4.52%, and the average term was 21 years.

93.7% of the mortgages constituted in October used a variable interest rate, as opposed to the 6.3% that used a fixed rate. The Euribor was the reference interest rate most used in constituting mortgages, specifically in 85.0% of new contracts.

Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 24,731, indicating an annual increase of 13.2%. For housing, the number of mortgages with modified conditions increased 24.2%.

Considering the type of modification of the conditions, in October 20,306 novations (or modifications produced within the same financial institution) were produced, for an annual increase of 10.4%. The number of transactions that changed institutions (subrogations creditor) was 2,981, 17.9% more than October 2011. In turn, 1,444 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied an increase of 55.3%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	24,731	-4.7	13.2	-0.5
Novations	20,306	-7.8	10.4	-1.8
Subrogations Debtor	1,444	-1.7	55.3	12.0
Subrogations Creditor	2,981	21.3	17.9	3.3

Number of mortgages with changes in interest rate conditions

Of the 24,731 mortgages with changes in their conditions recorded in the land registries in October, 36.3% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions, from 4.7% to 2.9% of the total, and mortgages at a variable interest increased from 95.0% to 96.7%.

The mortgages at variable interest before the change was *Euribor* (86.5%) and also after the change (89.1%).

After the modification of conditions, the average interest of the loans decreased 0.06 points in fixed interest rate mortgages, and 0.42 points in variable interest rate mortgages.

Mortgages with registration changes in interest rates conditions

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	8,973	100.0		8,973	100.0	
Fixed	430	4.7	5.22	264	2.9	5.16
Variable	8,520	95.0	4.51	8,673	96.7	4.09
-Euribor	7,768	86.5	4.49	8,004	89.1	3.99
Without interest	23	0.3	-	36	0.4	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted for dwellings were Andalucía (3,645) and Cataluña (3,097). The greatest annual variation rate was in Principado de Asturias (48.3%).

The Communities with the greatest number of mortgages constituted for dwellings were Cataluña (almost 338.4 million euros), Andalucía (almost 332.3 million euros) and Comunidad de Madrid (nearly 308.2 million euros).

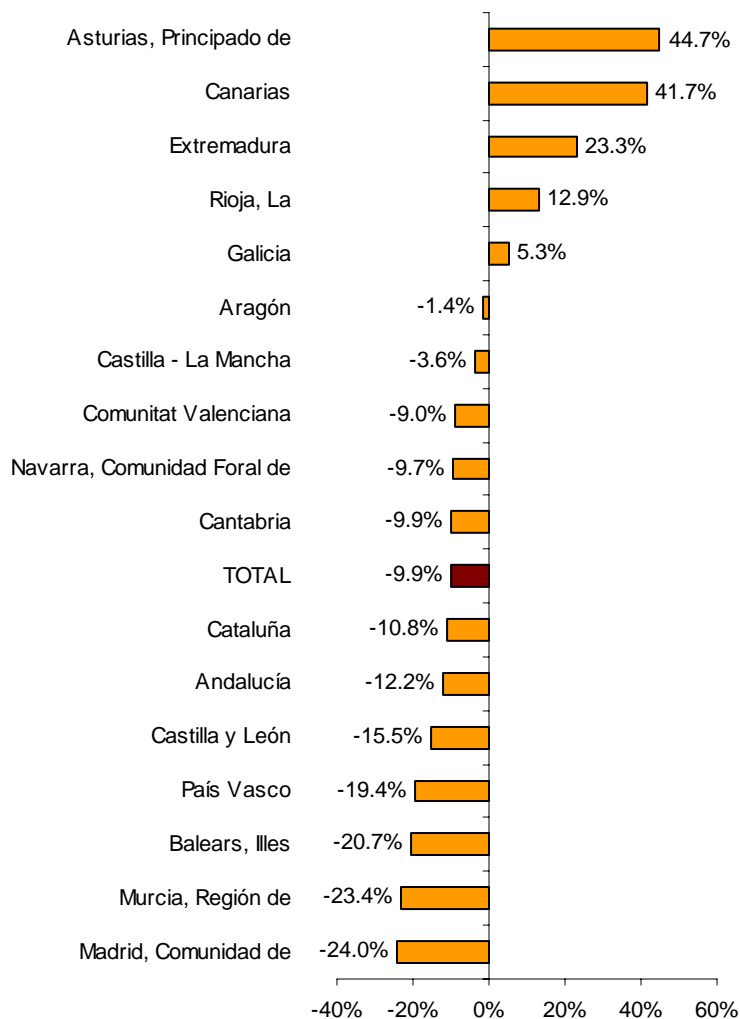
Mortgages constituted for dwellings by Autonomous Communities and Cities

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	19,105	-9.9	-14.4	1,923,212	-11.4	-18.6
Andalucía	3,645	-12.2	-13.1	332,267	-8.6	-13.4
Aragón	579	-1.4	14.7	53,817	-5.8	4.8
Asturias, Principado de	605	44.7	48.3	60,657	49.4	50.5
Baleares, Illes	586	-20.7	-33.7	63,029	-13.5	-10.4
Canarias	897	41.7	-20.3	75,707	56.5	-24.1
Cantabria	192	-9.9	-16.5	19,550	-26.5	-14.3
Castilla - La Mancha	652	-3.6	-4.4	54,464	-4.5	-10.6
Castilla y León	950	-15.5	-20.9	85,530	-22.4	-22.8
Cataluña	3,097	-10.8	-5.9	338,377	-10.4	-15.4
Comunitat Valenciana	2,229	-9.0	-1.3	181,846	-10.7	-4.4
Extremadura	397	23.3	-14.3	34,011	38.7	-10.3
Galicia	948	5.3	-34.0	86,527	3.7	-39.6
Madrid, Comunidad de	2,344	-24.0	-14.5	308,178	-28.5	-23.5
Murcia, Región de	478	-23.4	-32.6	37,549	-20.2	-41.5
Navarra, Comunidad Foral de	252	-9.7	-40.7	25,347	-25.7	-47.9
País Vasco	1,085	-19.4	-12.5	151,943	-12.3	-11.7
Rioja, La	131	12.9	-66.4	10,906	-2.6	-78.2
Ceuta	16	33.3	-27.3	1,314	-3.0	-60.9
Melilla	22	-53.2	-79.8	2,193	-69.0	-78.3

The Autonomous Communities with the greatest increase of the monthly variation rate in the number of mortgages were Principado de Asturias (44.7%) and Canarias (41.7%).

In turn, the Communities that presented the highest decreases were Comunidad de Madrid (-24.0%) and Region de Murcia (-23.4%).

Monthly variation of the mortgages constituted for dwelling



Provincial information

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

http://www.ine.es/daco/daco42/daco426/hpro1012_en.pdf

For further information see [INEbase-www.ine.es/en/](http://www.ine.es/en/)

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Mortgages Statistics

October 2012. 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	31,405	3,574,390	2,022	486,251	29,383	3,088,139
Andalucía	6,177	571,346	685	93,904	5,492	477,442
Aragón	978	103,997	130	14,530	848	89,467
Asturias, Principado de	849	82,340	65	6,823	784	75,517
Balears, Illes	971	109,579	61	7,336	910	102,243
Canarias	1,310	137,860	51	6,379	1,259	131,481
Cantabria	285	35,153	10	576	275	34,577
Castilla y León	1,644	249,439	134	89,503	1,510	159,936
Castilla - La Mancha	1,213	108,812	55	13,404	1,158	95,408
Cataluña	4,807	564,113	107	9,330	4,700	554,783
Comunitat Valenciana	3,683	329,726	262	22,490	3,421	307,236
Extremadura	685	57,834	84	7,005	601	50,829
Galicia	1,911	175,387	97	7,133	1,814	168,254
Madrid, Comunidad de	3,496	623,408	45	170,608	3,451	452,800
Murcia, Región de	933	108,751	116	21,764	817	86,987
Navarra, Comunidad Foral de	370	48,353	19	8,513	351	39,840
País Vasco	1,732	228,435	57	4,195	1,675	224,240
Rioja, La	307	33,733	43	2,543	264	31,190
Ceuta	22	2,171	1	215	21	1,956
Melilla	32	3,953	0	0	32	3,953

October 2012. Provisional data

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	29,383	3,088,139	19,105	1,923,212	1,531	323,928	8,747	840,999
Andalucía	5,492	477,442	3,645	332,267	365	57,415	1,482	87,760
Aragón	848	89,467	579	53,817	38	7,950	231	27,700
Asturias, Principado de	784	75,517	605	60,657	7	510	172	14,350
Balears, Illes	910	102,243	586	63,029	19	5,112	305	34,102
Canarias	1,259	131,481	897	75,707	21	4,314	341	51,460
Cantabria	275	34,577	192	19,550	10	2,793	73	12,234
Castilla y León	1,510	159,936	950	85,530	101	16,513	459	57,893
Castilla - La Mancha	1,158	95,408	652	54,464	190	17,918	316	23,026
Cataluña	4,700	554,783	3,097	338,377	204	68,835	1,399	147,571
Comunitat Valenciana	3,421	307,236	2,229	181,846	97	33,758	1,095	91,632
Extremadura	601	50,829	397	34,011	16	1,342	188	15,476
Galicia	1,814	168,254	948	86,527	186	6,976	680	74,751
Madrid, Comunidad de	3,451	452,800	2,344	308,178	143	44,433	964	100,189
Murcia, Región de	817	86,987	478	37,549	93	33,801	246	15,637
Navarra, Comunidad Foral de	351	39,840	252	25,347	5	377	94	14,116
País Vasco	1,675	224,240	1,085	151,943	20	12,005	570	60,292
Rioja, La	264	31,190	131	10,906	15	9,858	118	10,426
Ceuta	21	1,956	16	1,314	1	18	4	624
Melilla	32	3,953	22	2,193	0	0	10	1,760

October 2012. Provisional data

M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	2,022	486,251	948	257,225	228	27,027	846	201,999
Andalucía	685	93,904	270	48,813	67	6,511	348	38,580
Aragón	130	14,530	67	8,293	36	4,526	27	1,711
Asturias, Principado de	65	6,823	34	4,239	5	399	26	2,185
Balears, Illes	61	7,336	47	5,778	3	301	11	1,257
Canarias	51	6,379	24	1,722	9	1,049	18	3,608
Cantabria	10	576	1	96	1	168	8	312
Castilla y León	134	89,503	68	78,709	13	6,631	53	4,163
Castilla - La Mancha	55	13,404	21	3,013	9	3,540	25	6,851
Cataluña	107	9,330	77	5,810	4	287	26	3,233
Comunitat Valenciana	262	22,490	138	12,632	20	369	104	9,489
Extremadura	84	7,005	57	5,215	9	619	18	1,171
Galicia	97	7,133	62	5,634	19	447	16	1,052
Madrid, Comunidad de	45	170,608	11	55,011	0	0	34	115,597
Murcia, Región de	116	21,764	30	14,031	10	465	76	7,268
Navarra, Comunidad Foral de	19	8,513	8	6,016	1	70	10	2,427
País Vasco	57	4,195	7	1,194	20	1,392	30	1,609
Rioja, La	43	2,543	26	1,019	2	253	15	1,271
Ceuta	1	215	0	0	0	0	1	215
Melilla	0	0	0	0	0	0	0	0

October 2012. Provisional data

M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	29,383	3,088,139	21,079	2,216,954	3,199	325,212	5,105	545,973
Andalucía	5,492	477,442	3,769	327,449	704	53,194	1,019	96,799
Aragón	848	89,467	556	60,672	93	6,884	199	21,911
Asturias, Principado de	784	75,517	319	31,575	175	17,193	290	26,749
Balears, Illes	910	102,243	771	86,857	42	3,785	97	11,601
Canarias	1,259	131,481	922	102,358	189	16,140	148	12,983
Cantabria	275	34,577	176	25,568	66	5,326	33	3,683
Castilla y León	1,510	159,936	1,193	127,319	104	10,707	213	21,910
Castilla - La Mancha	1,158	95,408	816	65,016	102	9,416	240	20,976
Cataluña	4,700	554,783	3,540	423,559	380	44,589	780	86,635
Comunitat Valenciana	3,421	307,236	2,529	232,848	244	18,913	648	55,475
Extremadura	601	50,829	520	45,683	52	3,108	29	2,038
Galicia	1,814	168,254	1,634	145,557	81	11,786	99	10,911
Madrid, Comunidad de	3,451	452,800	2,882	373,853	155	17,982	414	60,965
Murcia, Región de	817	86,987	516	46,575	63	4,587	238	35,825
Navarra, Comunidad Foral de	351	39,840	99	13,306	71	7,854	181	18,680
País Vasco	1,675	224,240	595	79,087	656	90,715	424	54,438
Rioja, La	264	31,190	199	24,951	16	2,539	49	3,700
Ceuta	21	1,956	16	1,255	2	189	3	512
Melilla	32	3,953	27	3,466	4	305	1	182

October 2012. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	37,797	1,645	24,711	1,273	10,168
Andalucía	7,903	494	5,039	263	2,107
Aragón	797	72	490	32	203
Asturias, Principado de	744	46	475	8	215
Balears, Illes	983	36	589	39	319
Canarias	1,898	32	986	44	836
Cantabria	530	7	318	11	194
Castilla y León	2,387	268	1,346	47	726
Castilla - La Mancha	2,106	95	1,416	170	425
Cataluña	4,907	56	3,254	172	1,425
Comunitat Valenciana	5,320	198	3,661	155	1,306
Extremadura	572	55	387	22	108
Galicia	1,930	148	1,187	140	455
Madrid, Comunidad de	4,604	20	3,559	68	957
Murcia, Región de	1,388	70	874	55	389
Navarra, Comunidad Foral de	261	9	177	6	69
País Vasco	1,120	21	720	19	360
Rioja, La	294	17	193	22	62
Ceuta	26	1	18	0	7
Melilla	27	0	22	0	5

October 2012. Provisional data

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

	Total buildings			Rustic buildings			Urban buildings		
	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks
TOTAL	15,899	16,049	5,849	596	553	496	15,303	15,496	5,353
Andalucía	3,229	3,501	1,173	145	208	141	3,084	3,293	1,032
Aragón	316	371	110	23	31	18	293	340	92
Asturias, Principado de	309	273	162	15	28	3	294	245	159
Baleares, Illes	450	429	104	20	6	10	430	423	94
Canarias	1,138	586	174	13	11	8	1,125	575	166
Cantabria	331	163	36	4	2	1	327	161	35
Castilla y León	895	862	630	55	30	183	840	832	447
Castilla - La Mancha	704	1,130	272	34	38	23	670	1,092	249
Cataluña	2,388	1,929	590	28	18	10	2,360	1,911	580
Comunitat Valenciana	2,167	2,446	707	75	79	44	2,092	2,367	663
Extremadura	253	273	46	18	33	4	235	240	42
Galicia	1,041	695	194	116	16	16	925	679	178
Madrid, Comunidad de	1,801	1,827	976	15	3	2	1,786	1,824	974
Murcia, Región de	393	824	171	13	39	18	380	785	153
Navarra, Comunidad Foral de	94	84	83	9	0	0	85	84	83
País Vasco	284	526	310	5	9	7	279	517	303
Rioja, La	78	110	106	7	2	8	71	108	98
Ceuta	13	10	3	1	0	0	12	10	3
Melilla	15	10	2	0	0	0	15	10	2

October 2012. 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	24,731	20,306	1,444	2,981	1,280	23,451	14,599
Andalucía	6,138	5,390	156	592	578	5,560	3,640
Aragón	730	670	44	16	33	697	340
Asturias, Principado de	367	347	0	20	29	338	202
Balears, Illes	621	611	1	9	38	583	346
Canarias	1,969	1,328	60	581	27	1,942	1,491
Cantabria	78	65	1	12	1	77	54
Castilla y León	1,268	1,040	101	127	33	1,235	643
Castilla - La Mancha	1,852	1,548	15	289	56	1,796	1,022
Cataluña	2,784	2,298	140	346	49	2,735	1,719
Comunitat Valenciana	4,057	2,618	780	659	234	3,823	2,343
Extremadura	408	367	15	26	42	366	222
Galicia	589	552	16	21	26	563	336
Madrid, Comunidad de	2,539	2,297	70	172	49	2,490	1,466
Murcia, Región de	598	549	5	44	49	549	360
Navarra, Comunidad Foral de	87	69	18	0	4	83	54
País Vasco	223	144	19	60	13	210	138
Rioja, La	369	363	2	4	16	353	178
Ceuta	51	50	1	0	3	48	43
Melilla	3	0	0	3	0	3	2