

Mortgage Statistics (H)
November 2013. *Provisional data*

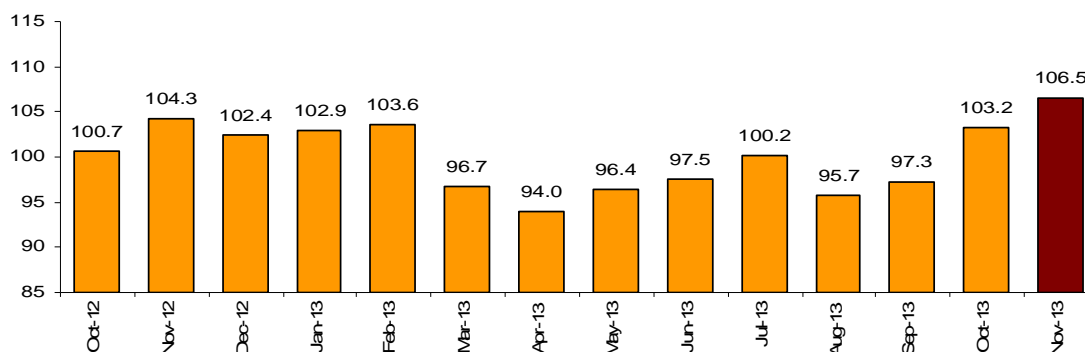
The number of mortgages constituted on dwellings stands at 13,933 in November, 27.4% lower than that of the same month of 2012

The average value of the mortgages constituted on dwellings increases 2.1% its annual rate, standing at 106,473 euros

During the month of November, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 113,706 euros, 0.4% lower than that registered during the same month of the previous year.

In the case of the number of **dwellings**, it stood at 13,933, a 27.4% lower than that registered in November 2012. The average value was 106,473 euros, 2.1% higher than that registered in the same month of the previous year.

Average amount mortgaged on dwellings in thousands of euros



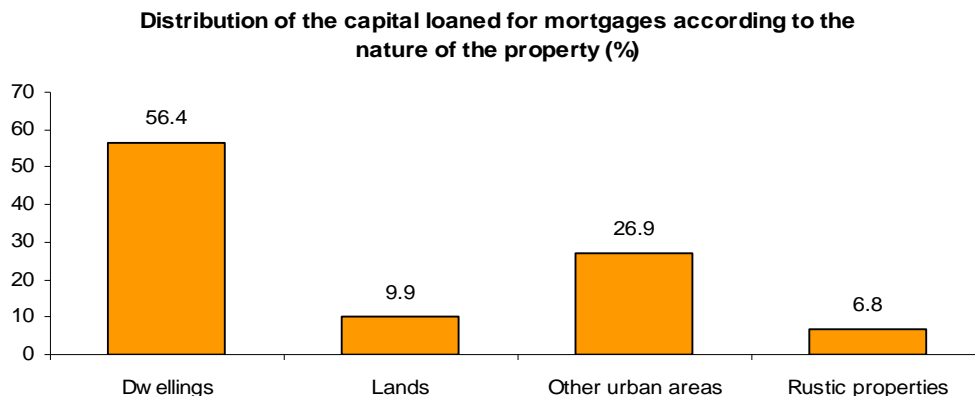
The value of the mortgages constituted on urban properties reached 2,453.3 million euros, 26.8% less as compared with November 2012. On dwellings, the capital loaned reached 1,483.5 million euros, 25.9% less.

Mortgages constituted

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	23,153	-6.9	-26.6	-28.9
Capital loaned (thousands of euros)	2,632,646	-14.4	-26.9	-27.4
Average amount (euros)	113,706	-8.0	-0.4	2.2
Rustic properties				
Number of mortgaged properties	1,367	-5.3	-21.9	-30.2
Capital loaned (thousands of euros)	179,374	-48.5	-28.2	-33.4
Average amount (euros)	131,217	-45.6	-8.1	-4.6
Urban properties				
Number of mortgaged properties	21,786	-7.0	-26.9	-28.8
Capital loaned (thousands of euros)	2,453,272	-10.0	-26.8	-26.8
Average amount (euros)	112,608	-3.3	0.1	2.8
Dwellings				
Number of mortgaged properties	13,933	-5.2	-27.4	-27.7
Capital loaned (thousands of euros)	1,483,485	-2.3	-25.9	-30.3
Average amount (euros)	106,473	3.1	2.1	-3.7

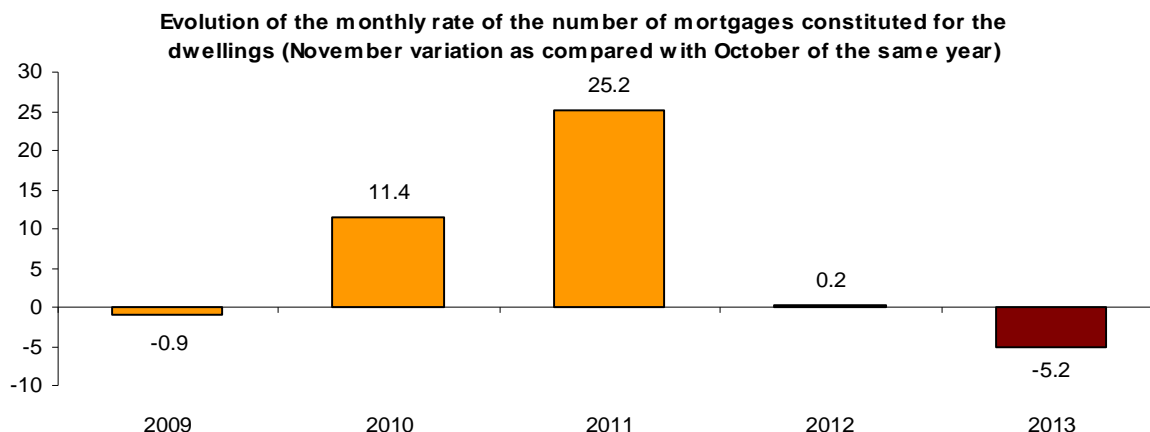
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 56.4% of the total capital loaned in November.

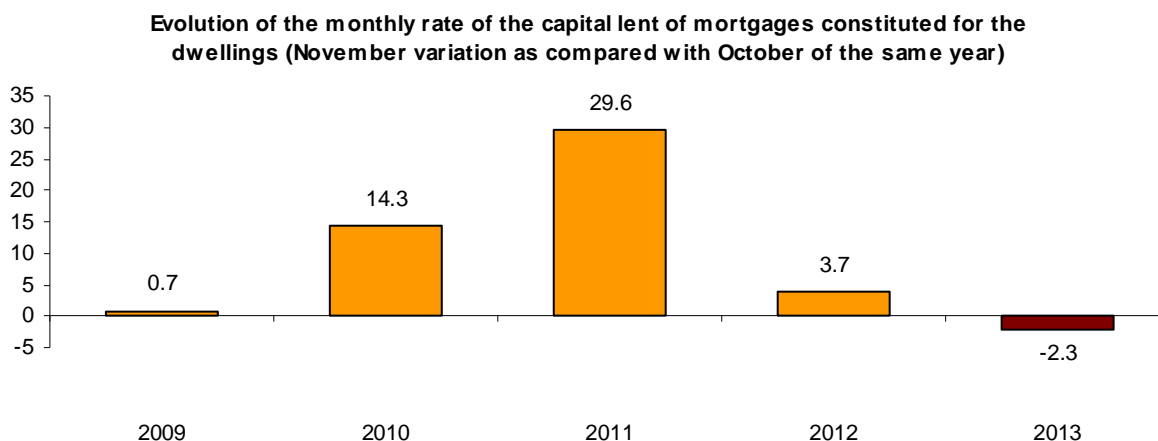


Monthly evolution of the mortgages constituted on dwellings

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 November and October for the last five years. In 2013, the monthly rate was -5.2%, the lowest of the period considered.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 was -2.3%, the lowest rate of the period considered as well.

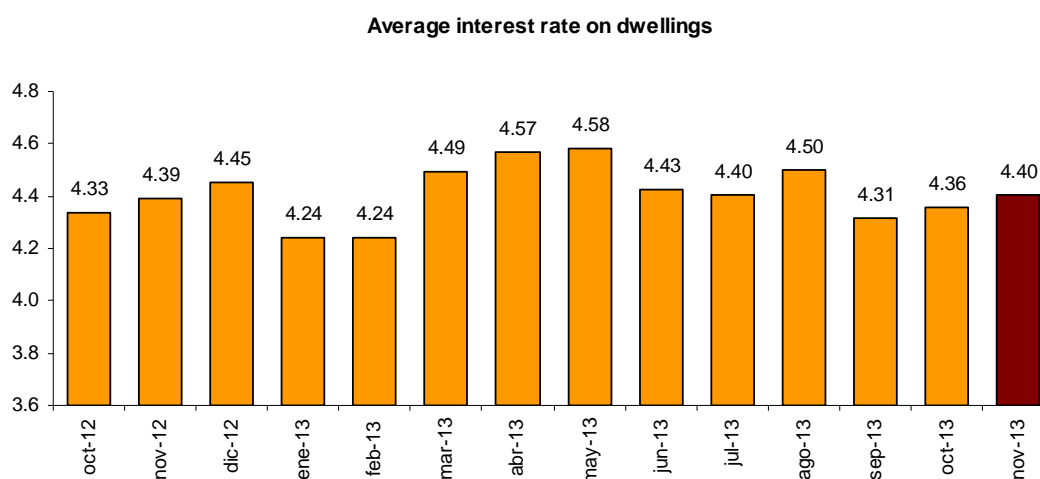


Mortgage interest rates

92.8% of the mortgages constituted in November used a variable interest rate, as opposed to the 7.2% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 87.6% of new contracts.

The average interest rate for the total properties was 4.45% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 4.40%, that was, 0.3% above that registered in November 2012.



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 23,907, indicating an annual increase of 7.7%. On dwellings, the number of mortgages with modified conditions decreased 4.2%.

Considering the type of modification of conditions, in November 19,206 novations (or modifications produced within the same financial institution) were produced, with an increase of 4.6%, as compared with November 2012. The number of transactions that changed institutions (creditor subrogations) increased 37.0% and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased 11.1%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	23,907	2.5	7.7	-19.0
Novations	19,206	4.5	4.6	-19.9
Subrogations Debtor	1,024	-22.2	-11.1	-35.4
Subrogations Creditor	3,677	1.3	37.0	-4.8

Number of mortgages with changes in interest rate conditions

Out of the 23,907 mortgages with changes in their conditions, 28.8% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate

decreased from 8.1% to 4.8%, and mortgages at a variable interest decreased from 91.1% to 90.3%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (78.8%) and after the change (81.8%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate increased 0.60 points, and that of the mortgages at a variable rate decreased 0.99 points.

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	6,885	100.0		6,885	100.0	
Fixed	559	8.1	4.87	331	4.8	5.47
Variable	6,269	91.1	4.49	6,218	90.3	3.50
-Euribor	5,425	78.8	4.43	5,634	81.8	3.40
Without interest	56	0.8	-	336	4.9	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (2,574), Comunidad de Madrid (2,416) and Cataluña (1,932).

The only Autonomous Community that registered positive annual variation rates was Galicia (8.7%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (370.1 million euros), Andalucía (226.3 million) and Cataluña (210.2 million).

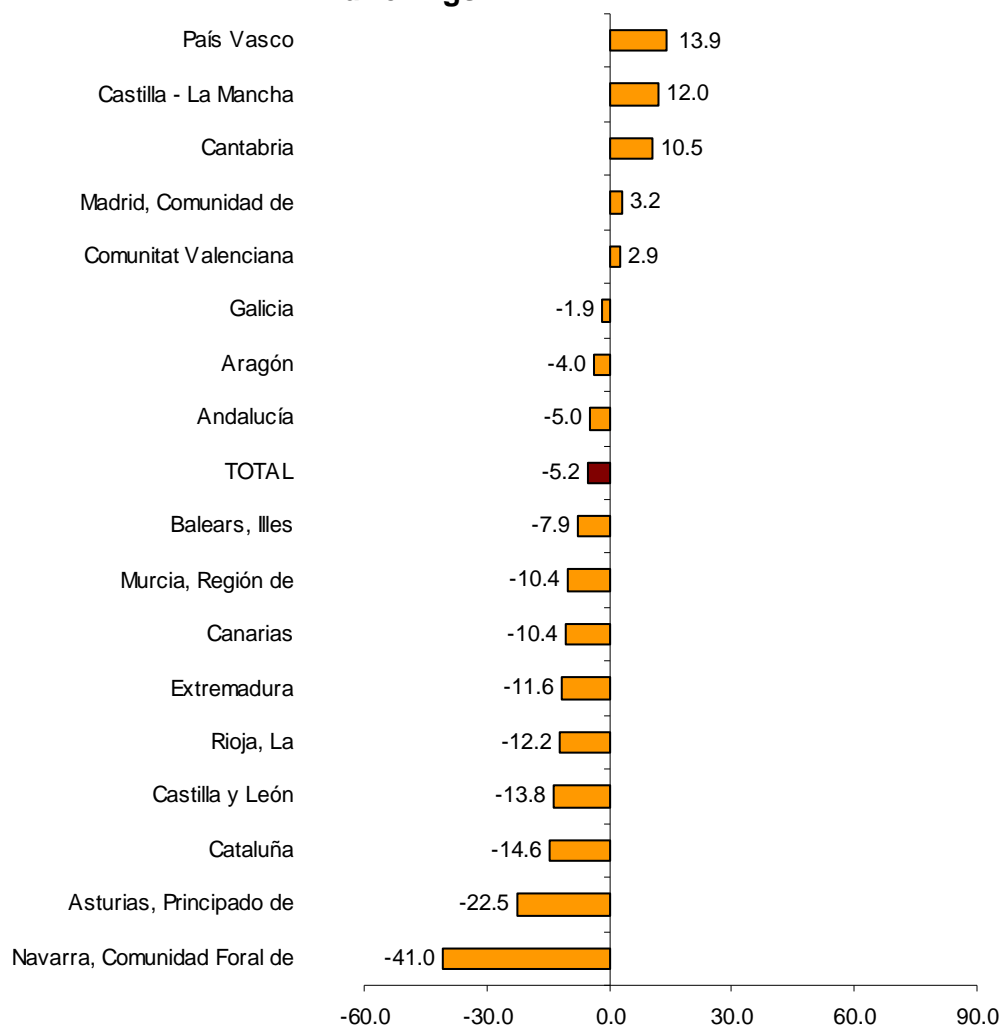
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	13,933	-5.2	-27.4	1,483,485	-2.3	-25.9
Andalucía	2,574	-5.0	-26.9	226,287	-3.2	-32.3
Aragón	385	-4.0	-60.6	31,425	-12.5	-75.4
Asturias, Principado de	290	-22.5	-10.2	28,549	-7.9	0.0
Baleares, Illes	480	-7.9	-16.7	97,224	55.1	81.8
Canarias	532	-10.4	-26.5	44,199	-15.8	-22.2
Cantabria	168	10.5	-19.2	15,194	-3.8	-35.4
Castilla - La Mancha	564	-13.8	-44.1	51,080	-6.5	-49.5
Castilla y León	541	12.0	-11.2	39,297	2.8	-21.4
Cataluña	1,932	-14.6	-22.6	210,208	-21.2	-24.4
Comunitat Valenciana	1,511	2.9	-24.9	128,772	11.5	-14.7
Extremadura	229	-11.6	-45.5	17,480	-1.0	-44.4
Galicia	865	-1.9	8.7	72,805	-8.5	-2.1
Madrid, Comunidad de	2,416	3.2	-26.3	370,078	9.8	-13.0
Murcia, Región de	336	-10.4	-30.7	24,399	-13.0	-32.9
Navarra, Comunidad Foral de	216	-41.0	-9.2	27,266	-43.1	16.2
País Vasco	777	13.9	-40.3	88,031	8.8	-51.2
Rioja, La	79	-12.2	-51.2	7,222	9.1	-61.5
Ceuta	19	-72.1	-26.9	1,667	-85.1	-36.3
Melilla	19	-5.0	-17.4	2,302	-2.0	-35.8

The Autonomous Communities with the highest rates in monthly variation in the number of mortgages constituted on dwellings were País Vasco (13.9%), Castilla – La Mancha (12.0%) and Cantabria (10.5%).

In turn, the Autonomous Communities registering the greatest decreases were Comunidad Foral de Navarra (–41.0%), Principado de Asturias (–22.5%) and Cataluña (–14.6%).

Monthly variation of the number of mortgages constituted on dwellings



Mortgages Statistics

November 2013. 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	23,153	2,632,646	1,367	179,374	21,786	2,453,272
Andalucía	4,552	461,055	432	49,646	4,120	411,409
Aragón	619	68,736	57	6,192	562	62,544
Asturias, Principado de	616	58,064	19	2,534	597	55,530
Balears, Illes	851	134,829	54	5,074	797	129,755
Canarias	807	102,103	35	3,230	772	98,873
Cantabria	234	23,574	8	348	226	23,226
Castilla y León	1,001	97,276	143	12,248	858	85,028
Castilla - La Mancha	920	98,581	89	6,624	831	91,957
Cataluña	3,106	353,001	81	7,101	3,025	345,900
Comunitat Valenciana	2,679	222,613	127	13,188	2,552	209,425
Extremadura	362	28,449	63	6,851	299	21,598
Galicia	1,592	134,894	126	10,812	1,466	124,082
Madrid, Comunidad de	3,385	564,516	17	43,588	3,368	520,928
Murcia, Región de	660	48,066	89	7,341	571	40,725
Navarra, Comunidad Foral de	370	51,359	9	380	361	50,979
País Vasco	1,203	151,898	14	3,881	1,189	148,017
Rioja, La	148	29,175	4	336	144	28,839
Ceuta	21	1,686	0	0	21	1,686
Melilla	27	2,771	0	0	27	2,771

November 2013. 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	21,786	2,453,272	13,933	1,483,485	679	261,741	7,174	708,046
Andalucía	4,120	411,409	2,574	226,287	254	72,766	1,292	112,356
Aragón	562	62,544	385	31,425	14	20,049	163	11,070
Asturias, Principado de	597	55,530	290	28,549	28	7,618	279	19,363
Balears, Illes	797	129,755	480	97,224	16	1,284	301	31,247
Canarias	772	98,873	532	44,199	37	7,628	203	47,046
Cantabria	226	23,226	168	15,194	14	5,462	44	2,570
Castilla y León	858	85,028	564	51,080	34	10,239	260	23,709
Castilla - La Mancha	831	91,957	541	39,297	38	8,714	252	43,946
Cataluña	3,025	345,900	1,932	210,208	44	27,060	1,049	108,632
Comunitat Valenciana	2,552	209,425	1,511	128,772	62	18,367	979	62,286
Extremadura	299	21,598	229	17,480	7	373	63	3,745
Galicia	1,466	124,082	865	72,805	18	6,740	583	44,537
Madrid, Comunidad de	3,368	520,928	2,416	370,078	69	33,536	883	117,314
Murcia, Región de	571	40,725	336	24,399	8	2,674	227	13,652
Navarra, Comunidad Foral de	361	50,979	216	27,266	12	7,625	133	16,088
País Vasco	1,189	148,017	777	88,031	18	29,258	394	30,728
Rioja, La	144	28,839	79	7,222	5	2,078	60	19,539
Ceuta	21	1,686	19	1,667	0	0	2	19
Melilla	27	2,771	19	2,302	1	270	7	199

November 2013. 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	1,367	179,374	794	126,092	573	53,282
Andalucía	432	49,646	240	30,166	192	19,480
Aragón	57	6,192	23	4,120	34	2,072
Asturias, Principado de	19	2,534	16	2,024	3	510
Balears, Illes	54	5,074	37	3,367	17	1,707
Canarias	35	3,230	17	1,972	18	1,258
Cantabria	8	348	7	269	1	79
Castilla y León	143	12,248	105	7,335	38	4,913
Castilla - La Mancha	89	6,624	29	2,711	60	3,913
Cataluña	81	7,101	37	2,455	44	4,646
Comunitat Valenciana	127	13,188	64	8,369	63	4,819
Extremadura	63	6,851	31	2,902	32	3,949
Galicia	126	10,812	114	8,579	12	2,233
Madrid, Comunidad de	17	43,588	14	42,958	3	630
Murcia, Región de	89	7,341	38	5,333	51	2,008
Navarra, Comunidad Foral de	9	380	9	380	0	0
País Vasco	14	3,881	11	2,987	3	894
Rioja, La	4	336	2	165	2	171
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

November 2013. Provisional data

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	21,786	2,453,272	17,296	1,984,336	4,490	468,936
Andalucía	4,120	411,409	3,351	321,606	769	89,803
Aragón	562	62,544	368	44,967	194	17,577
Asturias, Principado de	597	55,530	419	28,046	178	27,484
Balears, Illes	797	129,755	709	119,262	88	10,493
Canarias	772	98,873	669	90,249	103	8,624
Cantabria	226	23,226	204	21,625	22	1,601
Castilla y León	858	85,028	699	71,947	159	13,081
Castilla - La Mancha	831	91,957	662	52,190	169	39,767
Cataluña	3,025	345,900	2,546	302,880	479	43,020
Comunitat Valenciana	2,552	209,425	1,987	167,248	565	42,177
Extremadura	299	21,598	273	20,053	26	1,545
Galicia	1,466	124,082	1,052	82,268	414	41,814
Madrid, Comunidad de	3,368	520,928	2,831	464,197	537	56,731
Murcia, Región de	571	40,725	446	31,569	125	9,156
Navarra, Comunidad Foral de	361	50,979	243	36,188	118	14,791
País Vasco	1,189	148,017	679	100,321	510	47,696
Rioja, La	144	28,839	113	25,426	31	3,413
Ceuta	21	1,686	21	1,686	0	0
Melilla	27	2,771	24	2,608	3	163

November 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	35,379	1,419	22,173	1,442	10,345
Andalucía	7,986	439	4,607	399	2,541
Aragón	822	52	474	8	288
Asturias, Principado de	552	40	312	20	180
Balears, Illes	1,031	38	528	27	438
Canarias	1,523	29	902	36	556
Cantabria	428	11	176	11	230
Castilla y León	1,937	127	1,167	79	564
Castilla - La Mancha	1,648	93	1,107	149	299
Cataluña	4,688	134	3,064	245	1,245
Comunitat Valenciana	4,720	184	3,301	71	1,164
Extremadura	731	69	419	112	131
Galicia	1,803	52	1,037	31	683
Madrid, Comunidad de	3,906	28	2,711	172	995
Murcia, Región de	1,695	78	1,195	42	380
Navarra, Comunidad Foral de	322	4	230	7	81
País Vasco	1,053	37	633	24	359
Rioja, La	468	4	252	8	204
Ceuta	17	0	15	0	2
Melilla	49	0	43	1	5

November 2013. Provisional data

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	30,654	4,725	1,037	382	29,617	4,343
Andalucía	6,811	1,175	295	144	6,516	1,031
Aragón	555	267	21	31	534	236
Asturias, Principado de	413	139	27	13	386	126
Balears, Illes	906	125	32	6	874	119
Canarias	1,410	113	26	3	1,384	110
Cantabria	400	28	9	2	391	26
Castilla y León	1,641	296	90	37	1,551	259
Castilla - La Mancha	1,488	160	71	22	1,417	138
Cataluña	4,180	508	94	40	4,086	468
Comunitat Valenciana	4,191	529	151	33	4,040	496
Extremadura	682	49	58	11	624	38
Galicia	1,710	93	40	12	1,670	81
Madrid, Comunidad de	3,340	566	25	3	3,315	563
Murcia, Región de	1,543	152	58	20	1,485	132
Navarra, Comunidad Foral de	230	92	4	0	226	92
País Vasco	688	365	33	4	655	361
Rioja, La	403	65	3	1	400	64
Ceuta	16	1	0	0	16	1
Melilla	47	2	0	0	47	2

November 2013. 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		Rustic buildings	Urban buildings	Dwellings
			Debtor	Creditor			
TOTAL	23,907	19,206	1,024	3,677	1,472	22,435	12,381
Andalucía	4,587	3,356	92	1,139	226	4,361	2,798
Aragón	641	595	29	17	13	628	256
Asturias, Principado de	230	190	34	6	12	218	163
Balears, Illes	673	653	2	18	18	655	249
Canarias	1,053	428	197	428	37	1,016	555
Cantabria	213	195	0	18	3	210	128
Castilla y León	1,213	1,079	67	67	164	1,049	349
Castilla - La Mancha	1,996	1,731	135	130	82	1,914	1,150
Cataluña	2,326	1,669	40	617	16	2,310	1,400
Comunitat Valenciana	4,882	3,771	352	759	697	4,185	2,646
Extremadura	490	433	6	51	49	441	148
Galicia	958	810	12	136	27	931	427
Madrid, Comunidad de	2,576	2,342	30	204	81	2,495	1,344
Murcia, Región de	963	908	6	49	40	923	343
Navarra, Comunidad Foral de	123	117	6	0	0	123	26
País Vasco	486	438	13	35	4	482	97
Rioja, La	485	483	0	2	3	482	291
Ceuta	8	8	0	0	0	8	7
Melilla	4	0	3	1	0	4	4

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