

30 June 2014

Foreclosure Statistics
First quarter of 2014. *Provisional data*

**The INE presents the results of the new statistical operation on
Foreclosures**

**In the first quarter¹ of 2014, the foreclosures begun and registered
in the land registry increased 19.5% in annual rate**

**The foreclosures on regular dwellings begun and registered,
recorded an annual decline of 4.2%**

As a novelty and in compliance with the established in Royal Decree 1017/2013, of 20 December, which approves The 2014 Annual Program of the 2013-2016 National Statistics Plan, the INE publishes for the first time the Statistical operation on Foreclosures. Said operation was presented for the opinion of the Permanent Commission of the High Council on Statistics² on 12 March 2013 and was ruled favourably by this organism on 26 June 2013.

A foreclosure is an executive procedure through which the sale of a real estate property with a mortgage is ordered, due to the breach of the debtor with the debentures guaranteed by the mortgage.

The main objective of Foreclosure Statistics is to offer each quarter the number of foreclosure certifications that begun³ and were registered in Land registers during the reference quarter, regarding the total of rural and urban properties.

It is worth noting that all foreclosures that begin, end with the eviction of its owners and that a legal proceeding may generate several foreclosure certifications.

It consists in a statistical operation based on registry information that is compiled based on the processing and crossing of administrative data, which significantly reduces its cost and burden on respondents regarding other operations in which field work is necessary.

¹ Quarterly data may have a certain seasonal behaviour, therefore it shall preferably be assessed together in relation to data of previous same quarters.

² The High Council on Statistics is an advisory body of the state statistical services and social involvement of respondents, producers and users of official statistics.

³ Regularly, debt default begins between two and four quarters before the foreclosure.

The data is received monthly from the Mercantile and Real Estate Registrar Association of Spain and undergoes a filtering process.

Once the information is filtered, a stage begins regarding the imputation and estimation of the possible lack of response from the land registry.

In order to obtain national data regarding foreclosures on owned regular dwellings, this information is crossed with common regime territory data of the General Directorate for Cadastre and the Population Database which is coordinated by the INE, in accordance with the legislation in force.

Once the collection, treatment and estimation stages have finished, the information is tabulated. Provisional information is disseminated quarterly by means of a press release that incorporates a set of tables with the most relevant data.

After two quarters, the data will be disseminated with final results. All information corresponding to these statistics and the detailed methodology can be found in the INE website (<http://www.ine.es/en/>).

The INE especially appreciates the participation of the Mercantile and Real Estate Registrar Association of Spain and the General Directorate for Cadastre, without which the compilation of this new statistical operation would not have been possible.

Foreclosures begun. 1st quarter 2014

	Total	% Variation	
		Quarterly	Annual
Total properties	32,565	10.4	19.5
Urban properties	31,054	10.5	19.6
-Total dwellings	18,971	11.4	8.0
-Dwellings of individuals	12,120	19.5	-3.6
-Regular dwelling	9,464	19.1	-4.2
-Other dwellings	2,656	20.6	-1.4
-Dwellings of legal entities	6,851	-0.4	37.0
-Plots	1,488	-20.8	43.8
-Other urban properties ⁴	10,595	15.3	43.8
Rustic properties	1,511	8.2	18.3

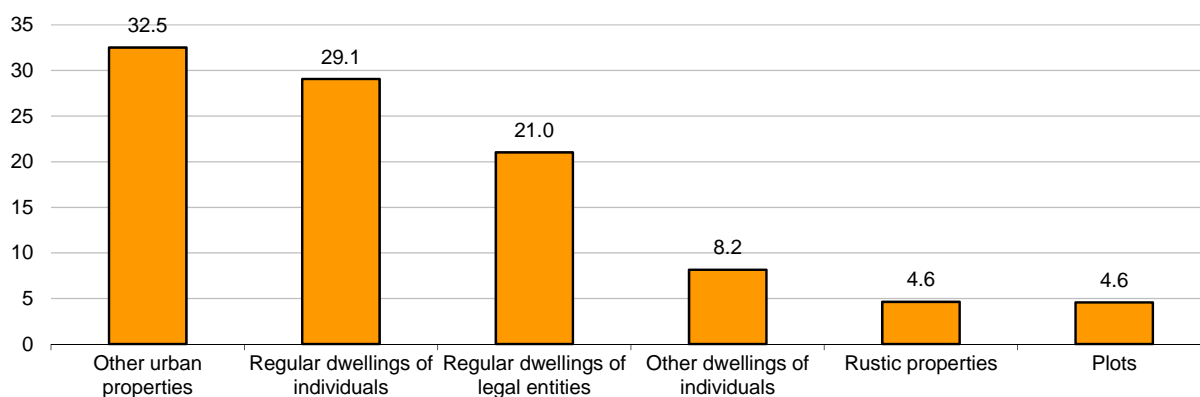
⁴ The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

Foreclosures begun by nature of estate

In the first quarter of 2014, foreclosures on dwellings amounted to 58.3% of the total foreclosures: 29.1% of the total foreclosures are dwellings of individuals, 21.0% correspond to dwellings of legal entities and 8.2% other dwellings of individuals.

On the other hand, the foreclosures of other urban properties (premises, garages, offices, warehouses, buildings intended for dwellings and other urban exploitations) involve 32.5% of the total.

Distribution of foreclosures during the 1st quarter of 2014 according to nature of the property (%)



Foreclosures begun on dwelling according to status

19.6% of foreclosures on dwellings during the first quarter of the year are new and 80.4% used.

The number of foreclosures on new dwellings increased 31.6% compared to the previous year and that of used dwellings increased 3.4%.

Foreclosures begun on dwellings. 1st quarter 2014

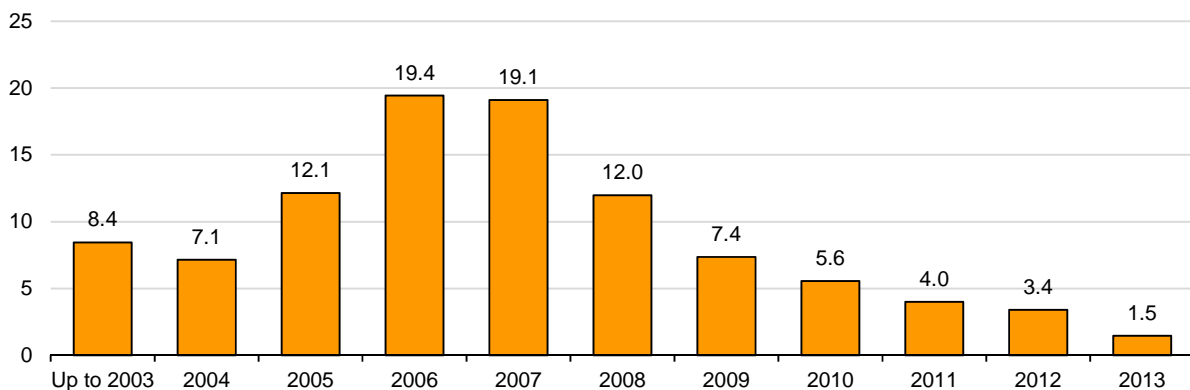
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	18,971	100.0	11.4	8.0
New	3,711	19.6	33.4	31.6
Used	15,260	80.4	7.1	3.4

Foreclosures on dwellings according to registration year of the mortgage.

38.5% of foreclosures begun on dwellings in the first quarter of 2014 correspond to mortgages constituted in the years 2006 and 2007.

On the other hand, the period between 2005-2008 amounted to 62.6% of foreclosures begun in the reference quarter.

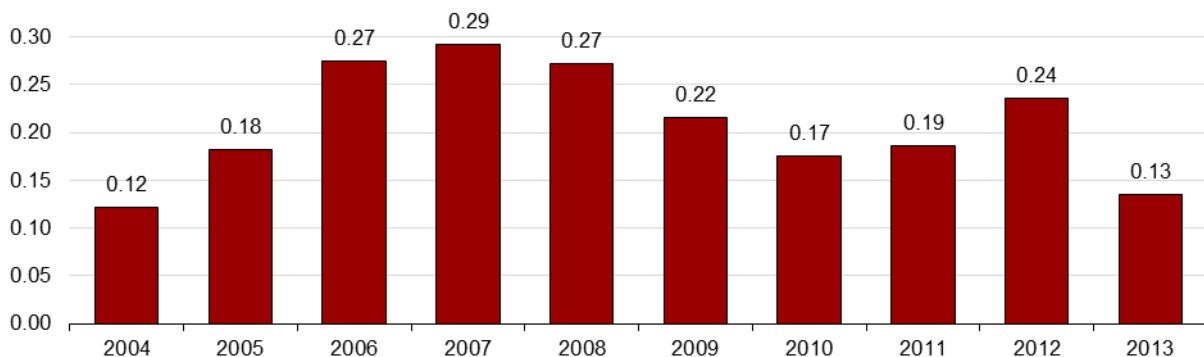
Distribution of foreclosures on dwellings in the 1st quarter of 2014 by year of mortgage registration (%)



The following graph shows the evolution, between the years 2004 and 2013, of foreclosures on dwellings by year of registration of the mortgage constitution regarding the total mortgages constituted on dwellings in same year.

The greatest values were reached in the years 2006, 2007 and 2008. 0.29% of mortgages constituted on dwellings in the year 2007, begun a foreclosure during the first quarter of 2014.

Rate of foreclosures on dwellings in the 1st quarter of 2014 according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year (%)



Results by Autonomous Community

In the first quarter of 2014, the Autonomous Community with the greatest number of foreclosures on the total properties were Andalucía (8,034), Cataluña (5,792) and Comunitat Valenciana (4,282). On the other hand, La Rioja (144), Comunidad Foral de Navarra (204) and País Vasco (244) registered the smallest number of foreclosures.

Out of 32,565 foreclosures begun on the total properties in the first quarter, 58.3% correspond to foreclosures on dwellings.

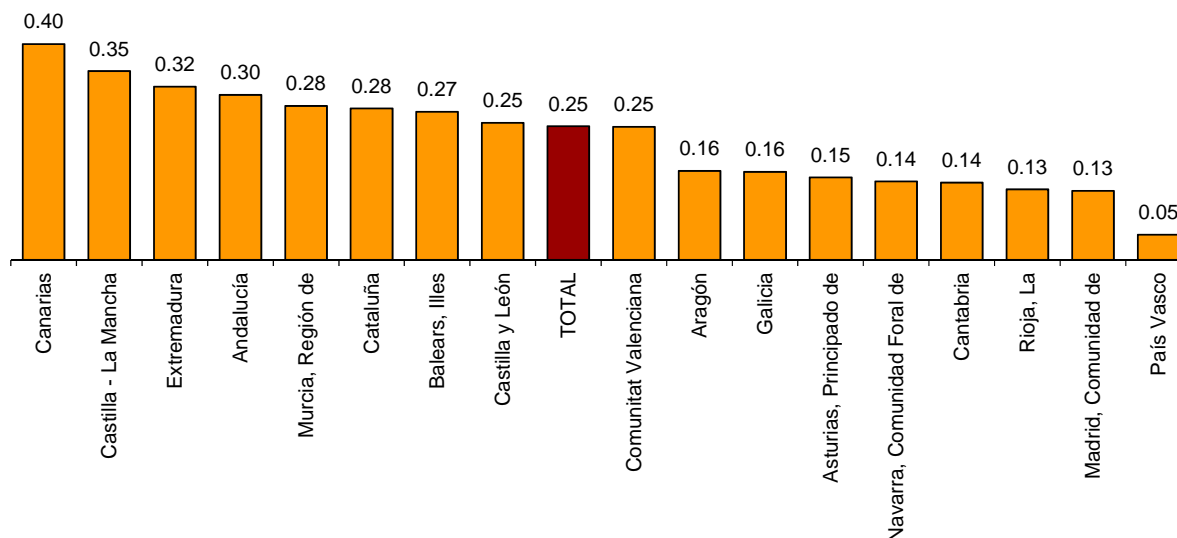
In the case of dwellings, Andalucía (4,373), Cataluña (3,993) and Comunitat Valenciana (2,726) register the greatest number of foreclosures and La Rioja (37), Comunidad Foral de Navarra (102) and País Vasco the smallest.

Foreclosures begun. 1st quarter 2014

	Foreclosures begun on the total of properties	Foreclosures begun on dwellings	Foreclosures begun on dwellings of individuals	Foreclosures begun on dwellings of legal entities
TOTAL	32,565	18,971	12,120	6,851
Andalucía	8,034	4,373	2,270	2,103
Aragón	606	297	239	58
Asturias, Principado de	378	152	136	16
Balears, Illes	1,070	660	419	241
Canarias	2,656	1,456	437	1,019
Cantabria	261	150	71	79
Castilla y León	1,684	820	450	370
Castilla - La Mancha	2,082	1,204	669	535
Cataluña	5,792	3,993	3,094	899
Comunitat Valenciana	4,282	2,726	2,021	705
Extremadura	718	343	198	145
Galicia	915	444	332	112
Madrid, Comunidad de	1,966	1,150	946	204
Murcia, Región de	1,500	926	606	320
Navarra, Comunidad Foral de	204	102	89	13
País Vasco	224	122	103	19
Rioja, La	144	37	31	6
Ceuta	46	13	6	7
Melilla	3	3	3	0

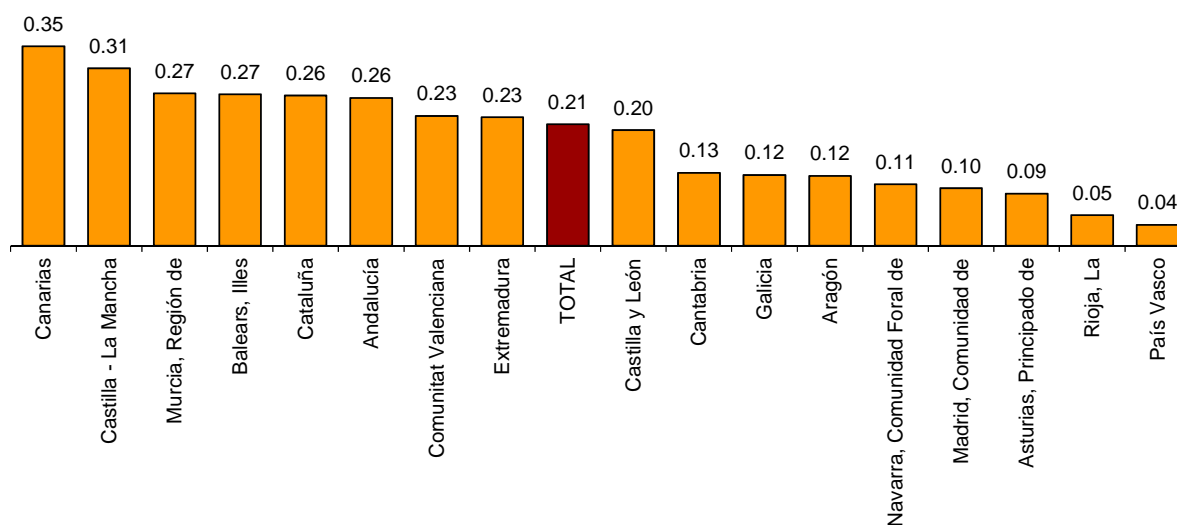
Taking as a reference the mortgages constituted on the total properties in the 2003-2013 period, 0.25% of the constituted mortgages began a foreclosure during the first quarter of 2014. Canarias (0.40%), Castilla-La Mancha (0.35%) and Extremadura (0.32%) registered the highest values. On the other hand, País Vasco (0.05%), Comunidad de Madrid and La Rioja (both with 0.13%) presented the lowest values.

Foreclosure rate of the total properties in the 1st quarter of 2014 on the total mortgages constituted from 2003 to 2013 (%)



Tending to dwelling foreclosures, 0.21% of the mortgages constituted on dwellings in the 2003-2013 period, began a foreclosure in the first quarter of 2014. Canarias (0.35%), Castilla-La Mancha (0.31%) and Región de Murcia (0.27%) registered the highest values. In contrast, País Vasco (0.04%), La Rioja (0.05%) and Principado de Asturias (0.09%) registered the lowest values.

Foreclosure rate of dwellings in the 1st quarter of 2014 on mortgages constituted on dwellings from 2003 to 2013 (%)



Foreclosure Statistics

1st quarter of 2014. Provisional data

FS.1 Foreclosures begun and recorded in the property registers on rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	32,565	1,511	18,971	1,488	10,595
Andalucía	8,034	467	4,373	537	2,657
Aragón	606	64	297	22	223
Asturias, Principado de	378	80	152	30	116
Balears, Illes	1,070	54	660	51	305
Canarias	2,656	80	1,456	70	1,050
Cantabria	261	12	150	12	87
Castilla y León	1,684	87	820	118	659
Castilla - La Mancha	2,082	90	1,204	142	646
Cataluña	5,792	63	3,993	226	1,510
Comunitat Valenciana	4,282	176	2,726	105	1,275
Extremadura	718	83	343	76	216
Galicia	915	49	444	18	404
Madrid, Comunidad de	1,966	12	1,150	31	773
Murcia, Región de	1,500	93	926	25	456
Navarra, Comunidad Foral de	204	28	102	13	61
País Vasco	224	24	122	3	75
Rioja, La	144	49	37	9	49
Ceuta	46	0	13	0	33
Melilla	3	0	3	0	0

1st quarter of 2014. Provisional data

FS.2 Dwellings with foreclosures begun, according to regime, status and owner

	Dwellings	By regime		By status		By owner	
		Free	Protected	New	Used	Individual	Company
TOTAL	18,971	16,924	2,047	3,711	15,260	12,120	6,851
Andalucía	4,373	4,050	323	1,263	3,110	2,270	2,103
Aragón	297	261	36	38	259	239	58
Asturias, Principado de	152	123	29	5	147	136	16
Balears, Illes	660	639	21	93	567	419	241
Canarias	1,456	1,290	166	805	651	437	1,019
Cantabria	150	138	12	15	135	71	79
Castilla y León	820	753	67	197	623	450	370
Castilla - La Mancha	1,204	1,128	76	143	1,061	669	535
Cataluña	3,993	3,550	443	450	3,543	3,094	899
Comunitat Valenciana	2,726	2,202	524	334	2,392	2,021	705
Extremadura	343	255	88	49	294	198	145
Galicia	444	415	29	18	426	332	112
Madrid, Comunidad de	1,150	1,057	93	133	1,017	946	204
Murcia, Región de	926	810	116	150	776	606	320
Navarra, Comunidad Foral de	102	93	9	9	93	89	13
País Vasco	122	114	8	7	115	103	19
Rioja, La	37	31	6	1	36	31	6
Ceuta	13	12	1	1	12	6	7
Melilla	3	3	0	0	3	3	0

For further information see INEbase-www.ine.es/en/ All press releases at: www.ine.es/en/prensa/prensa_en.htm

Press Office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 - gprensa@ine.es

Information Area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoinees/infoine