

2 June 2017

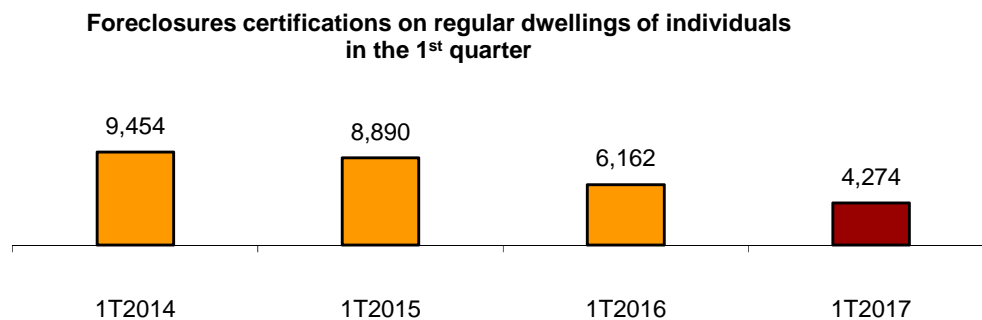
**Foreclosure Statistics (FS)**  
First quarter of 2017. *Provisional data*

**The registration of certifications of foreclosures initiated on regular dwelling decreases by 30.6%**

**55.2% of foreclosures begun on dwellings this quarter correspond to mortgages set up between 2005 and 2008**

The total number of registrations of foreclosure certifications begun in the land registers the first quarter of 2017 was 17,000, which means 6.1% less than in the previous quarter and 12.1% less than in the same quarter of 2016.

Among the dwellings of individuals with foreclosure, 4,274 were owned regular dwellings (30.6% less than in the same quarter of 2016) and 1,256 were not regular dwelling of their owners (28.2% less).



Taking as reference the total of family dwellings in Spain in the first quarter (18,500,000), 0.02% of them began a foreclosure within this period.

**Foreclosures certifications begun and registered. 1<sup>st</sup> quarter 2017**

	Total	% Variation	
		Quarterly	Annual
Total properties	17,000	-6.1	-12.1
Urban properties	16,169	-6.3	-11.1
-Total dwellings	9,153	-7.9	-19.1
-Dwellings of individuals	5,530	-8.9	-30.1
-Regular dwelling	4,274	-7.7	-30.6
-Other dwellings	1,256	-12.9	-28.2
-Dwellings of legal entities	3,623	-6.2	6.4
-Plots	712	-21.6	-39.5
-Other urban properties <sup>3</sup>	6,304	-1.7	10.8
Rustic properties	831	-2.0	-28.1

<sup>1</sup> The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

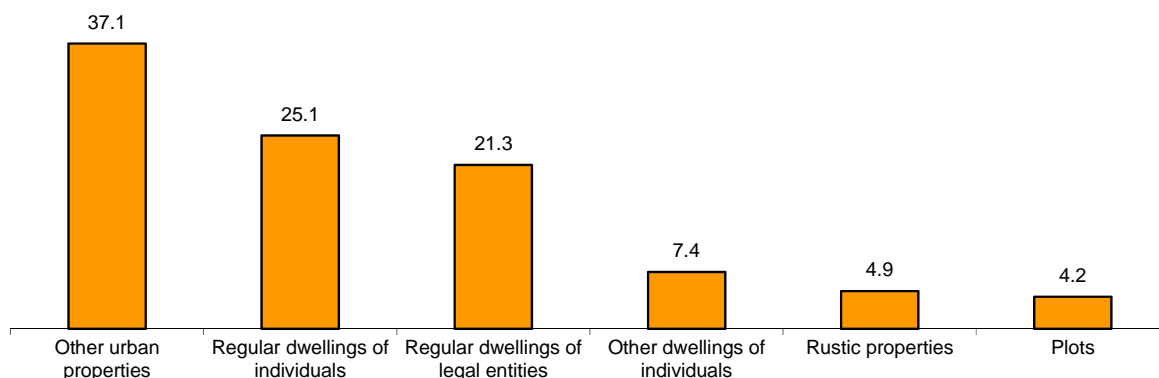
## Foreclosure certifications initiated and registered according to the nature of the property

Foreclosures on dwellings accounted for 53.8% of the total foreclosures during the first quarter of 2017.

25.1% of the total foreclosures were regular dwellings of individuals, 21.3% corresponded to dwellings of legal entities and 7.4% to other dwellings of individuals.

On the other hand, the foreclosures of other urban properties (premises, garages, offices, warehouses, buildings intended for dwellings and other buildings and urban developments) made up 37.1% of the total.

Distribution of foreclosures certifications begun and registered during the 1<sup>st</sup> quarter of 2017 according to nature of the property (%)



## Foreclosure certifications initiated and registered on dwellings according to status

12.6% of foreclosures during the first quarter of the year were on new dwellings and 87.4% were on used dwellings.

The number of foreclosures on new dwellings decreased 23.2% in the annual rate and that of used dwellings decreased 18.5%.

## Foreclosures certifications begun and registered on dwellings 1<sup>st</sup> quarter 2017

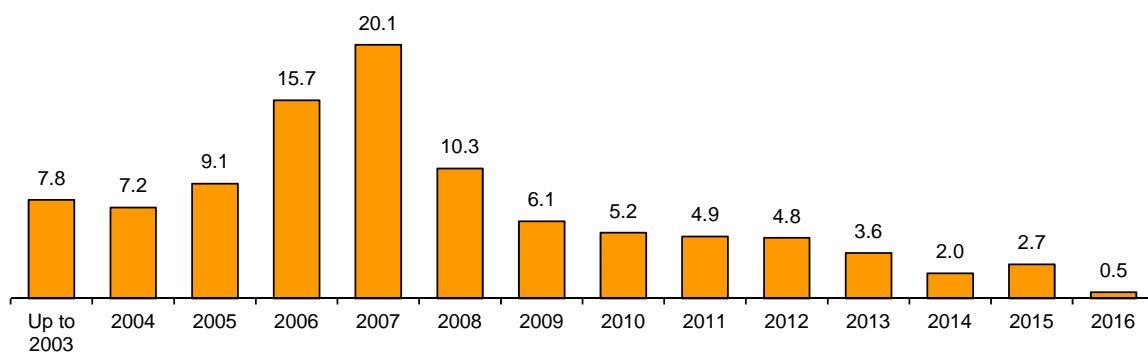
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	9,153	100.0	-7.9	-19.1
New	1,156	12.6	-13.3	-23.2
Used	7,997	87.4	-7.0	-18.5

**Foreclosures certifications on dwellings according to registration year of the mortgage**

20.1% of foreclosures began on dwellings in the first quarter corresponded to mortgages constituted in the year 2007, 15.7% did so to mortgages constituted in 2006 and 10.3% to mortgages constituted in 2008.

The 2005-2008 period accounts for 55.2% of foreclosures initiated in this quarter.

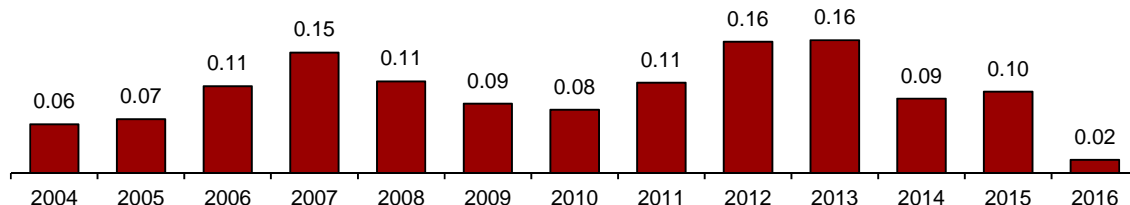
**Distribution of foreclosures certifications begun and registered on dwellings in the 1<sup>st</sup> quarter of 2017 by year of mortgage registration (%)**



The following graph shows the evolution, between the years 2004 and 2016, of foreclosures on dwellings by year of registration of the constitution of the mortgage in relation to the total mortgages constituted on dwellings in the same year.

The greatest values were reached in the years 2013 and 2012. In both cases, 0.16% of the mortgages constituted on dwellings during these years have initiated foreclosure during the first quarter of 2017.

**Rate of foreclosures certifications begun and registered on dwellings in the 1<sup>st</sup> quarter of 2017 according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year (%)**



## Results by Autonomous Communities

In the first quarter, the Autonomous Communities with the greatest number of foreclosures on the total properties were Andalucía (4,768), Comunitat Valenciana (2,968) and Cataluña (2,598). In turn, Comunidad Foral de Navarra (96), Cantabria (102) and La Rioja (103) registered the smallest number of foreclosures.

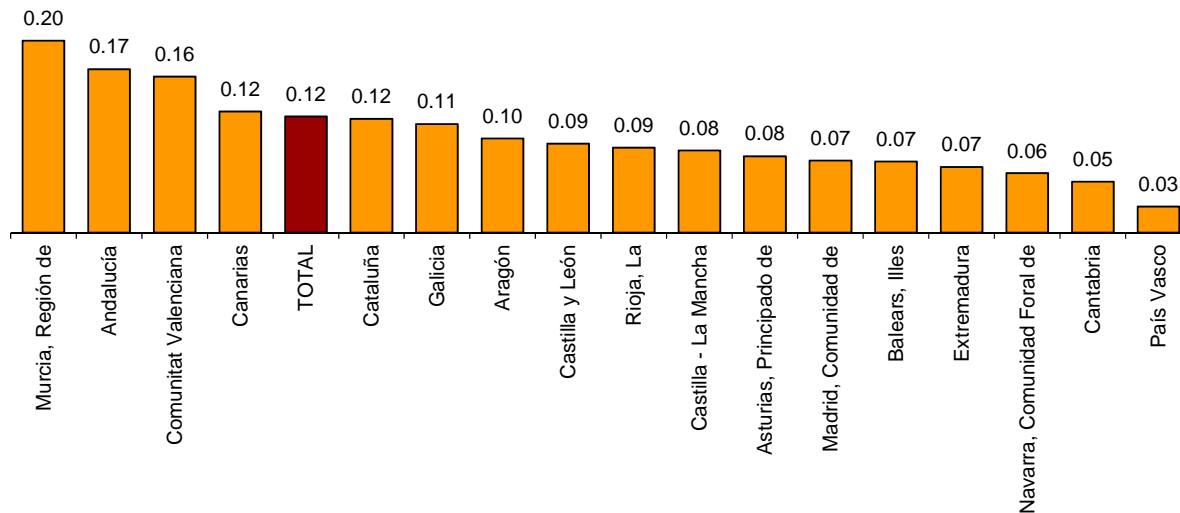
In the case of dwellings, Andalucía (2,661), Comunitat Valenciana (1,588) and Cataluña (1,483) registered the greatest number of foreclosures. In turn, La Rioja, Comunidad Foral de Navarra (both with 67) and País Vasco (79) the lowest ones.

<b>Foreclosures certifications begun and registered. 1<sup>st</sup> quarter 2017</b>				
	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
<b>TOTAL</b>	17,000	9,153	5,530	3,623
Andalucía	4,768	2,661	1,692	969
Aragón	388	204	122	82
Asturias, Principado de	211	101	79	22
Balears, Illes	312	174	135	39
Canarias	893	414	259	155
Cantabria	102	80	26	54
Castilla y León	653	223	108	115
Castilla - La Mancha	537	283	212	71
Cataluña	2,598	1,483	886	597
Comunitat Valenciana	2,968	1,588	787	801
Extremadura	165	98	72	26
Galicia	679	304	108	196
Madrid, Comunidad de	1,269	793	516	277
Murcia, Región de	1,102	524	326	198
Navarra, Comunidad Foral de	96	67	58	9
País Vasco	145	79	74	5
Rioja, La	103	67	63	4

Taking as a reference the mortgages constituted on the total properties, in the 2003-2016 period, 0.12% of the constituted mortgages initiated a foreclosure during the first quarter of 2017.

Región de Murcia (0.20%), Andalucía (0.17%) and Comunitat Valenciana (0.16%) registered the highest values. In turn, País Vasco (0.03%), Cantabria (0.05%) and Comunidad Foral de Navarra (0.06%) registered the lowest percentages.

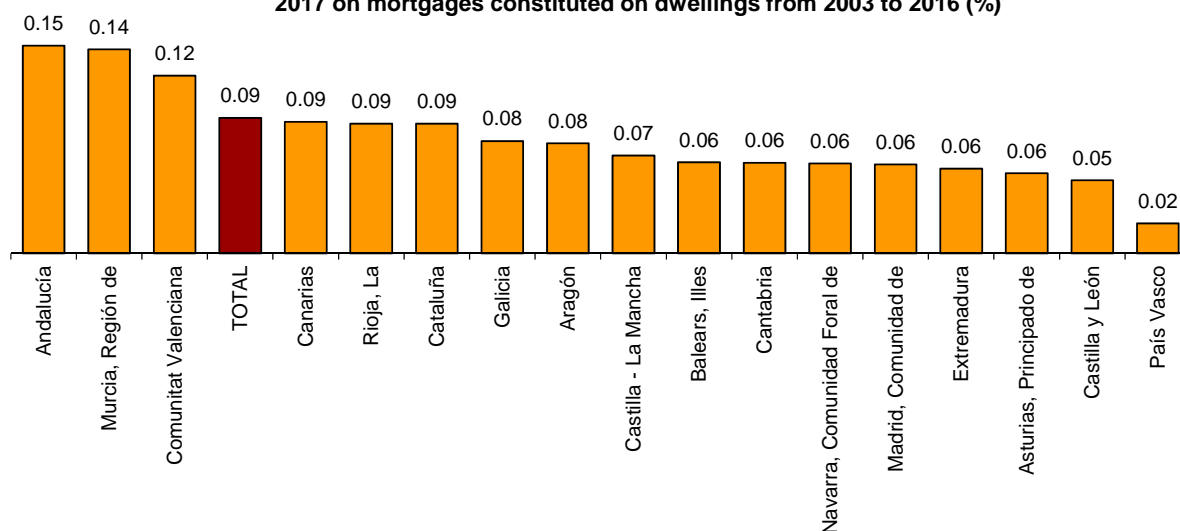
**Foreclosure certifications begun and registered rate of the total properties in the 1<sup>st</sup> quarter of 2017 on the total mortgages constituted from 2003 to 2016 (%)**



Regarding dwelling foreclosures, 0.09% of the mortgages constituted on dwellings in the 2003-2016 period initiated a foreclosure in the first quarter of 2017.

Andalucía (0.15%), Región de Murcia (0.14%) and Comunitat Valenciana (0.12%) registered the highest values. In turn, País Vasco (0.02%) and Castilla y León (0.05%) presented the lowest values.

**Foreclosure certifications begun and registered rate of dwellings in the 1<sup>st</sup> quarter of 2017 on mortgages constituted on dwellings from 2003 to 2016 (%)**



## Methodological note

Foreclosure is an executive procedure through which the sale of a property, which was encumbered with a mortgage, is ordered due to a breach of the debtor's obligations secured by the mortgage.

The main objective of the Foreclosure Statistics is to provide, on a quarterly basis, the number of foreclosure certifications that have been initiated<sup>2</sup> and registered on properties during the reference quarter, for all rural and urban properties.

It should be noted that not all foreclosures that are initiated end with the eviction of their owners and that legal proceedings can lead to several foreclosure certifications.

The Foreclosure Statistics is 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.

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, processing and estimation stages have finished, the information is tabulated. Provisionally, the information is disseminated each quarter via press release, which includes 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.

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<sup>2</sup> Usually, non-payment of debt starts to occur with an advance of between two and four quarters prior to the beginning of the foreclosure.

## Foreclosure Statistics

1<sup>st</sup> quarter 2017. 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	17,000	831	9,153	712	6,304
Andalucía	4,768	264	2,661	296	1,547
Aragón	388	17	204	10	157
Asturias, Principado de	211	42	101	0	68
Balears, Illes	312	15	174	6	117
Canarias	893	21	414	31	427
Cantabria	102	5	80	4	13
Castilla y León	653	19	223	26	385
Castilla - La Mancha	537	16	283	74	164
Cataluña	2,598	55	1,483	84	976
Comunitat Valenciana	2,968	179	1,588	105	1,096
Extremadura	165	20	98	5	42
Galicia	679	26	304	19	330
Madrid, Comunidad de	1,269	14	793	22	440
Murcia, Región de	1,102	134	524	23	421
Navarra, Comunidad Foral de	96	1	67	3	25
País Vasco	145	2	79	2	62
Rioja, La	103	1	67	2	33
Ceuta	8	0	7	0	1
Melilla	3	0	3	0	0

## 1<sup>st</sup> quarter 2017. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	9,153	1,156	7,997	5,530	3,623
Andalucía	2,661	454	2,207	1,692	969
Aragón	204	52	152	122	82
Asturias, Principado de	101	1	100	79	22
Balears, Illes	174	16	158	135	39
Canarias	414	50	364	259	155
Cantabria	80	2	78	26	54
Castilla y León	223	72	151	108	115
Castilla - La Mancha	283	33	250	212	71
Cataluña	1,483	97	1,386	886	597
Comunitat Valenciana	1,588	213	1,375	787	801
Extremadura	98	1	97	72	26
Galicia	304	20	284	108	196
Madrid, Comunidad de	793	45	748	516	277
Murcia, Región de	524	93	431	326	198
Navarra, Comunidad Foral de	67	5	62	58	9
País Vasco	79	0	79	74	5
Rioja, La	67	1	66	63	4
Ceuta	7	0	7	4	3
Melilla	3	1	2	3	0

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

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