

3 September 2015

**Foreclosure Statistics**  
Second quarter of 2015. *Provisional data*

**The registration of certifications of foreclosures begun in the Land Registers decrease 6.5% as compared to the previous quarter and 12.5% in its annual rate**

**The registration of certifications of foreclosures begun on regular dwelling record a 1.4% quarterly decrease and a 10.2% decrease in its annual rate**

**60.9% of foreclosures begun this quarter correspond to mortgages set up between 2005 and 2008**

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 begin<sup>1</sup> and register in Land Registers during the reference quarter, regarding the total of rural and urban properties.

It is worth noting that not all the foreclosures that begin, end with the eviction of its owners and that a legal proceeding may generate several foreclosure certifications.

**Data of the second quarter of 2015**

The total number of registrations of foreclosure certifications begun in the second quarter of 2015 were 28,925, which means 6.5 % less than in the previous quarter and 12.5% less than in the same quarter of 2014.

78.0% of the dwellings of individuals with foreclosure (8,675) were owned regular dwellings, that is, 10.2% less than in the same quarter of 2014. Conversely, 2,450 dwellings of individuals with a begun foreclosure were not the regular dwelling of their owners, which is 11.5% less.

Taking as reference family dwellings (18,367,500) in Spain in the second quarter of 2015, 0.047% of them began a foreclosure within the reference period.

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<sup>1</sup> Regularly, debt default begins between two and four quarters before the foreclosure.

**Foreclosures certifications begun and registered. 2<sup>o</sup> quarter 2015**

	Total	% Variation	
		Quarterly	Annual
Total properties	28,925	-6.5	-12.5
Urban properties	27,471	-7.2	-12.5
-Total dwellings	17,223	-3.2	-10.5
-Dwellings of individuals	11,125	-1.1	-10.5
-Regular dwelling	8,675	-1.4	-10.2
-Other dwellings	2,450	0.1	-11.5
-Dwellings of legal entities	6,098	-6.7	-10.5
-Plots	1,218	-18.2	-31.4
-Other urban properties <sup>3</sup>	9,030	-12.5	-12.9
Rustic properties	1,454	6.8	-13.2

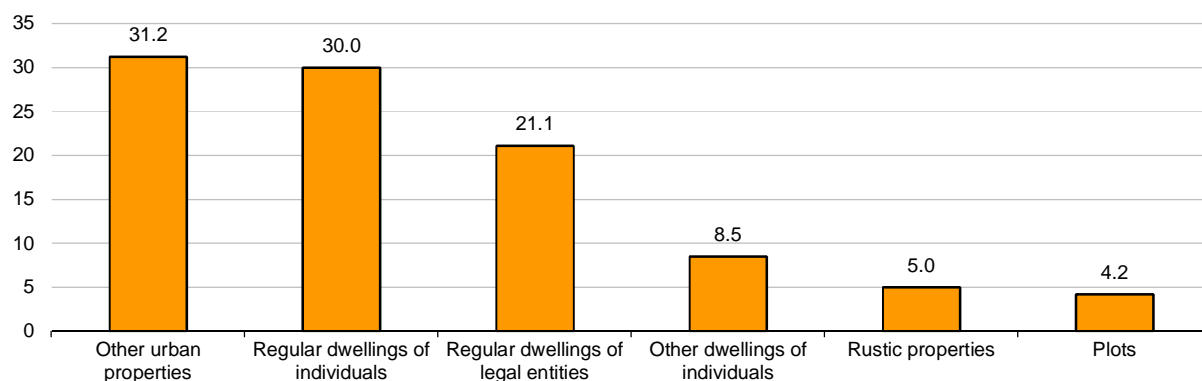
**Foreclosures certifications begun and registered according to nature of the property**

In the second quarter of 2015, foreclosures on dwellings amounted to 59.6% of the total foreclosures.

30.0% of the total foreclosures were regular dwellings of individuals, 21.1% corresponded to dwellings of legal entities and 8.5% 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 exploitations) involved 31.2% of the total.

**Distribution of foreclosures certifications begun and registered during the 2<sup>o</sup>quarter of 2015 according to nature of the property (%)**



<sup>2</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 began and registered on dwellings according to status**

13.5% of foreclosures on dwellings during the second quarter of the year were new and 86.5% were used.

The number of foreclosures on new dwellings decreased 14.1%, as compared to the previous year, and that of used dwellings decreased 9.9%.

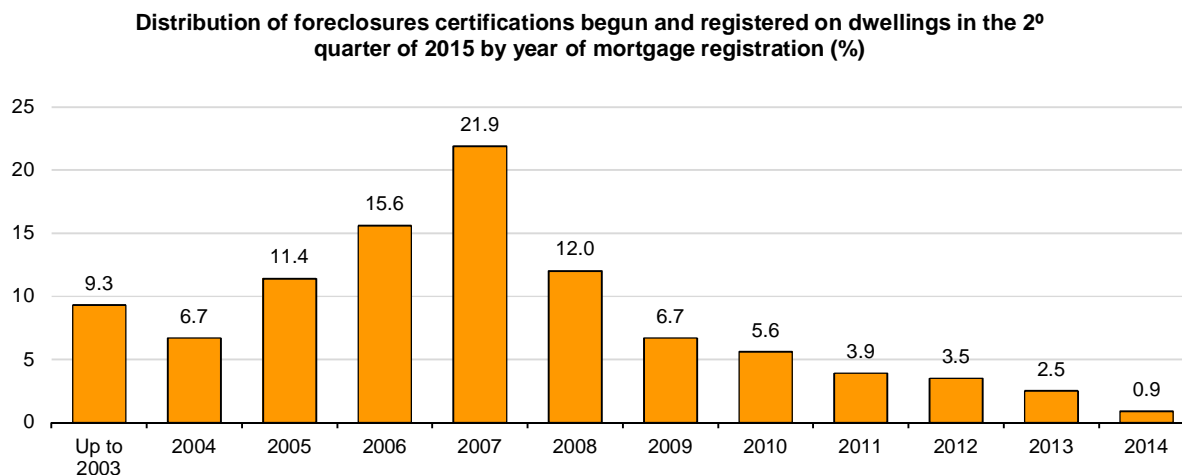
**Foreclosures certifications began and registered on dwellings  
2<sup>o</sup> quarter 2015**

	Total	Percentage	% Variation	
			Quarterly	Annual
Total	17,223	100.0	-3.2	-10.5
New	2,326	13.5	1.3	-14.1
Used	14,897	86.5	-3.8	-9.9

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

21.9% of foreclosures began on dwellings in the second quarter of 2015 corresponded to mortgages constituted in the year 2007, 15.6% did so to mortgages constituted in 2006 and 12.0% to mortgages constituted in 2008.

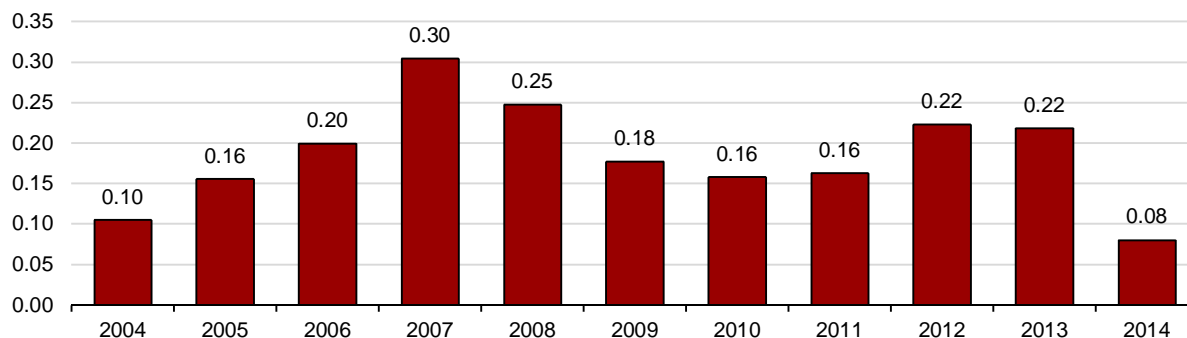
The 2005-2008 period amounted to 60.9% of foreclosures begun in this quarter.



The following graph shows the evolution, between the years 2004 and 2014, 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 2007 and 2008. Among mortgages constituted on dwellings in 2007, 0.30% began a foreclosure during the second quarter of 2015.

**Rate of foreclosures certifications begun and registered on dwellings in the 2<sup>o</sup> quarter of 2015 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 second quarter of 2015, the Autonomous Communities with the greatest number of foreclosures on the total properties were Andalucía (8,436), Comunitat Valenciana (4,967) and Cataluña (4,698). On the other hand, La Rioja (93), Comunidad Foral de Navarra (146) and País Vasco (162) registered the smallest number of foreclosures.

In the case of dwellings, Andalucía (4,676), Cataluña (3,246) and Comunitat Valenciana (3,080) registered the greatest number of foreclosures, and La Rioja (51), País Vasco (93) and Comunidad Foral de Navarra (105) registered the smallest ones.

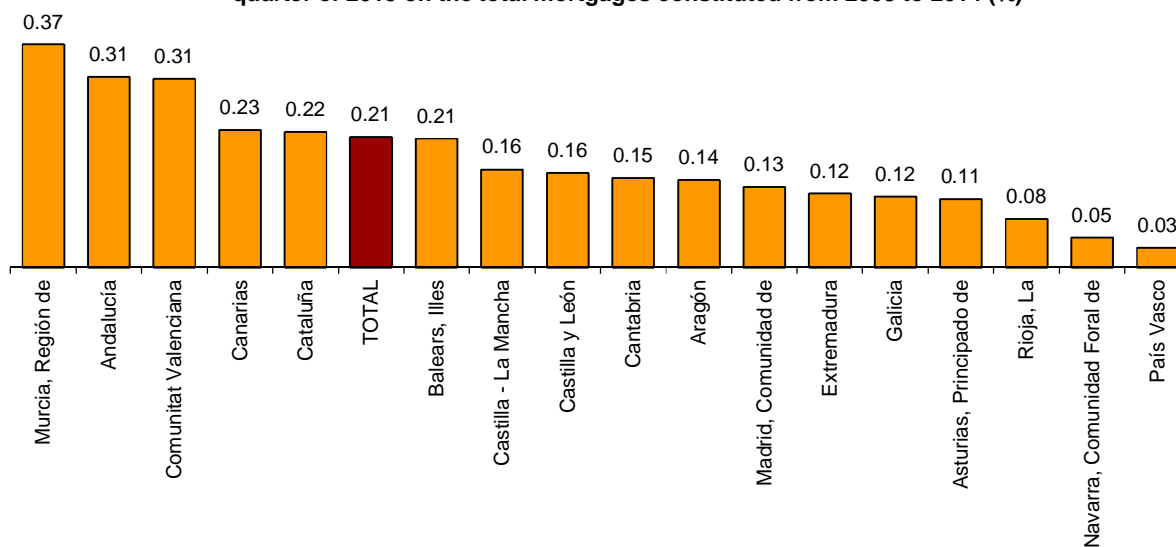
### Foreclosures certifications begun and registered. 2<sup>o</sup> quarter 2015

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
<b>TOTAL</b>	28,925	17,223	11,125	6,098
Andalucía	8,436	4,676	2,757	1,919
Aragón	544	331	229	102
Asturias, Principado de	287	172	120	52
Balears, Illes	850	429	296	133
Canarias	1,536	973	512	461
Cantabria	274	143	80	63
Castilla y León	1,058	551	284	267
Castilla - La Mancha	981	562	388	174
Cataluña	4,698	3,246	2,188	1,058
Comunitat Valenciana	4,967	3,080	2,213	867
Extremadura	466	228	177	51
Galicia	633	307	199	108
Madrid, Comunidad de	1,958	1,213	877	336
Murcia, Región de	1,828	1,060	582	478
Navarra, Comunidad Foral de	146	105	94	11
País Vasco	162	93	77	16
Rioja, La	93	51	49	2

Taking as a reference the mortgages constituted on the total properties in the 2003-2014 period, 0.21% of the constituted mortgages began a foreclosure during the second quarter of 2015.

Región de Murcia (0.37%), Andalucía and Comunitat Valenciana (both with 0.31%) registered the highest values. On the other hand, País Vasco (0.03%), Comunidad Foral de Navarra (0.05%) and La Rioja (0.08%) presented the lowest values.

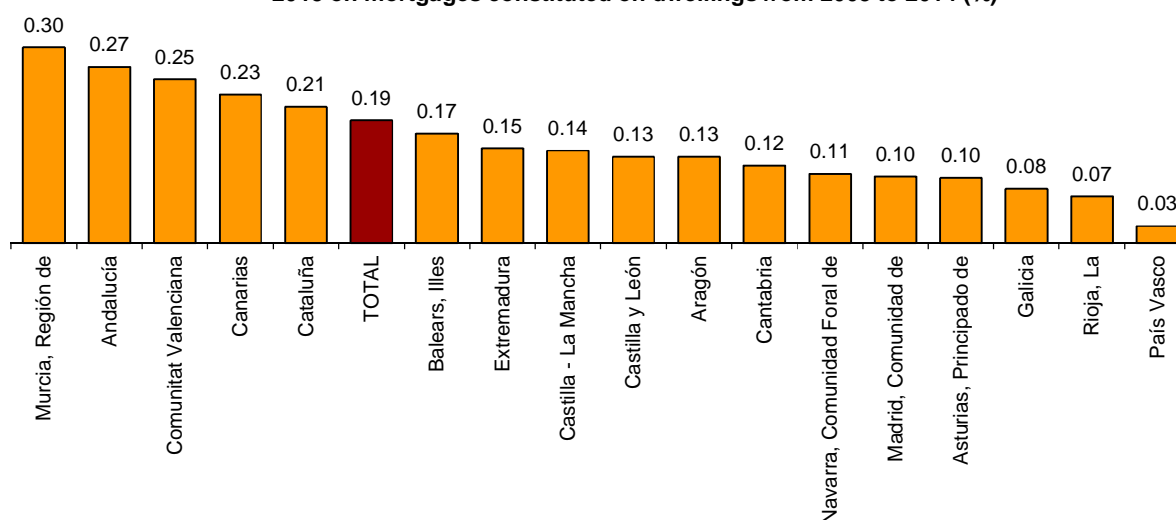
**Foreclosure certifications begun and registered rate of the total properties in the 2<sup>o</sup> quarter of 2015 on the total mortgages constituted from 2003 to 2014 (%)**



Regarding dwelling foreclosures, 0.19% of the mortgages constituted on dwellings in the 2003-2014 period began a foreclosure in the second quarter of 2015.

Región de Murcia (0.30%), Andalucía (0.27%), and Comunitat Valenciana (0.25%) registered the highest values. In contrast, País Vasco (0.03%), La Rioja (0.07%) and Galicia (0.08%) registered the lowest values.

**Foreclosure certifications begun and registered rate of dwellings in the 2<sup>o</sup> quarter of 2015 on mortgages constituted on dwellings from 2003 to 2014 (%)**



### **Methodological note**

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 are 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.

## Foreclosure Statistics

2<sup>do</sup> quarter of 2015. 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	28,925	1,454	17,223	1,218	9,030
Andalucía	8,436	424	4,676	375	2,961
Aragón	544	18	331	15	180
Asturias, Principado de	287	15	172	11	89
Balears, Illes	850	31	429	22	368
Canarias	1,536	67	973	76	420
Cantabria	274	15	143	6	110
Castilla y León	1,058	59	551	85	363
Castilla - La Mancha	981	42	562	118	259
Cataluña	4,698	82	3,246	148	1,222
Comunitat Valenciana	4,967	368	3,080	144	1,375
Extremadura	466	84	228	33	121
Galicia	633	58	307	24	244
Madrid, Comunidad de	1,958	54	1,213	55	636
Murcia, Región de	1,828	114	1,060	85	569
Navarra, Comunidad Foral de	146	4	105	1	36
País Vasco	162	17	93	8	44
Rioja, La	93	2	51	12	28
Ceuta	7	0	2	0	5
Melilla	1	0	1	0	0

## 2<sup>do</sup> quarter of 2015. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	17,223	2,326	14,897	11,125	6,098
Andalucía	4,676	999	3,677	2,757	1,919
Aragón	331	42	289	229	102
Asturias, Principado de	172	7	165	120	52
Balears, Illes	429	19	410	296	133
Canarias	973	111	862	512	461
Cantabria	143	40	103	80	63
Castilla y León	551	112	439	284	267
Castilla - La Mancha	562	41	521	388	174
Cataluña	3,246	214	3,032	2,188	1,058
Comunitat Valenciana	3,080	361	2,719	2,213	867
Extremadura	228	43	185	177	51
Galicia	307	18	289	199	108
Madrid, Comunidad de	1,213	112	1,101	877	336
Murcia, Región de	1,060	200	860	582	478
Navarra, Comunidad Foral de	105	1	104	94	11
País Vasco	93	3	90	77	16
Rioja, La	51	3	48	49	2
Ceuta	2	0	2	2	0
Melilla	1	0	1	1	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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