

5 September 2017

Foreclosure Statistics (FS)

Second quarter of 2017. *Provisional data*

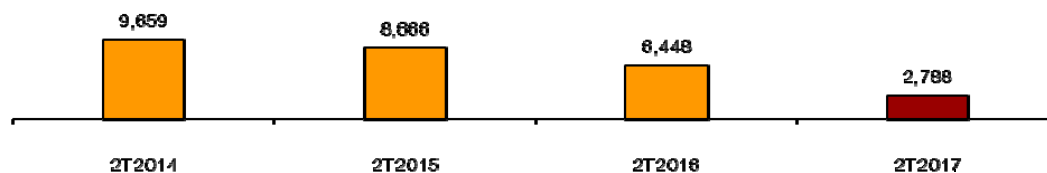
The registration of certifications of foreclosures initiated on regular dwelling decreases by 56.8%

58.6% of foreclosures begun on dwellings this quarter correspond to mortgages set up between 2005 and 2008

The total number of registrations of foreclosure certifications began in the land registers in the second quarter was 13,605, which means 20.0% less than in the previous quarter and 35.2% less than in the same quarter of 2016.

Among the dwellings of individuals with foreclosure, 2,788 were owned regular dwellings (56.8% less than in the same quarter of 2016) and 864 were not regular dwelling of their owners (48.1% less).

Foreclosures certifications on regular dwellings of individuals in the 2nd quarter



Taking as reference the total of family dwellings in Spain in the second quarter (18,505,200), 0.02% of them began a foreclosure within this period.

Foreclosures certifications begun and registered. 2nd QUARTER 2017

	Total	% Variation	
		Quarterly	Annual
Total properties	13,605	-20.0	-35.2
Total properties	12,868	-20.4	-35.4
-Total dwellings	6,937	-24.2	-42.3
-Dwellings of individuals	3,652	-34.0	-55.0
-Regular dwelling	2,788	-34.8	-56.8
-Other dwellings	864	-31.2	-48.1
-Dwellings of legal entities	3,285	-9.3	-16.1
-Plots	938	31.7	-11.4
-Other urban properties ³	4,993	-20.8	-26.9
Rustic properties	737	-11.3	-32.1

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

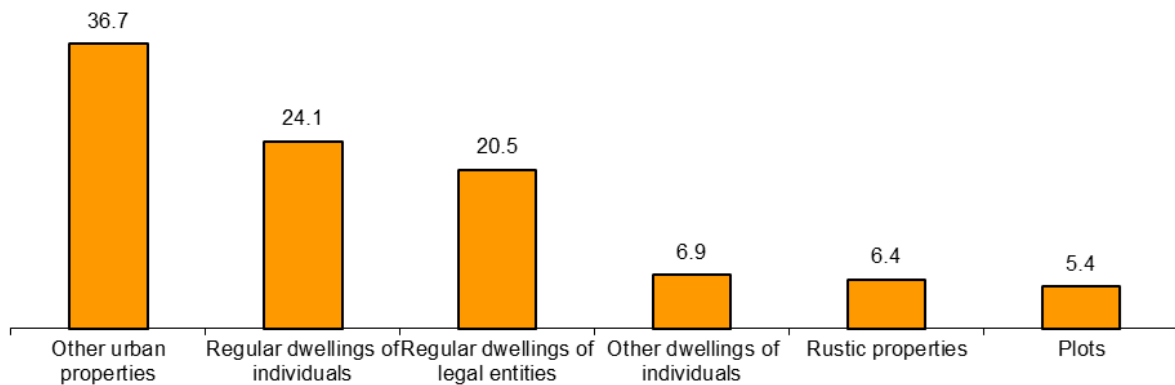
Foreclosure certifications initiated and registered according to the nature of the property

Foreclosures on dwellings accounted for 51.0% of the total foreclosures during the second quarter of 2017.

20.5% of the total foreclosures were regular dwellings of individuals, 24.1% corresponded to dwellings of legal entities and 6.4% 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 36.7% of the total.

Distribution of foreclosures certifications begun and registered during the 2nd quarter of 2017 according to nature of the property (%)



Foreclosure certifications initiated and registered on dwellings according to status

17.4% of foreclosures during the second quarter of the year were on new dwellings and 82.6% were on used dwellings.

The number of foreclosures on new dwellings decreased 28.7% in the annual rate and that of used dwellings decreased 44.6%.

**Foreclosures certifications begun and registered on dwellings
2nd quarter 2017**

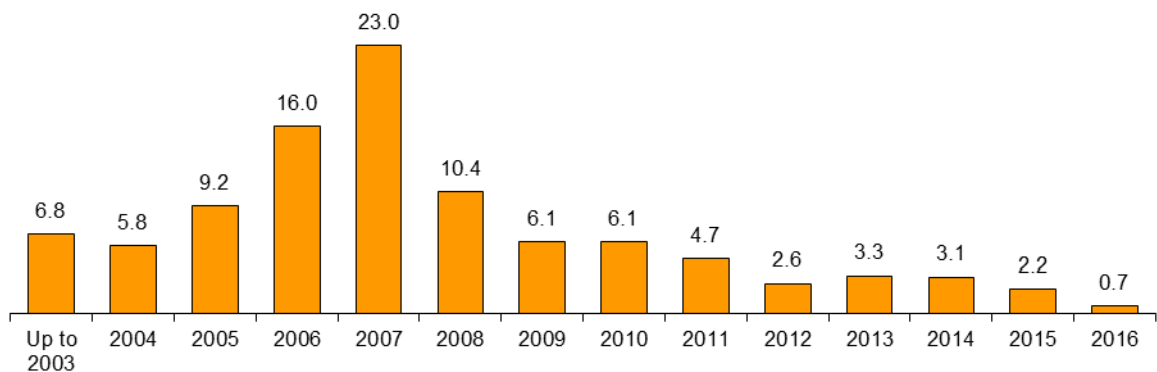
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	6,937	100.0	-24.2	-42.3
New	1,209	17.4	4.6	-28.7
Used	5,728	82.6	-28.4	-44.6

Foreclosures certifications on dwellings according to registration year of the mortgage

23.0% of foreclosures began on dwellings in the second quarter corresponded to mortgages constituted in the year 2007, 16.0% did so to mortgages constituted in 2006 and 10.4% to mortgages constituted in 2008.

The 2005-2008 period accounts for 58.6% of foreclosures initiated in this quarter.

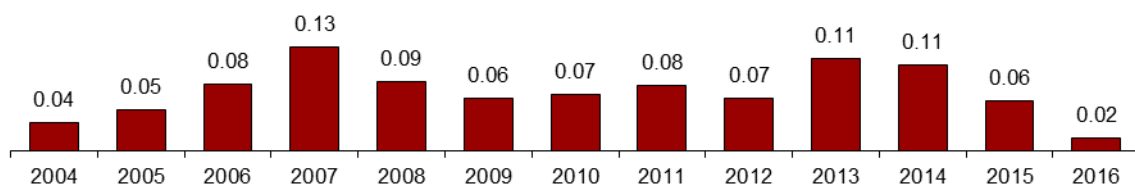
Distribution of foreclosures certifications begun and registered on dwellings in the 2nd quarter of 2017 by year of mortgage registration (%)



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 2007, 2013 and 2014. 0.13% in 2007 and 0.11% in 2013 and 2014 of the mortgages on dwellings during these years have initiated one foreclosure during the second quarter of 2017.

Rate of foreclosures certifications begun and registered on dwellings in the 2nd 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 second quarter, the Autonomous Communities with the greatest number of foreclosures on the total properties were Andalucía (3,581), Comunitat Valenciana (2,694) and Cataluña (1,758). In turn, Comunidad Foral de Navarra (47), País Vasco (87) and Cantabria (95) registered the smallest number of foreclosures.

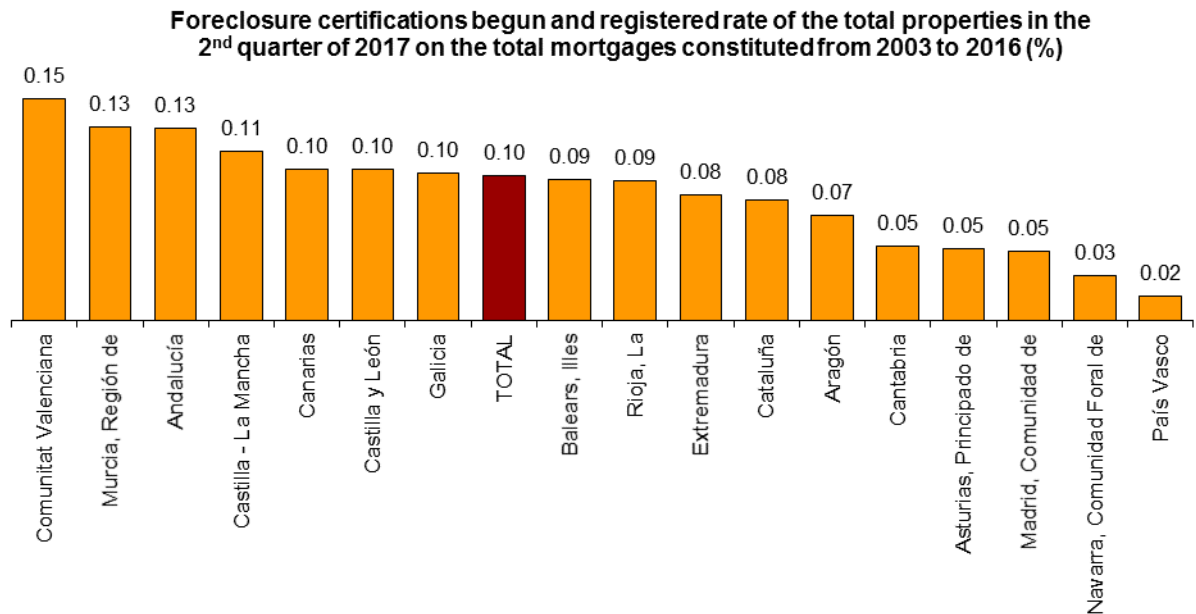
In the case of dwellings, Andalucía (1,915), Comunitat Valenciana (1,444) and Cataluña (1,014) registered the greatest number of foreclosures. In turn Comunidad Floral de Navarra (20), La Rioja (40) and País Vasco (50) the lowest ones.

Foreclosures certifications begun and registered. 2nd QUARTER 2017

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	13,605	6,937	3,652	3,285
Andalucía	3,581	1,915	1,096	819
Aragón	276	96	52	44
Asturias, Principado de	128	64	49	15
Balears, Illes	397	151	103	48
Canarias	716	384	201	183
Cantabria	95	61	19	42
Castilla y León	709	177	76	101
Castilla - La Mancha	709	284	179	105
Cataluña	1,758	1,014	647	367
Comunitat Valenciana	2,694	1,444	551	893
Extremadura	203	111	92	19
Galicia	591	256	80	176
Madrid, Comunidad de	779	476	308	168
Murcia, Región de	711	384	117	267
Navarra, Comunidad Foral de	47	20	20	0
País Vasco	87	50	35	15
Rioja, La	109	40	19	21

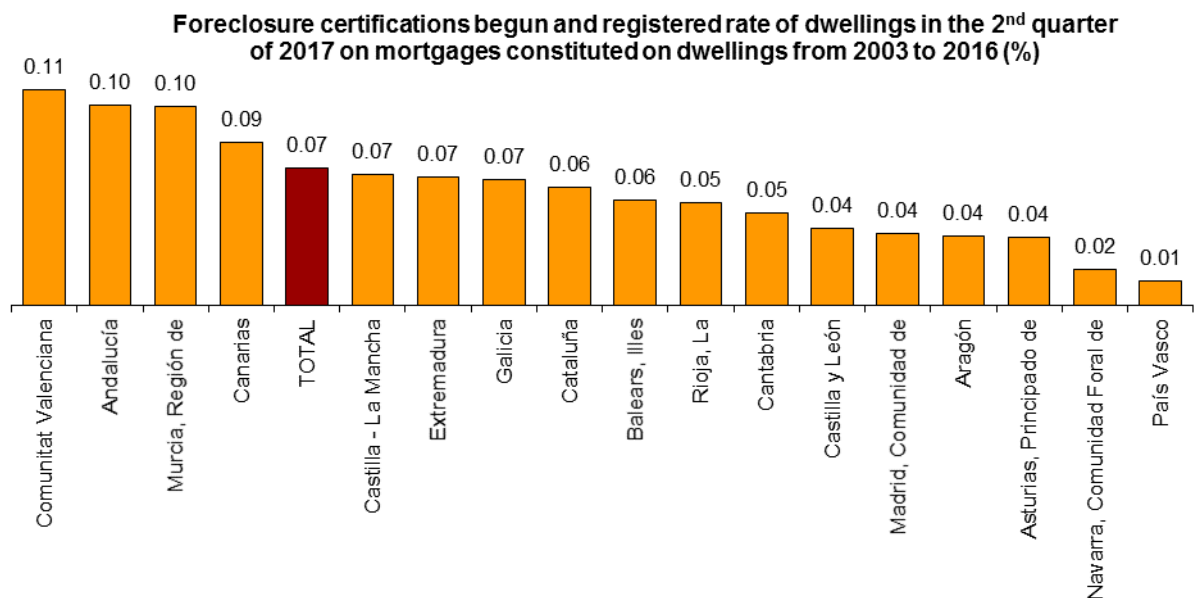
Taking as a reference the mortgages constituted on the total properties in the 2003-2016 period, 0.10% of the mortgages constituted initiated a foreclosure during the second quarter of 2017.

Comunitat Valenciana (0.15%), Región de Murcia and Andalucía (both 0.13%) registered the highest values. In turn, País Vasco (0.02%) and Comunidad Foral de Navarra (0.03%) registered the lowest percentages.



Regarding dwelling foreclosures, 0.07% of the mortgages constituted on dwellings in the 2003-2016 period initiated a foreclosure in the second quarter of 2017.

Comunitat Valenciana (0.11%), Andalucía and Región de Murcia (both 0.10%) registered the highest values. On the contrary, País Vasco (0.01%) and Comunidad Foral de Navarra (0.02%) registered the lowest.



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 initiated² 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.

² 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

2nd 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	13,605	737	6,937	938	4,993
Andalucía	3,581	179	1,915	450	1,037
Aragón	276	16	96	88	76
Asturias, Principado de	128	6	64	6	52
Balears, Illes	397	24	151	10	212
Canarias	716	20	384	20	292
Cantabria	95	4	61	0	30
Castilla y León	709	21	177	71	440
Castilla - La Mancha	709	125	284	34	266
Cataluña	1,758	30	1,014	114	600
Comunitat Valenciana	2,694	115	1,444	87	1,048
Extremadura	203	20	111	6	66
Galicia	591	63	256	12	260
Madrid, Comunidad de	779	18	476	13	272
Murcia, Región de	711	59	384	23	245
Navarra, Comunidad Foral de	47	11	20	1	15
País Vasco	87	2	50	0	35
Rioja, La	109	24	40	3	42
Ceuta	11	0	8	0	3
Melilla	4	0	2	0	2

2nd 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	6,937	1,209	5,728	3,652	3,285
Andalucía	1,915	428	1,487	1,096	819
Aragón	96	26	70	52	44
Asturias, Principado de	64	0	64	49	15
Balears, Illes	151	7	144	103	48
Canarias	384	77	307	201	183
Cantabria	61	1	60	19	42
Castilla y León	177	1	176	76	101
Castilla - La Mancha	284	23	261	179	105
Cataluña	1,014	102	912	647	367
Comunitat Valenciana	1,444	367	1,077	551	893
Extremadura	111	4	107	92	19
Galicia	256	10	246	80	176
Madrid, Comunidad de	476	27	449	308	168
Murcia, Región de	384	109	275	117	267
Navarra, Comunidad Foral de	20	2	18	20	0
País Vasco	50	6	44	35	15
Rioja, La	40	19	21	19	21
Ceuta	8	0	8	6	2
Melilla	2	0	2	2	0

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

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