

05 September 2018

**Foreclosure Statistics (FS)**  
Second quarter of 2018. *Provisional data*

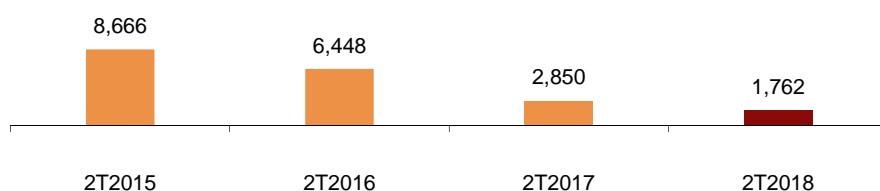
**The registration of certifications of foreclosures initiated on main dwelling decreases by 38.2%**

**51.7% of foreclosures initiated on dwellings correspond to mortgages constituted between 2006 and 2008**

The total number of registrations of certifications of foreclosures initiated in the land registers the second quarter of 2018 was 14,327, which means 1.0% more than in the previous quarter and 3.2% more than in the same quarter of 2017.

Among the dwellings of natural persons with a foreclosure, 1,762 were owned main dwellings (38.2% less than in the same quarter of 2017) and 727 were not the main dwelling of their owners (17.7% less).

**Foreclosures certifications on regular dwellings of individuals in the 2<sup>nd</sup> quarter**



Taking as reference the total number of family dwellings in Spain in the second quarter (18,562,200), 0.01% of them began a foreclosure within this period.

**Foreclosures certifications begun and registered. 2<sup>nd</sup> quarter 2018**

	Total	% Variation	
		Quarterly	Annual
Total properties	14,327	1.0	3.2
Urban properties	13,700	2.0	4.2
-Total dwellings	7,086	5.8	-2.9
-Dwellings of individuals	2,489	-5.6	-33.3
-Regular dwelling	1,762	-13.0	-38.2
-Other dwellings	727	18.9	-17.7
-Dwellings of legal entities	4,597	13.2	29.1
-Plots	512	-43.0	-44.0
-Other urban properties <sup>3</sup>	6,102	4.7	23.4
Rustic properties	627	-17.0	-14.8

<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.

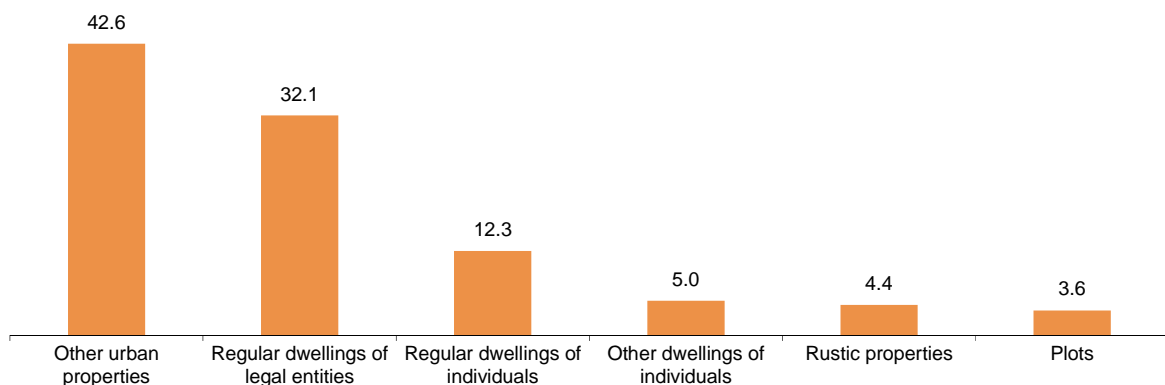
## Certifications of foreclosures initiated and registered according to the type of property

Foreclosures on dwellings accounted for 49.4% of the total foreclosures during the second quarter of 2018.

12.3% of the total number of foreclosures were on main dwellings of natural persons. 32.1% corresponded to dwellings of legal persons (29.1% higher than in the second quarter of 2017) and 5.0% to other dwellings of natural persons (17.7% lower than in the second quarter of 2017).

On the other hand, foreclosures of other urban properties (premises, garages, offices, storage rooms, warehouses, buildings intended for housing and other buildings and urban developments) accounted for 42.6% of the total.

Distribution of foreclosures certifications begun and registered during the 2<sup>nd</sup> quarter of 2018 according to nature of the property (%)



## Certifications of foreclosures initiated and registered on dwellings according to status

22.4% of foreclosures during the second quarter of the year were on new dwellings and 77.6% were on used dwellings.

The number of foreclosures on new dwellings increased 26.5% in the annual rate and that of used dwellings decreased 8.9%.

### Foreclosures certifications begun and registered on dwellings 2<sup>nd</sup> quarter 2018

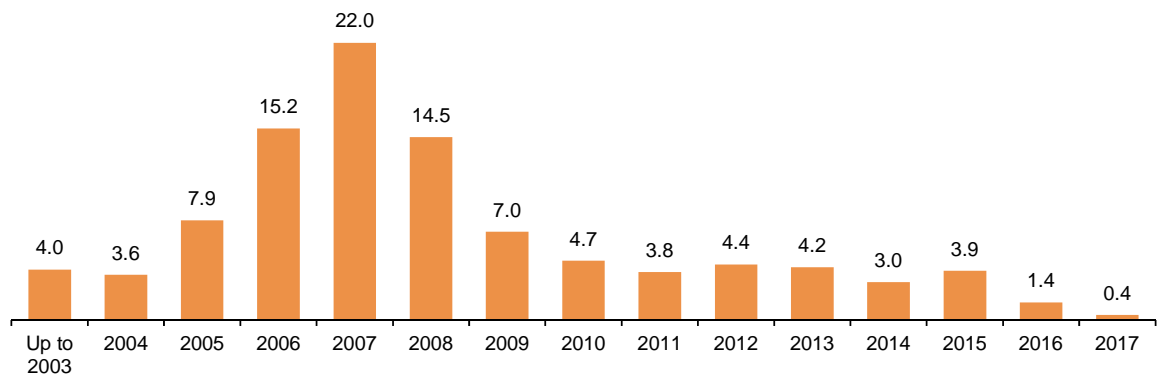
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	7,086	100.0	5.8	-2.9
New	1,587	22.4	40.4	26.5
Used	5,499	77.6	-1.3	-8.9

**Certifications of foreclosures on dwellings according to the year of registration of the mortgage**

22.0% of foreclosures initiated on dwellings in the second quarter corresponded to mortgages constituted in the year 2007, 15.2% did so to mortgages constituted in 2006 and 14.5% to mortgages constituted in 2008.

The 2006-2008 period accounted for 51.7% of foreclosures initiated in this quarter.

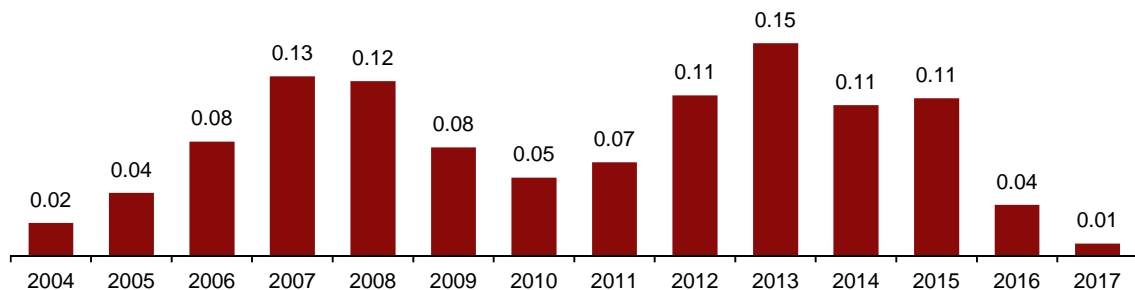
**Distribution of foreclosures certifications begun and registered on dwellings in the 2<sup>nd</sup> quarter of 2018 by year of mortgage registration (%)**



The following chart shows the evolution of foreclosures on dwellings between 2004 and 2017, 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 2013, 2008 and 2007. As regards mortgages constituted on dwellings during those years, the percentage of mortgages that initiated a foreclosure in the second quarter of 2018 was 0.15% in 2013, 0.13% in 2007 and 0.12% in 2008.

**Rate of foreclosures certifications begun and registered on dwellings in the 2<sup>nd</sup> quarter of 2018 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 (3,012), Comunitat Valenciana (2,663) and Cataluña (2,096). In turn, País Vasco (63), Comunidad Foral de Navarra (74) and Cantabria (92) registered the smallest number.

In the case of dwellings, Andalucía (1,535), Comunitat Valenciana (1,413) and Cataluña (1,157) registered the greatest number of foreclosures. And País Vasco (27), Comunidad Floral de Navarra (33) and Cantabria (45) recorded the lowest ones.

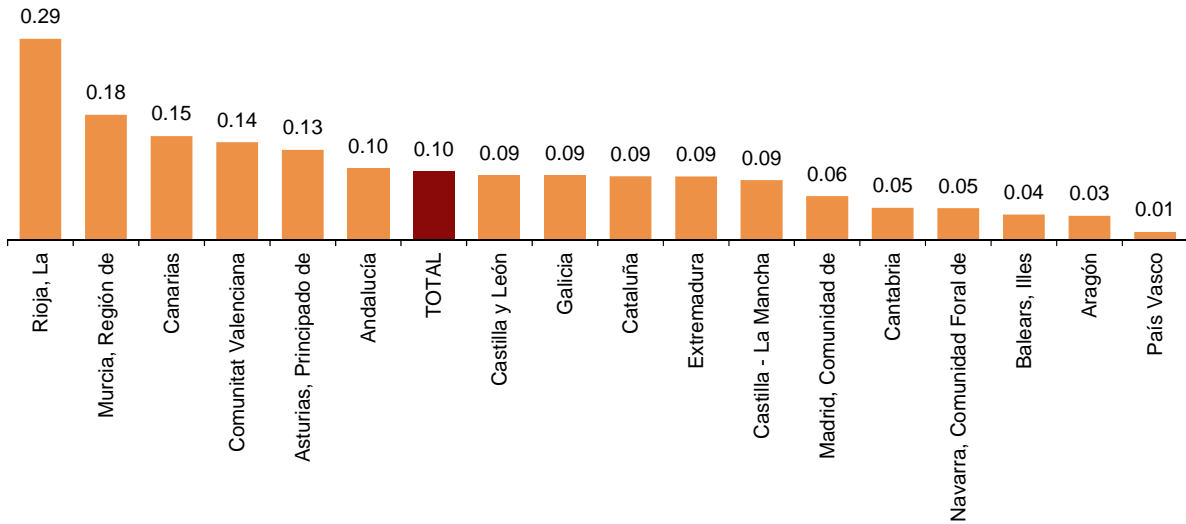
### Foreclosures certifications begun and registered. 2<sup>nd</sup> quarter 2018

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	14,327	7,086	2,489	4,597
Andalucía	3,012	1,535	684	851
Aragón	143	75	30	45
Asturias, Principado de	359	138	48	90
Balears, Illes	161	84	48	36
Canarias	1,102	418	138	280
Cantabria	92	45	30	15
Castilla y León	682	243	100	143
Castilla - La Mancha	561	294	95	199
Cataluña	2,096	1,157	426	731
Comunitat Valenciana	2,663	1,413	425	988
Extremadura	230	133	78	55
Galicia	576	399	119	280
Madrid, Comunidad de	1,126	436	151	285
Murcia, Región de	1,027	545	68	477
Navarra, Comunidad Foral de	74	33	12	21
País Vasco	63	27	24	3
Rioja, La	352	106	9	97

Taking as a reference the mortgages constituted on the total properties in the 2003-2017 period, 0.10% of the mortgages constituted initiated a foreclosure during the second quarter of 2018.

La Rioja (0.29%), Región de Murcia (0.18%) and Canarias (0,15%) registered the highest values. In turn, País Vasco (0.01%), Aragón (0.03%) and Illes Balears (0.04%) recorded the lowest values.

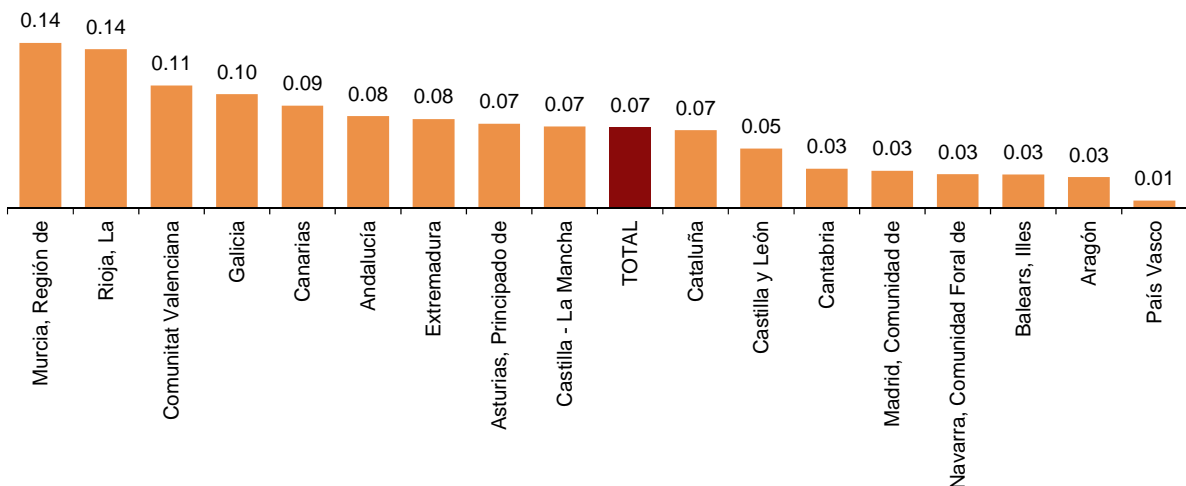
**Foreclosure certifications begun and registered rate of the total properties in the 2<sup>nd</sup> quarter of 2018 on the total mortgages constituted from 2003 to 2017 (%)**



Regarding foreclosures on dwellings, 0.07% of the mortgages constituted on dwellings in the 2003-2017 period have initiated a foreclosure in the second quarter of 2018.

Región de Murcia and La Rioja (both with 0.14%) and Comunitat Valenciana (0.11%) registered the highest values. In turn, the lowest values were registered in País Vasco (0.01%), and Aragón, Illes Balears, Comunidad Foral de Navarra, Comunidad de Madrid and Cantabria (all with 0.03%).

**Foreclosure certifications begun and registered rate of dwellings in the 2<sup>nd</sup> quarter of 2018 on mortgages constituted on dwellings from 2003 to 2017 (%)**



## Methodological note

Foreclosure is an executive procedure through which the sale of a property, which was encumbered with a mortgage, is ordered due to the debtor's default on the 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>1</sup> and registered in the land registries 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 certifications of foreclosures.

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 Association of Land and Mercantile Registrars of Spain and are subject to cleaning programs. Once the information has been cleaned up, a phase of imputation and estimation of the possible lack of response from the land registries takes place.

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

Once the collection, processing and estimation phases have been completed, 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 Association of Land and Mercantile Registrars 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>1</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.

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For further information see **INEbase**: [www.ine.es/en/](http://www.ine.es/en/) Twitter: [@es\\_ine](https://twitter.com/es_ine)

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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## Foreclosure Statistics

2<sup>nd</sup> quarter 2018. 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
<b>TOTAL</b>	<b>14,327</b>	<b>627</b>	<b>7,086</b>	<b>512</b>	<b>6,102</b>
Andalucía	3,012	164	1,535	112	1,201
Aragón	143	20	75	14	34
Asturias, Principado de	359	44	138	18	159
Balears, Illes	161	15	84	2	60
Canarias	1,102	23	418	7	654
Cantabria	92	16	45	6	25
Castilla y León	682	49	243	67	323
Castilla - La Mancha	561	16	294	34	217
Cataluña	2,096	30	1,157	74	835
Comunitat Valenciana	2,663	121	1,413	84	1,045
Extremadura	230	34	133	22	41
Galicia	576	12	399	20	145
Madrid, Comunidad de	1,126	6	436	14	670
Murcia, Región de	1,027	47	545	19	416
Navarra, Comunidad Foral de	74	21	33	5	15
País Vasco	63	2	27	0	34
Rioja, La	352	7	106	14	225
Ceuta	5	0	3	0	2
Melilla	3	0	2	0	1

## 2<sup>nd</sup> quarter 2018. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	7,086	1,587	5,499	2,489	4,597
Andalucía	1,535	465	1,070	684	851
Aragón	75	2	73	30	45
Asturias, Principado de	138	17	121	48	90
Balears, Illes	84	1	83	48	36
Canarias	418	35	383	138	280
Cantabria	45	0	45	30	15
Castilla y León	243	78	165	100	143
Castilla - La Mancha	294	51	243	95	199
Cataluña	1,157	154	1,003	426	731
Comunitat Valenciana	1,413	432	981	425	988
Extremadura	133	6	127	78	55
Galicia	399	44	355	119	280
Madrid, Comunidad de	436	45	391	151	285
Murcia, Región de	545	245	300	68	477
Navarra, Comunidad Foral de	33	1	32	12	21
País Vasco	27	0	27	24	3
Rioja, La	106	11	95	9	97
Ceuta	3	0	3	2	1
Melilla	2	0	2	2	0