

Foreclosure Statistics (FS)

First Quarter 2026. Provisional data

Main results

- The total number of registrations of certifications of foreclosures initiated in the land registers rose by 20.1% in the first quarter.
- Foreclosures on dwellings of natural persons rose by 35.8%. Those initiated on usual dwellings also rose, by 38.1%.

More information

- [Annex of tables](#) (includes information from the Autonomous Communities)
- [Detailed results](#)

The number of registrations of certifications of foreclosures initiated in the land registers in the first quarter of 2026 was 6,602, representing an increase of 20.1% over the same quarter of the previous year.

Foreclosures on dwellings of natural persons rose by 35.8%. Of the above, those initiated on usual dwellings went up by 38.1%.

Foreclosures certifications begun and registered. First quarter 2026

				Total	% Variation	
					Quarterly	Annual
Total properties				6,602	-4.7	20.1
Total Urban properties				6,275	-4.1	21.2
Total dwellings				4,607	-1.1	34.5
Total				3,953	-3.8	35.8
Urban properties	Dwellings	Dwellings of individuals	Regular dwelling	3,328	-3.8	38.1
			Other dwellings	625	-3.8	25.0
	Dwellings of legal entities			654	19.6	27.0
	Plots			127	-6.6	-28.7
Other urban properties¹				1,541	-11.8	-2.0
Rustic properties				327	-15.1	1.9

¹ 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 69.8% of the total of foreclosures in the first quarter.

50.4% of the total number of foreclosures corresponded to usual dwellings of natural persons, 9.9% to legal persons and 9.5% to other dwellings of natural persons. In turn, foreclosures of other urban properties accounted for 23.3% of the total.

Certifications of foreclosures initiated and registered on dwellings according to status

10.5% of the foreclosures during the first quarter were on new dwellings and 89.5% were on second-hand ones.

The number of foreclosures on new dwellings increased by 98.0% in the annual rate and that of used dwellings by 29.6%.

Foreclosures certifications begun and registered on dwellings. First quarter 2026

	Total	Percentage	% Variation	
			Quarterly	Annual
Total	4,607	100.0	-1.1	34.5
New	485	10.5	62.8	98.0
Used	4,122	89.5	-5.4	29.6

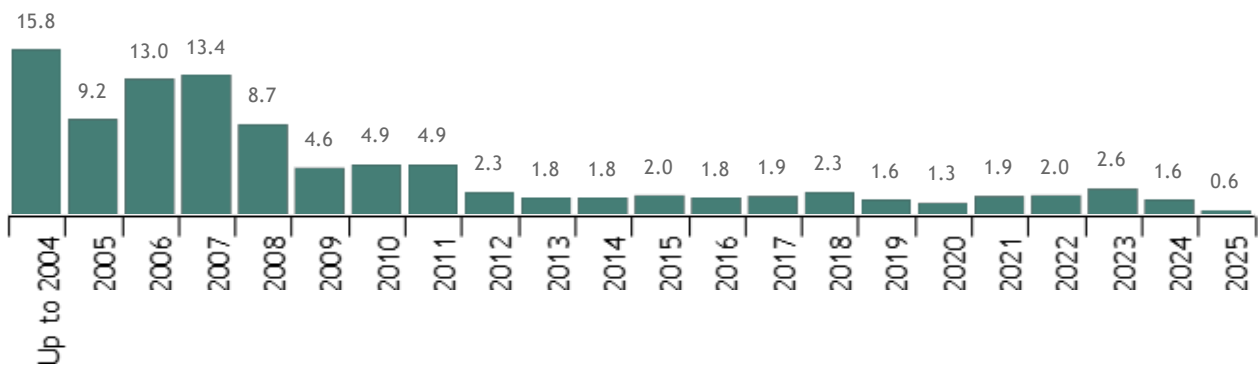
Certifications of foreclosures on dwellings according to the year of registration of the mortgage

15.8% of the foreclosures initiated on dwellings in the first quarter corresponded to mortgages constituted up to 2004, 13.4% to mortgages constituted in 2007 and 13.0% to mortgages constituted in 2006.

The 2005-2008 period accounted for 44.3% of foreclosures initiated in this quarter.

Distribution of foreclosures certifications begun and registered on dwellings of mortgage registration. First quarter 2026

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/EH1T26.htm>

Results by Autonomous Community

The Autonomous Communities with the greatest number of foreclosures certifications on the total number of properties were Andalucía (1,813), Cataluña (1,157) and Comunitat Valenciana (920). In turn, La Rioja (30), Comunidad Foral de Navarra (43) and Cantabria (44) registered the lowest number.

In the case of dwellings, Andalucía (1,226), Cataluña (906) and Comunitat Valenciana (657) registered the greatest number of foreclosures. The lowest numbers were in La Rioja (24), Comunidad Foral de Navarra and Cantabria (both with 29).

Foreclosures certifications begun and registered. First quarter 2026

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	6,602	4,607	3,953	654
Andalucía	1,813	1,226	979	247
Aragón	102	55	49	6
Asturias, Principado de	127	76	74	2
Balears, Illes	77	39	35	4
Canarias	233	171	165	6
Cantabria	44	29	27	2
Castilla y León	243	129	124	5
Castilla-La Mancha	294	190	188	2
Cataluña	1,157	906	835	71
Comunitat Valenciana	920	657	603	54
Extremadura	182	148	69	79
Galicia	269	199	91	108
Madrid, Comunidad de	543	423	392	31
Murcia, Región de	404	232	196	36
Navarra, Comunidad Foral de	43	29	29	0
País Vasco	106	65	65	0
Rioja, La	30	24	23	1

Revisiones y actualización de datos

The data published today are provisional and will be reviewed when the data for the same period next year are published. All the results of this operation are available at [INEbase](#).

Methodological note

The Foreclosure statistics provide information on foreclosure certifications initiated and registered in the Land Registers during the reference quarter, relating to all rural and urban properties. The results are broken down on the basis of various variables such as the nature of the property, regime, state and owner of the dwellings with a foreclosure initiated.

The information on foreclosure certifications is obtained from the data contained in the Land Registries of the entire national territory. The Association of Land and Mercantile Registrars of Spain (CORPME) provides centralised information to the INE.

Type of survey: quarterly continuous survey.

Population scope: registration of foreclosure certifications that are initiated and registered in the land registries.

Geographical scope: the entire national territory and Autonomous Communities.

Reference period of the results: the calendar quarter.

Reference period of the information: the calendar quarter.

Classification: rural and urban properties (dwellings, plots and other urban). Households of natural persons, legal entities, primary and other residences.

Collection method: administrative registers from the Association of Land and Mercantile Registrars of Spain.


More information on the [methodology](#) and the [standardised methodological report](#).

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. More information at [Quality at INE](#) and [Code of Best Practices](#).

For further information see [INE base](#)

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