

6 March 2024

## Foreclosure Statistics (FS)

### Fourth Quarter 2023 and year 2023. Provisional data

#### Main results

- The total number of registrations of certifications of foreclosures initiated in the land registers fell by 14.3% in the fourth quarter.
- Foreclosures on dwellings of natural persons fell by 23.5%. Those initiated on usual dwellings decreased by 24.8%.
- In 2023 as a whole, foreclosures initiated on dwellings of natural persons declined by 21.3%.

#### More information

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

The total number of registrations of certifications of foreclosures initiated in the land registers in the fourth quarter of 2023 was 5,408, representing a fall of 14.3% with respect to the same quarter of the previous year.

Foreclosures on dwellings of natural persons fell by 23.5%. Of the above, those initiated on usual dwellings fell by 24.8%.

#### Foreclosures certifications begun and registered. Fourth quarter 2023

				Total	% Variation	
					Quarterly	Annual
Total properties				5,408	63.5	-14.3
Total Urban properties				5,220	66.3	-12.6
Total dwellings				3,377	46.4	-18.4
Urban properties	Total			2,806	34.3	-23.5
	Dwellings	Dwellings of individuals	Regular dwelling	2,287	32.9	-24.8
		Other dwellings			519	40.9
	Dwellings of legal entities			571	163.1	21.7
	Plots			147	83.8	9.7
	Other urban properties <sup>2</sup>			1,696	125.5	-0.2
Rustic properties				188	10.6	-44.2

<sup>2</sup> 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 62.5% of the total number of foreclosures in the fourth quarter. 42.3% of the total number of foreclosures corresponded to usual dwellings of natural persons, 10.6% to legal persons and 9.6% to other dwellings of natural persons. In turn, foreclosures of other urban properties accounted for 31.4% of the total.

Certifications of foreclosures initiated and registered on dwellings according to status

10.3% of the foreclosures during the fourth quarter were on new dwellings and 89.7% were on used ones. The number of foreclosures on new dwellings decreased by 20.6% in the annual rate and that of used dwellings fell by 18.2%.

Foreclosures certifications begun and registered on dwellings. Fourth quarter 2023

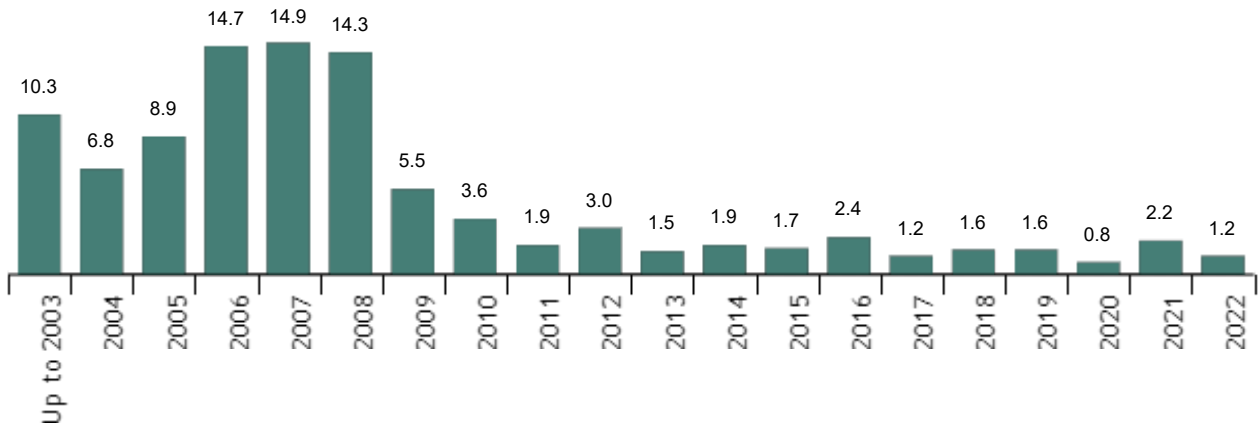
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	3,377	100.0	46.4	-18.4
New	347	10.3	76.1	-20.6
Used	3,030	89.7	43.7	-18.2

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

14.9% of the foreclosures initiated on dwellings in the fourth quarter corresponded to mortgages constituted in 2007, 14.7% to mortgages constituted in 2006 and 14.3% to mortgages constituted in 2008. The 2005-2008 period accounted for 52.8% of foreclosures initiated in this quarter.

Distribution of foreclosures certifications begun and registered on dwellings of mortgage registration. Fourth quarter 2023

Percentage



Results by Autonomous Community

The Autonomous Communities with the greatest number of foreclosures certifications on the total number of properties were Andalucía (1,166), Cataluña (1,056) and Comunitat Valenciana (893). In turn, Comunidad Foral de Navarra (25), Cantabria (40) and La Rioja (59) registered the smallest numbers.

In the case of dwellings, Andalucía (806), Cataluña (669) and Comunitat Valenciana (659) registered the greatest number of foreclosures. The lowest numbers were in Comunidad Foral de Navarra (20), Cantabria and La Rioja (25 in both).

#### Foreclosures certifications begun and registered. Fourth quarter 2023

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
<b>TOTAL</b>	5,408	3,377	2,806	571
<b>Andalucía</b>	1,166	806	685	121
<b>Aragón</b>	65	50	37	13
<b>Asturias, Principado de</b>	59	30	30	0
<b>Balears, Illes</b>	105	42	32	10
<b>Canarias</b>	203	133	119	14
<b>Cantabria</b>	40	25	24	1
<b>Castilla y León</b>	149	71	54	17
<b>Castilla-La Mancha</b>	342	236	193	43
<b>Cataluña</b>	1,056	669	495	174
<b>Comunitat Valenciana</b>	893	659	545	114
<b>Extremadura</b>	92	37	34	3
<b>Galicia</b>	146	72	61	11
<b>Madrid, Comunidad de</b>	677	284	259	25
<b>Murcia, Región de</b>	249	168	151	17
<b>Navarra, Comunidad Foral de</b>	25	20	20	0
<b>País Vasco</b>	69	48	45	3
<b>Rioja, La</b>	68	25	20	5

#### Results for the whole of 2023

The total number of registrations of certifications for foreclosures initiated in 2023 was 19,270, 26.7% fewer than in 2022.

Of the 11,285 dwellings of natural persons with foreclosures, 9,248 were owned permanent dwellings (21.0% less than in 2022). Meanwhile, 2,037 were non-permanent dwellings of their owners (22.5% less).

## Foreclosure certifications initiated and registered

				Total 2023	% Annual variation			
					2023	2022	2021	2020
Total properties				19,270	-26.7	-20.0	-6.0	-38.4
Total Urban properties				18,397	-26.4	-19.9	-6.6	-38.1
Total dwellings				13,053	-23.8	-17.2	9.4	-31.2
Urban properties	Total			11,285	-21.3	-5.3	56.2	31.3
	Dwellings	Dwellings of individuals	Regular dwelling	9,248	-21.0	-3.7	60.3	41.6
			Other dwellings	2,037	-22.5	-11.5	41.3	4.1
	Dwellings of legal entities			1,768	-36.6	-49.8	-39.8	-54.1
	Plots			498	-21.6	-33.5	-21.1	-63.1
	Other urban properties <sup>1</sup>			4,846	-32.9	-24.5	-28.1	-42.8
Rustic properties				873	-33.5	-21.2	7.1	-43.6

<sup>1</sup> These include premises, garages, offices, storerooms, warehouses, buildings assigned to dwellings, other buildings and urban uses.

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

8.9% of the foreclosures on dwellings in 2023 were on new dwellings and 91.1% were on used dwellings.

The number of foreclosures on new dwellings decreased by 44.7% compared to the previous year, while that of used dwellings fell by 20.9%.

## Foreclosure certifications initiated and registered on dwellings

		% Annual variation				
		Percentage	2023	2022	2021	2020
Total 2023						
Total	13,053	100.0	-23.8	-17.2	9.4	-31.2
New	1,164	8.9	-44.7	-15.0	-20.3	-51.7
Used	11,889	91.1	-20.9	-17.5	15.2	-24.9

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

In 2023, 15.1% of the foreclosures initiated on dwellings corresponded to mortgages constituted in 2007, 14.5% to mortgages constituted in 2006 and 10.3% to mortgages constituted in 2008.

The 2005-2008 period accounted for 49.8% of the foreclosures initiated in 2023.

## Revision and updating of data

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

Official INE account on  [@es\\_ine](#)

---

All press releases at: [www.ine.es/en/prensa/prensa\\_en.htm](http://www.ine.es/en/prensa/prensa_en.htm)

 Press office: (+34) 91 583 93 63 / 94 08 – [gprensa@ine.es](mailto:gprensa@ine.es)

 Information area: (+34) 91 583 91 00 – [www.ine.es/infoine/?L=1](http://www.ine.es/infoine/?L=1)