

Mortgage Statistics (M)

December 2025 and year 2025. Provisional data

Main results

- The number of home mortgages constituted in December on dwellings listed in land registries was 37,841, up 17.4% in the annual rate.
- The average amount of home mortgages increased by 13.5%, standing at 172,535 euros.
- The average interest rate on new home mortgages was 2.87%.
- In the whole of 2025, the number of home mortgage rose by 17.8% and their average amount decreased by 12.6%.

More information

- [Tables annex](#) (includes information from the Autonomous Communities)
- [Detailed results](#)

The number of home mortgages constituted in December was 37,841, 17.4% more than in the same month of 2024. The average amount of these transactions was 172,535 euros, an increase of 13.5%.

The average amount of the mortgages on the total number of properties recorded in the land registries (from previous public deeds) rose by 9.9%.

Mortgages constituted. December 2025

		Total	Variation rate (%)		
			Monthly	Annual	Interannual accumulated
Total properties	Number of mortgaged properties	49,271	-11.6	18.4	17.7
	Capital loaned (thousands of euros)	9,878,599	-7.6	30.1	27.6
	Average amount (euros)	200,495	4.5	9.9	8.4
Properties	Number of mortgaged properties	981	17.6	38.6	10.7
	Rustic properties Capital loaned (thousands of euros)	270,416	46.3	73.8	35.6
	Average amount (euros)	275,653	24.4	25.4	22.5
Urban properties	Number of mortgaged properties	48,290	-12.1	18.1	17.8
	Capital loaned (thousands of euros)	9,608,183	-8.6	29.2	27.4
	Average amount (euros)	198,968	4.0	9.4	8.2
Dwellings	Number of mortgaged properties	37,841	-12.6	17.4	17.8
	Capital loaned (thousands of euros)	6,528,887	-11.7	33.3	32.6
	Average amount (euros)	172,535	1.0	13.5	12.6

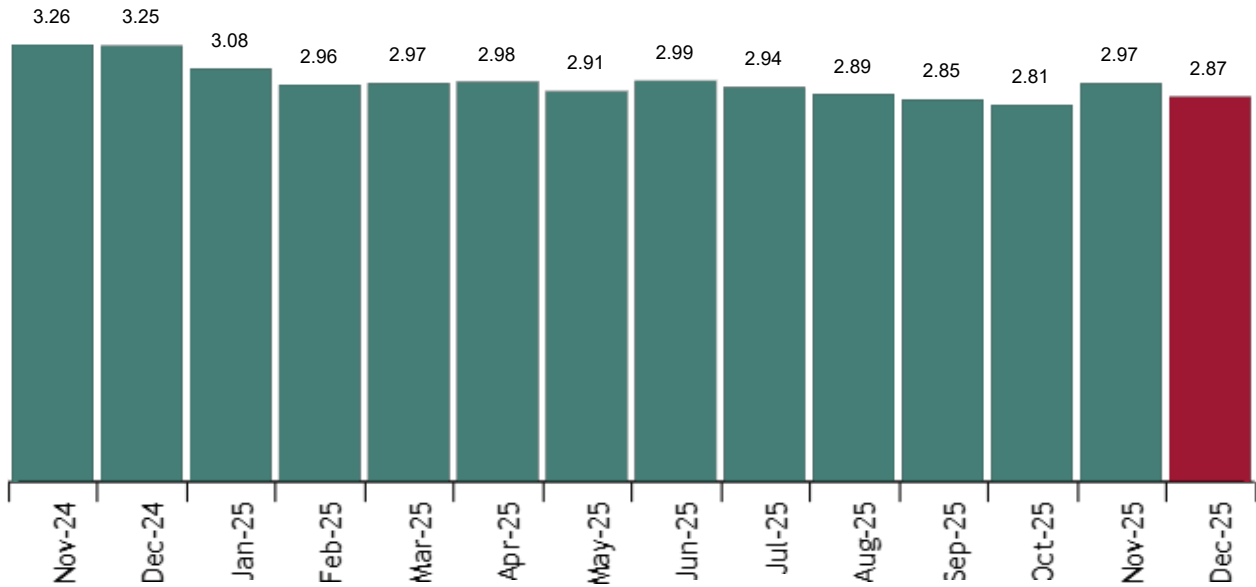
Mortgage interest rate on dwellings

For home mortgages constituted, the average interest rate was 2.87% and the average term was 25 years. 36.6% of home mortgages were taken out at a variable rate and 63.4% at a fixed rate.

The average starting interest rate was 2.82% for variable rate home mortgages and 2.91% for fixed rate mortgages.

Average interest rate on dwellings

Percentage



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries declined by 21.4% in December in the annual rate.

Novations (or modifications with the same financial institution) fell by 22.7% subrogations of the debtor (change of mortgagor) increased by 17.8% and subrogations of the creditor (change of lender) fell by 20.1%.

Mortgages with registration changes. December 2025

	Total	Variation rate (%)		
		Monthly	Annual	Annual accumulated
Total mortgages with changes	8,696	-23.4	-21.4	-12.1
Novations	6,124	-27.2	-22.7	-17.5
Subrogations Debtor	2,006	0.8	-17.8	29.7
Subrogations Creditor	566	-40.2	-20.1	-38.3

81.2% of the 8,696 mortgages with changes in their terms and conditions were due to changes in the interest rates.

Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11225.htm>

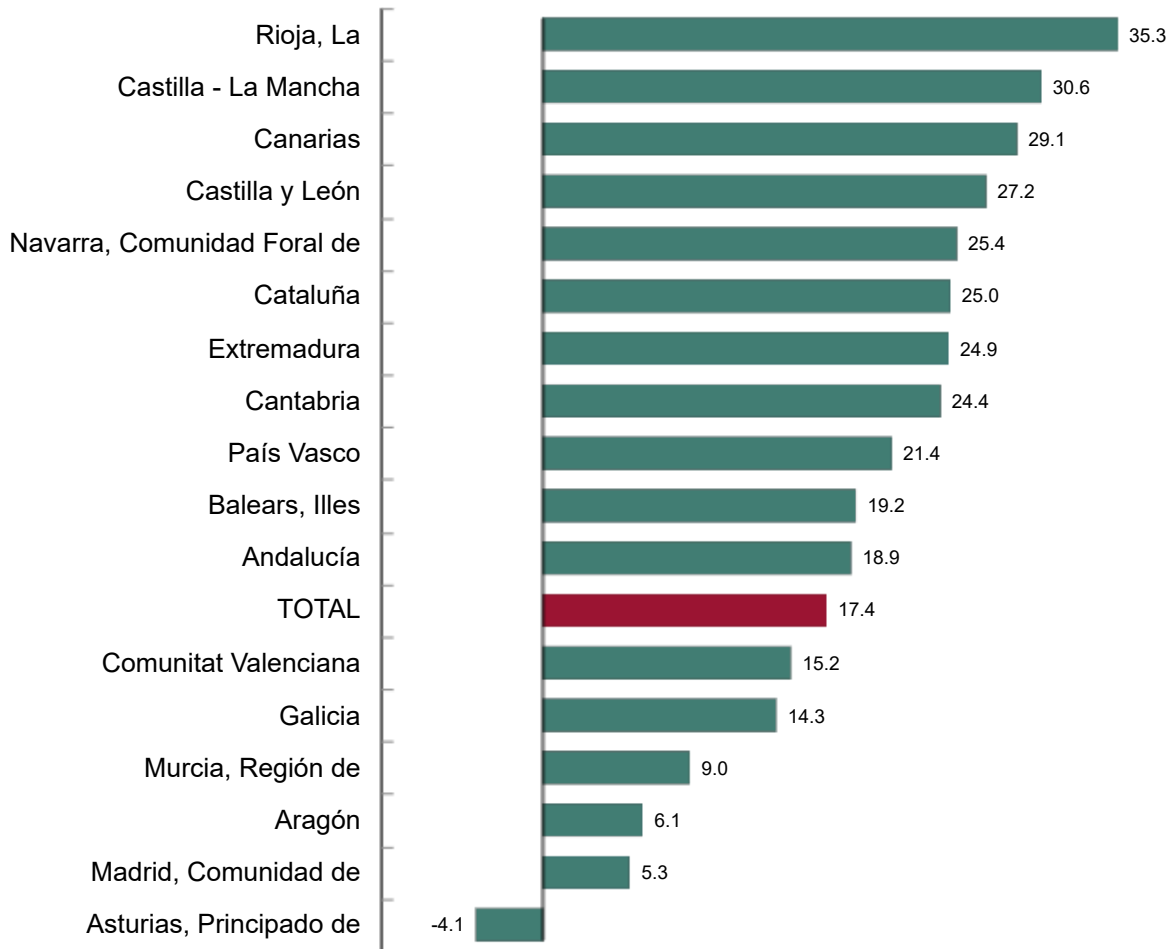
Results by Autonomous Community

The Autonomous Communities presenting the highest annual variation rates in the number of home mortgages constituted in December were La Rioja (35.3%), Castilla - La Mancha (30.6%) and Canarias (29.1%).

Principado de Asturias was the only autonomous community with a negative annual variation rate (-4.1%).

Monthly variation in the number of mortgages on dwellings. December 2025

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11225.htm>

Results for the whole of year 2025

The total number of home mortgages constituted in the whole of 2025 was 501,073, 17.8% above the previous year. Loaned capital stood at 82,044.7 million euros, up by 32.6%. The average amount increased by 12.6% to 163,738 euros.

Mortgages constituted

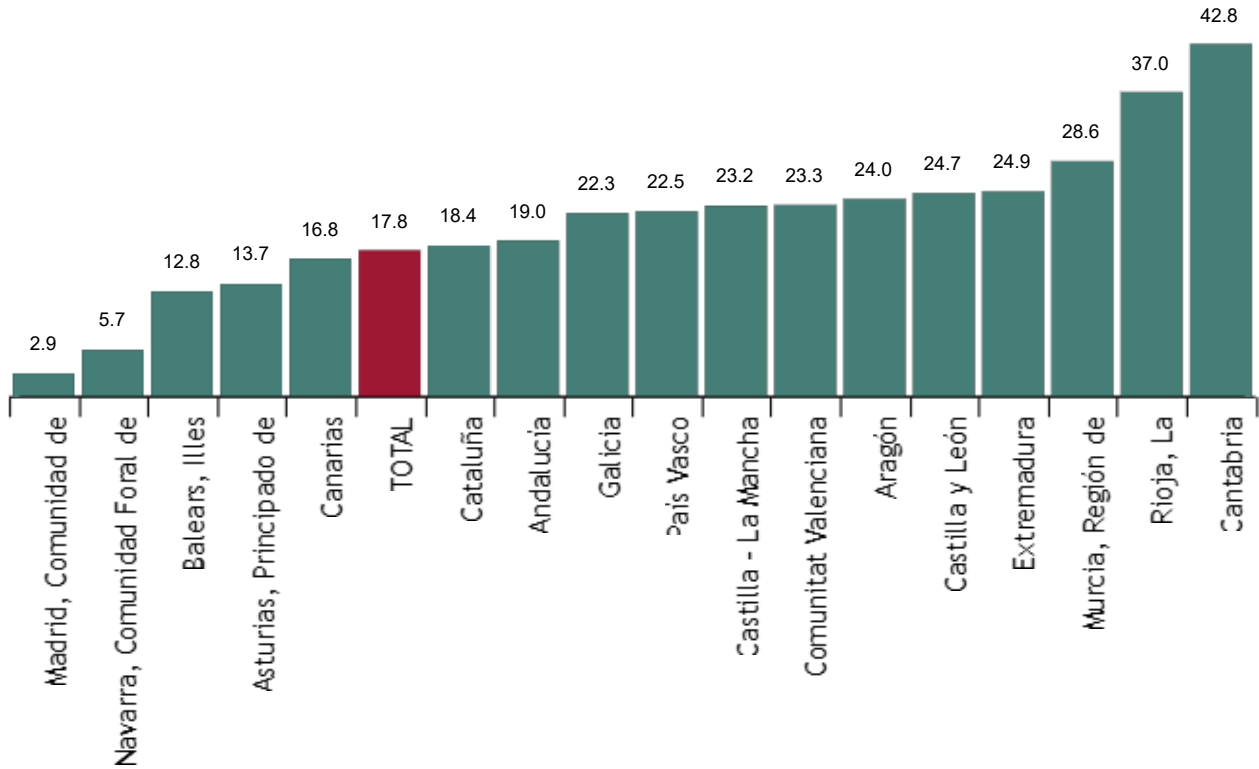
		Total 2025	% Variation			
			2025	2024	2023	2022
Total properties	Number of mortgaged properties	643,870	17.7	10.2	-18.4	9.0
	Capital loaned (thousands of euros)	117,145,597	27.6	11.5	-14.5	16.7
	Average amount (euros)	181,940	8.4	1.1	4.8	7.1
Properties	Rustic properties					
	Number of mortgaged properties	10,366	10.7	-2.0	-18.1	-12.2
	Capital loaned (thousands of euros)	2,449,557	35.6	2.4	-18.5	-3.3
	Average amount (euros)	236,307	22.5	4.5	-0.5	10.0
Urban properties	Number of mortgaged properties	633,504	17.8	10.4	-18.4	9.6
	Capital loaned (thousands of euros)	114,696,040	27.4	11.7	-14.4	17.3
	Average amount (euros)	181,050	8.2	1.1	4.9	7.1
Dwellings	Number of mortgaged properties	501,073	17.8	11.7	-17.9	11.0
	Capital loaned (thousands of euros)	82,044,694	32.6	14.5	-19.7	17.0
	Average amount (euros)	163,738	12.6	2.5	-2.1	5.4

Geographic distribution

The number of home mortgages went up in 2025 in all the autonomous communities. The largest increases took place in Cantabria (42.8%), La Rioja (37.0%) and Región de Murcia (28.6%).

Monthly variation in the number of home mortgages. Year 2025

Percentage



Revision and updating of data

The data for 2025 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](#).

Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11225.htm>

Methodological note

The Mortgage Statistics provide information on constitutions of mortgages, that is, on the number of new mortgages constituted on real estate properties during the reference month and the amount of new mortgage loans corresponding to said mortgages. Since 2006, information on mortgage changes and cancellations is published. All this information is broken down on the basis of various variables, such as the nature of the mortgaged property or the lending institution.

All the information on constitutions, changes and register cancellations of mortgages is obtained from the information contained in the Land Registers of the entire national territory, by virtue of a collaboration agreement signed in 2004 between the two institutions. In order to facilitate comparisons, the data for 2003 are presented according to both the old and the new base.

Type of survey: monthly continuous survey.

Population scope: the registration of mortgages constituted, with changes or cancelled in the land registries.

Geographical scope: the entire national territory, by Autonomous Communities and provinces.

Reference period of the results and the information: the calendar month.

Classification: rural and urban properties (dwellings, plots and other urban).

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

More information in the [methodology](#) and the [standardized methodological report](#).

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. For more information see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

For further information see [INE base](#)

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