

Mortgage Statistics (Base 2003)

January 2009. *Provisional data*

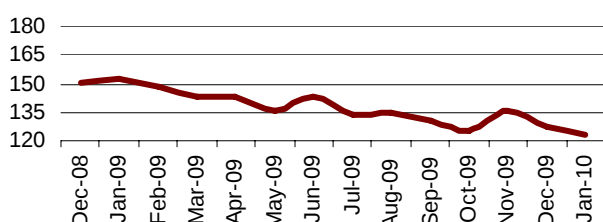
The average value of the mortgages constituted in January decreases 18.8% in the interannual rate and reaches 123,673 euros

The number of mortgages that change conditions increases 24.7%, while registered cancellations decrease 5.5%

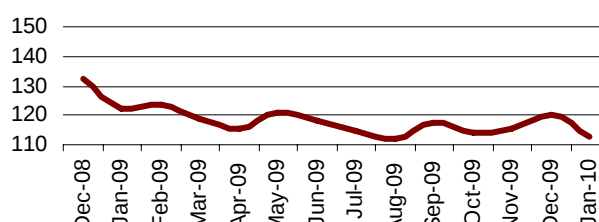
During the month of January, the average amount per mortgage constituted stood at 123,673 euros, 18.8% less than that the same month the previous year, and 3.0% less than the amount recorded in December 2009.

In mortgages constituted for dwellings, the average amount was 112,839 euros, 7.6% less than in the same month of 2009, and 6.1% less than that registered in December 2009.

Average amount mortgaged on total properties in thousands of euros



Average amount mortgaged on dwellings in thousands of euros



The value of the mortgages constituted on urban properties was 10,103 million euros in January, indicating an interannual decrease of 15.7%. In dwellings, the capital loaned stood at 6,065 million euros, 5.5% less than in January 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	90,159	10.9	5.4	5.4
Capital loaned (thousands of euros)	11,150,237	7.6	-14.4	-14.4
Average amount (euros)	123,673	-3.0	-18.8	-18.8
Rustic buildings				
Number of mortgaged properties	4,623	1.5	15.5	15.5
Capital loaned (thousands of euros)	1,047,195	-2.2	0.6	0.6
Average amount (euros)	226,518	-3.7	-12.9	-12.9
Urban buildings				
Number of mortgaged properties	85,536	11.5	4.9	4.9
Capital loaned (thousands of euros)	10,103,042	8.7	-15.7	-15.7
Average amount (euros)	118,115	-2.5	-19.7	-19.7
Dwellings				
Number of mortgaged properties	53,747	12.3	2.3	2.3
Capital loaned (thousands of euros)	6,064,749	5.5	-5.5	-5.5
Average amount (euros)	112,839	-6.1	-7.6	-7.6

*Rates calculated as compared with the final data for 2009

Mortgages by institution

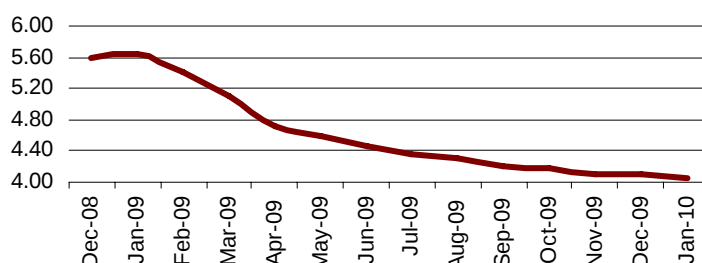
Savings Banks were the institutions that granted the highest number of mortgage loans in January (53.7% of the total), followed by Banks (35.7%) and Other financial institutions (10.6%).

Regarding the capital loaned, Savings Banks granted 46.2% of the total, Banks 42.7% and Other financial institutions 11.1%.

Mortgage interest rates

The average interest rate in January 2010 was 4.05%, representing a 28.2% decrease in the interannual rate, and a 1.2% decrease as compared with December 2009.

Average interest rate



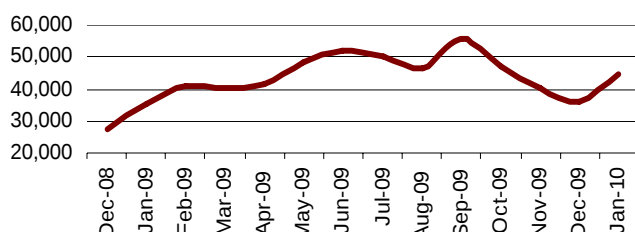
By institution, the average interest rate of Savings Bank mortgage loans was 4.21%, and the average term was 21 years. Regarding Banks, the average interest rate for mortgage loans was 3.93%, and the average term was 21 years.

96.2% of the mortgages constituted in January used a variable interest rate, as opposed to the 3.8% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 89.7% of new contracts.

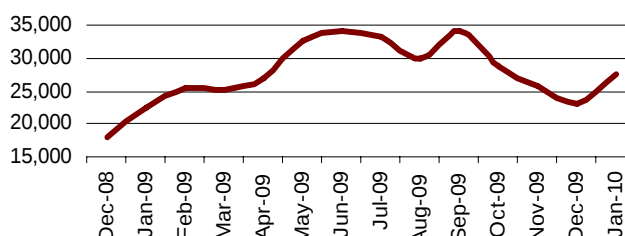
Mortgages with modified conditions

In January, the total number of mortgages with modified conditions was 44,378, with an interannual increase of 24.7%. In the case of dwellings, the number of mortgages that modified their conditions was 27,390, that is, 21.5% more than the number registered in January 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in January, 35,877 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 24.7%.

The number of loans that changed institution (subrogations creditor) was 6,155, for a 39.1% increase in the interannual rate. In turn, 2,346 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 2.0%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	44,378	22.5	24.7	24.7
-Novations	35,877	21.3	24.7	24.7
-Subrogations Debtor	2,346	3.1	-2.0	-2.0
-Subrogations Creditor	6,155	40.4	39.1	39.1

*Rates calculated as compared with the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 44,378 mortgages with modified conditions during the month of January, 44.5% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 3.3% to 2.0% of the total), since most of these loans were referenced to a variable interest rate. Within the interest rate structure, the Euribor was the main reference. The lowest average interest rate before the change was that referring to MRTI Banks (4.12%) and after the change corresponded to the Euribor (3.73%).

After the modification of conditions, the average interest of the loans decreased 0.23 points in fixed interest rate mortgages, and 0.84 points in variable interest rate mortgages.

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
Fixed	648	3.3	4.74	403	2.0	4.51
Variable	19,006	96.3	4.59	19,196	97.3	3.75
-MRTI* Banks	212	1.1	4.12	69	0.3	3.82
-MRTI* Savings banks	743	3.8	4.44	381	1.9	4.36
-MRTI* All institutions	464	2.3	4.98	208	1.1	4.41
-Type Act. Ref. Saving Banks	61	0.3	4.65	32	0.2	3.76
-Euribor	16,943	85.9	4.61	18,147	92.0	3.73
-Others interest rates	583	2.9	4.16	359	1.8	3.92
Without interest	77	0.4	-	132	0.7	-
Total interest rate changes	19,731	100.0		19,731	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In January, 42,815 mortgage cancellations were registered, 5.5% less than in the same month of 2009. Mortgages cancelled on rustic properties increased 0.2%, and those cancelled on urban properties decreased 5.7%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 7.8% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total cancelled mortgages	42,815	4.8	-5.5	-5.5
Rustic	1,551	10.6	0.2	0.2
Urban	41,264	4.5	-5.7	-5.7
-Dwellings	28,685	4.4	-7.8	-7.8

*Rates calculated as compared with the final data for 2009

Geographical distribution

The highest numbers of properties with mortgages constituted per 100,000 inhabitants¹ were recorded in La Rioja (831) and Castilla y Leon (315). The Autonomous Communities that recorded the highest variation rates were La Rioja (110.6%) and Galicia (32.3%). The most negative evolution was registered in Region de Murcia (-38.2%) and Principado de Asturias (-36.6%).

The Autonomous Communities with the greatest average mortgaged amount were Pais Vasco (161.579 euros) and Comunidad de Madrid (161.412 euros). The only Community experiencing positive interannual variation rates was Principado de Asturias (25.0%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Region de Murcia (281) and Comunitat Valenciana (246). Those having the highest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (172) and Región de Murcia (160).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgaged
	Variation		Variation			
	Number*	interannual**	Amount	interannual**	Number*	Number*
TOTAL	240	5.4	123,673	-18.8	118	114
Andalucía	242	-7.0	106,442	-16.9	113	121
Aragón	263	22.0	136,384	-4.8	101	132
Asturias (Principado de)	152	-36.6	153,465	25.0	128	98
Balears (Illes)	281	2.3	132,908	-13.7	90	99
Canarias	270	18.6	109,918	-26.2	108	129
Cantabria	224	-20.0	113,138	-21.9	103	109
Castilla y León	315	12.3	100,777	-23.4	122	117
Castilla-La Mancha	230	12.9	135,130	-23.2	175	120
Cataluña	197	12.8	140,252	-28.5	93	82
Comunitat Valenciana	263	-2.1	110,851	-12.5	246	157
Extremadura	219	7.5	99,763	-3.8	49	104
Galicia	252	32.3	99,355	-17.2	64	91
Madrid (Comunidad de)	222	24.7	161,412	-25.8	81	102
Murcia (Región de)	272	-38.2	121,096	-16.1	281	160
Navarra (Comunidad Foral de)	203	31.9	149,459	-26.0	45	125
País Vasco	194	2.4	161,579	-2.9	26	110
Rioja (La)	831	110.5	79,844	-36.4	209	172
Ceuta	89	-61.2	134,712	6.8	58	26
Melilla	126	48.9	96,612	-2.2	13	97

*Per each hundred thousands inhabitants

**Rates calculated as compared with the final data for 2009

¹This data was calculated from the revision of the figures of the Municipal Register for the year 2009. Only the population aged 18 to 84 years old was considered.

Provincial information

The provincial results that were provided in this Press release may henceforth be viewed at the following address of the INE website:

http://www.ine.es/en/daco/daco42/daco426/hpro0110_en.pdf

For further information see [INEbase-www.ine.es/en/welcome_en.htm](http://www.ine.es/en/welcome_en.htm) All press releases at: www.ine.es/prensa/prensa_en.htm

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Mortgages Statistics (Closures)

January 2010. Provisional data

MS.1 Total mortgaged rustic and urban buildings

Amount in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Amount	Number	Amount	Number	Amount
TOTAL	90,159	11,150,237	4,623	1,047,195	85,536	10,103,042
Andalucía	15,778	1,679,449	1,070	181,269	14,708	1,498,180
Aragón	2,872	391,695	126	79,033	2,746	312,662
Asturias (Ppdo de)	1,390	213,316	99	15,469	1,291	197,847
Balears (Illes)	2,472	328,548	152	25,360	2,320	303,188
Canarias	4,582	503,645	243	29,719	4,339	473,926
Cantabria	1,082	122,415	35	3,552	1,047	118,863
Castilla y León	6,623	667,448	425	91,586	6,198	575,862
Castilla-La Mancha	3,791	512,277	307	149,990	3,484	362,287
Cataluña	11,809	1,656,241	228	54,057	11,581	1,602,184
Comunitat Valenciana	10,780	1,194,970	820	124,837	9,960	1,070,133
Extremadura	1,919	191,445	189	35,544	1,730	155,901
Galicia	5,843	580,532	271	23,716	5,572	556,816
Madrid (Comunidad de)	11,402	1,840,415	160	122,970	11,242	1,717,445
Murcia (Región de)	3,060	370,554	327	75,420	2,733	295,134
Navarra (Com. Foral de)	1,021	152,598	49	10,900	972	141,698
Pais Vasco	3,460	559,063	63	10,467	3,397	548,596
Rioja (La)	2,156	172,144	58	13,050	2,098	159,094
Ceuta	52	7,005	1	255	51	6,750
Melilla	67	6,473	0	0	67	6,473

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MS.2 Urban buildings, according to type of building

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	85,536	10,103,042	53,747	6,064,749	3,625	1,340,643	28,164	2,697,650
Andalucía	14,708	1,498,180	9,409	933,620	923	235,166	4,376	329,394
Aragón	2,746	312,662	1,487	183,308	130	53,616	1,129	75,738
Asturias (Ppdo de)	1,291	197,847	886	89,341	39	24,642	366	83,864
Balears (Illes)	2,320	303,188	1,393	158,565	74	38,470	853	106,153
Canarias	4,339	473,926	2,723	281,069	118	45,045	1,498	147,812
Cantabria	1,047	118,863	748	82,398	38	23,934	261	12,531
Castilla y León	6,198	575,862	3,326	378,829	307	43,652	2,565	153,381
Castilla-La Mancha	3,484	362,287	2,133	223,162	587	48,629	764	90,496
Cataluña	11,581	1,602,184	7,930	968,858	462	197,886	3,189	435,440
Comunitat Valenciana	9,960	1,070,133	6,357	577,346	312	120,285	3,291	372,502
Extremadura	1,730	155,901	1,271	115,625	103	16,705	356	23,571
Galicia	5,572	556,816	3,263	346,663	81	91,125	2,228	119,028
Madrid (Comunidad de)	11,242	1,717,445	7,127	1,040,895	157	206,274	3,958	470,276
Murcia (Región de)	2,733	295,134	1,937	166,204	118	64,388	678	64,542
Navarra (Com. Foral de)	972	141,698	636	75,208	37	26,598	299	39,892
Pais Vasco	3,397	548,596	2,384	338,411	113	97,384	900	112,801
Rioja (La)	2,098	159,094	655	96,141	22	4,778	1,421	58,175
Ceuta	51	6,750	33	4,058	2	1,889	16	803
Melilla	67	6,473	49	5,049	2	174	16	1,250

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	4,623	1,047,195	1,751	534,937	1,938	365,650	934	146,608
Andalucía	1,070	181,269	381	86,877	392	51,658	297	42,734
Aragón	126	79,033	21	63,907	45	9,055	60	6,071
Asturias (Ppdo de)	99	15,469	41	5,318	30	4,857	28	5,294
Balears (Illes)	152	25,360	44	7,581	95	15,067	13	2,712
Canarias	243	29,719	66	9,323	168	19,058	9	1,338
Cantabria	35	3,552	12	2,039	22	1,330	1	183
Castilla y León	425	91,586	191	55,486	143	23,520	91	12,580
Castilla-La Mancha	307	149,990	149	98,824	93	31,634	65	19,532
Cataluña	228	54,057	93	24,200	74	15,721	61	14,136
Comunitat Valenciana	820	124,837	279	66,046	395	39,273	146	19,518
Extremadura	189	35,544	96	23,666	70	9,626	23	2,252
Galicia	271	23,716	169	12,176	97	10,703	5	837
Madrid (Comunidad de)	160	122,970	101	54,035	49	63,823	10	5,112
Murcia (Región de)	327	75,420	72	13,687	157	52,255	98	9,478
Navarra (Com. Foral de)	49	10,900	9	298	29	8,946	11	1,656
Pais Vasco	63	10,467	7	3,790	44	3,885	12	2,792
Rioja (La)	58	13,050	19	7,427	35	5,240	4	383
Ceuta	1	255	1	255	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	85,536	10,103,042	30,411	4,221,818	46,501	4,791,663	8,624	1,089,561
Andalucía	14,708	1,498,180	5,465	680,880	7,462	654,109	1,781	163,191
Aragón	2,746	312,662	617	76,519	1,727	163,695	402	72,448
Asturias (Ppdo de)	1,291	197,847	595	90,811	511	74,383	185	32,653
Balears (Illes)	2,320	303,188	721	142,755	1,398	140,594	201	19,839
Canarias	4,339	473,926	2,194	268,242	1,887	175,692	258	29,992
Cantabria	1,047	118,863	427	46,245	542	66,683	78	5,935
Castilla y León	6,198	575,862	2,497	246,676	3,109	274,174	592	55,012
Castilla-La Mancha	3,484	362,287	1,322	156,351	1,895	173,819	267	32,117
Cataluña	11,581	1,602,184	3,803	642,944	6,841	780,684	937	178,556
Comunitat Valenciana	9,960	1,070,133	3,484	479,194	5,256	456,820	1,220	134,119
Extremadura	1,730	155,901	607	53,013	1,055	97,023	68	5,865
Galicia	5,572	556,816	2,558	254,730	2,849	285,661	165	16,425
Madrid (Comunidad de)	11,242	1,717,445	3,899	767,035	6,497	816,670	846	133,740
Murcia (Región de)	2,733	295,134	703	97,311	1,500	153,145	530	44,678
Navarra (Com. Foral de)	972	141,698	182	25,124	503	72,322	287	44,252
Pais Vasco	3,397	548,596	588	106,743	2,166	336,824	643	105,029
Rioja (La)	2,098	159,094	691	80,790	1,270	66,033	137	12,271
Ceuta	51	6,750	28	3,634	20	2,100	3	1,016
Melilla	67	6,473	30	2,819	13	1,231	24	2,423

M - (TABLES ANNEX) January 2010 (4/7)

MS.5 Total mortgages cancelled, according to type of building

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	42,815	1,551	28,685	1,297	11,282
Andalucía	7,927	305	5,495	298	1,829
Aragón	1,438	281	704	20	433
Asturias (Ppdo de)	898	43	644	9	202
Balears (Illes)	868	48	517	26	277
Canarias	2,195	46	1,320	46	783
Cantabria	525	10	358	18	139
Castilla y León	2,463	83	1,564	83	733
Castilla-La Mancha	1,976	105	1,193	238	440
Cataluña	4,907	61	3,514	116	1,216
Comunitat Valenciana	6,452	235	4,454	117	1,646
Extremadura	912	32	711	38	131
Galicia	2,106	60	1,305	31	710
Madrid (Comunidad de)	5,238	103	3,662	126	1,347
Murcia (Región de)	1,807	96	1,223	57	431
Navarra (Com. Foral de)	630	3	473	23	131
Pais Vasco	1,959	31	1,229	35	664
Rioja (La)	447	9	270	15	153
Ceuta	15	0	10	1	4
Melilla	52	0	39	0	13

M - (TABLES ANNEX) January 2010 (5/7)

MS.6 Total cancelled mortgages, according to type of building and loaning bank

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
TOTAL	14,565	22,038	6,212	598	513	440	13,967	21,525	5,772
Andalucía	2,868	3,764	1,295	79	119	107	2,789	3,645	1,188
Aragón	407	693	338	109	21	151	298	672	187
Asturias (Ppdo de)	352	397	149	7	22	14	345	375	135
Balears Illes	368	424	76	12	32	4	356	392	72
Canarias	918	1,080	197	23	12	11	895	1,068	186
Cantabria	217	221	87	6	3	1	211	218	86
Castilla-León	785	1,319	359	40	29	14	745	1,290	345
Castilla-la-Mancha	747	979	250	33	37	35	714	942	215
Cataluña	1,350	3,089	468	19	34	8	1,331	3,055	460
Comunitat Valenciana	2,162	3,298	992	115	73	47	2,047	3,225	945
Extremadura	287	557	68	15	14	3	272	543	65
Galicia	901	1,050	155	24	24	12	877	1,026	143
Madrid (Comunidad de)	1,910	2,443	885	85	11	7	1,825	2,432	878
Murcia (Región de)	507	1,019	281	14	60	22	493	959	259
Navarra (Com. Foral de)	219	287	124	1	2	0	218	285	124
Pais Vasco	428	1,186	345	14	15	2	414	1,171	343
Rioja (La)	101	214	132	2	5	2	99	209	130
Ceuta	1	11	3	0	0	0	1	11	3
Melilla	37	7	8	0	0	0	37	7	8

M - (TABLES ANNEX) January 2010 (6/7)

MS.7 Total mortgages with changes, according to type of change and type of building

	Total	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
TOTAL	44,378	35,877	2,346	6,155	1,214	43,164	27,390
Andalucía	7,389	6,012	517	860	202	7,187	5,066
Aragón	1,098	948	53	97	42	1,056	586
Asturias (Ppdo de)	1,174	1,119	16	39	50	1,124	576
Balears Illes	792	745	8	39	28	764	520
Canarias	1,840	1,131	39	670	125	1,715	1,184
Cantabria	496	185	1	310	13	483	242
Castilla-León	2,559	2,064	77	418	127	2,432	1,215
Castilla-la-Mancha	2,876	2,555	46	275	74	2,802	1,864
Cataluña	5,547	4,463	206	878	56	5,491	3,619
Comunitat Valenciana	10,078	7,613	1,069	1,396	253	9,825	6,576
Extremadura	427	379	21	27	14	413	308
Galicia	1,481	1,306	93	82	106	1,375	955
Madrid (Comunidad de)	4,173	3,357	78	738	36	4,137	2,600
Murcia (Región de)	3,169	3,002	28	139	58	3,111	1,383
Navarra (Com. Foral de)	224	219	4	1	12	212	129
Pais Vasco	471	214	79	178	10	461	339
Rioja (La)	543	530	9	4	7	536	203
Ceuta	34	31	1	2	1	33	18
Melilla	7	4	1	2	0	7	7

M - (TABLES ANNEX) January 2010 (7/7)