

Mortgage Statistics (Base 2003)

March 2010. *Provisional data*

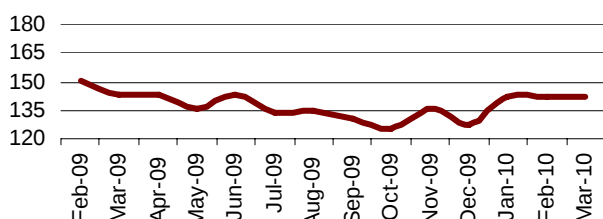
The average value of the mortgages constituted in March decreases 0.6% in the interannual rate and reaches 142,034 euros

The number of mortgages that change conditions increases 2.2%, while registered cancellations decrease 5.1%

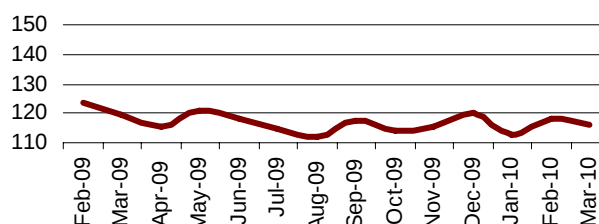
During the month of March, the average amount per mortgage constituted stood at 142,034 euros, 0.6% less than that the same month the previous year, and 5.1% more than the amount recorded in February 2010.

In mortgages constituted for dwellings, the average amount was 116,345 euros, 2.6% less than in the same month of 2009, and 1.6% less than that registered in February 2010.

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 11,308 million euros in March, indicating an interannual decrease of 4.3%. In dwellings, the capital loaned stood at 6,226 million euros, 0.3% less than in March 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	85,669	-2.4	-3.5	0.9
Capital loaned (thousands of euros)	12,167,938	2.6	-4.0	-9.3
Average amount (euros)	142,034	5.1	-0.6	-10.1
Rustic buildings				
Number of mortgaged properties	4,438	3.8	5.0	7.0
Capital loaned (thousands of euros)	860,046	-0.7	-0.8	-16.5
Average amount (euros)	193,791	-4.3	-5.5	-22.0
Urban buildings				
Number of mortgaged properties	81,231	-2.7	-3.9	0.6
Capital loaned (thousands of euros)	11,307,892	2.8	-4.3	-8.6
Average amount (euros)	139,207	5.7	-0.4	-9.2
Dwellings				
Number of mortgaged properties	53,513	-2.4	2.4	4.3
Capital loaned (thousands of euros)	6,225,959	-3.9	-0.3	-0.8
Average amount (euros)	116,345	-1.6	-2.6	-4.9

*Rates calculated as compared with the final data for 2009

Mortgages by institution

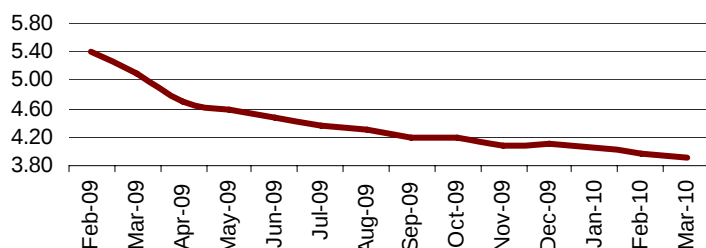
Savings Banks were the institutions that granted the highest number of mortgage loans in March (50.4% of the total), followed by Banks (38.2%) and Other financial institutions (11.4%).

Regarding the capital loaned, Savings Banks granted 41.9% of the total, Banks 44.5% and Other financial institutions 13.6%.

Mortgage interest rates

The average interest rate in March 2010 was 3.91%, representing a 23.3% decrease in the interannual rate, and a 1.5% decrease as compared with February 2010.

Average interest rate



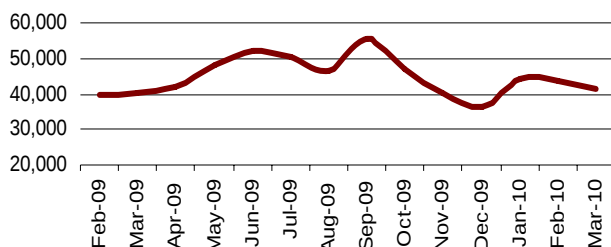
By institution, the average interest rate of Savings Bank mortgage loans was 4.01%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 3.82%, and the average term was 21 years.

95.8% of the mortgages constituted in March used a variable interest rate, as opposed to the 4.2% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 88.8% of new contracts.

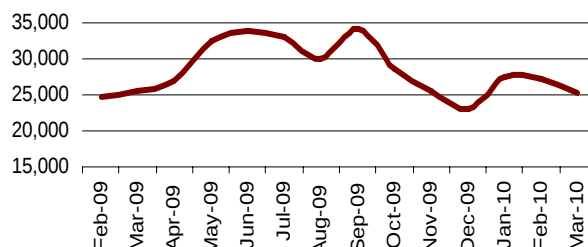
Mortgages with modified conditions

In March, the total number of mortgages with modified conditions was 41,213, with an interannual increase of 2.2%. In the case of dwellings, the number of mortgages that modified their conditions was 25,264, that is, 1.3% less than that registered in March 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in March, 33,775 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 0.03%.

The number of loans that changed institution (subrogations creditor) was 5,809, for a 23.8% increase in the interannual rate. In turn, 1,629 mortgages changed the holder of the mortgage property (subrogations debtor), which implied a decrease of 13.4%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	41,213	-6.1	2.2	11.9
-Novations	33,775	-6.8	0.0	10.6
-Subrogations Debtor	1,629	-32.7	-13.4	0.2
-Subrogations Creditor	5,809	11.2	23.8	27.0

*Rates calculated as compared with the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 41,213 mortgages with modified conditions during the month of March, 38.1% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 4.6% to 1.4% 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 was that referring to Type Act. referring to Savings banks both before the change (3.16%) and after the change (3.15%).

After the modification of conditions, the average interest of the loans decreased 0.40 points in fixed interest rate mortgages, and 0.98 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	720	4.6	4.68	211	1.4	4.28
Variable	14,933	95.0	4.58	15,420	98.1	3.60
-MRTI* Banks	105	0.7	4.42	54	0.3	4.12
-MRTI* Savings banks	766	4.9	4.47	356	2.3	4.16
-MRTI* All institutions	368	2.3	4.64	157	1.0	4.41
-Type Act. Ref. Saving Banks	114	0.7	3.16	95	0.6	3.15
-Euribor	12,980	82.6	4.62	14,436	91.8	3.58
-Others interest rates	600	3.8	3.93	322	2.1	3.79
Without interest	66	0.4	-	88	0.5	-
Total interest rate changes	15,719	100.0	-	15,719	100.0	-

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In March, 52,682 mortgage cancellations were registered, 5.1% more than in the same month of 2009. Mortgages cancelled on rustic properties increased 4.2%, and those cancelled on urban properties 5.1%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 5.4% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total cancelled mortgages	52,682	8.2	5.1	0.2
Rustic	1,669	1.3	4.2	2.8
Urban	51,013	8.4	5.1	0.2
-Dwellings	36,032	8.9	5.4	-0.6

*Tasas calculadas respecto a los datos definitivos de 2009

Geographical distribution

The highest numbers of properties with mortgages constituted per 100,000 inhabitants¹ were recorded in Cantabria (341) and La Rioja (315). The Autonomous Communities that recorded the highest variation rates were País Vasco (25.0%) and Principado de Asturias (15.2%). The most negative evolution was registered in Rioja (-40.8%) and Aragón (-27.2%).

The Autonomous Communities with the greatest average mortgaged amount were Comunidad de Madrid (234,291 euros) and País Vasco (179,733 euros). Those that recorded the highest variation rates were Comunidad de Madrid (28.6%) and Aragón (26.7%). The most negative evolution was registered in Comunidad Foral de Navarra (-35.5%) and Canarias (-24.8%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Región de Murcia (214) and Comunitat Valenciana (199). Those having the highest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (197) and Comunitat Valenciana (178).

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	234	1.0	135,113	-10.2	117	130
Andalucía	260	4.5	115,129	-14.6	115	139
Aragón	198	-24.6	139,257	0.6	116	108
Asturias (Principado de)	252	17.7	112,954	-9.1	83	112
Balears (Illes)	269	7.6	206,102	36.1	91	146
Canarias	192	-23.8	148,531	18.4	81	117
Cantabria	271	-37.5	118,170	2.0	44	141
Castilla y León	272	7.7	109,261	-30.5	89	145
Castilla-La Mancha	178	-19.6	127,637	-22.8	207	139
Cataluña	210	7.3	137,771	-11.3	96	104
Comunitat Valenciana	274	-7.4	108,212	-18.3	272	170
Extremadura	178	-27.5	92,730	-41.2	47	123
Galicia	187	3.9	115,172	-1.3	52	89
Madrid (Comunidad de)	219	12.4	205,718	-4.6	101	130
Murcia (Región de)	267	-0.6	117,435	-5.9	164	166
Navarra (Comunidad Foral de)	209	13.5	133,576	-31.0	41	135
País Vasco	255	44.4	156,017	-19.3	29	109
Rioja (La)	374	3.3	88,558	-23.1	111	170
Ceuta	70	-10.9	121,488	9.0	56	26
Melilla	287	363.6	99,961	-19.0	79	214

*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/hpro0310_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)

March 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	85,669	12,167,938	4,438	860,046	81,231	11,307,892
Andalucía	15,261	1,818,464	1,068	228,648	14,193	1,589,816
Aragón	2,896	460,156	216	25,354	2,680	434,802
Asturias (Ppdo de)	2,230	233,578	166	11,926	2,064	221,652
Balears (Illes)	2,328	289,709	150	23,430	2,178	266,279
Canarias	4,384	413,272	96	15,863	4,288	397,409
Cantabria	1,649	182,375	35	1,450	1,614	180,925
Castilla y León	4,766	566,553	210	55,651	4,556	510,902
Castilla-La Mancha	3,379	406,049	479	38,245	2,900	367,804
Cataluña	12,637	2,057,887	211	127,596	12,426	1,930,291
Comunitat Valenciana	10,440	1,383,144	851	72,047	9,589	1,311,097
Extremadura	1,490	141,150	215	20,776	1,275	120,374
Galicia	5,008	472,734	210	36,199	4,798	436,535
Madrid (Comunidad de)	10,403	2,437,329	95	99,045	10,308	2,338,284
Murcia (Región de)	2,872	358,012	288	84,152	2,584	273,860
Navarra (Com. Foral de)	1,028	134,339	30	5,125	998	129,214
Pais Vasco	3,956	711,024	97	13,835	3,859	697,189
Rioja (La)	818	87,706	20	649	798	87,057
Ceuta	54	7,494	1	56	53	7,438
Melilla	70	6,967	0	0	70	6,967

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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	81,231	11,307,892	53,513	6,225,959	3,543	1,482,764	24,175	3,599,169
Andalucía	14,193	1,589,816	9,530	943,116	905	257,265	3,758	389,435
Aragón	2,680	434,802	1,665	185,799	188	61,448	827	187,555
Asturias (Ppdo de)	2,064	221,652	1,471	173,630	38	14,084	555	33,938
Balears (Illes)	2,178	266,279	1,406	170,164	60	27,989	712	68,126
Canarias	4,288	397,409	2,575	240,944	100	31,358	1,613	125,107
Cantabria	1,614	180,925	942	115,719	58	22,906	614	42,300
Castilla y León	4,556	510,902	2,704	301,241	183	64,557	1,669	145,104
Castilla-La Mancha	2,900	367,804	1,924	202,173	332	90,462	644	75,169
Cataluña	12,426	1,930,291	8,649	1,133,519	683	205,127	3,094	591,645
Comunitat Valenciana	9,589	1,311,097	6,338	597,858	303	318,608	2,948	394,631
Extremadura	1,275	120,374	926	74,285	76	6,985	273	39,104
Galicia	4,798	436,535	2,773	284,505	70	12,080	1,955	139,950
Madrid (Comunidad de)	10,308	2,338,284	7,099	1,099,134	214	228,362	2,995	1,010,788
Murcia (Región de)	2,584	273,860	1,581	157,807	129	28,389	874	87,664
Navarra (Com. Foral de)	998	129,214	739	90,164	37	13,308	222	25,742
Pais Vasco	3,859	697,189	2,637	391,871	116	88,087	1,106	217,231
Rioja (La)	798	87,057	460	52,594	49	10,550	289	23,913
Ceuta	53	7,438	39	5,073	2	1,201	12	1,164
Melilla	70	6,967	55	6,361	0	0	15	606

M - (TABLES ANNEX) March 2010 (2/7)

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	4,438	860,046	1,316	356,923	1,827	357,192	1,295	145,931
Andalucía	1,068	228,648	369	106,968	395	75,790	304	45,890
Aragón	216	25,354	87	12,656	74	3,089	55	9,609
Asturias (Ppdo de)	166	11,926	42	2,952	70	5,146	54	3,828
Balears (Illes)	150	23,430	45	7,261	86	13,493	19	2,676
Canarias	96	15,863	45	7,879	41	6,899	10	1,085
Cantabria	35	1,450	10	589	21	648	4	213
Castilla y León	210	55,651	62	20,485	92	25,881	56	9,285
Castilla-La Mancha	479	38,245	65	14,127	83	7,894	331	16,224
Cataluña	211	127,596	90	89,232	72	20,319	49	18,045
Comunitat Valenciana	851	72,047	216	17,478	428	44,168	207	10,401
Extremadura	215	20,776	62	11,000	124	7,953	29	1,823
Galicia	210	36,199	75	6,620	107	21,492	28	8,087
Madrid (Comunidad de)	95	99,045	35	14,656	50	79,683	10	4,706
Murcia (Región de)	288	84,152	85	39,904	101	33,228	102	11,020
Navarra (Com. Foral de)	30	5,125	5	46	17	3,442	8	1,637
Pais Vasco	97	13,835	22	5,012	54	7,649	21	1,174
Rioja (La)	20	649	0	0	12	419	8	230
Ceuta	1	56	1	56	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	81,231	11,307,892	31,403	5,057,830	41,338	4,739,422	8,490	1,510,640
Andalucía	14,193	1,589,816	5,801	801,811	6,816	643,724	1,576	144,281
Aragón	2,680	434,802	640	244,154	1,624	154,536	416	36,112
Asturias (Ppdo de)	2,064	221,652	757	79,691	1,037	111,431	270	30,530
Balears (Illes)	2,178	266,279	958	117,175	991	116,400	229	32,704
Canarias	4,288	397,409	2,312	212,680	1,703	138,276	273	46,453
Cantabria	1,614	180,925	690	82,125	796	87,517	128	11,283
Castilla y León	4,556	510,902	1,701	214,108	2,398	243,640	457	53,154
Castilla-La Mancha	2,900	367,804	1,005	132,601	1,535	197,694	360	37,509
Cataluña	12,426	1,930,291	4,605	769,499	6,867	1,007,687	954	153,105
Comunitat Valenciana	9,589	1,311,097	3,867	645,533	4,474	517,131	1,248	148,433
Extremadura	1,275	120,374	599	55,650	591	58,292	85	6,432
Galicia	4,798	436,535	1,945	221,260	2,704	194,963	149	20,312
Madrid (Comunidad de)	10,308	2,338,284	4,568	1,136,310	4,890	640,529	850	561,445
Murcia (Región de)	2,584	273,860	711	87,656	1,455	133,005	418	53,199
Navarra (Com. Foral de)	998	129,214	183	28,758	441	52,901	374	47,555
Pais Vasco	3,859	697,189	822	195,658	2,420	388,086	617	113,445
Rioja (La)	798	87,057	178	25,258	553	48,690	67	13,109
Ceuta	53	7,438	32	4,561	20	2,715	1	162
Melilla	70	6,967	29	3,343	23	2,205	18	1,419

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

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	52,682	1,669	36,032	1,192	13,789
Andalucía	9,834	471	6,425	304	2,634
Aragón	1,508	73	928	15	492
Asturias (Ppdo de)	978	69	674	15	220
Balears (Illes)	1,184	49	690	20	425
Canarias	2,037	84	1,247	34	672
Cantabria	824	22	557	14	231
Castilla y León	3,087	137	2,118	127	705
Castilla-La Mancha	2,374	99	1,616	101	558
Cataluña	6,961	91	4,901	152	1,817
Comunitat Valenciana	7,293	225	4,956	117	1,995
Extremadura	1,083	98	746	43	196
Galicia	2,374	63	1,603	28	680
Madrid (Comunidad de)	7,817	43	5,950	86	1,738
Murcia (Región de)	1,803	89	1,231	40	443
Navarra (Com. Foral de)	598	13	464	12	109
Pais Vasco	2,329	28	1,525	45	731
Rioja (La)	511	15	333	39	124
Ceuta	15	0	12	0	3
Melilla	72	0	56	0	16

M - (TABLES ANNEX) March 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	17,993	26,567	8,122	572	696	401	17,421	25,871	7,721
Andalucía	3,800	4,539	1,495	158	168	145	3,642	4,371	1,350
Aragón	420	861	227	17	40	16	403	821	211
Asturias (Ppdo de)	349	406	223	24	11	34	325	395	189
Balears Illes	559	510	115	28	21	0	531	489	115
Canarias	989	765	283	51	25	8	938	740	275
Cantabria	241	452	131	4	8	10	237	444	121
Castilla-León	998	1,544	545	21	58	58	977	1,486	487
Castilla-la-Mancha	708	1,301	365	37	41	21	671	1,260	344
Cataluña	1,946	4,223	792	40	27	24	1,906	4,196	768
Comunitat Valenciana	2,368	3,801	1,124	50	136	39	2,318	3,665	1,085
Extremadura	423	555	105	44	44	10	379	511	95
Galicia	1,015	1,157	202	37	19	7	978	1,138	195
Madrid (Comunidad de)	2,736	3,630	1,451	24	16	3	2,712	3,614	1,448
Murcia (Región de)	509	1,033	261	23	54	12	486	979	249
Navarra (Com. Foral de)	133	286	179	5	5	3	128	281	176
Pais Vasco	659	1,220	450	8	12	8	651	1,208	442
Rioja (La)	95	255	161	1	11	3	94	244	158
Ceuta	0	11	4	0	0	0	0	11	4
Melilla	45	18	9	0	0	0	45	18	9

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	41,213	33,775	1,629	5,809	1,445	39,768	25,264
Andalucía	8,519	6,930	279	1,310	172	8,347	5,319
Aragón	1,510	1,351	24	135	24	1,486	846
Asturias (Ppdo de)	839	783	8	48	180	659	340
Balears Illes	769	670	74	25	35	734	385
Canarias	2,348	1,633	72	643	66	2,282	1,795
Cantabria	286	257	1	28	18	268	180
Castilla-León	1,504	1,265	47	192	116	1,388	790
Castilla-la-Mancha	2,493	1,976	39	478	75	2,418	1,567
Cataluña	5,687	4,848	141	698	53	5,634	3,413
Comunitat Valenciana	8,176	5,995	609	1,572	376	7,800	5,076
Extremadura	525	491	11	23	48	477	359
Galicia	1,375	1,163	68	144	67	1,308	848
Madrid (Comunidad de)	3,718	3,222	169	327	139	3,579	2,437
Murcia (Región de)	2,404	2,314	18	72	38	2,366	1,286
Navarra (Com. Foral de)	116	111	0	5	9	107	81
Pais Vasco	444	297	54	93	24	420	277
Rioja (La)	467	446	12	9	5	462	241
Ceuta	26	22	2	2	0	26	17
Melilla	7	1	1	5	0	7	7

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