

31 August 2010

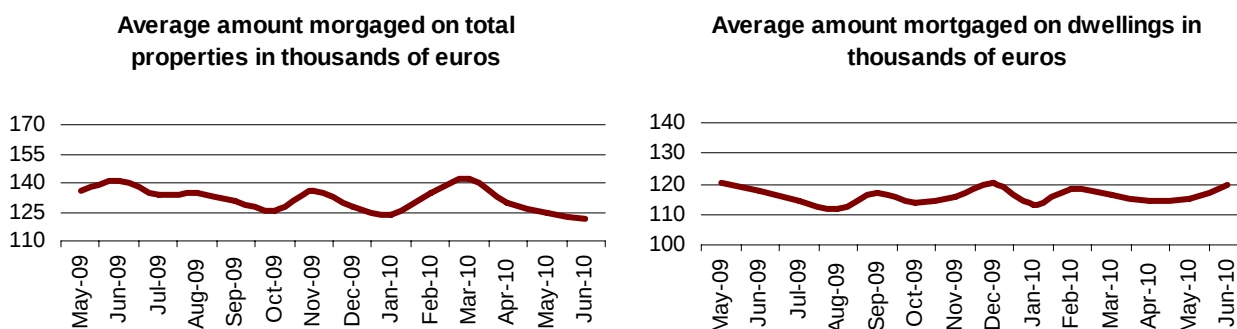
Mortgage Statistics (Base 2003)
June 2010. *Provisional data*

The average value of the mortgages constituted in June decreases 14.1% in the interannual rate and reaches 121,072 euros

The number of mortgages that change conditions decreases 23.3%, and registered mortgage cancellations increase 2.3%

During the month of June, the average amount per mortgage constituted stood at 121,072 euros, this figure being 14.1% less than that recorded the same month the previous year, and 3.1% less than that registered in May 2010.

In the **case of mortgages constituted for dwellings, the average value was 119,547 euros, 1.4% more than in the same month of 2009**, and 4.0% higher than that registered in May 2010.



The value of the mortgages constituted on urban properties was almost 9,968 million euros in June, indicating an interannual decrease of 23.6%. In dwellings, the capital loaned stood at 6,592 million euros, 9.6% less than in June 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	87,070	-1.4	-13.0	-4.1
Capital loaned (thousands of euros)	10,541,749	-4.5	-25.3	-14.0
Average amount (euros)	121,072	-3.1	-14.1	-10.3
Rustic buildings				
Number of mortgaged properties	3,780	-5.8	-24.4	-11.0
Capital loaned (thousands of euros)	573,845	-27.2	-45.7	-29.2
Average amount (euros)	151,811	-22.7	-28.2	-20.5
Urban buildings				
Number of mortgaged properties	83,290	-1.2	-12.4	-3.7
Capital loaned (thousands of euros)	9,967,904	-2.7	-23.6	-12.5
Average amount (euros)	119,677	-1.5	-12.8	-9.2
Dwellings				
Number of mortgaged properties	55,143	-1.1	-10.8	-0.5
Capital loaned (thousands of euros)	6,592,178	2.8	-9.6	-3.6
Average amount (euros)	119,547	4.0	1.4	-3.1

*Rates calculated with regard to the final data for 2009

Mortgages by institution

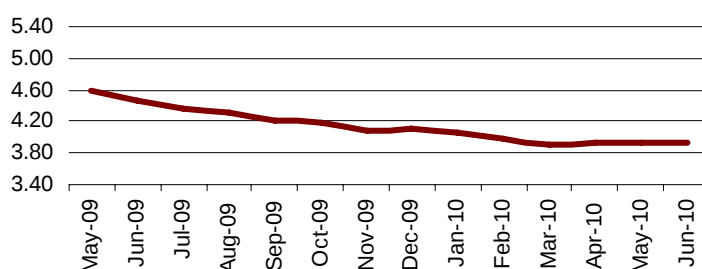
Savings Banks were the institutions that granted the highest number of mortgage loans in June (51.0% of the total), followed by Banks (38.3%) and Other financial institutions (10.7%).

Regarding the capital loaned, Savings Banks granted 46.3% of the total, Banks 42.6% and Other financial institutions 11.1%.

Mortgage interest rates

The average interest rate in June 2010 was 3.93%, indicating a 12.1% decrease in the interannual rate. This interest scarcely showed any variation as compared with May 2010.

Average interest rate



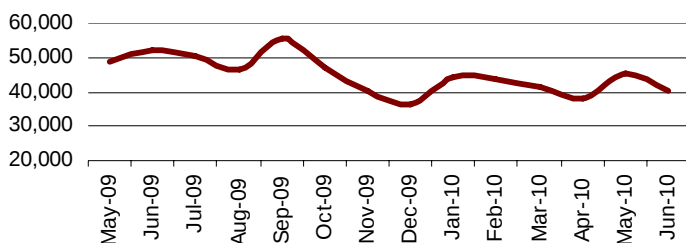
By institution, the average interest rate of Savings Bank mortgage loans was 4.11%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 3.77%, and the average term was 22 years.

96.6% of the mortgages constituted in June used a variable interest rate, as opposed to the 3.4% that used a fixed rate. Within the variable interest rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 87.0% of new contracts.

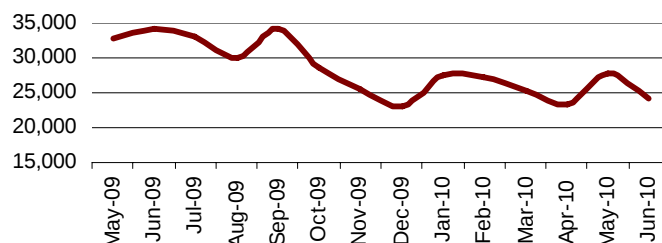
Mortgages with modified conditions

In June, the total number of mortgages with changes in conditions was 40,099, with an interannual decrease of 23.3%. In the case of dwellings, the number of mortgages that modified their conditions was 24,100, that is, 29.2% less than in June 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in June, 33,382 novations (or modifications within the same financial institution) were recorded, representing an interannual decrease of 20.7%.

The number of loans that changed institutions (subrogations creditor) was 4,817, for a 38.9% decrease in the interannual rate. In turn, 1,900 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 17.5%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	40,099	-11.8	-23.3	-1.8
-Novations	33,382	-9.2	-20.7	-1.1
-Subrogations Debtor	1,900	-3.2	-17.5	-9.1
-Subrogations Creditor	4,817	-28.3	-38.9	-3.3

*Rates calculated with regard to the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 40,099 mortgages with modified conditions during the month of June, 35.4% 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 2.1% 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 interest rate before the change was that referring to MRTI Savings banks (4.26%), while the lowest rate after the change was Others interest rates (3.10%).

After the modification of conditions, the average interest of the loans decreased 0.46 points in fixed interest rate mortgages, and 1.19 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	465	3.3	4.57	304	2.1	4.11
Variable	13,672	96.3	4.66	13,828	97.4	3.47
-MRTI* Banks	149	1.1	6.71	60	0.4	3.30
-MRTI* Savings banks	372	2.6	4.47	191	1.3	4.08
-MRTI* All institutions	287	2.0	4.62	152	1.1	3.89
-Type Act. Ref. Saving Banks	38	0.3	4.26	28	0.2	3.18
-Euribor	12,362	87.1	4.65	13,120	92.4	3.46
-Others interest rates	464	3.3	4.41	277	2.0	3.10
Without interest	57	0.4	-	62	0.4	-
Total interest rate changes	14,194	100.0		14,194	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In June, 48,359 mortgage cancellations were registered, 2.3% more than in the same month of 2009. Mortgages cancelled on rustic properties increased 2.0%, and those cancelled on urban properties 2.4%. Cancellations of mortgages on dwellings increased 0.3% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total cancelled mortgages	48,359	-1.0	2.3	1.8
Rustic	1,595	1.2	2.0	1.7
Urban	46,764	-1.1	2.4	1.8
-Dwellings	32,501	-3.7	0.3	1.5

*Rates calculated with regard to the final data for 2009

Geographical distribution

The number of properties with mortgages constituted per 100,000 inhabitants¹ was greatest in La Rioja (670) and Cantabria (323). The Autonomous Communities with the highest variation rates were La Rioja (195.9%) and Principado de Asturias (52.4%). The most negative evolution was recorded in Región de Murcia (-30.5%) and Aragón (-27.7%).

The Autonomous Communities with the greatest average amount mortgaged were Comunidad de Madrid (179,239 euros) and País Vasco (179,204 euros). The Communities with the highest positive variation rates were Aragón (21.4%) and Castilla La Mancha (6.3%). The most negative evolution was observed in La Rioja (-41.7%) and Región de Murcia (-34.6%).

The Communities with the highest number of properties with changes in conditions per 100,000 inhabitants¹ were Comunitat Valenciana (206) and Región de Murcia (155). Those with the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (285) and Cantabria (203).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortagaged properties with changes in conditions	Properties with cancelled mortgaged
	Variation		Variation			
	Number*	interannual**	Amount	interannual**	Number*	Number*
TOTAL	232	-13.0	121,072	-14.1	107	129
Andalucía	238	-19.9	100,631	-20.2	109	131
Aragón	241	-27.7	145,602	21.4	104	118
Asturias (Principado de)	228	52.4	124,486	3.8	78	118
Balears (Illes)	239	-23.6	152,988	5.3	121	113
Canarias	234	-25.7	102,739	-24.2	131	150
Cantabria	323	-13.7	97,099	-7.6	60	203
Castilla y León	251	-13.1	114,019	-2.0	82	134
Castilla-La Mancha	241	-10.0	115,860	6.3	154	128
Cataluña	191	-13.1	129,373	-14.3	89	96
Comunitat Valenciana	276	-13.4	101,786	-12.6	206	162
Extremadura	230	-7.9	99,060	-8.7	83	103
Galicia	232	5.1	93,284	-15.1	80	108
Madrid (Comunidad de)	196	-11.9	179,239	-17.8	85	133
Murcia (Región de)	262	-30.5	96,974	-34.6	155	159
Navarra (Comunidad Foral de)	187	-25.1	121,687	-20.2	38	115
País Vasco	217	-2.3	179,204	-13.8	18	116
Rioja (La)	670	195.9	77,854	-41.7	78	285
Ceuta	147	-11.3	109,814	-37.2	66	150
Melilla	176	-16.8	110,989	15.5	6	120

*Per each hundred thousands inhabitants

**Rates calculated with regard to 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 previously provided in this Press release may henceforth be viewed at the following address of the INE website:

http://www.ine.es/daco/daco42/daco426/hpro0610_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/en/prensa/prensa_en.htm

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Mortgages Statistics (Closures)

June 10. 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	87,070	10,541,749	3,780	573,845	83,290	9,967,904
Andalucía	15,526	1,562,397	836	131,537	14,690	1,430,860
Aragón	2,633	383,369	160	16,119	2,473	367,250
Asturias (Ppdo de)	2,083	259,304	102	20,215	1,981	239,089
Balears (Illes)	2,102	321,581	150	29,307	1,952	292,274
Canarias	3,971	407,976	149	33,080	3,822	374,896
Cantabria	1,562	151,668	33	4,479	1,529	147,189
Castilla y León	5,277	601,676	182	19,273	5,095	582,403
Castilla-La Mancha	3,964	459,268	325	83,210	3,639	376,058
Cataluña	11,456	1,482,100	175	25,581	11,281	1,456,519
Comunitat Valenciana	11,335	1,153,742	776	84,603	10,559	1,069,139
Extremadura	2,019	200,003	224	27,882	1,795	172,121
Galicia	5,381	501,963	183	16,952	5,198	485,011
Madrid (Comunidad de)	10,085	1,807,627	121	40,824	9,964	1,766,803
Murcia (Región de)	2,948	285,878	249	27,673	2,699	258,205
Navarra (Com. Foral de)	940	114,386	26	2,280	914	112,106
Pais Vasco	3,871	693,699	51	7,696	3,820	686,003
Rioja (La)	1,737	135,232	38	3,133	1,699	132,099
Ceuta	86	9,444	0	0	86	9,444
Melilla	94	10,433	0	0	94	10,433

31 August 2010

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	83,290	9,967,904	55,143	6,592,178	3,007	1,035,112	25,140	2,340,614
Andalucía	14,690	1,430,860	9,903	1,007,120	972	164,883	3,815	258,857
Aragón	2,473	367,250	1,489	160,188	43	28,950	941	178,112
Asturias (Ppdo de)	1,981	239,089	1,329	153,815	33	23,104	619	62,170
Balears (Illes)	1,952	292,274	1,390	191,086	42	7,566	520	93,622
Canarias	3,822	374,896	2,534	228,474	82	19,847	1,206	126,575
Cantabria	1,529	147,189	936	125,710	15	6,459	578	15,020
Castilla y León	5,095	582,403	3,002	362,095	365	120,252	1,728	100,056
Castilla-La Mancha	3,639	376,058	2,131	246,677	286	29,283	1,222	100,098
Cataluña	11,281	1,456,519	8,137	1,015,072	410	185,549	2,734	255,898
Comunitat Valenciana	10,559	1,069,139	6,611	667,153	265	74,273	3,683	327,713
Extremadura	1,795	172,121	1,246	120,174	82	22,734	467	29,213
Galicia	5,198	485,011	3,162	335,964	73	40,098	1,963	108,949
Madrid (Comunidad de)	9,964	1,766,803	7,028	1,181,557	137	114,249	2,799	470,997
Murcia (Región de)	2,699	258,205	1,699	166,044	63	33,086	937	59,075
Navarra (Com. Foral de)	914	112,106	627	73,759	32	14,923	255	23,424
Pais Vasco	3,820	686,003	3,008	433,084	90	145,805	722	107,114
Rioja (La)	1,699	132,099	767	106,078	16	3,964	916	22,057
Ceuta	86	9,444	70	8,710	1	86	15	648
Melilla	94	10,433	74	9,418	0	0	20	1,015

M - (TABLES ANNEX) June 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	3,780	573,845	1,350	207,074	1,598	254,518	832	112,253
Andalucía	836	131,537	214	38,197	385	60,552	237	32,788
Aragón	160	16,119	38	3,125	63	4,160	59	8,834
Asturias (Ppdo de)	102	20,215	39	13,139	22	2,712	41	4,364
Balears (Illes)	150	29,307	43	9,561	80	13,662	27	6,084
Canarias	149	33,080	61	15,024	78	5,874	10	12,182
Cantabria	33	4,479	13	1,489	14	2,328	6	662
Castilla y León	182	19,273	79	7,290	76	7,416	27	4,567
Castilla-La Mancha	325	83,210	54	7,442	216	68,283	55	7,485
Cataluña	175	25,581	53	12,031	89	9,228	33	4,322
Comunitat Valenciana	776	84,603	403	51,464	197	19,117	176	14,022
Extremadura	224	27,882	111	13,076	106	14,399	7	407
Galicia	183	16,952	99	9,136	72	6,107	12	1,709
Madrid (Comunidad de)	121	40,824	74	16,851	39	22,559	8	1,414
Murcia (Región de)	249	27,673	45	7,615	110	10,858	94	9,200
Navarra (Com. Foral de)	26	2,280	2	25	15	690	9	1,565
Pais Vasco	51	7,696	8	1,218	27	4,527	16	1,951
Rioja (La)	38	3,133	14	391	9	2,046	15	696
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

M - (TABLES ANNEX) June 2010 (3/7)

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	83,290	9,967,904	31,987	4,280,197	42,842	4,623,544	8,461	1,064,163
Andalucía	14,690	1,430,860	6,019	686,791	7,174	613,922	1,497	130,147
Aragón	2,473	367,250	565	66,429	1,380	249,240	528	51,581
Asturias (Ppdo de)	1,981	239,089	590	87,100	1,184	128,975	207	23,014
Balears (Illes)	1,952	292,274	913	131,755	927	120,374	112	40,145
Canarias	3,822	374,896	2,293	193,673	1,309	151,534	220	29,689
Cantabria	1,529	147,189	269	37,498	1,192	101,864	68	7,827
Castilla y León	5,095	582,403	1,693	195,136	2,791	325,620	611	61,647
Castilla-La Mancha	3,639	376,058	1,433	142,189	1,872	181,929	334	51,940
Cataluña	11,281	1,456,519	3,679	593,115	6,544	743,493	1,058	119,911
Comunitat Valenciana	10,559	1,069,139	4,022	526,078	5,059	427,417	1,478	115,644
Extremadura	1,795	172,121	796	81,624	941	87,212	58	3,285
Galicia	5,198	485,011	2,662	274,870	2,311	192,672	225	17,469
Madrid (Comunidad de)	9,964	1,766,803	4,244	820,964	5,142	719,775	578	226,064
Murcia (Región de)	2,699	258,205	989	103,349	1,278	112,812	432	42,044
Navarra (Com. Foral de)	914	112,106	312	32,865	339	45,978	263	33,263
Pais Vasco	3,820	686,003	766	245,578	2,359	338,412	695	102,013
Rioja (La)	1,699	132,099	624	46,894	991	78,141	84	7,064
Ceuta	86	9,444	44	5,889	36	2,815	6	740
Melilla	94	10,433	74	8,400	13	1,360	7	673

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

HCL.1 Total mortgages cancelled, according to type of building

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	48,359	1,595	32,501	1,522	12,741
Andalucía	8,557	448	5,663	291	2,155
Aragón	1,291	134	813	26	318
Asturias (Ppdo de)	1,079	49	668	5	357
Balears (Illes)	996	32	664	19	281
Canarias	2,555	53	1,641	34	827
Cantabria	979	28	617	21	313
Castilla y León	2,822	109	1,839	117	757
Castilla-La Mancha	2,105	132	1,324	120	529
Cataluña	5,780	125	4,137	108	1,410
Comunitat Valenciana	6,625	186	4,710	115	1,614
Extremadura	901	67	570	69	195
Galicia	2,505	92	1,479	218	716
Madrid (Comunidad de)	6,840	21	4,856	279	1,684
Murcia (Región de)	1,787	87	1,178	26	496
Navarra (Com. Foral de)	576	6	429	17	124
Pais Vasco	2,070	15	1,373	44	638
Rioja (La)	739	11	414	13	301
Ceuta	88	0	70	0	18
Melilla	64	0	56	0	8

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

HCL.2 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	16,819	23,937	7,603	503	717	375	16,316	23,220	7,228
Andalucía	3,045	3,815	1,697	135	175	138	2,910	3,640	1,559
Aragón	356	738	197	38	87	9	318	651	188
Asturias (Ppdo de)	401	497	181	16	14	19	385	483	162
Balears Illes	456	443	97	18	11	3	438	432	94
Canarias	1,537	749	269	24	13	16	1,513	736	253
Cantabria	371	443	165	12	8	8	359	435	157
Castilla-León	983	1,407	432	45	45	19	938	1,362	413
Castilla-la-Mancha	566	1,247	292	44	60	28	522	1,187	264
Cataluña	1,895	3,297	588	23	68	34	1,872	3,229	554
Comunitat Valenciana	2,324	3,204	1,097	53	89	44	2,271	3,115	1,053
Extremadura	369	462	70	21	36	10	348	426	60
Galicia	908	1,400	197	41	43	8	867	1,357	189
Madrid (Comunidad de)	2,494	3,254	1,092	12	8	1	2,482	3,246	1,091
Murcia (Región de)	445	1,036	306	12	49	26	433	987	280
Navarra (Com. Foral de)	155	234	187	2	2	2	153	232	185
Pais Vasco	376	1,116	578	6	7	2	370	1,109	576
Rioja (La)	87	504	148	1	2	8	86	502	140
Ceuta	17	69	2	0	0	0	17	69	2
Melilla	34	22	8	0	0	0	34	22	8

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

HCM.1 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	40,099	33,382	1,900	4,817	2,354	37,745	24,100
Andalucía	7,144	6,278	167	699	372	6,772	4,884
Aragón	1,135	951	49	135	43	1,092	781
Asturias (Ppdo de)	713	670	6	37	72	641	331
Balears Illes	1,064	1,044	4	16	27	1,037	584
Canarias	2,228	1,459	38	731	47	2,181	1,487
Cantabria	290	252	1	37	3	287	153
Castilla-León	1,735	1,508	65	162	91	1,644	850
Castilla-la-Mancha	2,538	2,055	31	452	68	2,470	1,497
Cataluña	5,340	4,686	142	512	50	5,290	3,159
Comunitat Valenciana	8,450	6,380	899	1,171	1,331	7,119	4,764
Extremadura	728	697	12	19	13	715	267
Galicia	1,865	1,430	333	102	47	1,818	1,172
Madrid (Comunidad de)	4,363	3,679	69	615	88	4,275	2,507
Murcia (Región de)	1,748	1,657	30	61	59	1,689	1,146
Navarra (Com. Foral de)	189	185	2	2	3	186	141
Pais Vasco	325	222	43	60	5	320	213
Rioja (La)	202	191	8	3	35	167	128
Ceuta	39	38	0	1	0	39	33
Melilla	3	0	1	2	0	3	3

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