

31 August 2015

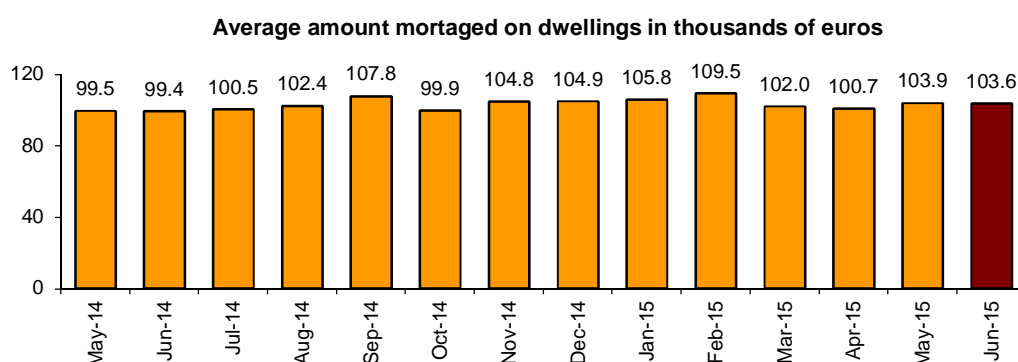
Mortgage Statistics (M)
June 2015. *Provisional data*

The total number of mortgages constituted on dwellings recorded in the land registries stands at 21,454 in June, 26.3% higher than that of the same month of 2014

The average value of the mortgages constituted on dwellings increases 4.2% in the annual rate, standing at 103,626 euros

During the month of June 2015, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 122,136 euros, 0.5% more than that of the same month of 2014.

The number of mortgages constituted on **dwellings** was 21,454, that is, 26.3% higher than that registered in June 2014. The average value was 103,626 euros, showing an annual increase of 4.2%.



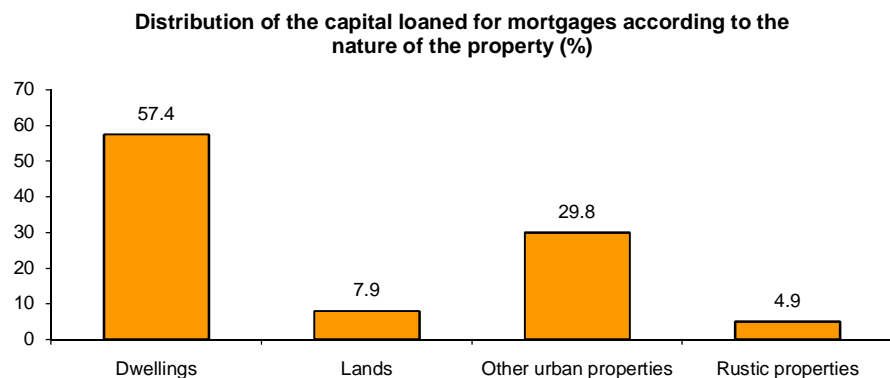
The value of the mortgages constituted on urban properties reached 3,682.7 million euros, 23.4% higher than that reached in June 2014. On dwellings, the capital loaned reached 2,223.2 million euros, indicating an annual increase of 31.7%.

Mortgages constituted. June 2015

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	31,714	6.7	21.2	16.5
Capital loaned (thousands of euros)	3,873,412	3.6	21.8	9.2
Average amount (euros)	122,136	-2.9	0.5	-6.3
Rustic properties				
Number of mortgaged properties	1,498	-6.7	-10.8	0.7
Capital loaned (thousands of euros)	190,694	-9.6	-3.2	16.0
Average amount (euros)	127,299	-3.2	8.4	15.2
Urban properties				
Number of mortgaged properties	30,216	7.5	23.4	17.5
Capital loaned (thousands of euros)	3,682,718	4.4	23.4	8.8
Average amount (euros)	121,880	-2.9	0.0	-7.4
Dwellings				
Number of mortgaged properties	21,454	8.7	26.3	21.1
Capital loaned (thousands of euros)	2,223,182	8.4	31.7	25.3
Average amount (euros)	103,626	-0.3	4.2	3.4

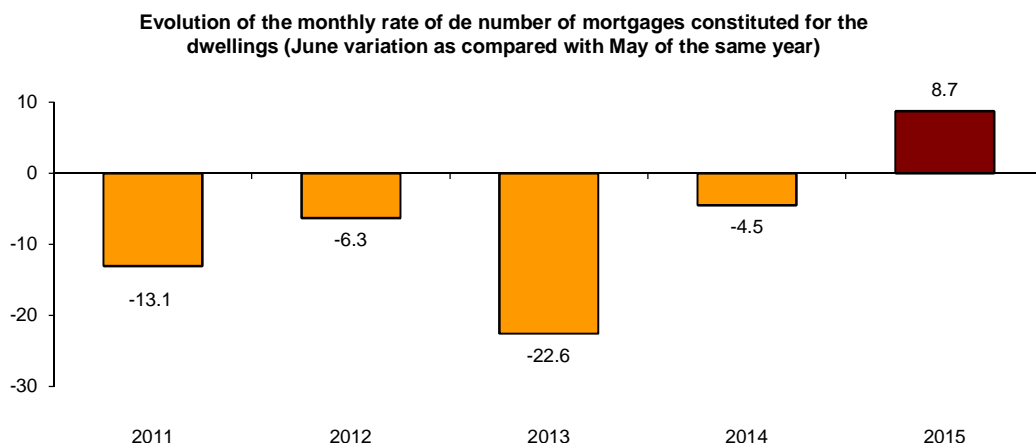
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 57.4% of the total capital loaned in June.

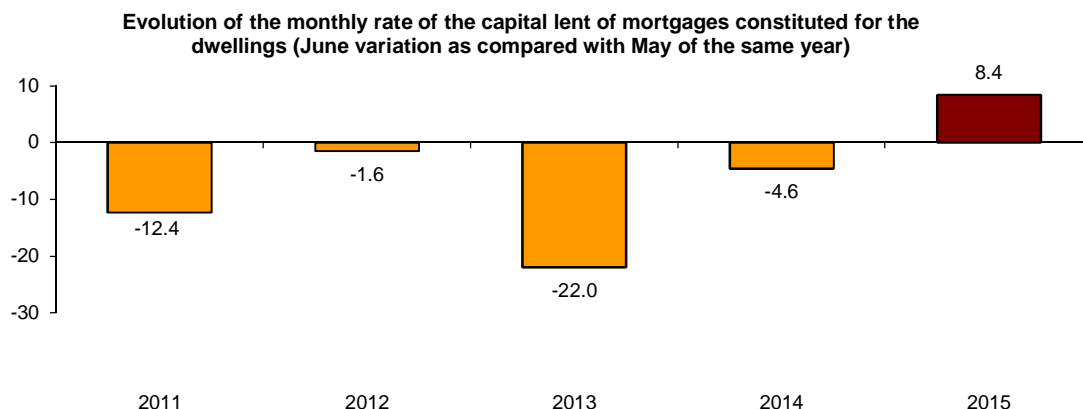


Monthly evolution of the mortgages constituted on dwellings

In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of June and May for the last five years. In 2015, the monthly rate registered an increase of 8.7%, the highest of the period.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was 8.4%, the highest of the period.

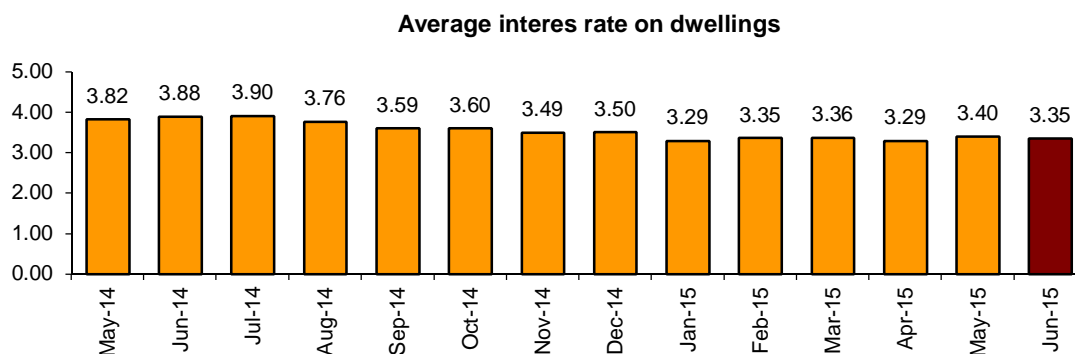


Mortgage interest rates

93.2% of the mortgages constituted in June used a variable interest rate, as compared to 6.8% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 91.3% of new contracts.

The average interest rate for the total properties was 3.41% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.35%, that is, 13.7% less than that registered in June 2014.



Mortgages with registration changes

In June, the total number of mortgages with changes in their conditions recorded in the land registries stood at 14,835, 14.3% less than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased 23.6%.

Considering the type of modification of conditions, in June 11,505 novations (or modifications produced within the same financial institution) were produced, with a decrease of 18.9%, as compared to June 2014. The number of transactions that changed institutions (creditor subrogations) increased 9.4%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 0.8%.

Mortgages with registration changes. June 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	14,835	-3.7	-14.3	-17.8
Novations	11,505	-5.6	-18.9	-18.5
Subrogations Debtor	710	22.2	-0.8	-27.4
Subrogations Creditor	2,620	-0.6	9.4	-11.8

Mortgages with changes in interest rate conditions

Of the 14,835 mortgages with changes in their conditions recorded in the land registries, 40.1% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 4.8% to 3.4%, and that of mortgages at a variable interest rate increased from 94.4% to 95.9%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (79.1%) and after the change (86.5%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 1.63 points, and that of mortgages at a variable rate did so by 1.54 points.

Mortgages with registration changes in interest rates conditions. June 2015

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original interest rate structure %	Original average interest of loan	No. of mortgages	Final interest rate structure %	Final average interest of loan
Total interest rate changes	5,944	100.0		5,944	100.0	
Fixed	283	4.8	5.16	203	3.4	3.53
Variable	5,614	94.4	4.43	5,702	95.9	2.89
-Euribor	4,699	79.1	4.32	5,140	86.5	2.78
Without interest	47	0.8		39	0.7	

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in June were Andalucía (4,245), Comunidad de Madrid (4,201) and Cataluña (2,713).

The Autonomous Communities that registered the greatest annual variation rates were Aragón (59.0%), Cantabria (52.5%) and Canarias (48.3%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (569.5 million euros), Andalucía (371.5 million) and Cataluña (319.1 million).

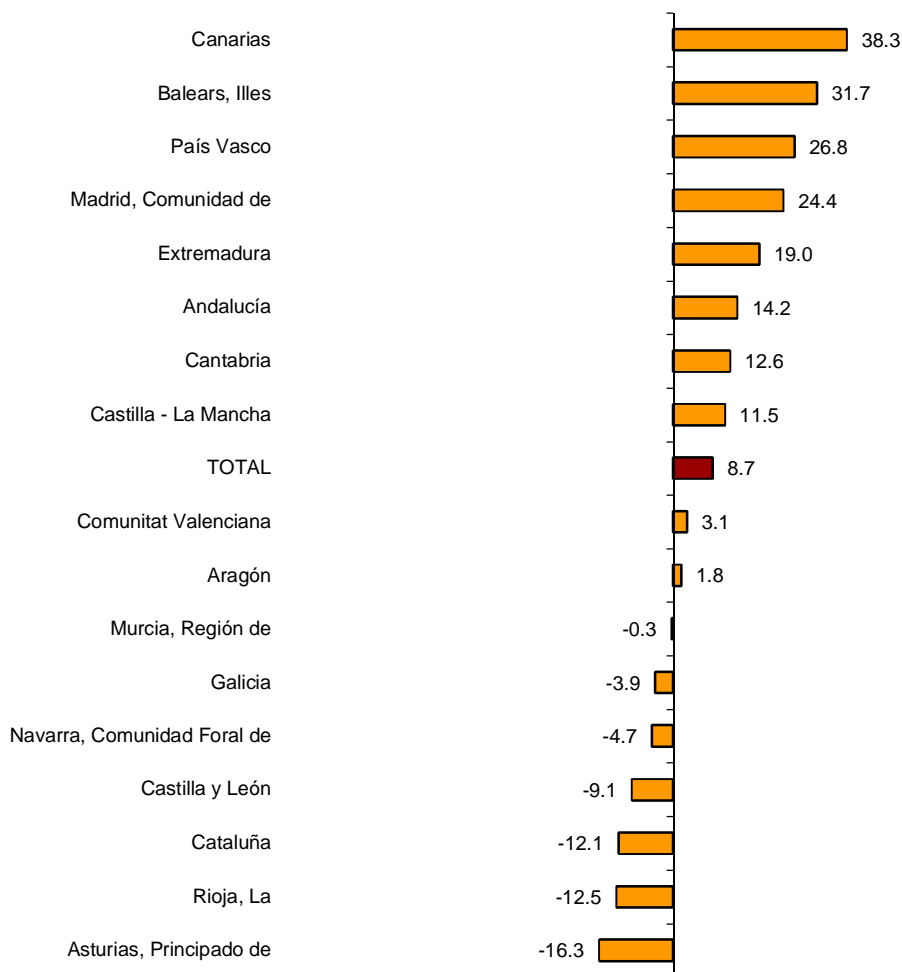
Mortgages constituted on dwellings by Community. June 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	21,454	8.7	26.3	2,223,182	8.4	31.7
Andalucía	4,245	14.2	39.8	371,537	14.9	42.7
Aragón	668	1.8	59.0	64,887	2.8	73.6
Asturias, Principado de	313	-16.3	11.8	29,274	-2.3	26.0
Balears, Illes	714	31.7	46.9	85,515	22.6	57.8
Canarias	1,065	38.3	48.3	96,534	46.8	62.9
Cantabria	241	12.6	52.5	22,956	7.6	53.6
Castilla - La Mancha	790	-9.1	7.6	66,528	-8.6	9.8
Castilla y León	717	11.5	31.3	56,410	18.0	37.2
Cataluña	2,713	-12.1	10.7	319,120	-14.1	18.3
Comunitat Valenciana	2,225	3.1	20.7	176,599	6.5	33.1
Extremadura	419	19.0	0.5	28,806	20.1	29.0
Galicia	804	-3.9	-0.4	81,217	11.4	5.7
Madrid, Comunidad de	4,201	24.4	28.1	569,458	14.7	26.7
Murcia, Región de	614	-0.3	30.9	54,995	7.8	67.0
Navarra, Comunidad Foral de	328	-4.7	7.5	37,500	12.2	25.1
País Vasco	1,220	26.8	38.6	146,861	21.2	41.2
Rioja, La	133	-12.5	46.2	10,397	-20.3	41.8

The Autonomous Communities presenting the highest monthly rates in the number of mortgages constituted on dwellings were Canarias (38.3%), Illes Balears (31.7%) and País Vasco (26.8%).

In turn, the Autonomous Community registering the greatest decrease in the monthly variation rate were Principado de Asturias (-16.3%), La Rioja (-12.5%) and Cataluña (-12.1%).

Monthly variation of the number of mortgages constituted on dwellings.
June 2015



Mortgages Statistics

June 2015. Provisional data

M.1 Total mortgaged rustic and urban buildings

Capital in thousands of euros

	Total buildings		Rustic buildings		Urban buildings	
	Number	Capital	Number	Capital	Number	Capital
TOTAL	31,714	3,873,412	1,498	190,694	30,216	3,682,718
Andalucía	6,108	621,977	382	48,140	5,726	573,837
Aragón	981	98,093	82	10,264	899	87,829
Asturias, Principado de	534	59,572	38	4,099	496	55,473
Balears, Illes	1,039	152,738	58	13,213	981	139,525
Canarias	1,867	197,871	49	7,792	1,818	190,079
Cantabria	361	43,695	8	934	353	42,761
Castilla y León	1,327	164,193	167	24,535	1,160	139,658
Castilla - La Mancha	1,071	95,756	81	9,605	990	86,151
Cataluña	3,710	477,890	103	13,518	3,607	464,372
Comunitat Valenciana	3,698	294,563	121	11,292	3,577	283,271
Extremadura	685	65,325	132	17,444	553	47,881
Galicia	1,297	128,568	64	4,580	1,233	123,988
Madrid, Comunidad de	5,661	1,057,433	10	766	5,651	1,056,667
Murcia, Región de	945	89,042	108	16,153	837	72,889
Navarra, Comunidad Foral de	476	67,702	13	1,800	463	65,902
País Vasco	1,643	236,879	22	3,825	1,621	233,054
Rioja, La	251	14,740	57	2,174	194	12,566
Ceuta	23	4,373	0	0	23	4,373
Melilla	37	3,002	3	560	34	2,442

M.2 Urban buildings, according to type of building

Capital in thousands of euros

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	30,216	3,682,718	21,454	2,223,182	625	304,877	8,137	1,154,659
Andalucía	5,726	573,837	4,245	371,537	168	92,709	1,313	109,591
Aragón	899	87,829	668	64,887	10	1,728	221	21,214
Asturias, Principado de	496	55,473	313	29,274	4	1,245	179	24,954
Balears, Illes	981	139,525	714	85,515	15	2,141	252	51,869
Canarias	1,818	190,079	1,065	96,534	73	13,804	680	79,741
Cantabria	353	42,761	241	22,956	4	10,651	108	9,154
Castilla y León	1,160	139,658	790	66,528	46	8,229	324	64,901
Castilla - La Mancha	990	86,151	717	56,410	59	3,317	214	26,424
Cataluña	3,607	464,372	2,713	319,120	56	20,337	838	124,915
Comunitat Valenciana	3,577	283,271	2,225	176,599	38	13,749	1,314	92,923
Extremadura	553	47,881	419	28,806	17	1,566	117	17,509
Galicia	1,233	123,988	804	81,217	12	2,975	417	39,796
Madrid, Comunidad de	5,651	1,056,667	4,201	569,458	62	95,067	1,388	392,142
Murcia, Región de	837	72,889	614	54,995	14	1,658	209	16,236
Navarra, Comunidad Foral de	463	65,902	328	37,500	18	16,228	117	12,174
País Vasco	1,621	233,054	1,220	146,861	25	18,868	376	67,325
Rioja, La	194	12,566	133	10,397	3	486	58	1,683
Ceuta	23	4,373	18	2,720	0	0	5	1,653
Melilla	34	2,442	26	1,868	1	119	7	455

June 2015. Provisional data

M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
TOTAL	1,498	190,694	967	139,504	531	51,190
Andalucía	382	48,140	211	33,421	171	14,719
Aragón	82	10,264	40	5,716	42	4,548
Asturias, Principado de	38	4,099	25	3,199	13	900
Balears, Illes	58	13,213	51	12,346	7	867
Canarias	49	7,792	31	2,310	18	5,482
Cantabria	8	934	4	671	4	263
Castilla y León	167	24,535	122	20,456	45	4,079
Castilla - La Mancha	81	9,605	41	6,012	40	3,593
Cataluña	103	13,518	77	10,892	26	2,626
Comunitat Valenciana	121	11,292	80	8,428	41	2,864
Extremadura	132	17,444	96	13,629	36	3,815
Galicia	64	4,580	50	4,102	14	478
Madrid, Comunidad de	10	766	9	714	1	52
Murcia, Región de	108	16,153	63	10,958	45	5,195
Navarra, Comunidad Foral de	13	1,800	9	1,106	4	694
País Vasco	22	3,825	16	3,398	6	427
Rioja, La	57	2,174	40	1,773	17	401
Ceuta	0	0	0	0	0	0
Melilla	3	560	2	373	1	187

M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
TOTAL	30,216	3,682,718	26,492	3,219,957	3,724	462,761
Andalucía	5,726	573,837	5,071	467,011	655	106,826
Aragón	899	87,829	724	71,719	175	16,110
Asturias, Principado de	496	55,473	332	34,110	164	21,363
Balears, Illes	981	139,525	745	116,551	236	22,974
Canarias	1,818	190,079	1,659	176,753	159	13,326
Cantabria	353	42,761	331	40,802	22	1,959
Castilla y León	1,160	139,658	988	119,532	172	20,126
Castilla - La Mancha	990	86,151	839	73,498	151	12,653
Cataluña	3,607	464,372	3,228	403,546	379	60,826
Comunitat Valenciana	3,577	283,271	3,153	251,069	424	32,202
Extremadura	553	47,881	486	43,509	67	4,372
Galicia	1,233	123,988	1,187	119,615	46	4,373
Madrid, Comunidad de	5,651	1,056,667	5,266	1,005,496	385	51,171
Murcia, Región de	837	72,889	693	61,163	144	11,726
Navarra, Comunidad Foral de	463	65,902	310	44,984	153	20,918
País Vasco	1,621	233,054	1,272	173,947	349	59,107
Rioja, La	194	12,566	155	10,177	39	2,389
Ceuta	23	4,373	23	4,373	0	0
Melilla	34	2,442	30	2,102	4	340

June 2015. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	43,811	1,905	27,469	1,565	12,872
Andalucía	9,170	522	5,606	514	2,528
Aragón	1,042	90	606	24	322
Asturias, Principado de	540	48	311	16	165
Balears, Illes	1,653	96	890	20	647
Canarias	2,663	45	1,752	61	805
Cantabria	591	24	371	8	188
Castilla y León	2,087	150	1,180	239	518
Castilla - La Mancha	1,916	102	1,080	249	485
Cataluña	5,052	121	3,510	118	1,303
Comunitat Valenciana	7,297	308	4,250	120	2,619
Extremadura	935	111	614	28	182
Galicia	1,564	74	945	14	531
Madrid, Comunidad de	5,353	21	3,924	81	1,327
Murcia, Región de	1,665	136	1,054	35	440
Navarra, Comunidad Foral de	372	20	260	12	80
País Vasco	1,479	14	868	12	585
Rioja, La	351	19	195	13	124
Ceuta	24	0	16	0	8
Melilla	57	4	37	1	15

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

	Total buildings		Rustic buildings		Urban buildings	
	Banks	Other banks	Banks	Other banks	Banks	Other banks
TOTAL	38,120	5,691	1,408	497	36,712	5,194
Andalucía	8,163	1,007	347	175	7,816	832
Aragón	797	245	47	43	750	202
Asturias, Principado de	416	124	44	4	372	120
Balears, Illes	1,516	137	86	10	1,430	127
Canarias	2,352	311	40	5	2,312	306
Cantabria	453	138	22	2	431	136
Castilla y León	1,726	361	94	56	1,632	305
Castilla - La Mancha	1,705	211	66	36	1,639	175
Cataluña	4,393	659	91	30	4,302	629
Comunitat Valenciana	6,494	803	253	55	6,241	748
Extremadura	889	46	95	16	794	30
Galicia	1,464	100	59	15	1,405	85
Madrid, Comunidad de	4,651	702	16	5	4,635	697
Murcia, Región de	1,484	181	111	25	1,373	156
Navarra, Comunidad Foral de	264	108	5	15	259	93
País Vasco	1,008	471	11	3	997	468
Rioja, La	274	77	18	1	256	76
Ceuta	23	1	0	0	23	1
Melilla	48	9	3	1	45	8

June 2015. Provisional data

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

	Total buildings	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
TOTAL	14,835	11,505	710	2,620	687	14,148	8,381
Andalucía	3,379	2,849	162	368	271	3,108	1,953
Aragón	712	644	11	57	25	687	326
Asturias, Principado de	362	204	29	129	22	340	112
Balears, Illes	339	316	3	20	27	312	176
Canarias	1,031	294	25	712	11	1,020	383
Cantabria	195	136	5	54	7	188	153
Castilla y León	549	473	26	50	41	508	257
Castilla - La Mancha	592	520	10	62	60	532	320
Cataluña	2,095	1,638	169	288	21	2,074	1,412
Comunitat Valenciana	2,419	1,665	175	579	70	2,349	1,417
Extremadura	188	174	1	13	8	180	121
Galicia	537	517	2	18	25	512	269
Madrid, Comunidad de	1,290	1,087	23	180	30	1,260	885
Murcia, Región de	668	582	17	69	38	630	378
Navarra, Comunidad Foral de	102	90	7	5	4	98	54
País Vasco	251	193	45	13	5	246	102
Rioja, La	100	98	0	2	20	80	49
Ceuta	11	11	0	0	0	11	5
Melilla	15	14	0	1	2	13	9

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