

**25 August 2022**

### Mortgage Statistics (M) June 2022. Provisional Data

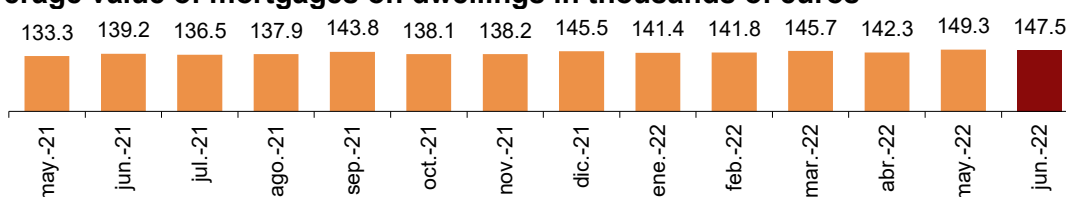
**The number of mortgages constituted on dwellings recorded in the land registries is 42,767, 12.0% more in the annual rate**

**The average amount of these mortgages increased by 6.0%, standing at 147,539 euros**

The number of mortgages constituted on dwellings was 42,767, that is, 12.0% higher than that registered in June 2021. The average amount was 147,539 euros, with an increase of 6.0%.

In June the average amount of the mortgages on the total number of properties recorded in the land registries (from previous public deeds) stood at 156,345 euros, 7.4% higher than that of the same month of 2021.

#### Average value of mortgages on dwellings in thousands of euros



The value of mortgages constituted on urban properties reached 8,558.0 million euros, 21.6% higher than in June 2021. On dwellings, the capital loaned stood at 6,309.8 million euros, indicating an annual increase of 18.7%.

#### Mortgages constituted

June 2022

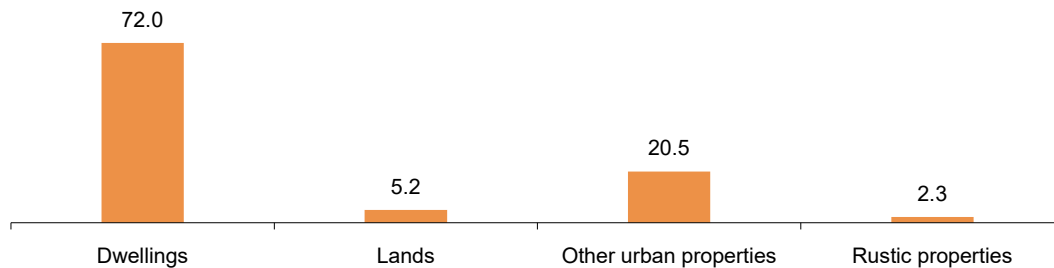
	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	56,021	-2.5	11.8	15.0
Capital loaned (thousands of euros)	8,758,591	-4.2	20.1	21.6
Average amount (euros)	156,345	-1.8	7.4	5.7
<b>Rustic properties</b>				
Number of mortgaged properties	1,059	-0.3	-14.7	-15.4
Capital loaned (thousands of euros)	200,556	7.9	-22.4	-13.3
Average amount (euros)	189,382	8.2	-9.0	2.5
<b>Urban properties</b>				
Number of mortgaged properties	54,962	-2.6	12.4	15.8
Capital loaned (thousands of euros)	8,558,035	-4.5	21.6	22.6
Average amount (euros)	155,708	-2.0	8.2	5.9
<b>Dwellings</b>				
Number of mortgaged properties	42,767	-3.2	12.0	17.0
Capital loaned (thousands of euros)	6,309,821	-4.3	18.7	25.4
Average amount (euros)	147,539	-1.2	6.0	7.2

### Mortgages constituted by type of property

According to the type of property, mortgages constituted on dwellings accounted for 72.0% of the total capital loaned in June.

### Distribution of capital loaned for mortgages registered according to the nature of the property

June 2022. Percentage

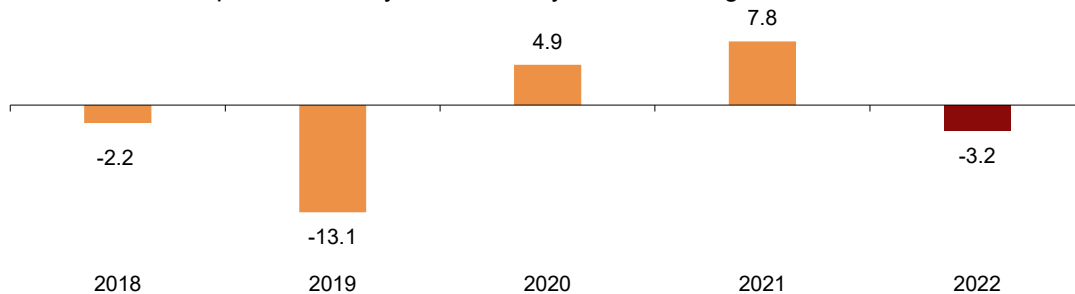


### Monthly evolution of mortgages constituted on dwellings

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 May and June over the last five years. In 2022, the monthly rate was -3.2%.

### Evolution of the monthly rate of the number of mortgages on dwellings

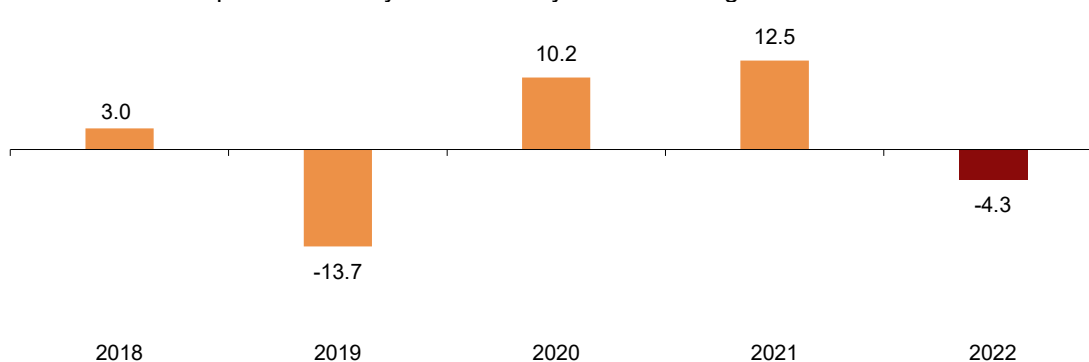
June variation as compared with May of the same year. Percentage



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate in 2022 was -4.3%.

### Evolution of the monthly rate of capital loaned on housing mortgages

June variation as compared with May of the same year. Percentage



## Mortgage interest rates

For mortgages constituted on the total of properties in June the average starting interest rate was 2.48% and the average term was 23 years. A total of 29.5% of mortgages used a variable interest rate, and 70.5% used a fixed rate.

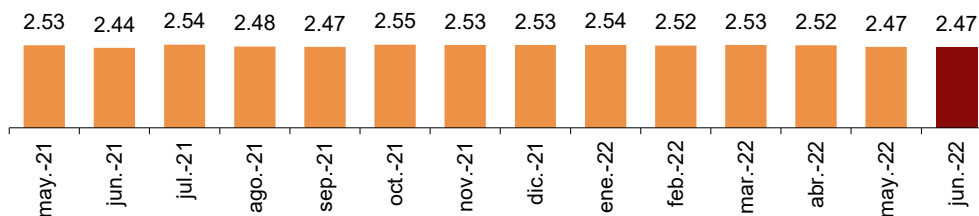
The average starting interest rate was 2.10% for variable rate mortgages and 2.70% for fixed rate mortgages.

In mortgages constituted on houses, the average interest rate was 2.47% and the average term was 24 years. 27.0% of mortgages constituted on dwellings used a variable interest rate and 73.0% used a fixed rate.

The average starting interest rate is 2.06% for variable rate home mortgages and 2.64% for fixed rate mortgages.

## Average interest rate on dwellings

Percentage



## Mortgages with registration changes

The total number of mortgages with changes in their conditions registered in the land registries was 14,412, 48.0% less than in June 2021.

Considering the type of modification of the conditions, in June 12,014 novations (or modifications produced within the same financial institution) were produced, with an annual decrease of 48.0%. On the other hand, the number of transactions that changed institution (creditor subrogations), fell by 46.0%, and the number of mortgages in which the holder of the mortgaged property changed (debtor subrogations) fell by 54.0%.

## Mortgages with registration changes

June 2022

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	14,412	5.1	-48.0	-41.2
Novations	12,014	5.4	-48.0	-41.9
Subrogations Debtor	535	24.4	-54.0	-43.8
Subrogations Creditor	1,863	-1.1	-46.0	-36.0

## Mortgages with changes in interest rate conditions

Of the 14,412 mortgages with changes in their conditions, 22.6% were due to changes in the interest rate. After changes in conditions, the percentage of fixed-rate mortgages rose from 23.0% to 49.9%, whilst that for variable-rate mortgages fell from 75.4% to 47.5%.

The Euribor is the reference rate for the highest percentage of variable-rate mortgages, both before the change (66.7%), and after (42.7%).

After conditions were modified, the average interest for fixed-rate mortgage loans fell by 1.0 points, while the average interest for variable-rate mortgages fell 0.4 points.

## Mortgages with registry changes in their interest rate conditions

June 2022

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	3,253	100.0		3,253	100.0	
Fixed	750	23.0	2.8	1,623	49.9	1.8
Variable	2,452	75.4	3.1	1,546	47.5	2.7
- Euribor	2,170	66.7	3.0	1,389	42.7	2.5
Without interest	51	1.6	-	84	2.6	-

## Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in June were Comunidad de Madrid (8,026), Andalucía (7,916) and Cataluña (6,905).

The Autonomous Communities with the greatest amount of capital loaned for home mortgages were Comunidad de Madrid (1,799.8 million euros), Cataluña (1,113.3 million) and Andalucía (1,018.1 million).

The Autonomous Communities with the highest annual variation rates in the number of mortgages constituted on dwellings were La Rioja (211.8%), Illes Balears (47.4%) and Castilla y León (43.0%).

## Mortgages on dwellings by Autonomous Community

June 2022

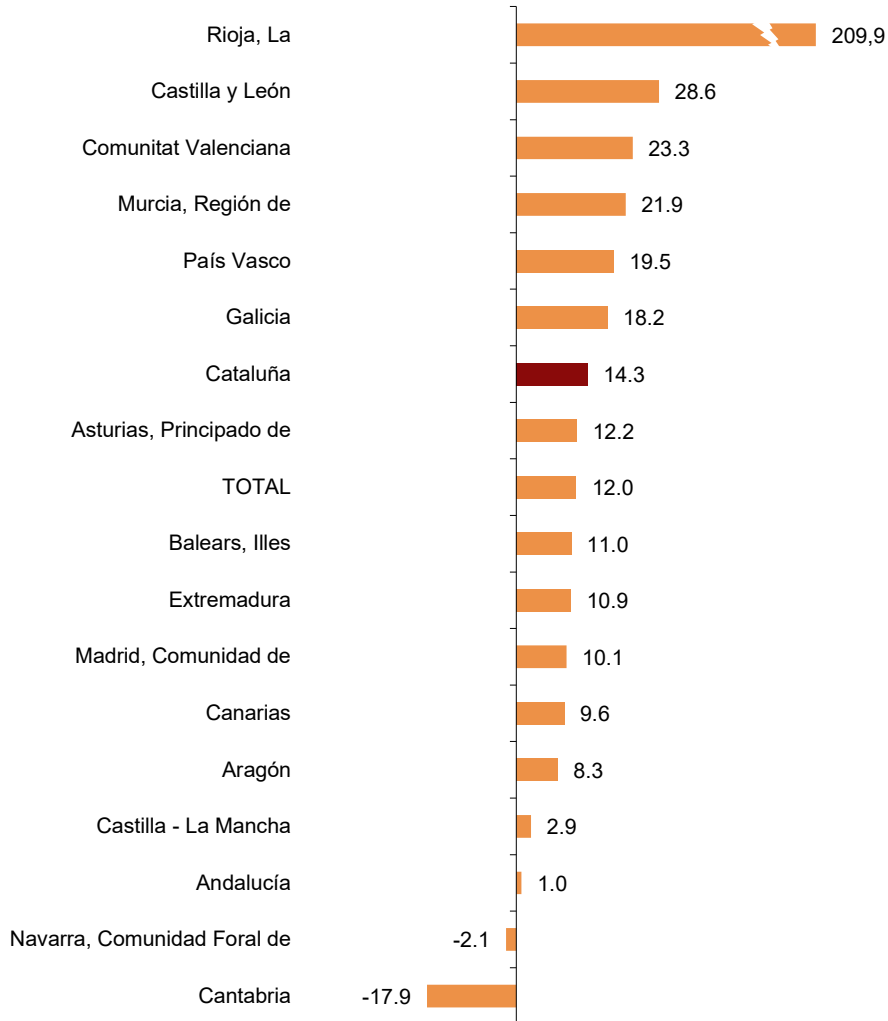
	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	42,767	-3.2	12.0	6,309,821	-4.3	18.7
Andalucía	7,916	4.1	1.0	1,018,118	9.6	5.3
Aragón	1,321	17.8	8.3	170,462	30.4	16.0
Asturias, Principado de	729	4.4	12.2	71,598	-6.0	10.5
Balears, Illes	929	-23.5	11.0	214,950	-25.0	47.4
Canarias	1,244	-30.9	9.6	146,411	-14.8	1.6
Cantabria	543	17.0	-17.9	66,263	16.6	-2.2
Castilla y León	1,929	10.7	28.6	205,286	10.7	43.0
Castilla - La Mancha	1,713	3.7	2.9	171,310	3.9	14.0
Cataluña	6,905	-17.3	14.3	1,133,294	-32.2	14.9
Comunitat Valenciana	5,040	-5.4	23.3	516,208	-7.4	26.6
Extremadura	608	-28.6	10.9	49,291	-36.7	11.0
Galicia	1,270	-16.5	18.2	138,173	-25.0	19.8
Madrid, Comunidad de	8,026	7.3	10.1	1,799,817	18.1	21.7
Murcia, Región de	1,330	9.6	21.9	118,669	11.9	31.2
Navarra, Comunidad Foral de	430	-3.2	-2.1	58,393	-0.2	9.5
País Vasco	2,231	-5.5	19.5	374,020	0.7	31.6
Rioja, La	533	101.9	209.9	48,801	48.1	211.8

The Autonomous Communities presenting the highest annual variation rates in the number of mortgages constituted on dwellings were La Rioja (209.9%), Castilla y León (28.6%) and Comunitat Valenciana (23.3%).

In turn, the Autonomous Communities showing the lowest annual variation rates were Cantabria (-17.9%), Comunidad Foral de Navarra (-2.1%) and Principado de Andalucía (1.0%).

## Monthly variation in the number of mortgages on dwellings

June 2022. Percentage



## Revision and updating of data

2022 data is provisional and will be revised when the data for the same period of the following year is published. In other words, when the data for June 2023 are published, the final data for the same month of 2022 will be disseminated.

## 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:** the calendar month.

**Reference period of 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 the methodology can be accessed at:  
[https://www.ine.es/en/metodologia/t30/t3030149\\_en.pdf](https://www.ine.es/en/metodologia/t30/t3030149_en.pdf)

The standardized methodological report is at:

<https://www.ine.es/dynt3/metadatos/en/RespuestaDatos.html?oper=40>

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

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## Mortgages Statistics

### June 2022. 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	56.021	8.758.591	1.059	200.556	54.962	8.558.035
Andalucía	10.102	1.398.630	243	49.700	9.859	1.348.930
Aragón	1.875	241.776	61	8.666	1.814	233.110
Asturias, Principado de	993	96.704	29	4.334	964	92.370
Balears, Illes	1.284	307.550	53	23.296	1.231	284.254
Canarias	1.592	277.959	36	7.010	1.556	270.949
Cantabria	723	87.510	24	11.149	699	76.361
Castilla y León	2.635	268.795	68	12.992	2.567	255.803
Castilla - La Mancha	2.247	281.336	101	16.142	2.146	265.194
Cataluña	8.562	1.789.679	74	9.460	8.488	1.780.219
Comunitat Valenciana	6.423	644.951	119	11.850	6.304	633.101
Extremadura	829	75.674	64	16.765	765	58.909
Galicia	1.806	182.054	33	7.112	1.773	174.942
Madrid, Comunidad de	10.745	2.321.668	5	1.358	10.740	2.320.310
Murcia, Región de	1.744	150.116	74	10.089	1.670	140.027
Navarra, Comunidad Foral de	536	65.793	15	1.504	521	64.289
País Vasco	2.826	504.014	51	8.438	2.775	495.576
Rioja, La	1.016	54.141	9	691	1.007	53.450
Ceuta	30	4.271	0	0	30	4.271
Melilla	53	5.970	0	0	53	5.970

#### 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	54.962	8.558.035	42.767	6.309.821	779	455.888	11.416	1.792.326
Andalucía	9.859	1.348.930	7.916	1.018.118	423	95.556	1.520	235.256
Aragón	1.814	233.110	1.321	170.462	13	2.268	480	60.380
Asturias, Principado de	964	92.370	729	71.598	8	1.102	227	19.670
Balears, Illes	1.231	284.254	929	214.950	10	3.733	292	65.571
Canarias	1.556	270.949	1.244	146.411	5	475	307	124.063
Cantabria	699	76.361	543	66.263	6	1.767	150	8.331
Castilla y León	2.567	255.803	1.929	205.286	22	8.278	616	42.239
Castilla - La Mancha	2.146	265.194	1.713	171.310	39	4.324	394	89.560
Cataluña	8.488	1.780.219	6.905	1.133.294	79	74.138	1.504	572.787
Comunitat Valenciana	6.304	633.101	5.040	516.208	35	10.034	1.229	106.859
Extremadura	765	58.909	608	49.291	12	1.985	145	7.633
Galicia	1.773	174.942	1.270	138.173	7	3.481	496	33.288
Madrid, Comunidad de	10.740	2.320.310	8.026	1.799.817	68	231.987	2.646	288.506
Murcia, Región de	1.670	140.027	1.330	118.669	14	1.277	326	20.081
Navarra, Comunidad Foral de	521	64.289	430	58.393	7	1.407	84	4.489
País Vasco	2.775	495.576	2.231	374.020	29	13.755	515	107.801
Rioja, La	1.007	53.450	533	48.801	1	220	473	4.429
Ceuta	30	4.271	27	3.208	1	101	2	962
Melilla	53	5.970	43	5.549	0	0	10	421

## June 2022. 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	1.059	200.556	659	140.062	400	60.494
Andalucía	243	49.700	134	30.938	109	18.762
Aragón	61	8.666	45	6.749	16	1.917
Asturias, Principado de	29	4.334	10	1.853	19	2.481
Balears, Illes	53	23.296	45	21.051	8	2.245
Canarias	36	7.010	29	6.202	7	808
Cantabria	24	11.149	19	1.649	5	9.500
Castilla y León	68	12.992	37	8.643	31	4.349
Castilla - La Mancha	101	16.142	27	6.877	74	9.265
Cataluña	74	9.460	50	7.877	24	1.583
Comunitat Valenciana	119	11.850	96	10.201	23	1.649
Extremadura	64	16.765	52	15.984	12	781
Galicia	33	7.112	25	5.710	8	1.402
Madrid, Comunidad de	5	1.358	4	1.270	1	88
Murcia, Región de	74	10.089	38	7.624	36	2.465
Navarra, Comunidad Foral de	15	1.504	1	353	14	1.151
País Vasco	51	8.438	39	6.478	12	1.960
Rioja, La	9	691	8	603	1	88
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

### 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	54.962	8.558.035	49.031	7.573.330	5.931	984.705
Andalucía	9.859	1.348.930	8.716	1.191.922	1.143	157.008
Aragón	1.814	233.110	1.665	218.726	149	14.384
Asturias, Principado de	964	92.370	591	62.473	373	29.897
Balears, Illes	1.231	284.254	1.169	271.309	62	12.945
Canarias	1.556	270.949	1.430	258.673	126	12.276
Cantabria	699	76.361	670	68.278	29	8.083
Castilla y León	2.567	255.803	2.265	224.648	302	31.155
Castilla - La Mancha	2.146	265.194	1.684	190.176	462	75.018
Cataluña	8.488	1.780.219	7.954	1.639.527	534	140.692
Comunitat Valenciana	6.304	633.101	5.404	557.882	900	75.219
Extremadura	765	58.909	658	50.787	107	8.122
Galicia	1.773	174.942	1.738	169.816	35	5.126
Madrid, Comunidad de	10.740	2.320.310	10.261	2.065.780	479	254.530
Murcia, Región de	1.670	140.027	1.335	112.269	335	27.758
Navarra, Comunidad Foral de	521	64.289	353	43.359	168	20.930
País Vasco	2.775	495.576	2.108	388.610	667	106.966
Rioja, La	1.007	53.450	956	49.474	51	3.976
Ceuta	30	4.271	27	4.063	3	208
Melilla	53	5.970	47	5.558	6	412



## June 2022. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>52.659</b>	<b>1.490</b>	<b>36.060</b>	<b>1.026</b>	<b>14.083</b>
Andalucía	10.178	445	7.364	388	1.981
Aragón	1.460	51	973	19	417
Asturias, Principado de	852	61	549	27	215
Balears, Illes	1.967	59	1.027	28	853
Canarias	2.272	56	1.576	31	609
Cantabria	721	7	494	5	215
Castilla y León	2.611	119	1.516	48	928
Castilla - La Mancha	1.948	64	1.337	76	471
Cataluña	7.173	73	5.203	132	1.765
Comunitat Valenciana	8.039	235	5.300	73	2.431
Extremadura	828	69	536	52	171
Galicia	1.778	93	1.162	13	510
Madrid, Comunidad de	8.217	22	5.943	73	2.179
Murcia, Región de	1.553	59	1.124	37	333
Navarra, Comunidad Foral de	508	11	314	2	181
País Vasco	1.877	57	1.325	15	480
Rioja, La	594	8	249	6	331
Ceuta	44	1	35	1	7
Melilla	39	0	33	0	6

### 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
<b>TOTAL</b>	<b>46.853</b>	<b>5.806</b>	<b>1.114</b>	<b>376</b>	<b>45.739</b>	<b>5.430</b>
Andalucía	8.730	1.448	330	115	8.400	1.333
Aragón	1.332	128	34	17	1.298	111
Asturias, Principado de	713	139	48	13	665	126
Balears, Illes	1.832	135	57	2	1.775	133
Canarias	2.047	225	52	4	1.995	221
Cantabria	681	40	6	1	675	39
Castilla y León	2.338	273	97	22	2.241	251
Castilla - La Mancha	1.780	168	47	17	1.733	151
Cataluña	6.539	634	49	24	6.490	610
Comunitat Valenciana	7.205	834	140	95	7.065	739
Extremadura	761	67	57	12	704	55
Galicia	1.664	114	81	12	1.583	102
Madrid, Comunidad de	7.630	587	5	17	7.625	570
Murcia, Región de	1.367	186	52	7	1.315	179
Navarra, Comunidad Foral de	370	138	4	7	366	131
País Vasco	1.549	328	50	7	1.499	321
Rioja, La	243	351	5	3	238	348
Ceuta	39	5	0	1	39	4
Melilla	33	6	0	0	33	6

**June 2022. 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
<b>TOTAL</b>	14.412	12.014	535	1.863	345	14.067	10.683
Andalucía	2.892	2.477	72	343	100	2.792	2.129
Aragón	497	413	34	50	3	494	391
Asturias, Principado de	210	197	6	7	21	189	140
Balears, Illes	402	391	5	6	30	372	271
Canarias	585	415	4	166	13	572	433
Cantabria	300	282	0	18	1	299	135
Castilla y León	557	504	2	51	4	553	390
Castilla - La Mancha	506	447	5	54	22	484	401
Cataluña	2.285	1.895	108	282	13	2.272	1.789
Comunitat Valenciana	2.491	2.053	113	325	29	2.462	1.806
Extremadura	172	124	5	43	8	164	110
Galicia	361	307	6	48	18	343	244
Madrid, Comunidad de	2.431	2.019	142	270	0	2.431	1.969
Murcia, Región de	241	184	12	45	22	219	158
Navarra, Comunidad Foral de	39	26	13	0	1	38	31
País Vasco	393	236	6	151	53	340	251
Rioja, La	36	34	0	2	7	29	22
Ceuta	12	10	0	2	0	12	11
Melilla	2	0	2	0	0	2	2