

27 September 2010

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

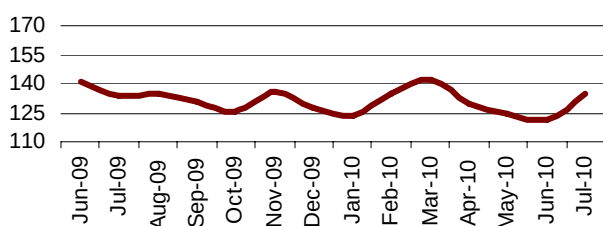
The average value of the mortgages constituted in July increases 0.7% in the interannual rate, reaching 135,231 euros

The number of mortgages that change conditions decreases 24.8%, while registered mortgage cancellations increase 8.7%

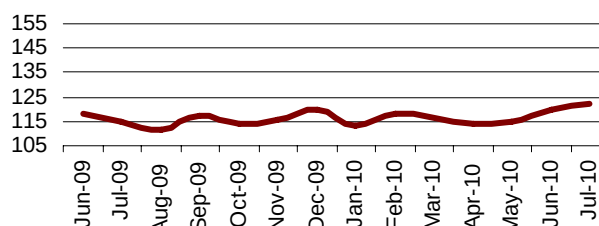
During the month of July, the average amount per mortgage constituted stood at 135,231 euros, this figure being 0.7% higher than that recorded the same month the previous year, and 11.7% higher than that registered in June 2010.

In the **case of mortgages constituted for dwellings, the average value was 122,238 euros, 5.9% more than in the same month of 2009**, and 2.3% higher than that registered in June 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 almost 10,484 million euros in July, indicating an interannual decrease of 14.7%. In dwellings, the capital loaned stood at 6,793 million euros, 1.3% less than in July 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	83,588	-4.0	-16.5	-6.0
Capital loaned (thousands of euros)	11,303,697	7.2	-15.9	-14.3
Average amount (euros)	135,231	11.7	0.7	-8.8
Rustic properties				
Number of mortgaged properties	3,393	-10.2	-38.1	-15.4
Capital loaned (thousands of euros)	820,136	42.9	-29.2	-29.2
Average amount (euros)	241,714	59.2	14.4	-16.3
Urban properties				
Number of mortgaged properties	80,195	-3.7	-15.3	-5.5
Capital loaned (thousands of euros)	10,483,561	5.2	-14.7	-12.8
Average amount (euros)	130,726	9.2	0.7	-7.8
Dwellings				
Number of mortgaged properties	55,570	0.8	-6.8	-1.5
Capital loaned (thousands of euros)	6,792,765	3.0	-1.3	-3.3
Average amount (euros)	122,238	2.3	5.9	-1.8

*Rates calculated with regard to the final data for 2009

Mortgages by institution

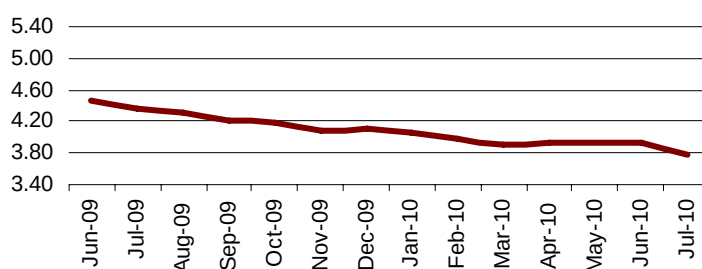
Savings Banks were the institutions that granted the highest number of mortgage loans in July (52.1% of the total), followed by Banks (37.7%) and Other financial institutions (10.2%).

Regarding the capital loaned, Savings Banks granted 46.4% of the total, Banks 43.7% and Other financial institutions 9.9%.

Mortgage interest rates

The average interest rate in July 2010 was 3.77%, indicating a 13.5% drop in the interannual rate, and a 4.1% decrease as compared with June 2010.

Average interest rate



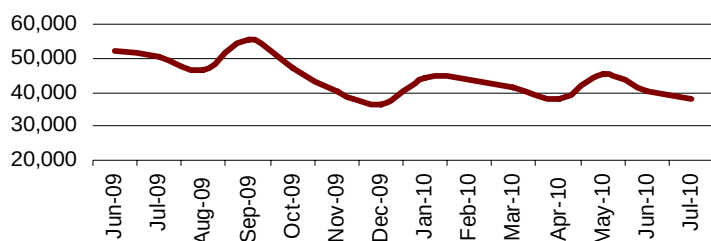
By institution, the average interest rate of Savings Bank mortgage loans was 3.93%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 3.59%, and the average term was 22 years.

96.2% of the mortgages constituted in July used a variable interest rate, as opposed to the 3.8% that used a fixed rate. Within the variable interest rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 89.6% of new contracts.

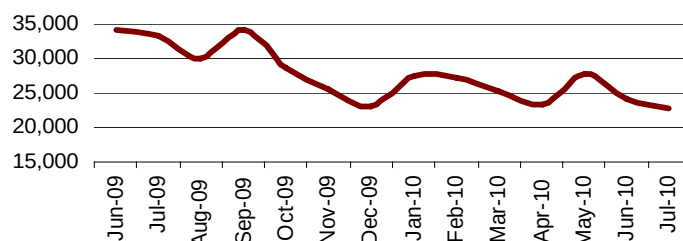
Mortgages with modified conditions

In July, the total number of mortgages with changes in conditions was 37,935, with an interannual decrease of 24.8%. In the case of dwellings, the number of mortgages that modified their conditions was 22,799, that is, 31.6% less than in July 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in July, 31,143 novations (or modifications within the same financial institution) were recorded, representing an interannual decrease of 22.6%.

The number of operations that changed institution (subrogations creditor) was 4,335, that is, 42.8% less in the interannual rate. In turn, 2,457 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 6.5%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	37,935	-5.4	-24.8	-5.6
-Novations	31,143	-6.7	-22.6	-4.5
-Subrogations Debtor	2,457	29.3	-6.5	-8.6
-Subrogations Creditor	4,335	-10.0	-42.8	-10.5

*Rates calculated with regard to the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 37,935 mortgages with modified conditions during the month of July, 36.7% 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 1.3% 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 and after the change was Other interest rates, which dropped from 4.38% to 3.12%.

After the modification of conditions, the average interest of the loans decreased 0.83 points in fixed interest rate mortgages, and 1.21 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 interest rate structure	Original average interest of loan	No. of mortgages	Final interest rate structure (%)	Final average interest of loan
Fixed	455	3.3	4.97	187	1.3	4.14
Variable	13,417	96.5	4.62	13,618	97.9	3.41
-MRTI* Banks	164	1.2	6.06	74	0.5	3.34
-MRTI* Savings banks	401	2.9	4.47	277	2.0	4.03
-MRTI* All institutions	295	2.1	4.97	123	0.9	4.10
-Type Act. Ref. Saving Banks	34	0.2	4.43	17	0.1	4.27
-Euribor	11,892	85.5	4.61	12,680	91.2	3.40
-Other interest rates	631	4.5	4.38	447	3.2	3.12
Without interest	33	0.2	-	100	0.7	-
Total interest rate changes	13,905	100.0		13,905	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In July, 47,406 mortgage cancellations were registered, 8.7% more than in the same month of 2009. Mortgages cancelled on rustic properties decreased 10.2%, while those cancelled on urban properties increased 9.4%. Cancellations of mortgages on dwellings increased 9.1% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total registered mortgage cancellations	47,406	-2.0	8.7	2.7
Rustic	1,350	-15.4	-10.2	0.1
Urban	46,056	-1.5	9.4	2.8
-Dwellings	32,101	-1.2	9.1	2.5

*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 (502) and Illes Balears (305). The Autonomous Communities with the highest variation rates were La Rioja (13.7%) and Principado de Asturias and Cataluña (6.3% each). The most negative evolution was recorded in Aragón (-45.3%) and Cantabria (-44.9%).

The Autonomous Communities with the greatest average amount mortgaged were Extremadura (201,245 euros) and Comunidad de Madrid (200,767 euros). The Communities with the highest positive variation rates were Extremadura (74.2%) and Cantabria (33.0%). The most negative evolution was observed in La Rioja (-23.9%) and Comunidad Foral de Navarra (-22.5%).

The Communities with the highest number of properties with changes in conditions per 100,000 inhabitants¹ were La Rioja (309) and Comunitat Valenciana (181). Those with the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (249) and Región de Murcia (172).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with registered mortgage cancellations
	Number*	Interannual variation**	Amount	Interannual variation**	Number*	Number*
TOTAL	223	-16.5	135,231	0.7	101	126
Andalucía	196	-26.7	134,832	15.6	108	127
Aragón	206	-45.3	142,884	28.3	100	122
Asturias (Principado de)	219	6.3	122,930	-6.8	89	101
Balears (Illes)	305	-16.0	117,730	-10.3	103	149
Canarias	191	-43.8	102,645	-1.1	88	98
Cantabria	233	-44.9	121,562	33.0	38	154
Castilla y León	228	-19.8	110,650	-0.2	116	142
Castilla-La Mancha	234	-18.1	106,155	-21.1	179	134
Cataluña	239	6.3	139,486	-10.8	79	96
Comunitat Valenciana	257	-19.0	107,548	-16.0	181	168
Extremadura	235	-17.6	201,245	74.2	66	99
Galicia	211	-8.0	96,308	-10.6	73	125
Madrid (Comunidad de)	199	-8.4	200,767	6.2	67	126
Murcia (Región de)	253	-21.4	115,363	-10.1	168	172
Navarra (Comunidad Foral de)	153	-20.5	126,834	-22.5	38	91
País Vasco	211	1.3	173,839	-5.0	14	105
Rioja (La)	502	13.7	94,918	-23.9	309	249
Ceuta	106	129.6	109,790	-24.6	44	101
Melilla	141	21.0	116,000	-22.7	4	77

*Per hundred thousand 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/hpro0710_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)

July 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	83,588	11,303,697	3,393	820,136	80,195	10,483,561
Andalucía	12,808	1,726,929	789	180,840	12,019	1,546,089
Aragón	2,249	321,345	182	26,830	2,067	294,515
Asturias (Ppdo de)	2,003	246,229	109	15,169	1,894	231,060
Balears (Illes)	2,679	315,398	150	26,997	2,529	288,401
Canarias	3,248	333,392	167	16,628	3,081	316,764
Cantabria	1,128	137,122	64	7,594	1,064	129,528
Castilla y León	4,803	531,451	211	37,744	4,592	493,707
Castilla-La Mancha	3,857	409,441	219	39,132	3,638	370,309
Cataluña	14,306	1,995,490	238	48,421	14,068	1,947,069
Comunitat Valenciana	10,530	1,132,481	519	70,123	10,011	1,062,358
Extremadura	2,058	414,162	168	206,089	1,890	208,073
Galicia	4,884	470,370	164	22,023	4,720	448,347
Madrid (Comunidad de)	10,206	2,049,027	48	49,757	10,158	1,999,270
Murcia (Región de)	2,850	328,785	230	56,165	2,620	272,620
Navarra (Com. Foral de)	771	97,789	21	3,004	750	94,785
Pais Vasco	3,769	655,200	75	7,510	3,694	647,690
Rioja (La)	1,302	123,583	39	6,113	1,263	117,470
Ceuta	62	6,807	0	0	62	6,807
Melilla	75	8,700	0	0	75	8,700

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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	80,195	10,483,561	55,570	6,792,765	2,277	1,151,671	22,348	2,539,125
Andalucía	12,019	1,546,089	8,369	942,010	472	362,337	3,178	241,742
Aragón	2,067	294,515	1,357	153,291	71	35,931	639	105,293
Asturias (Ppdo de)	1,894	231,060	1,275	130,689	36	11,330	583	89,041
Balears (Illes)	2,529	288,401	1,918	202,305	97	19,389	514	66,707
Canarias	3,081	316,764	2,038	202,082	120	21,402	923	93,280
Cantabria	1,064	129,528	806	98,298	17	17,617	241	13,613
Castilla y León	4,592	493,707	3,032	332,827	152	51,663	1,408	109,217
Castilla-La Mancha	3,638	370,309	2,509	266,756	154	29,802	975	73,751
Cataluña	14,068	1,947,069	9,303	1,232,869	385	171,876	4,380	542,324
Comunitat Valenciana	10,011	1,062,358	7,119	741,318	210	51,911	2,682	269,129
Extremadura	1,890	208,073	1,380	114,279	79	69,170	431	24,624
Galicia	4,720	448,347	3,023	319,656	55	33,419	1,642	95,272
Madrid (Comunidad de)	10,158	1,999,270	7,258	1,285,727	248	109,764	2,652	603,779
Murcia (Región de)	2,620	272,620	1,826	181,729	77	43,596	717	47,295
Navarra (Com. Foral de)	750	94,785	605	70,361	23	10,368	122	14,056
Pais Vasco	3,694	647,690	2,911	413,521	59	106,622	724	127,547
Rioja (La)	1,263	117,470	730	91,257	21	5,414	512	20,799
Ceuta	62	6,807	49	5,909	1	60	12	838
Melilla	75	8,700	62	7,880	0	0	13	820

M - (TABLES ANNEX) July 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	3,393	820,136	1,188	443,037	1,383	212,033	822	165,066
Andalucía	789	180,840	267	61,476	279	72,626	243	46,738
Aragón	182	26,830	23	7,518	73	4,053	86	15,259
Asturias (Ppdo de)	109	15,169	39	5,511	37	3,222	33	6,436
Balears (Illes)	150	26,997	60	15,961	70	8,936	20	2,100
Canarias	167	16,628	84	5,905	69	5,892	14	4,831
Cantabria	64	7,594	10	2,139	50	5,355	4	100
Castilla y León	211	37,744	77	18,586	106	14,339	28	4,819
Castilla-La Mancha	219	39,132	79	24,797	82	10,625	58	3,710
Cataluña	238	48,421	74	27,700	73	10,757	91	9,964
Comunitat Valenciana	519	70,123	173	26,641	246	34,511	100	8,971
Extremadura	168	206,089	86	198,447	70	6,113	12	1,529
Galicia	164	22,023	111	14,710	45	6,475	8	838
Madrid (Comunidad de)	48	49,757	13	16,201	19	4,465	16	29,091
Murcia (Región de)	230	56,165	72	13,549	101	16,042	57	26,574
Navarra (Com. Foral de)	21	3,004	1	846	3	580	17	1,578
Pais Vasco	75	7,510	10	1,260	38	4,983	27	1,267
Rioja (La)	39	6,113	9	1,790	22	3,061	8	1,262
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

M - (TABLES ANNEX) July 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	80,195	10,483,561	30,337	4,466,494	42,118	5,013,103	7,740	1,003,964
Andalucía	12,019	1,546,089	5,345	646,363	5,509	775,563	1,165	124,163
Aragón	2,067	294,515	509	68,100	1,247	134,327	311	92,088
Asturias (Ppdo de)	1,894	231,060	997	124,419	618	73,620	279	33,021
Balears (Illes)	2,529	288,401	1,046	132,201	1,274	132,100	209	24,100
Canarias	3,081	316,764	1,524	164,944	1,326	120,584	231	31,236
Cantabria	1,064	129,528	325	41,071	578	70,346	161	18,111
Castilla y León	4,592	493,707	1,716	208,076	2,388	245,172	488	40,459
Castilla-La Mancha	3,638	370,309	1,234	142,414	2,116	193,116	288	34,779
Cataluña	14,068	1,947,069	4,308	716,511	8,536	1,058,088	1,224	172,470
Comunitat Valenciana	10,011	1,062,358	4,057	516,190	4,833	434,830	1,121	111,338
Extremadura	1,890	208,073	580	105,263	1,242	97,815	68	4,995
Galicia	4,720	448,347	2,322	210,175	2,285	224,565	113	13,607
Madrid (Comunidad de)	10,158	1,999,270	4,467	1,048,565	5,105	842,608	586	108,097
Murcia (Región de)	2,620	272,620	680	101,215	1,528	136,095	412	35,310
Navarra (Com. Foral de)	750	94,785	118	16,763	299	32,585	333	45,437
Pais Vasco	3,694	647,690	815	189,964	2,233	356,043	646	101,683
Rioja (La)	1,263	117,470	208	24,054	968	81,940	87	11,476
Ceuta	62	6,807	34	3,559	24	2,752	4	496
Melilla	75	8,700	52	6,647	9	952	14	1,101

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

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	47,406	1,350	32,101	1,008	12,947
Andalucía	8,313	367	5,630	236	2,080
Aragón	1,332	80	762	8	482
Asturias (Ppdo de)	926	30	635	12	249
Balears (Illes)	1,313	41	845	22	405
Canarias	1,670	54	1,108	27	481
Cantabria	744	8	440	19	277
Castilla y León	2,983	152	1,904	90	837
Castilla-La Mancha	2,205	98	1,393	89	625
Cataluña	5,778	59	3,963	122	1,634
Comunitat Valenciana	6,907	229	4,648	99	1,931
Extremadura	868	42	589	39	198
Galicia	2,888	51	1,869	27	941
Madrid (Comunidad de)	6,471	12	4,816	116	1,527
Murcia (Región de)	1,933	82	1,317	38	496
Navarra (Com. Foral de)	456	7	336	19	94
Pais Vasco	1,874	31	1,409	39	395
Rioja (La)	645	7	356	6	276
Ceuta	59	0	46	0	13
Melilla	41	0	35	0	6

M - (TABLES ANNEX) July 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	16,177	24,036	7,193	384	594	372	15,793	23,442	6,821
Andalucía	2,856	4,019	1,438	105	130	132	2,751	3,889	1,306
Aragón	277	845	210	13	33	34	264	812	176
Asturias (Ppdo de)	336	403	187	17	4	9	319	399	178
Balears Illes	692	510	111	18	19	4	674	491	107
Canarias	881	592	197	24	16	14	857	576	183
Cantabria	210	380	154	3	3	2	207	377	152
Castilla-León	872	1,652	459	25	80	47	847	1,572	412
Castilla-la-Mancha	584	1,333	288	42	30	26	542	1,303	262
Cataluña	1,760	3,445	573	17	27	15	1,743	3,418	558
Comunitat Valenciana	2,475	3,476	956	44	156	29	2,431	3,320	927
Extremadura	345	442	81	18	17	7	327	425	74
Galicia	1,085	1,607	196	27	15	9	1,058	1,592	187
Madrid (Comunidad de)	2,387	2,744	1,340	4	7	1	2,383	2,737	1,339
Murcia (Región de)	524	1,153	256	19	42	21	505	1,111	235
Navarra (Com. Foral de)	125	190	141	0	1	6	125	189	135
Pais Vasco	433	973	468	6	13	12	427	960	456
Rioja (La)	286	228	131	2	1	4	284	227	127
Ceuta	24	32	3	0	0	0	24	32	3
Melilla	25	12	4	0	0	0	25	12	4

M - (TABLES ANNEX) July 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	37,935	31,143	2,457	4,335	1,292	36,643	22,799
Andalucía	7,058	6,244	224	590	324	6,734	4,192
Aragón	1,087	920	106	61	64	1,023	596
Asturias (Ppdo de)	812	693	33	86	74	738	600
Balears Illes	906	865	7	34	31	875	513
Canarias	1,502	936	79	487	43	1,459	1,066
Cantabria	184	166	14	4	1	183	125
Castilla-León	2,438	2,264	63	111	45	2,393	908
Castilla-la-Mancha	2,937	2,440	60	437	80	2,857	1,747
Cataluña	4,729	3,893	182	654	39	4,690	2,806
Comunitat Valenciana	7,433	4,765	1,337	1,331	301	7,132	4,940
Extremadura	575	544	17	14	13	562	332
Galicia	1,693	1,482	74	137	45	1,648	984
Madrid (Comunidad de)	3,418	3,078	120	220	116	3,302	2,269
Murcia (Región de)	1,891	1,753	18	120	72	1,819	1,006
Navarra (Com. Foral de)	192	187	5	0	25	167	104
Pais Vasco	250	151	60	39	12	238	162
Rioja (La)	802	738	56	8	7	795	428
Ceuta	26	24	2	0	0	26	20
Melilla	2	0	0	2	0	2	1

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