

26 September 2013

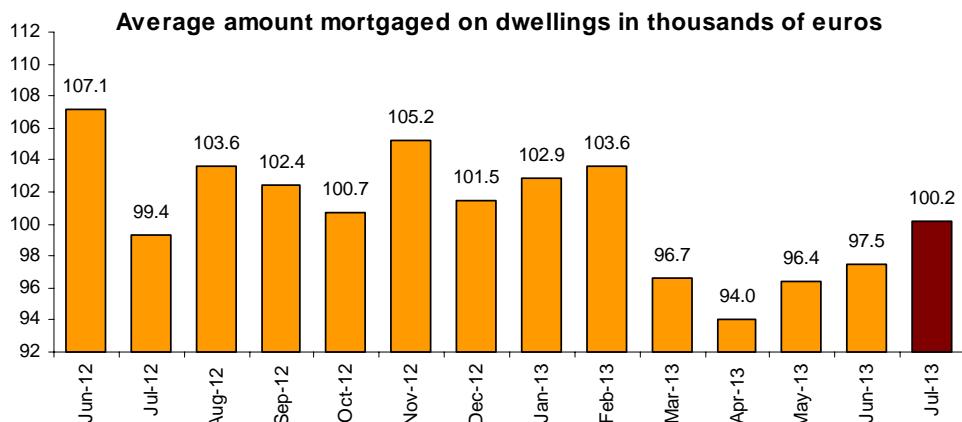
Mortgage Statistics (H)
July 2013. *Provisional data*

The number of mortgages constituted on dwellings stands at 13,777 in July, 42.7% lower than that of the same month of 2012

The average value of the mortgages constituted on dwellings increases 0.8% its annual rate, standing at 100,180 euros

During the month of July, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 124,516 euros, 23.4% higher than that registered during the same month of the previous year.

In the case of the number of **mortgages constituted on dwellings**, it stood at 13,777, a 42.7% lower than that registered in July 2012. The average value of the mortgages was 100,180 euros, 0.8% higher.



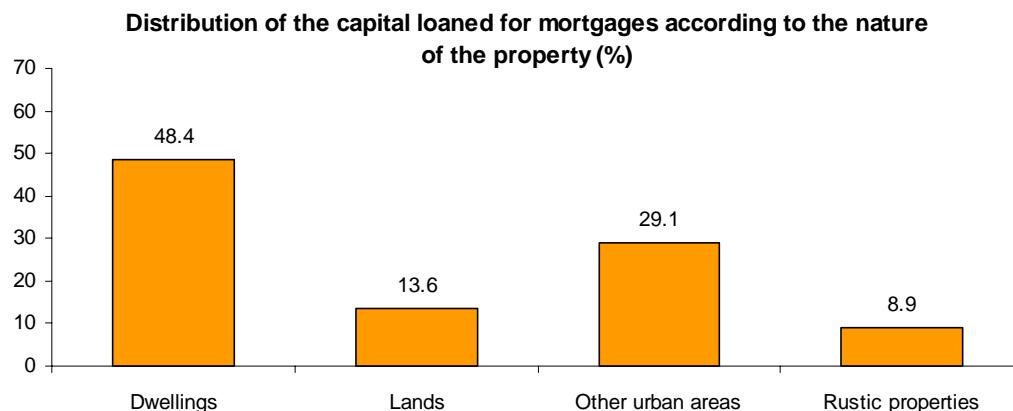
The value of the mortgages constituted on urban properties was over 2,599 million euros, 32.5% less, as compared with July 2012. On dwellings, the capital loaned exceeded 1,380 million euros, 42.2% less.

Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	22,925	-2.9	-44.5	-27.6
Capital loaned (thousands of euros)	2,854,522	1.3	-31.5	-26.9
Average amount (euros)	124,516	4.4	23.4	0.9
Rustic properties				
Number of mortgaged properties	1,382	5.2	-36.6	-29.8
Capital loaned (thousands of euros)	255,246	26.9	-18.5	-36.9
Average amount (euros)	184,693	20.7	28.7	-10.1
Urban properties				
Number of mortgaged properties	21,543	-3.4	-44.9	-27.4
Capital loaned (thousands of euros)	2,599,276	-0.6	-32.5	-26.1
Average amount (euros)	120,655	2.8	22.5	1.9
Dwellings				
Number of mortgaged properties	13,777	-2.0	-42.7	-26.1
Capital loaned (thousands of euros)	1,380,185	0.7	-42.2	-29.3
Average amount (euros)	100,180	2.8	0.8	-4.3

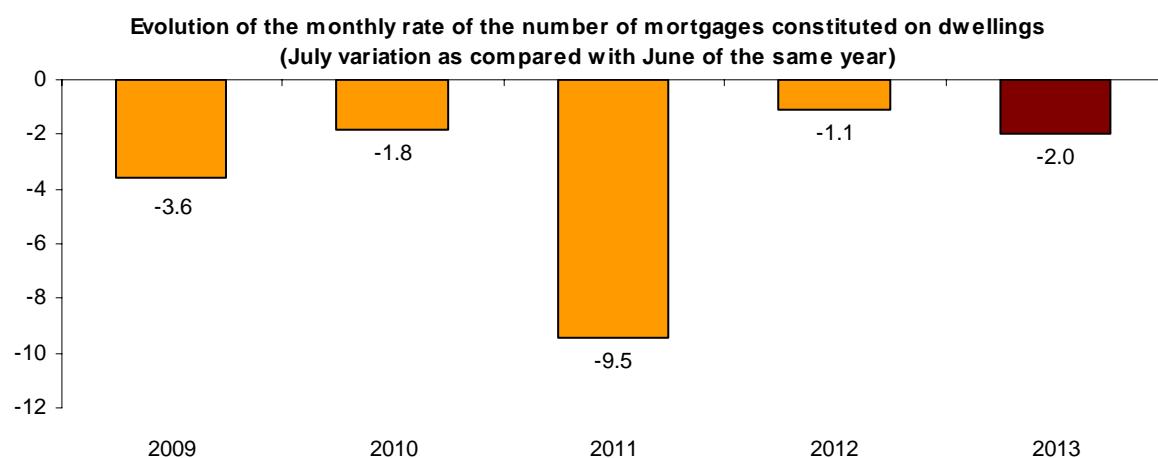
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 48.4% of the total capital loaned in July.

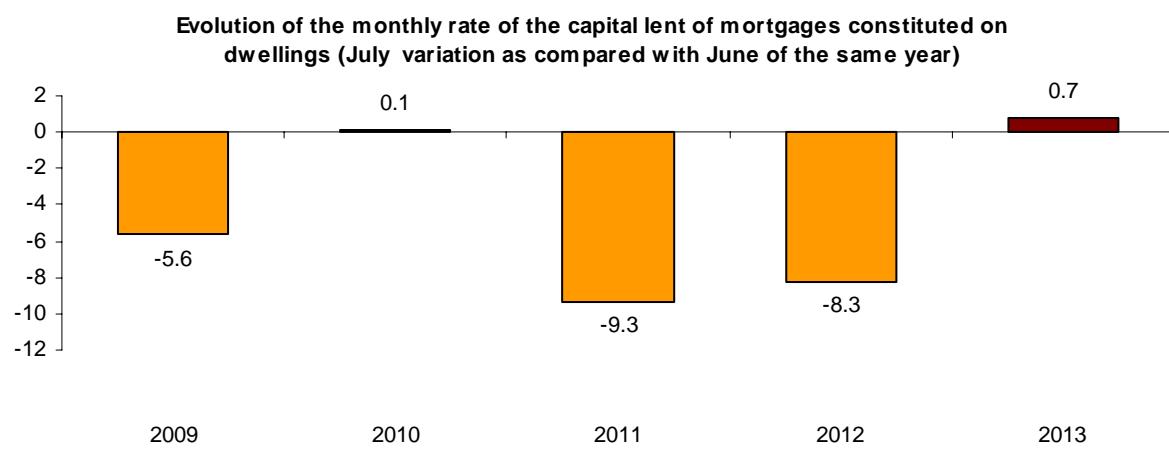


Monthly evolution of the mortgages constituted on dwellings

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 July and June for the last five years. In 2013, the monthly rate was -2.0%.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 was 0.7%, the highest rate of the period considered.

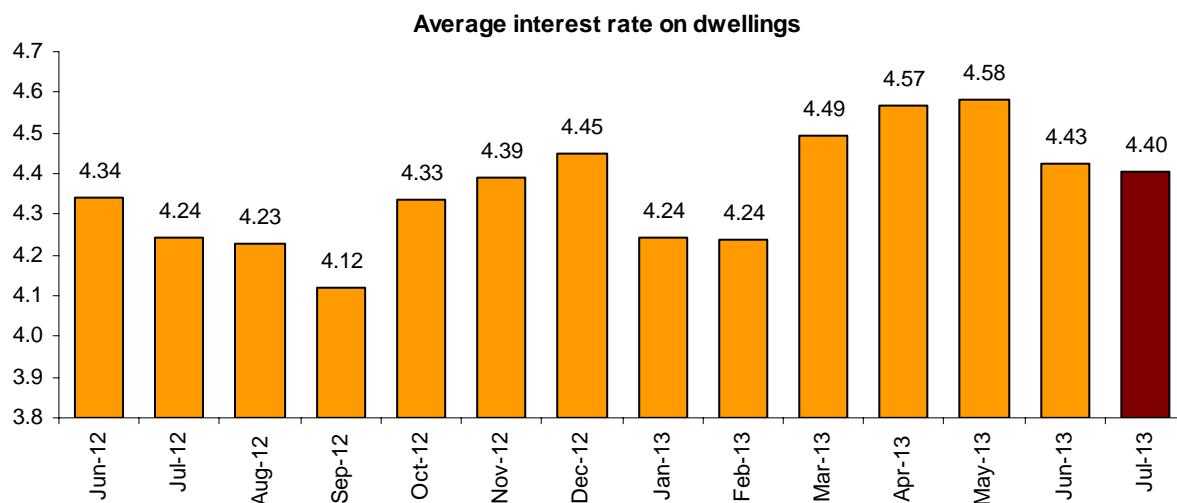


Mortgage interest rates

91.2% of the mortgages constituted in July used a variable interest rate, as opposed to the 8.8% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 84.2% of new contracts.

The average interest rate for the total properties was 4.37% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 4.40%, 3.8% above that registered in July 2012.



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 17,978, indicating an annual decrease of 31.7%. On dwellings, the number of mortgages with modified conditions decreased 32.4%.

Considering the type of modification of conditions, in July 14,824 novations (or modifications produced within the same financial institution) were produced, with a decrease of 30.3%, as compared with July 2012. The number of transactions that changed institutions (subrogations creditor) decreased 29.9% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 58.0%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	17,978	-11.3	-31.7	-21.3
Novations	14,824	-9.6	-30.3	-21.8
Subrogations Debtor	602	-29.7	-58.0	-34.3
Subrogations Creditor	2,552	-15.2	-29.9	-11.9

Number of mortgages with changes in interest rate conditions

Out of the 17,978 mortgages with changes in their conditions, 32.3% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 6.0% to 3.7%, and mortgages at a variable interest increased from 93.2% to 95.9%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (79.9%) and after the change (87.1%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.83 points, and that of the mortgages at a variable rate decreased 0.87 points.

Mortgages with registration changes in interest rates conditions

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	5,803	100.0		5,803	100.0	
Fixed	349	6.0	5.04	212	3.7	4.21
Variable -Euribor	5,406 4,636	93.2 79.9	4.38 4.32	5,565 5,054	95.9 87.1	3.51 3.39
Without interest	48	0.8	-	26	0.4	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Cataluña (2,394), Andalucía (2,306) and Comunidad de Madrid (2,115).

All the Autonomous Communities registered negative annual variation rates. Castilla y León showed the lowest decrease (-23.7%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (289.4 million euros), Cataluña (245.1 million euros) and Andalucía (186.8 million euros).

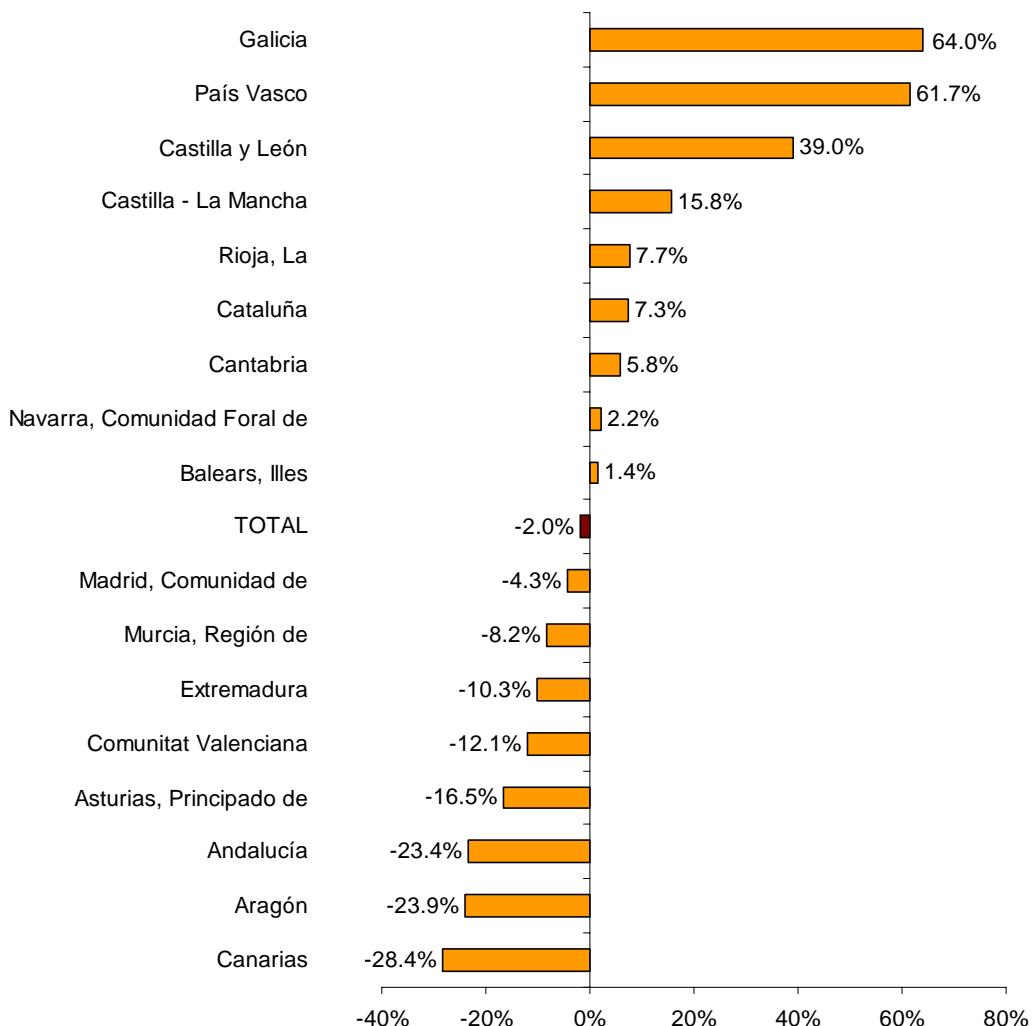
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	13,777	-2.0	-42.7	1,380,185	0.7	-42.2
Andalucía	2,306	-23.4	-53.5	186,823	-25.9	-57.8
Aragón	407	-23.9	-49.3	39,873	-21.6	-45.9
Asturias, Principado de	167	-16.5	-65.2	12,756	-25.6	-70.8
Balears, Illes	420	1.4	-51.2	62,240	51.5	-32.4
Canarias	479	-28.4	-58.6	46,624	4.7	-50.5
Cantabria	127	5.8	-62.0	11,126	-5.8	-66.8
Castilla - La Mancha	848	39.0	-23.7	77,514	45.5	-20.9
Castilla y León	573	15.8	-38.6	48,369	31.0	-42.3
Cataluña	2,394	7.3	-36.0	245,123	1.2	-41.5
Comunitat Valenciana	1,384	-12.1	-42.3	94,433	-18.3	-50.9
Extremadura	235	-10.3	-36.5	16,347	-42.7	-44.8
Galicia	651	64.0	-45.1	68,666	92.8	-37.1
Madrid, Comunidad de	2,115	-4.3	-30.2	289,443	-7.7	-25.1
Murcia, Región de	401	-8.2	-47.4	28,232	-9.0	-47.3
Navarra, Comunidad Foral de	189	2.2	-46.9	27,271	60.7	-26.0
País Vasco	936	61.7	-28.7	111,853	62.6	-33.4
Rioja, La	112	7.7	-43.1	9,212	9.8	-64.1
Ceuta	10	0.0	-28.6	1,090	6.5	-39.0
Melilla	23	130.0	-28.1	3,190	420.4	-21.9

The Autonomous Communities with the highest rates in monthly variation in the number of mortgages constituted on dwellings were Galicia (64.0%), País Vasco (61.7%) and Castilla y León (39.0%).

In turn, the Autonomous Communities registering the lowest greatest decreases were Canarias (-28.4%), Aragón (-23.9%) and Andalucía (-23.4%).

Monthly variation of the number of mortgages constituted on dwellings



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/hpro0713_en.pdf

Mortgages Statistics July 2013. 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	22,925	2,854,522	1,382	255,246	21,543	2,599,276
Andalucía	4,064	423,040	433	98,085	3,631	324,955
Aragón	880	123,156	98	6,987	782	116,169
Asturias, Principado de	341	40,451	34	4,891	307	35,560
Balears, Illes	742	97,776	43	5,208	699	92,568
Canarias	842	93,377	23	2,281	819	91,096
Cantabria	201	41,385	2	218	199	41,167
Castilla y León	1,413	136,871	139	21,967	1,274	114,904
Castilla - La Mancha	1,231	122,905	124	7,889	1,107	115,016
Cataluña	3,472	537,053	73	34,575	3,399	502,478
Comunitat Valenciana	2,158	172,443	139	16,182	2,019	156,261
Extremadura	435	35,031	73	9,192	362	25,839
Galicia	1,163	153,584	57	5,056	1,106	148,528
Madrid, Comunidad de	3,111	566,531	10	26,931	3,101	539,600
Murcia, Región de	701	66,366	82	11,262	619	55,104
Navarra, Comunidad Foral de	390	41,314	17	2,439	373	38,875
País Vasco	1,546	181,806	32	1,968	1,514	179,838
Rioja, La	198	16,950	3	115	195	16,835
Ceuta	12	1,260	0	0	12	1,260
Melilla	25	3,223	0	0	25	3,223

July 2013. Provisional data

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	21,543	2,599,276	13,777	1,380,185	808	388,181	6,958	830,910
Andalucía	3,631	324,955	2,306	186,823	172	34,755	1,153	103,377
Aragón	782	116,169	407	39,873	12	25,826	363	50,470
Asturias, Principado de	307	35,560	167	12,756	8	6,662	132	16,142
Balears, Illes	699	92,568	420	62,240	50	9,069	229	21,259
Canarias	819	91,096	479	46,624	14	9,092	326	35,380
Cantabria	199	41,167	127	11,126	3	9,307	69	20,734
Castilla y León	1,274	114,904	848	77,514	41	4,420	385	32,970
Castilla - La Mancha	1,107	115,016	573	48,369	175	43,184	359	23,463
Cataluña	3,399	502,478	2,394	245,123	114	60,879	891	196,476
Comunitat Valenciana	2,019	156,261	1,384	94,433	41	8,411	594	53,417
Extremadura	362	25,839	235	16,347	17	2,250	110	7,242
Galicia	1,106	148,528	651	68,666	14	30,823	441	49,039
Madrid, Comunidad de	3,101	539,600	2,115	289,443	91	132,683	895	117,474
Murcia, Región de	619	55,104	401	28,232	37	7,150	181	19,722
Navarra, Comunidad Foral de	373	38,875	189	27,271	8	948	176	10,656
País Vasco	1,514	179,838	936	111,853	8	2,503	570	65,482
Rioja, La	195	16,835	112	9,212	2	171	81	7,452
Ceuta	12	1,260	10	1,090	1	48	1	122
Melilla	25	3,223	23	3,190	0	0	2	33

July 2013. 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	1,382	255,246	780	182,619	602	72,627
Andalucía	433	98,085	260	75,108	173	22,977
Aragón	98	6,987	47	2,504	51	4,483
Asturias, Principado de	34	4,891	13	2,583	21	2,308
Balears, Illes	43	5,208	25	3,391	18	1,817
Canarias	23	2,281	21	1,351	2	930
Cantabria	2	218	1	73	1	145
Castilla y León	139	21,967	75	8,758	64	13,209
Castilla - La Mancha	124	7,889	52	3,889	72	4,000
Cataluña	73	34,575	53	32,488	20	2,087
Comunitat Valenciana	139	16,182	52	6,137	87	10,045
Extremadura	73	9,192	62	8,445	11	747
Galicia	57	5,056	51	4,859	6	197
Madrid, Comunidad de	10	26,931	7	26,505	3	426
Murcia, Región de	82	11,262	40	5,189	42	6,073
Navarra, Comunidad Foral de	17	2,439	0	0	17	2,439
País Vasco	32	1,968	18	1,224	14	744
Rioja, La	3	115	3	115	0	0
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

July 2013. Provisional data

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	21,543	2,599,276	17,508	2,113,980	4,035	485,296
Andalucía	3,631	324,955	2,907	253,914	724	71,041
Aragón	782	116,169	619	100,968	163	15,201
Asturias, Principado de	307	35,560	192	23,536	115	12,024
Balears, Illes	699	92,568	574	78,938	125	13,630
Canarias	819	91,096	673	79,062	146	12,034
Cantabria	199	41,167	175	35,208	24	5,959
Castilla y León	1,274	114,904	1,105	102,847	169	12,057
Castilla - La Mancha	1,107	115,016	858	96,120	249	18,896
Cataluña	3,399	502,478	2,870	385,645	529	116,833
Comunitat Valenciana	2,019	156,261	1,377	109,559	642	46,702
Extremadura	362	25,839	317	23,039	45	2,800
Galicia	1,106	148,528	996	118,246	110	30,282
Madrid, Comunidad de	3,101	539,600	2,781	490,906	320	48,694
Murcia, Región de	619	55,104	438	37,601	181	17,503
Navarra, Comunidad Foral de	373	38,875	274	30,387	99	8,488
País Vasco	1,514	179,838	1,164	129,172	350	50,666
Rioja, La	195	16,835	154	14,585	41	2,250
Ceuta	12	1,260	10	1,114	2	146
Melilla	25	3,223	24	3,133	1	90

July 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	39,020	1,656	24,599	1,310	11,455
Andalucía	7,621	582	4,709	248	2,082
Aragón	898	35	530	20	313
Asturias, Principado de	545	50	324	8	163
Balears, Illes	868	66	479	45	278
Canarias	2,042	48	1,288	26	680
Cantabria	394	13	246	10	125
Castilla y León	2,294	109	1,333	93	759
Castilla - La Mancha	1,693	94	1,098	152	349
Cataluña	5,161	46	3,576	118	1,421
Comunitat Valenciana	6,606	218	4,126	136	2,126
Extremadura	554	46	373	11	124
Galicia	1,526	113	942	42	429
Madrid, Comunidad de	4,477	42	3,270	283	882
Murcia, Región de	2,194	121	1,144	43	886
Navarra, Comunidad Foral de	273	12	170	26	65
País Vasco	1,462	50	693	39	680
Rioja, La	349	11	243	10	85
Ceuta	28	0	21	0	7
Melilla	35	0	34	0	1

July 2013. Provisional data

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	34,100	4,920	1,295	361	32,805	4,559
Andalucía	6,534	1,087	455	127	6,079	960
Aragón	743	155	30	5	713	150
Asturias, Principado de	404	141	25	25	379	116
Balears, Illes	744	124	44	22	700	102
Canarias	1,795	247	40	8	1,755	239
Cantabria	314	80	10	3	304	77
Castilla y León	2,015	279	79	30	1,936	249
Castilla - La Mancha	1,556	137	77	17	1,479	120
Cataluña	4,589	572	37	9	4,552	563
Comunitat Valenciana	5,906	700	167	51	5,739	649
Extremadura	517	37	37	9	480	28
Galicia	1,390	136	102	11	1,288	125
Madrid, Comunidad de	3,908	569	41	1	3,867	568
Murcia, Región de	2,011	183	105	16	1,906	167
Navarra, Comunidad Foral de	226	47	12	0	214	47
País Vasco	1,139	323	28	22	1,111	301
Rioja, La	249	100	6	5	243	95
Ceuta	26	2	0	0	26	2
Melilla	34	1	0	0	34	1

July 2013. 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	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
			Debtor				
TOTAL	17,978	14,824	602	2,552	877	17,101	10,769
Andalucía	4,393	3,868	133	392	273	4,120	2,454
Aragón	507	452	7	48	38	469	293
Asturias, Principado de	184	179	2	3	14	170	92
Balears, Illes	404	401	1	2	19	385	253
Canarias	901	471	15	415	31	870	574
Cantabria	127	92	3	32	14	113	84
Castilla y León	1,071	982	14	75	39	1,032	436
Castilla - La Mancha	1,002	662	41	299	51	951	610
Cataluña	2,384	1,947	52	385	35	2,349	1,619
Comunitat Valenciana	2,821	2,076	192	553	110	2,711	1,888
Extremadura	210	133	7	70	20	190	137
Galicia	441	409	16	16	16	425	265
Madrid, Comunidad de	2,233	1,993	74	166	139	2,094	1,350
Murcia, Región de	655	583	5	67	49	606	445
Navarra, Comunidad Foral de	80	75	4	1	13	67	34
País Vasco	257	195	35	27	16	241	125
Rioja, La	291	290	1	0	0	291	99
Ceuta	15	15	0	0	0	15	9
Melilla	2	1	0	1	0	2	2