

26 October 2010

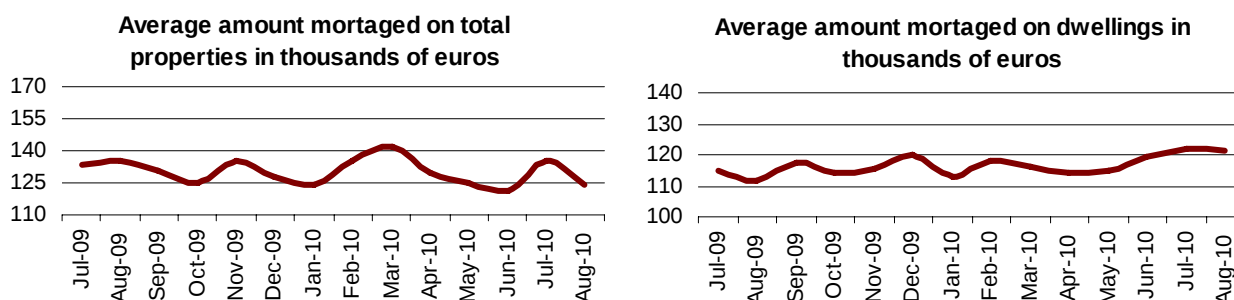
Mortgage Statistics (Base 2003)
August 2010. *Provisional data*

The average value of the mortgages constituted in August decreases 8.5% in the interannual rate, standing at 124,362 euros

The number of mortgages that change conditions decreases 13.8%, while registered mortgage cancellations increase 11.3%

During the month of August, the average amount per mortgage constituted stood at 124,362 euros, this figure being 8.5% lower than that recorded the same month the previous year, and 8.0% less than that registered in July 2010.

In the **case of mortgages constituted for dwellings, the average value was 121,381 euros, 8.5% more than in the same month of 2009**, and 0.7% lower than that registered in July 2010.



The value of the mortgages constituted on urban properties exceeded 9,027 million euros in August, indicating an interannual decrease of 13.5%. In dwellings, the capital loaned stood at 6,096 million euros, 4.9% more than in August 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	77,316	-7.5	-7.9	-6.2
Capital loaned (thousands of euros)	9,615,164	-14.9	-15.7	-14.4
Average amount (euros)	124,362	-8.0	-8.5	-8.7
Rustic properties				
Number of mortgaged properties	3165	-6.7	-33.8	-17.7
Capital loaned (thousands of euros)	587,866	-28.3	-39.9	-30.4
Average amount (euros)	185,740	-23.2	-9.2	-15.3
Urban properties				
Number of mortgaged properties	74,151	-7.5	-6.3	-5.6
Capital loaned (thousands of euros)	9,027,298	-13.9	-13.5	-12.9
Average amount (euros)	121,742	-6.9	-7.6	-7.8
Dwellings				
Number of mortgaged properties	50,223	-9.6	-3.4	-1.7
Capital loaned (thousands of euros)	6,096,094	-10.3	4.9	-2.3
Average amount (euros)	121,381	-0.7	8.5	-0.7

*Rates calculated with regard to the final data for 2009

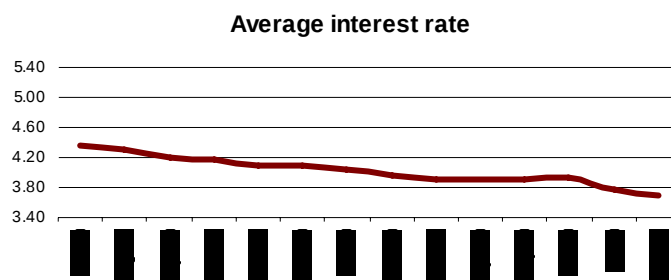
Mortgages by institution

Savings Banks were the institutions that granted the highest number of mortgage loans in August (50.5% of the total), followed by Banks (39.1%) and Other financial institutions (10.4%).

Regarding the capital loaned, Savings Banks granted 44.5% of the total, Banks 44.3% and Other financial institutions 11.2%.

Mortgage interest rates

The average interest rate in August 2010 was 3.69%, indicating a 14.2% drop in the interannual rate, and a 2.2% decrease as compared with July 2010.



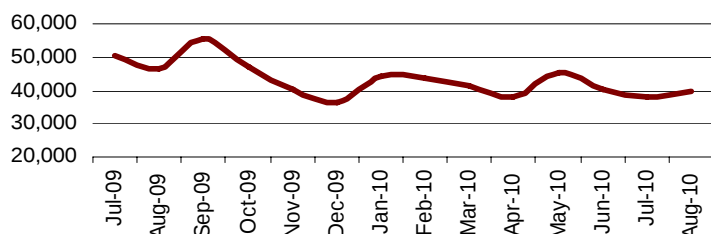
By institution, the average interest rate of Savings Bank mortgage loans was 3.85%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 3.54%, and the average term was 23 years.

96.8% of the mortgages constituted in August used a variable interest rate, as opposed to the 3.2% that used a fixed rate. Within the variable interest rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 84.5% of new contracts.

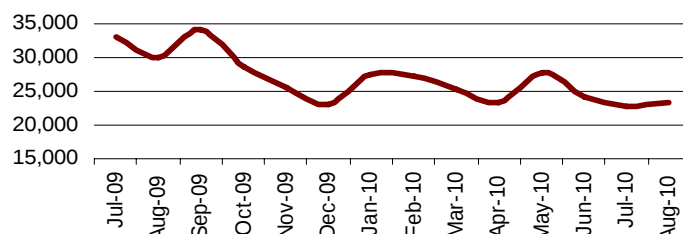
Mortgages with modified conditions

In August, the total number of mortgages with changes in conditions was 39,654, with an interannual decrease of 13.8%. In the case of dwellings, the number of mortgages that modified their conditions was 23,407, that is, 20.9% less than in August 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in August, 32,429 novations (or modifications within the same financial institution) were recorded, representing an interannual decrease of 14.1%.

The number of operations that changed institution (subrogations creditor) was 5,228, that is, 8.5% less in the interannual rate. In turn, 1,997 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 20.7%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	39,654	4.5	-13.8	-6.6
-Novations	32,429	4.1	-14.1	-5.8
-Subrogations Debtor	1,997	-18.7	-20.7	-10.3
-Subrogations Creditor	5,228	20.6	-8.5	-10.3

*Rates calculated with regard to the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 39,654 mortgages with modified conditions during the month of August, 39.3% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 4.4% to 1.7% 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 4.37% to 3.27%.

After the modification of conditions, the average interest of the loans decreased 0.95 points in fixed interest rate mortgages, and 1.36 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	683	4.4	4.68	259	1.7	3.73
Variable	14,850	95.3	4.69	15,257	97.9	3.33
-MRTI* Banks	83	0.5	5.15	33	0.2	3.42
-MRTI* Savings banks	405	2.6	4.77	232	1.5	3.85
-MRTI* All institutions	265	1.7	4.56	130	0.8	3.78
-Type Act. Ref. Saving Banks	27	0.2	4.78	18	0.1	4.68
-Euribor	13,667	87.7	4.70	14,454	92.7	3.31
-Other interest rates	403	2.6	4.37	390	2.5	3.27
Without interest	55	0.4	-	72	0.5	-
Total interest rate changes	15,588	100.0	0.00	15,588	100.0	0.0

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In August, 41,566 mortgage cancellations were registered, 11.3% more than in the same month of 2009. Mortgages cancelled on rustic properties increased 18.1%, while those cancelled on urban properties increased 11.1%. Cancellations of mortgages on dwellings increased 11.1% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total registered mortgage cancellations	41,566	-12.3	11.3	3.6
Rustic	1,294	-4.1	18.1	1.7
Urban	40,272	-12.6	11.1	3.6
-Dwellings	28,217	-12.1	11.1	3.4

*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 Illes Balears (324) and La Rioja (289). The Autonomous Communities with the highest variation rates were Illes Balears (25.8%) and Extremadura (23.1%). The most negative evolution was recorded in Aragón (-32.7%) and Canarias (-29.1%).

The Autonomous Communities with the greatest average amount mortgaged were and Comunidad Foral de Navarra (218,886 euros) and Comunidad de Madrid (178,279 euros). The Communities with the highest positive variation rates were Comunidad Foral de Navarra (45.2%) and Aragón (10.1%). The most negative evolution was observed in Cantabria (-32.4%) and Extremadura (-32.1%).

The Communities with the highest number of properties with changes in conditions per 100,000 inhabitants¹ were La Rioja (251) and Comunitat Valenciana (207). Those with the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (149) and Región de Murcia (147).

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	206	-7.9	124,362	-8.5	106	111
Andalucía	205	-22.6	109,426	-12.4	115	124
Aragón	192	-32.7	129,273	10.1	83	104
Asturias (Principado de)	177	-4.9	93,865	-22.1	80	88
Balears (Illes)	324	25.8	142,374	3.8	108	135
Canarias	196	-29.1	102,322	-19.9	121	107
Cantabria	227	-21.5	110,539	-32.4	73	108
Castilla y León	226	5.3	103,914	-16.3	98	136
Castilla-La Mancha	225	6.3	113,037	-2.1	178	105
Cataluña	191	11.9	142,184	-4.5	63	87
Comunitat Valenciana	216	-20.7	103,674	-14.7	207	134
Extremadura	215	23.1	82,015	-32.1	50	93
Galicia	189	-8.4	94,918	-9.0	60	95
Madrid (Comunidad de)	187	10.6	178,279	-16.9	82	101
Murcia (Región de)	263	-0.8	105,553	6.0	195	147
Navarra (Comunidad Foral de)	174	-10.0	218,886	45.2	63	81
País Vasco	201	-5.9	144,224	-0.2	32	109
Rioja (La)	289	-27.3	108,325	-11.0	251	149
Ceuta	84	-73.2	106,020	42.4	68	22
Melilla	139	60.9	113,432	-53.3	4	81

*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/hpro0810_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

Press Office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 - gprensa@ine.es

Information Area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoinees/infoine

Mortgages Statistics (Closures)

August 08. 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	77,316	9,615,164	3,165	587,866	74,151	9,027,298
Andalucía	13,382	1,464,341	790	131,799	12,592	1,332,542
Aragón	2,090	270,180	105	10,395	1,985	259,785
Asturias (Ppdo de)	1,620	152,062	89	8,050	1,531	144,012
Balears (Illes)	2,854	406,334	154	34,183	2,700	372,151
Canarias	3,328	340,526	92	21,315	3,236	319,211
Cantabria	1,098	121,372	18	1,197	1,080	120,175
Castilla y León	4,760	494,633	217	38,689	4,543	455,944
Castilla-La Mancha	3,697	417,896	269	59,108	3,428	358,788
Cataluña	11,446	1,627,437	156	32,526	11,290	1,594,911
Comunitat Valenciana	8,853	917,830	606	94,502	8,247	823,328
Extremadura	1,888	154,844	110	20,370	1,778	134,474
Galicia	4,378	415,552	135	15,075	4,243	400,477
Madrid (Comunidad de)	9,627	1,716,292	96	42,896	9,531	1,673,396
Murcia (Región de)	2,961	312,541	219	51,658	2,742	260,883
Navarra (Com. Foral de)	872	190,869	21	5,147	851	185,722
Pais Vasco	3,589	517,621	77	19,124	3,512	498,497
Rioja (La)	750	81,244	10	1,551	740	79,693
Ceuta	49	5,195	0	0	49	5,195
Melilla	74	8,394	1	280	73	8,114

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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	74,151	9,027,298	50,223	6,096,094	3,095	1,014,014	20,833	1,917,190
Andalucía	12,592	1,332,542	9,391	958,205	663	158,663	2,538	215,674
Aragón	1,985	259,785	1,315	152,519	62	24,741	608	82,525
Asturias (Ppdo de)	1,531	144,012	1,061	115,097	22	6,418	448	22,497
Balears (Illes)	2,700	372,151	1,700	224,007	76	62,823	924	85,321
Canarias	3,236	319,211	1,838	174,935	272	37,214	1,126	107,062
Cantabria	1,080	120,175	691	82,002	26	5,766	363	32,407
Castilla y León	4,543	455,944	2,638	288,711	525	79,793	1,380	87,440
Castilla-La Mancha	3,428	358,788	2,338	241,869	433	55,452	657	61,467
Cataluña	11,290	1,594,911	7,961	1,080,356	318	145,292	3,011	369,263
Comunitat Valenciana	8,247	823,328	5,216	510,784	203	100,032	2,828	212,512
Extremadura	1,778	134,474	1,068	93,373	108	19,045	602	22,056
Galicia	4,243	400,477	2,653	272,362	46	53,591	1,544	74,524
Madrid (Comunidad de)	9,531	1,673,396	6,864	1,182,074	136	143,817	2,531	347,505
Murcia (Región de)	2,742	260,883	1,860	184,019	108	30,145	774	46,719
Navarra (Com. Foral de)	851	185,722	702	91,593	21	34,879	128	59,250
Pais Vasco	3,512	498,497	2,395	381,265	50	51,046	1,067	66,186
Rioja (La)	740	79,693	441	51,833	24	4,999	275	22,861
Ceuta	49	5,195	38	4,185	1	159	10	851
Melilla	73	8,114	53	6,904	1	140	19	1,070

M - (TABLES ANNEX) August 2008 (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	3,165	587,866	1,055	248,899	1,387	209,327	723	129,640
Andalucía	790	131,799	200	50,636	360	47,893	230	33,270
Aragón	105	10,395	41	6,434	15	1,614	49	2,347
Asturias (Ppdo de)	89	8,050	24	3,759	12	1,104	53	3,187
Balears (Illes)	154	34,183	54	13,374	80	18,410	20	2,399
Canarias	92	21,315	47	11,796	37	4,098	8	5,421
Cantabria	18	1,197	1	150	14	918	3	129
Castilla y León	217	38,689	63	13,367	79	8,935	75	16,387
Castilla-La Mancha	269	59,108	48	11,877	189	37,213	32	10,018
Cataluña	156	32,526	58	15,297	52	7,383	46	9,846
Comunitat Valenciana	606	94,502	262	48,924	264	38,009	80	7,569
Extremadura	110	20,370	63	7,213	33	4,078	14	9,079
Galicia	135	15,075	63	6,484	54	7,147	18	1,444
Madrid (Comunidad de)	96	42,896	36	34,330	51	7,765	9	801
Murcia (Región de)	219	51,658	76	22,750	87	10,599	56	18,309
Navarra (Com. Foral de)	21	5,147	1	18	16	3,379	4	1,750
Pais Vasco	77	19,124	13	1,488	41	10,346	23	7,290
Rioja (La)	10	1,551	4	721	3	436	3	394
Ceuta	0	0	0	0	0	0	0	0
Melilla	1	280	1	280	0	0	0	0

M - (TABLES ANNEX) August 2008 (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	74,151	9,027,298	29,161	4,009,892	37,693	4,066,593	7,297	950,813
Andalucía	12,592	1,332,542	4,481	598,501	6,717	566,605	1,394	167,436
Aragón	1,985	259,785	513	70,095	1,165	137,259	307	52,431
Asturias (Ppdo de)	1,531	144,012	595	62,902	680	60,149	256	20,961
Balears (Illes)	2,700	372,151	1,020	166,552	1,530	186,296	150	19,303
Canarias	3,236	319,211	1,906	190,629	1,167	115,391	163	13,191
Cantabria	1,080	120,175	368	51,117	655	64,882	57	4,176
Castilla y León	4,543	455,944	1,736	173,082	2,396	240,126	411	42,736
Castilla-La Mancha	3,428	358,788	1,408	159,119	1,654	165,701	366	33,968
Cataluña	11,290	1,594,911	4,197	738,048	6,194	740,939	899	115,924
Comunitat Valenciana	8,247	823,328	3,367	351,191	3,974	339,398	906	132,739
Extremadura	1,778	134,474	670	59,609	1,051	65,520	57	9,345
Galicia	4,243	400,477	1,967	183,690	2,191	204,966	85	11,821
Madrid (Comunidad de)	9,531	1,673,396	4,816	891,971	4,040	647,621	675	133,804
Murcia (Región de)	2,742	260,883	892	89,742	1,381	137,150	469	33,991
Navarra (Com. Foral de)	851	185,722	158	53,049	362	75,894	331	56,779
Pais Vasco	3,512	498,497	818	136,183	2,108	275,955	586	86,359
Rioja (La)	740	79,693	179	26,172	384	38,614	177	14,907
Ceuta	49	5,195	18	2,351	29	2,679	2	165
Melilla	73	8,114	52	5,890	15	1,447	6	777

M - (TABLES ANNEX) August 2008 (4/7)

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	41,566	1,294	28,217	882	11,173
Andalucía	8,131	385	5,605	216	1,925
Aragón	1,138	67	721	16	334
Asturias (Ppdo de)	807	31	532	6	238
Balears (Illes)	1,189	39	722	20	408
Canarias	1,818	42	1,180	32	564
Cantabria	520	19	346	7	148
Castilla y León	2,858	106	1,770	84	898
Castilla-La Mancha	1,721	50	1,139	49	483
Cataluña	5,202	84	3,599	89	1,430
Comunitat Valenciana	5,502	177	3,872	91	1,362
Extremadura	820	53	529	74	164
Galicia	2,197	66	1,423	10	698
Madrid (Comunidad de)	5,213	50	3,848	92	1,223
Murcia (Región de)	1,656	77	1,156	45	378
Navarra (Com. Foral de)	407	13	317	6	71
Pais Vasco	1,944	29	1,174	36	705
Rioja (La)	387	5	237	9	136
Ceuta	13	1	11	0	1
Melilla	43	0	36	0	7

M - (TABLES ANNEX) August 2008 (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	14,348	21,027	6,191	380	507	407	13,968	20,520	5,784
Andalucía	2,904	3,976	1,251	85	158	142	2,819	3,818	1,109
Aragón	271	662	205	6	17	44	265	645	161
Asturias (Ppdo de)	299	315	193	10	8	13	289	307	180
Balears Illes	467	616	106	22	11	6	445	605	100
Canarias	957	694	167	18	17	7	939	677	160
Cantabria	164	235	121	1	2	16	163	233	105
Castilla-León	719	1,732	407	34	25	47	685	1,707	360
Castilla-la-Mancha	426	1,090	205	14	31	5	412	1,059	200
Cataluña	1,810	2,859	533	43	20	21	1,767	2,839	512
Comunitat Valenciana	1,799	2,904	799	63	81	33	1,736	2,823	766
Extremadura	297	444	79	21	19	13	276	425	66
Galicia	860	1,163	174	35	21	10	825	1,142	164
Madrid (Comunidad de)	2,116	2,107	990	6	32	12	2,110	2,075	978
Murcia (Región de)	469	970	217	9	45	23	460	925	194
Navarra (Com. Foral de)	93	167	147	8	5	0	85	162	147
Pais Vasco	574	913	457	4	13	12	570	900	445
Rioja (La)	101	156	130	0	2	3	101	154	127
Ceuta	1	10	2	1	0	0	0	10	2
Melilla	21	14	8	0	0	0	21	14	8

M - (TABLES ANNEX) August 2008 (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	39,654	32,429	1,997	5,228	1,592	38,062	23,407
Andalucía	7,513	6,446	374	693	375	7,138	4,558
Aragón	903	788	41	74	30	873	525
Asturias (Ppdo de)	728	617	6	105	135	593	422
Balears Illes	946	911	12	23	38	908	521
Canarias	2,060	1,127	20	913	32	2,028	1,255
Cantabria	351	313	5	33	0	351	286
Castilla-León	2,066	1,890	73	103	64	2,002	1,014
Castilla-la-Mancha	2,935	2,533	54	348	330	2,605	1,683
Cataluña	3,804	2,928	184	692	42	3,762	2,306
Comunitat Valenciana	8,505	6,404	826	1,275	296	8,209	5,154
Extremadura	439	406	15	18	34	405	260
Galicia	1,395	1,194	80	121	37	1,358	817
Madrid (Comunidad de)	4,229	3,468	162	599	84	4,145	2,660
Murcia (Región de)	2,201	2,015	28	158	65	2,136	1,102
Navarra (Com. Foral de)	318	311	0	7	5	313	248
Pais Vasco	569	400	109	60	20	549	273
Rioja (La)	650	640	8	2	3	647	294
Ceuta	40	38	0	2	2	38	28
Melilla	2	0	0	2	0	2	1

M - (TABLES ANNEX) August 2008 (7/7)