

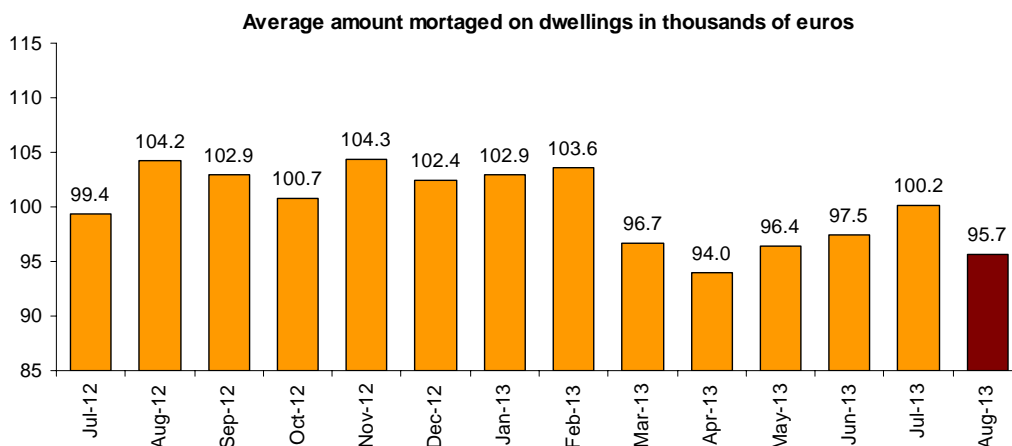
**Mortgage Statistics (H)**  
August 2013. *Provisional data*

**The number of mortgages constituted on dwellings stands at 12,147 in August, 41.7% lower than that of the same month of 2012**

**The average value of the mortgages constituted on dwellings decreases 8.2% its annual rate, standing at 95,702 euros**

During the month of August, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 120,901 euros, 8.9% 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 12,147, a 41.7% lower than that registered in August 2012. The average value of the mortgages was 95,702 euros, 8.2% lower.



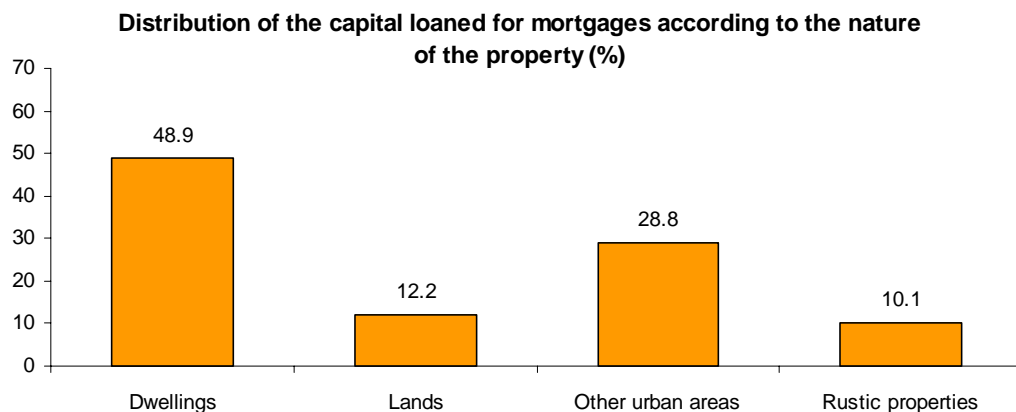
The value of the mortgages constituted on urban properties was over 2,136 million euros, 39.5% less, as compared with August 2012. On dwellings, the capital loaned exceeded 1,162 million euros, 46.5% less.

**Mortgages constituted**

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	19,646	-14.3	-43.2	-29.2
Capital loaned (thousands of euros)	2,375,224	-16.8	-38.1	-28.1
Average amount (euros)	120,901	-2.9	8.9	1.6
<b>Rustic properties</b>				
Number of mortgaged properties	1,341	-3.0	-35.1	-30.4
Capital loaned (thousands of euros)	239,166	-6.3	-21.7	-35.3
Average amount (euros)	178,349	-3.4	20.5	-7.1
<b>Urban properties</b>				
Number of mortgaged properties	18,305	-15.0	-43.7	-29.1
Capital loaned (thousands of euros)	2,136,058	-17.8	-39.5	-27.4
Average amount (euros)	116,693	-3.3	7.4	2.4
<b>Dwellings</b>				
Number of mortgaged properties	12,147	-11.8	-41.7	-27.8
Capital loaned (thousands of euros)	1,162,487	-15.8	-46.5	-31.1
Average amount (euros)	95,702	-4.5	-8.2	-4.6

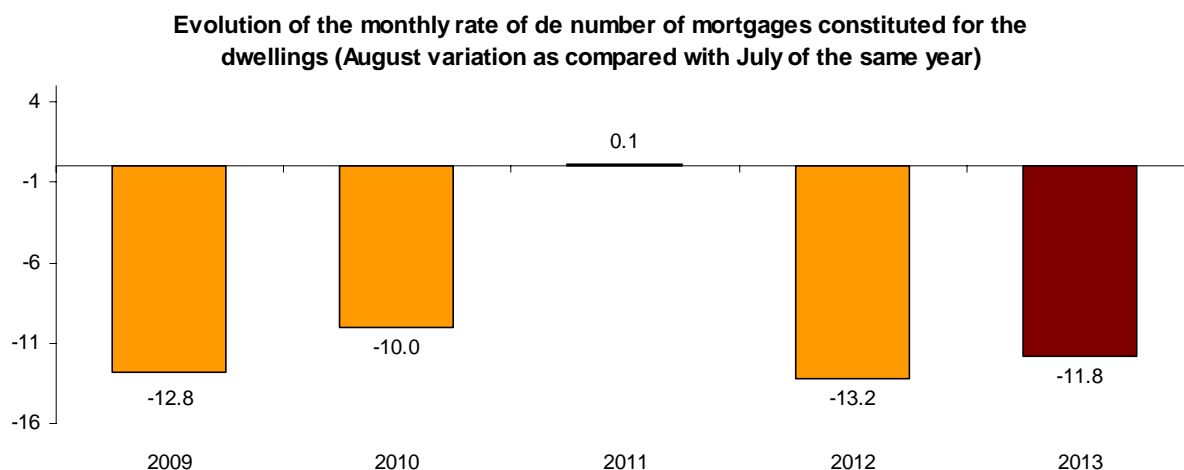
## Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 48.9% of the total capital loaned in August.

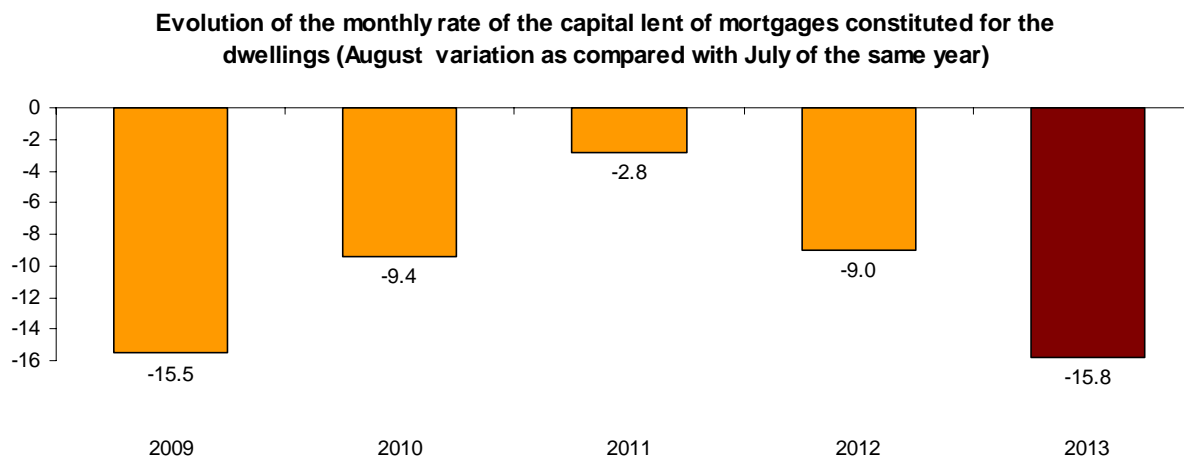


## Monthly evolution of the mortgages constituted on dwellings

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 August and July for the last five years. In 2013, the monthly rate was -11.8%.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 was -15.8%, the lowest rate of the period considered.

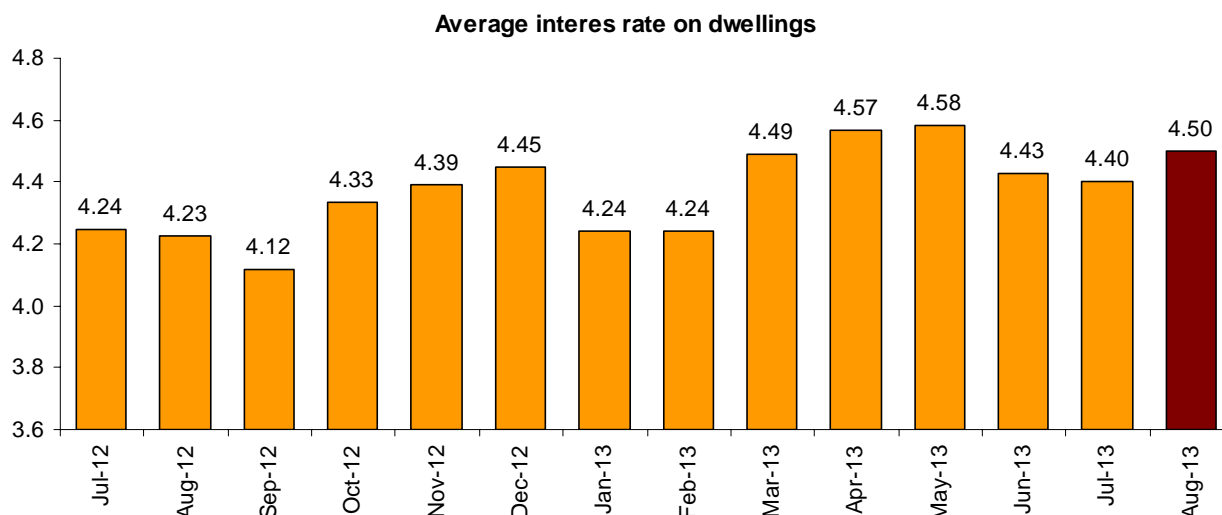


## Mortgage interest rates

91.1% of the mortgages constituted in August used a variable interest rate, as opposed to the 8.9% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 83.5% of new contracts.

The average interest rate for the total properties was 4.44% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 4.50%, that was 6.4% above that registered in August 2012.



## Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 18,241, indicating an annual decrease of 32.6%. On dwellings, the number of mortgages with modified conditions decreased 34.3%.

Considering the type of modification of conditions, in August 15,383 novations (or modifications produced within the same financial institution) were produced, with a decrease of 30.5%, as compared with August 2012. The number of transactions that changed institutions (subrogations creditor) decreased 30.3% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 61.6%.

### Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	18,241	1.5	-32.6	-22.6
Novations	15,383	3.8	-30.5	-22.8
Subrogations Debtor	725	20.4	-61.6	-38.5
Subrogations Creditor	2,133	-16.4	-30.3	-14.0

## Number of mortgages with changes in interest rate conditions

Out of the 18,241 mortgages with changes in their conditions, 30.3% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.9% to 2.6%, and mortgages at a variable interest increased from 93.3% to 96.3%.

*Euribor* is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (82.0%) and after the change (89.4%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.61 points, and that of the mortgages at a variable rate decreased 0.91 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	5,520	100.0		5,520	100.0	
Fixed	326	5.9	4.86	141	2.6	4.25
Variable	5,149	93.3	4.36	5,318	96.3	3.45
-Euribor	4,524	82.0	4.32	4,933	89.4	3.37
Without interest	45	0.8	-	61	1.1	-

## Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (2,262), Comunidad de Madrid (2,082) and Cataluña (1,562).

The only Autonomous Community that registered positive annual variation rates was La Rioja (22.1%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (256.5 million euros), Andalucía (197.7 million euros) and Cataluña (158.8 million euros).

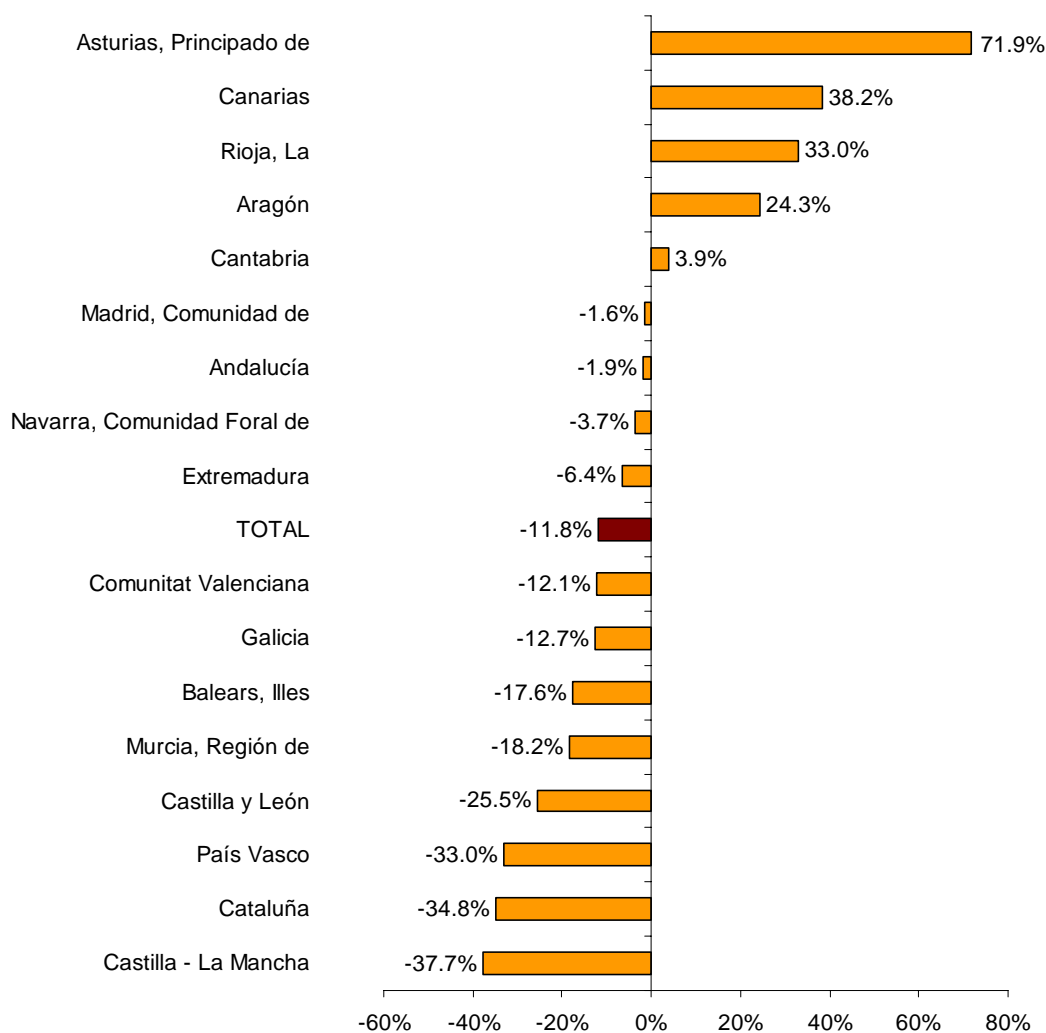
## Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	12,147	-11.8	-41.7	1,162,487	-15.8	-46.5
Andalucía	2,262	-1.9	-43.0	197,651	5.8	-46.2
Aragón	506	24.3	-0.8	44,961	12.8	-15.3
Asturias, Principado de	287	71.9	-22.8	23,837	86.9	-22.7
Balears, Illes	346	-17.6	-47.0	34,693	-44.3	-47.3
Canarias	662	38.2	-42.6	45,078	-3.3	-48.4
Cantabria	132	3.9	-37.7	13,123	17.9	-37.7
Castilla - La Mancha	632	-25.5	-44.2	61,830	-20.2	-45.5
Castilla y León	357	-37.7	-57.9	28,685	-40.7	-62.4
Cataluña	1,562	-34.8	-51.3	158,770	-35.2	-52.5
Comunitat Valenciana	1,216	-12.1	-45.9	94,902	0.5	-46.3
Extremadura	220	-6.4	-48.6	14,428	-11.7	-52.7
Galicia	568	-12.7	-39.3	46,626	-32.1	-60.5
Madrid, Comunidad de	2,082	-1.6	-29.3	256,522	-11.4	-44.2
Murcia, Región de	328	-18.2	-52.3	26,078	-7.6	-54.3
Navarra, Comunidad Foral de	182	-3.7	-41.3	16,332	-40.1	-48.4
País Vasco	627	-33.0	-41.5	82,034	-26.7	-37.2
Rioja, La	149	33.0	22.1	14,059	52.6	43.2
Ceuta	4	-60.0	-81.0	303	-72.2	-94.4
Melilla	25	8.7	-13.8	2,575	-19.3	-30.7

The Autonomous Communities with the highest rates in monthly variation in the number of mortgages constituted on dwellings were Principado de Asturias (71.9%), Canarias (38.2%) and La Rioja (33.0%).

In turn, the Autonomous Communities registering the greatest decreases were Castilla – La Mancha (–37.7%), Cataluña (–34.8%) and País Vasco (–33.0%).

## 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/hpro0813\\_en.pdf](http://www.ine.es/daco/daco42/daco426/hpro0813_en.pdf)

## Mortgages Statistics

### August 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
<b>TOTAL</b>	<b>19,646</b>	<b>2,375,224</b>	<b>1,341</b>	<b>239,166</b>	<b>18,305</b>	<b>2,136,058</b>
Andalucía	3,882	438,335	383	112,246	3,499	326,089
Aragón	786	86,017	49	1,529	737	84,488
Asturias, Principado de	433	38,118	62	3,869	371	34,249
Baleares, Illes	583	85,555	50	12,881	533	72,674
Canarias	927	113,758	45	6,345	882	107,413
Cantabria	230	100,226	5	735	225	99,491
Castilla y León	1,082	100,830	122	9,755	960	91,075
Castilla - La Mancha	729	84,863	84	14,304	645	70,559
Cataluña	2,208	372,208	79	9,955	2,129	362,253
Comunitat Valenciana	1,916	158,801	141	7,177	1,775	151,624
Extremadura	416	39,066	89	17,746	327	21,320
Galicia	980	80,323	75	8,114	905	72,209
Madrid, Comunidad de	3,179	445,579	26	21,713	3,153	423,866
Murcia, Región de	591	50,715	63	5,410	528	45,305
Navarra, Comunidad Foral de	258	24,857	6	730	252	24,127
País Vasco	1,126	130,101	57	6,454	1,069	123,647
Rioja, La	272	19,778	5	203	267	19,575
Ceuta	11	2,196	0	0	11	2,196
Melilla	37	3,898	0	0	37	3,898

## August 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	18,305	2,136,058	12,147	1,162,487	691	288,744	5,467	684,827
Andalucía	3,499	326,089	2,262	197,651	233	20,893	1,004	107,545
Aragón	737	84,488	506	44,961	12	2,291	219	37,236
Asturias, Principado de	371	34,249	287	23,837	2	408	82	10,004
Balears, Illes	533	72,674	346	34,693	35	3,676	152	34,305
Canarias	882	107,413	662	45,078	12	7,215	208	55,120
Cantabria	225	99,491	132	13,123	3	3,254	90	83,114
Castilla y León	960	91,075	632	61,830	37	6,863	291	22,382
Castilla - La Mancha	645	70,559	357	28,685	97	19,572	191	22,302
Cataluña	2,129	362,253	1,562	158,770	94	117,814	473	85,669
Comunitat Valenciana	1,775	151,624	1,216	94,902	39	13,280	520	43,442
Extremadura	327	21,320	220	14,428	14	1,665	93	5,227
Galicia	905	72,209	568	46,626	9	2,052	328	23,531
Madrid, Comunidad de	3,153	423,866	2,082	256,522	38	71,552	1,033	95,792
Murcia, Región de	528	45,305	328	26,078	28	4,283	172	14,944
Navarra, Comunidad Foral de	252	24,127	182	16,332	4	981	66	6,814
País Vasco	1,069	123,647	627	82,034	27	12,720	415	28,893
Rioja, La	267	19,575	149	14,059	7	225	111	5,291
Ceuta	11	2,196	4	303	0	0	7	1,893
Melilla	37	3,898	25	2,575	0	0	12	1,323

## August 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	1,341	239,166	750	158,124	591	81,042
Andalucía	383	112,246	208	73,754	175	38,492
Aragón	49	1,529	34	743	15	786
Asturias, Principado de	62	3,869	26	1,810	36	2,059
Balears, Illes	50	12,881	31	6,350	19	6,531
Canarias	45	6,345	20	2,194	25	4,151
Cantabria	5	735	4	692	1	43
Castilla y León	122	9,755	70	4,658	52	5,097
Castilla - La Mancha	84	14,304	20	8,400	64	5,904
Cataluña	79	9,955	50	6,563	29	3,392
Comunitat Valenciana	141	7,177	66	4,074	75	3,103
Extremadura	89	17,746	63	13,354	26	4,392
Galicia	75	8,114	59	6,659	16	1,455
Madrid, Comunidad de	26	21,713	22	20,803	4	910
Murcia, Región de	63	5,410	18	1,809	45	3,601
Navarra, Comunidad Foral de	6	730	2	154	4	576
País Vasco	57	6,454	52	5,904	5	550
Rioja, La	5	203	5	203	0	0
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0



## August 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
<b>TOTAL</b>	<b>18,305</b>	<b>2,136,058</b>	<b>14,591</b>	<b>1,725,089</b>	<b>3,714</b>	<b>410,969</b>
Andalucía	3,499	326,089	2,757	242,983	742	83,106
Aragón	737	84,488	435	60,168	302	24,320
Asturias, Principado de	371	34,249	216	21,156	155	13,093
Balears, Illes	533	72,674	443	61,549	90	11,125
Canarias	882	107,413	730	83,641	152	23,772
Cantabria	225	99,491	193	95,680	32	3,811
Castilla y León	960	91,075	701	57,351	259	33,724
Castilla - La Mancha	645	70,559	453	49,278	192	21,281
Cataluña	2,129	362,253	1,795	314,373	334	47,880
Comunitat Valenciana	1,775	151,624	1,359	114,738	416	36,886
Extremadura	327	21,320	275	17,770	52	3,550
Galicia	905	72,209	746	59,207	159	13,002
Madrid, Comunidad de	3,153	423,866	2,828	382,517	325	41,349
Murcia, Región de	528	45,305	336	26,928	192	18,377
Navarra, Comunidad Foral de	252	24,127	166	16,794	86	7,333
País Vasco	1,069	123,647	886	99,960	183	23,687
Rioja, La	267	19,575	231	16,795	36	2,780
Ceuta	11	2,196	4	303	7	1,893
Melilla	37	3,898	37	3,898	0	0

## August 2013. 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>30,135</b>	<b>1,138</b>	<b>19,831</b>	<b>968</b>	<b>8,198</b>
Andalucía	6,497	401	4,069	309	1,718
Aragón	700	23	450	10	217
Asturias, Principado de	423	32	262	2	127
Balears, Illes	728	38	399	15	276
Canarias	1,744	25	964	13	742
Cantabria	308	0	213	6	89
Castilla y León	1,979	64	1,490	67	358
Castilla - La Mancha	1,453	56	1,004	54	339
Cataluña	4,061	43	2,806	83	1,129
Comunitat Valenciana	4,167	137	2,925	148	957
Extremadura	694	49	412	21	212
Galicia	1,509	103	922	73	411
Madrid, Comunidad de	3,508	48	2,379	86	995
Murcia, Región de	1,091	68	716	43	264
Navarra, Comunidad Foral de	270	13	168	20	69
País Vasco	675	14	450	12	199
Rioja, La	285	24	163	6	92
Ceuta	5	0	5	0	0
Melilla	38	0	34	0	4

## August 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	26,406	3,729	854	284	25,552	3,445
Andalucía	5,544	953	291	110	5,253	843
Aragón	615	85	18	5	597	80
Asturias, Principado de	324	99	9	23	315	76
Balears, Illes	644	84	31	7	613	77
Canarias	1,639	105	21	4	1,618	101
Cantabria	281	27	0	0	281	27
Castilla y León	1,711	268	42	22	1,669	246
Castilla - La Mancha	1,358	95	43	13	1,315	82
Cataluña	3,650	411	34	9	3,616	402
Comunitat Valenciana	3,674	493	117	20	3,557	473
Extremadura	665	29	42	7	623	22
Galicia	1,400	109	92	11	1,308	98
Madrid, Comunidad de	3,097	411	48	0	3,049	411
Murcia, Región de	958	133	48	20	910	113
Navarra, Comunidad Foral de	168	102	5	8	163	94
País Vasco	482	193	8	6	474	187
Rioja, La	155	130	5	19	150	111
Ceuta	5	0	0	0	5	0
Melilla	36	2	0	0	36	2

## August 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 Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
<b>TOTAL</b>	<b>18,241</b>	<b>15,383</b>	<b>725</b>	<b>2,133</b>	<b>878</b>	<b>17,363</b>	<b>10,089</b>
Andalucía	3,559	3,001	110	448	271	3,288	2,105
Aragón	676	644	6	26	12	664	287
Asturias, Principado de	263	263	0	0	18	245	108
Balears, Illes	484	481	3	0	21	463	247
Canarias	794	385	21	388	24	770	530
Cantabria	126	99	1	26	4	122	65
Castilla y León	1,056	930	55	71	18	1,038	524
Castilla - La Mancha	1,027	923	10	94	106	921	569
Cataluña	1,815	1,486	40	289	30	1,785	1,017
Comunitat Valenciana	2,760	2,188	116	456	117	2,643	1,594
Extremadura	279	250	2	27	27	252	180
Galicia	761	720	14	27	73	688	422
Madrid, Comunidad de	3,505	3,027	264	214	121	3,384	1,776
Murcia, Región de	594	541	3	50	35	559	330
Navarra, Comunidad Foral de	58	52	6	0	1	57	45
País Vasco	314	231	70	13	0	314	170
Rioja, La	162	158	1	3	0	162	113
Ceuta	4	4	0	0	0	4	3
Melilla	4	0	3	1	0	4	4