

26 November 2010

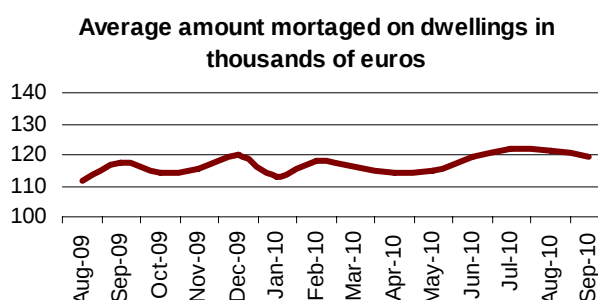
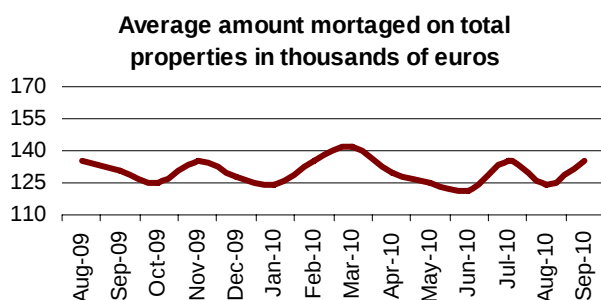
Mortgage Statistics (Base 2003)
September 2010. *Provisional data*

The average value of the mortgages constituted in September increases 4.2% in the interannual rate, standing at 135,132 euros

The number of mortgages that change conditions decreases 19.5%, while registered mortgage cancellations increase 5.1%

During the month of September, the average amount per mortgage constituted stood at 135,132 euros, this figure being 4.2% higher than that recorded the same month the previous year, and 8.7% more than that registered in August 2010.

In the **case of mortgages constituted for dwellings, the average value was 119,527 euros, 2.1% more than in the same month of 2009**, and 1.5% lower than that registered in August 2010.



The value of the mortgages constituted on urban properties exceeded 10,474 million euros in September, indicating an interannual decrease of 15.8%. In dwellings, the capital loaned stood at 6,329 million euros, 14.1% less than in September 2009.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total properties				
Number of mortgaged properties	82,911	7.2	-20.8	-8.1
Capital loaned (thousands of euros)	11,203,946	16.5	-17.6	-14.8
Average amount (euros)	135,132	8.7	4.2	-7.3
Rustic properties				
Number of mortgaged properties	4158	31.4	-29.3	-19.3
Capital loaned (thousands of euros)	729,751	24.1	-36.8	-31.1
Average amount (euros)	175,505	-5.5	-10.5	-14.6
Urban properties				
Number of mortgaged properties	78,753	6.2	-20.3	-7.4
Capital loaned (thousands of euros)	10,474,195	16.0	-15.8	-13.2
Average amount (euros)	133,001	9.2	5.7	-6.3
Dwellings				
Number of mortgaged properties	52,954	5.4	-15.9	-3.5
Capital loaned (thousands of euros)	6,329,438	3.8	-14.1	-3.8
Average amount (euros)	119,527	-1.5	2.1	-0.3

*Rates calculated with regard to the final data for 2009

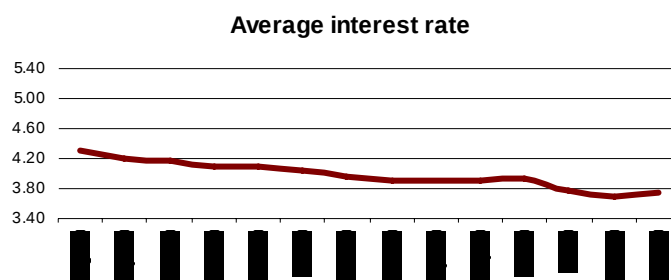
Mortgages by institution

Savings Banks were the institutions that granted the highest number of mortgage loans in September (49.4% of the total), followed by Banks (39.9%) and Other financial institutions (10.7%).

Regarding the capital loaned, Banks granted 47.7% of the total, Savings Banks 41.5% and Other financial institutions 10.8%.

Mortgage interest rates

The average interest rate in September 2010 was 3.75%, indicating a 10.7% decrease in the interannual rate, and a 1.6% increase as compared with August 2010.



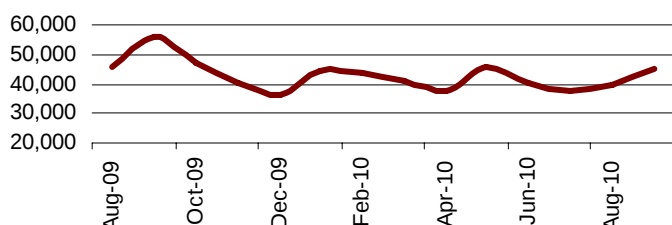
By institution, the average interest rate of Savings Bank mortgage loans was 3.86%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 3.65%, and the average term was 23 years.

96.5% of the mortgages constituted in September used a variable interest rate, as opposed to the 3.5% that used a fixed rate. Within the variable interest rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 90.5% of new contracts.

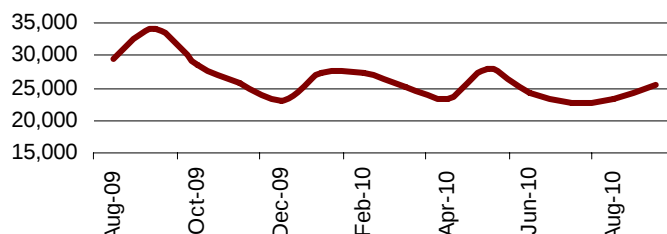
Mortgages with modified conditions

In September, the total number of mortgages with changes in conditions was 44,962, with an interannual decrease of 19.5%. In the case of dwellings, the number of mortgages that modified their conditions was 25,440, that is, 21.1% less than in September 2009.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in September, 36,766 novations (or modifications within the same financial institution) were recorded, representing an interannual decrease of 19.6%.

The number of operations that changed institution (subrogations creditor) was 6,037, that is, 18.8% less in the interannual rate. In turn, 2,159 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 19.5%.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total mortgages with changes	44,962	13.4	-19.5	-8.4
-Novations	36,766	13.4	-19.6	-7.7
-Subrogations Debtor	2,159	8.1	-19.5	-11.4
-Subrogations Creditor	6,037	15.5	-18.8	-11.4

*Rates calculated with regard to the final data for 2009

Number of mortgages with changes in interest rate conditions

Of the 44,962 mortgages with modified conditions during the month of September, 37.8% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 7.9% to 1.6% 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 interest rate before the change was that referring to MRTI Savings banks (4.22%), while the lowest rate after the change was Other interest rates (3.27%).

After the modification of conditions, the average interest of the loans decreased 3.35 points in fixed interest rate mortgages, and 1.27 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	1,343	7.9	7.08	267	1.6	3.73
Variable	15,597	91.8	4.60	16,655	98.0	3.33
-MRTI* Banks	86	0.5	4.59	33	0.2	3.42
-MRTI* Savings banks	562	3.3	4.60	256	1.5	3.85
-MRTI* All institutions	232	1.4	4.82	139	0.8	3.78
-Type Act. Ref. Saving Banks	46	0.3	4.22	16	0.1	4.68
-Euribor	14,182	83.4	4.61	15,724	92.5	3.31
-Other interest rates	489	2.9	4.36	487	2.9	3.27
Without interest	56	0.3	-	74	0.4	-
Total interest rate changes	16,996	100.0	0.00	16,996	100.0	0.0

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In September, 42,744 mortgage cancellations were registered, 5.1% more than in the same month of 2009. Mortgages cancelled on rustic properties decreased 29.8%, while those cancelled on urban properties increased 6.7%. Cancellations of mortgages on dwellings increased 8.6% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual*	Interannual accumulated*
Total registered mortgage cancellations	42,744	2.8	5.1	3.7
Rustic	1,281	-1.0	-29.8	-2.5
Urban	41,463	3.0	6.7	4.0
-Dwellings	30,068	6.6	8.6	3.9

*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 (360) and Principado de Asturias (312). The latter Community was the only one presenting a positive variation rate (22.7%). The most negative evolution was recorded in Castilla La Mancha (-39.3%) and Región de Murcia (-39.2%).

The Autonomous Communities with the greatest average amount mortgaged were Principado de Asturias (246,362 euros) and País Vasco (189,476 euros). The Communities with the highest positive variation rates were Principado de Asturias (52.8%) and Región de Murcia (30.6%). The most negative evolution was observed in Extremadura (-31.7%) and La Rioja (-28.8%).

The Communities with the highest number of properties with changes in conditions per 100,000 inhabitants¹ were Comunitat Valenciana (260) and Castilla La Mancha (210). Those with the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were Cantabria (155) and Comunitat Valenciana (153).

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	221	-20.8	135,132	4.2	120	114
Andalucía	232	-22.4	103,463	-11.6	146	136
Aragón	254	-7.4	125,487	-20.5	74	96
Asturias (Principado de)	312	22.7	246,362	52.8	89	97
Balears (Illes)	271	-10.0	125,668	-0.9	128	109
Canarias	198	-30.7	107,753	-1.2	98	104
Cantabria	254	-9.4	136,582	11.0	68	155
Castilla y León	248	-15.1	116,544	23.0	104	108
Castilla-La Mancha	184	-39.3	121,732	8.6	210	95
Cataluña	190	-19.7	136,252	-8.6	76	87
Comunitat Valenciana	264	-26.1	123,577	5.7	260	153
Extremadura	155	-13.2	84,699	-31.7	39	77
Galicia	168	-26.3	103,949	1.4	50	86
Madrid (Comunidad de)	205	-20.6	187,257	11.8	102	125
Murcia (Región de)	261	-39.2	147,229	30.6	154	146
Navarra (Comunidad Foral de)	151	-23.5	153,152	-0.6	70	89
País Vasco	213	-4.7	189,476	13.5	26	85
Rioja (La)	360	-5.7	80,555	-28.8	154	103
Ceuta	487	3077.8	94,696	-28.7	90	106
Melilla	315	60.0	136,595	-16.0	101	214

*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/hpro0910_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/infoine/?L=1

Mortgages Statistics (Closures)

September 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	82,911	11,203,946	4,158	729,751	78,753	10,474,195
Andalucía	15,141	1,566,538	1,149	143,670	13,992	1,422,868
Aragón	2,773	347,975	134	18,171	2,639	329,804
Asturias (Ppdo de)	2,861	704,841	158	26,014	2,703	678,827
Balears (Illes)	2,380	299,090	155	33,598	2,225	265,492
Canarias	3,369	363,019	130	21,214	3,239	341,805
Cantabria	1,226	167,450	42	9,192	1,184	158,258
Castilla y León	5,230	609,526	186	43,925	5,044	565,601
Castilla-La Mancha	3,032	369,090	222	34,803	2,810	334,287
Cataluña	11,404	1,553,814	221	55,406	11,183	1,498,408
Comunitat Valenciana	10,829	1,338,214	785	117,736	10,044	1,220,478
Extremadura	1,360	115,190	119	17,072	1,241	98,118
Galicia	3,905	405,919	342	22,937	3,563	382,982
Madrid (Comunidad de)	10,510	1,968,073	112	100,945	10,398	1,867,128
Murcia (Región de)	2,938	432,559	238	53,881	2,700	378,678
Navarra (Com. Foral de)	759	116,242	42	14,495	717	101,747
Pais Vasco	3,806	721,145	90	13,012	3,716	708,133
Rioja (La)	934	75,238	33	3,681	901	71,557
Ceuta	286	27,083	0	0	286	27,083
Melilla	168	22,948	0	0	168	22,948

26 November 2008

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	78,753	10,474,195	52,954	6,329,438	3,993	1,724,469	21,806	2,420,288
Andalucía	13,992	1,422,868	9,675	939,943	974	237,714	3,343	245,211
Aragón	2,639	329,804	1,881	214,246	28	21,146	730	94,412
Asturias (Ppdo de)	2,703	678,827	1,407	148,062	792	494,797	504	35,968
Balears (Illes)	2,225	265,492	1,434	166,968	75	32,272	716	66,252
Canarias	3,239	341,805	2,021	194,814	82	32,681	1,136	114,310
Cantabria	1,184	158,258	776	98,274	64	17,741	344	42,243
Castilla y León	5,044	565,601	2,672	319,676	484	105,119	1,888	140,806
Castilla-La Mancha	2,810	334,287	1,775	186,035	178	41,504	857	106,748
Cataluña	11,183	1,498,408	7,744	1,048,315	393	101,078	3,046	349,015
Comunitat Valenciana	10,044	1,220,478	6,459	674,793	305	175,856	3,280	369,829
Extremadura	1,241	98,118	848	70,001	77	12,861	316	15,256
Galicia	3,563	382,982	2,316	241,915	51	39,842	1,196	101,225
Madrid (Comunidad de)	10,398	1,867,128	8,079	1,282,090	171	207,975	2,148	377,063
Murcia (Región de)	2,700	378,678	1,871	175,233	169	133,559	660	69,886
Navarra (Com. Foral de)	717	101,747	535	63,080	21	14,232	161	24,435
Pais Vasco	3,716	708,133	2,662	414,390	82	43,153	972	250,590
Rioja (La)	901	71,557	485	49,652	46	11,309	370	10,596
Ceuta	286	27,083	175	24,416	0	0	111	2,667
Melilla	168	22,948	139	17,535	1	1,632	28	3,781

M - (TABLES ANNEX) September 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	4,158	729,751	1,383	364,948	1,716	243,932	1,059	120,871
Andalucía	1,149	143,670	275	37,232	460	64,046	414	42,392
Aragón	134	18,171	17	6,918	70	2,898	47	8,355
Asturias (Ppdo de)	158	26,014	69	9,761	46	11,421	43	4,832
Balears (Illes)	155	33,598	64	19,814	66	9,811	25	3,973
Canarias	130	21,214	50	11,232	54	4,584	26	5,398
Cantabria	42	9,192	9	3,241	30	5,866	3	85
Castilla y León	186	43,925	51	16,114	65	19,659	70	8,152
Castilla-La Mancha	222	34,803	64	13,999	127	17,310	31	3,494
Cataluña	221	55,406	79	28,719	70	14,876	72	11,811
Comunitat Valenciana	785	117,736	308	76,014	293	27,159	184	14,563
Extremadura	119	17,072	46	6,229	50	8,820	23	2,023
Galicia	342	22,937	153	11,667	178	10,303	11	967
Madrid (Comunidad de)	112	100,945	82	94,756	25	5,087	5	1,102
Murcia (Región de)	238	53,881	74	24,413	93	20,236	71	9,232
Navarra (Com. Foral de)	42	14,495	9	449	17	11,251	16	2,795
Pais Vasco	90	13,012	21	3,951	53	7,659	16	1,402
Rioja (La)	33	3,681	12	439	19	2,946	2	296
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	78,753	10,474,195	31,718	4,974,121	39,202	4,407,320	7,833	1,092,754
Andalucía	13,992	1,422,868	5,157	695,297	7,355	558,491	1,480	169,080
Aragón	2,639	329,804	446	56,042	1,845	217,643	348	56,119
Asturias (Ppdo de)	2,703	678,827	1,438	541,030	957	92,415	308	45,382
Balears (Illes)	2,225	265,492	1,193	136,079	853	106,568	179	22,845
Canarias	3,239	341,805	1,885	207,213	1,102	115,808	252	18,784
Cantabria	1,184	158,258	350	45,882	724	85,061	110	27,315
Castilla y León	5,044	565,601	2,111	224,569	2,395	258,285	538	82,747
Castilla-La Mancha	2,810	334,287	945	138,523	1,532	156,723	333	39,041
Cataluña	11,183	1,498,408	4,577	686,319	5,637	681,143	969	130,946
Comunitat Valenciana	10,044	1,220,478	3,925	569,228	4,937	532,482	1,182	118,768
Extremadura	1,241	98,118	402	34,311	777	57,482	62	6,325
Galicia	3,563	382,982	1,924	196,896	1,519	158,620	120	27,466
Madrid (Comunidad de)	10,398	1,867,128	5,070	1,032,255	4,638	662,259	690	172,614
Murcia (Región de)	2,700	378,678	859	146,849	1,411	179,606	430	52,223
Navarra (Com. Foral de)	717	101,747	142	27,848	384	45,230	191	28,669
Pais Vasco	3,716	708,133	1,057	213,542	2,100	407,547	559	87,044
Rioja (La)	901	71,557	175	15,114	668	51,772	58	4,671
Ceuta	286	27,083	29	3,696	243	21,473	14	1,914
Melilla	168	22,948	33	3,433	125	18,714	10	801

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

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	42,744	1,281	30,068	1,061	10,334
Andalucía	8,861	450	6,285	277	1,849
Aragón	1,050	49	672	12	317
Asturias (Ppdo de)	892	34	597	9	252
Balears (Illes)	955	42	581	35	297
Canarias	1,774	62	1,149	44	519
Cantabria	747	13	409	16	309
Castilla y León	2,279	57	1,521	121	580
Castilla-La Mancha	1,565	49	1,152	45	319
Cataluña	5,227	54	3,857	86	1,230
Comunitat Valenciana	6,264	174	4,372	93	1,625
Extremadura	680	41	488	26	125
Galicia	2,001	67	1,340	67	527
Madrid (Comunidad de)	6,397	35	4,923	91	1,348
Murcia (Región de)	1,646	126	999	69	452
Navarra (Com. Foral de)	446	9	313	27	97
Pais Vasco	1,518	11	1,086	37	384
Rioja (La)	266	8	172	5	81
Ceuta	62	0	50	0	12
Melilla	114	0	102	1	11

M - (TABLES ANNEX) September 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	14,927	21,509	6,308	391	530	360	14,536	20,979	5,948
Andalucía	3,126	4,319	1,416	107	203	140	3,019	4,116	1,276
Aragón	285	651	114	19	21	9	266	630	105
Asturias (Ppdo de)	284	462	146	24	5	5	260	457	141
Balears Illes	427	430	98	18	16	8	409	414	90
Canarias	831	678	265	26	25	11	805	653	254
Cantabria	151	495	101	2	10	1	149	485	100
Castilla-León	753	1,164	362	21	24	12	732	1,140	350
Castilla-la-Mancha	428	897	240	10	27	12	418	870	228
Cataluña	1,606	3,162	459	18	24	12	1,588	3,138	447
Comunitat Valenciana	2,331	2,971	962	62	66	46	2,269	2,905	916
Extremadura	296	326	58	12	24	5	284	302	53
Galicia	854	954	193	33	22	12	821	932	181
Madrid (Comunidad de)	2,379	3,058	960	10	7	18	2,369	3,051	942
Murcia (Región de)	583	794	269	20	46	60	563	748	209
Navarra (Com. Foral de)	117	181	148	4	2	3	113	179	145
Pais Vasco	365	746	407	3	4	4	362	742	403
Rioja (La)	57	105	104	2	4	2	55	101	102
Ceuta	18	41	3	0	0	0	18	41	3
Melilla	36	75	3	0	0	0	36	75	3

M - (TABLES ANNEX) September 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	44,962	36,766	2,159	6,037	2,334	42,628	25,440
Andalucía	9,564	8,102	541	921	564	9,000	5,930
Aragón	809	720	19	70	103	706	467
Asturias (Ppdo de)	819	756	3	60	141	678	417
Balears Illes	1,122	1,072	6	44	64	1,058	675
Canarias	1,668	1,111	52	505	46	1,622	1,058
Cantabria	330	299	3	28	3	327	184
Castilla-León	2,187	1,735	107	345	64	2,123	1,179
Castilla-la-Mancha	3,449	2,490	65	894	130	3,319	1,531
Cataluña	4,554	3,745	117	692	46	4,508	2,592
Comunitat Valenciana	10,655	8,087	856	1,712	685	9,970	5,690
Extremadura	346	298	20	28	58	288	199
Galicia	1,167	886	120	161	50	1,117	658
Madrid (Comunidad de)	5,248	4,825	102	321	222	5,026	3,134
Murcia (Región de)	1,729	1,586	36	107	82	1,647	920
Navarra (Com. Foral de)	350	338	4	8	13	337	195
Pais Vasco	459	276	107	76	22	437	246
Rioja (La)	399	388	1	10	41	358	272
Ceuta	53	52	0	1	0	53	41
Melilla	54	0	0	54	0	54	52

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