

28 January 2012

Mortgage Statistics
November 2012. *Provisional data*

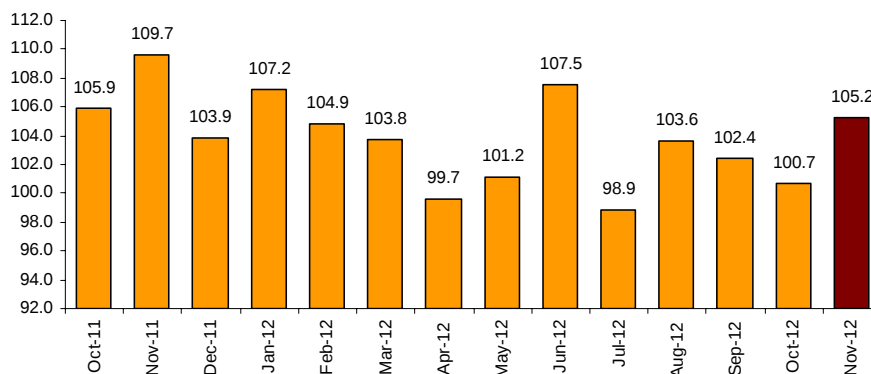
The average value of the mortgages constituted in November decreases 5.7% in the annual rate and stands at 114,047 euros

The average amount in the mortgages constituted for dwellings, decreases 4.0%

During the month of November, the average amount of mortgage constitutions recorded in the land registries stood at 114,047 euros, a figure 5.7% lower than the same month the previous year and 0.2% higher than that registered in October 2012.

In the case of mortgages constituted for dwellings, the average amount was 105,216 euros, 4.0% less than November 2011 and 4.5% higher than October 2012.

Average amount mortgaged on dwellings in thousands of euros

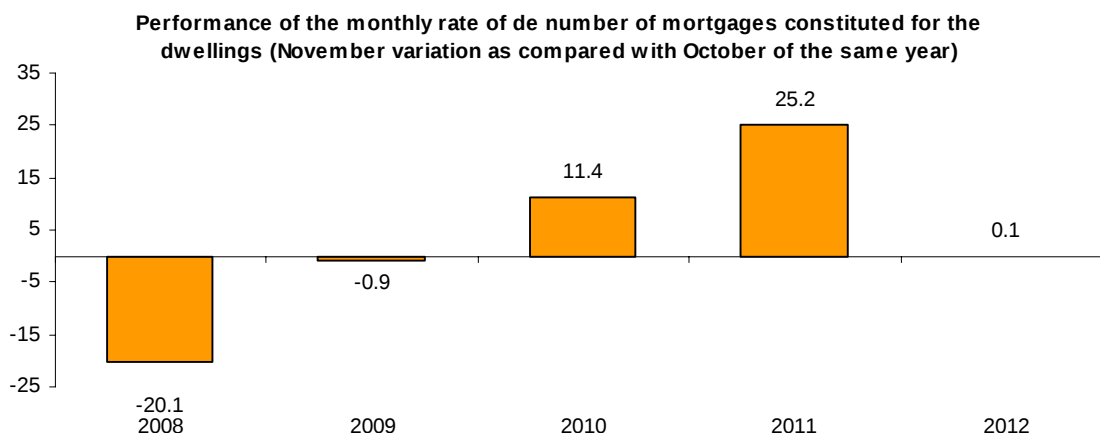


The value of the mortgages constituted on urban properties was 3,360 million euros, indicating an annual decrease of 34.5%. In dwellings, the capital loaned exceeded 2,011 million euros, 34.3% less.

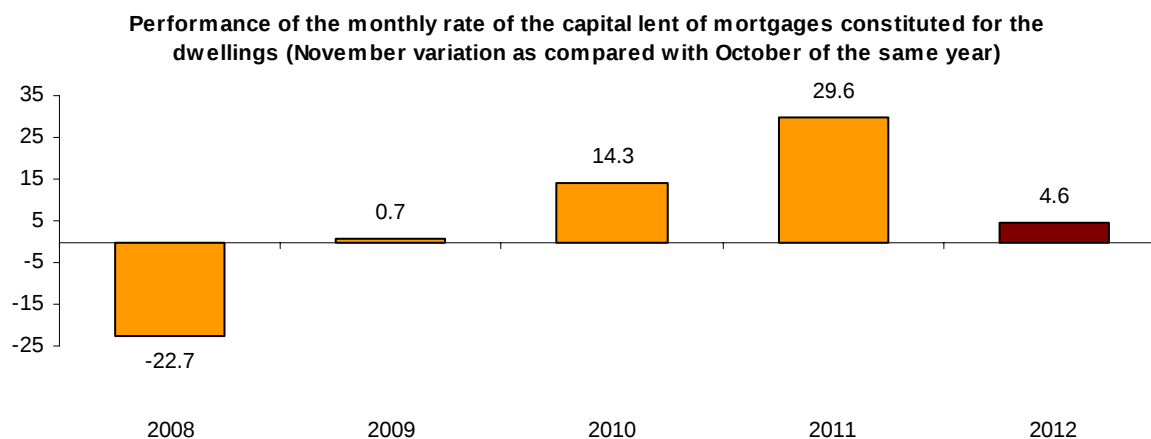
Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	31,697	0.9	-30.5	-29.7
Capital loaned (thousands of euros)	3,614,954	1.1	-34.4	-33.8
Average amount (euros)	114,047	0.2	-5.7	-5.8
Rustic properties				
Number of mortgaged properties	1,820	-10.0	-18.5	-16.2
Capital loaned (thousands of euros)	255,288	-47.5	-33.4	-15.1
Average amount (euros)	140,268	-41.7	-18.3	1.3
Urban properties				
Number of mortgaged properties	29,877	1.7	-31.1	-30.4
Capital loaned (thousands of euros)	3,359,666	8.8	-34.5	-35.0
Average amount (euros)	112,450	7.0	-5.0	-6.7
Dwellings				
Number of mortgaged properties	19,115	0.1	-31.6	-33.1
Capital loaned (thousands of euros)	2,011,208	4.6	-34.3	-38.5
Average amount (euros)	105,216	4.5	-4.0	-8.1

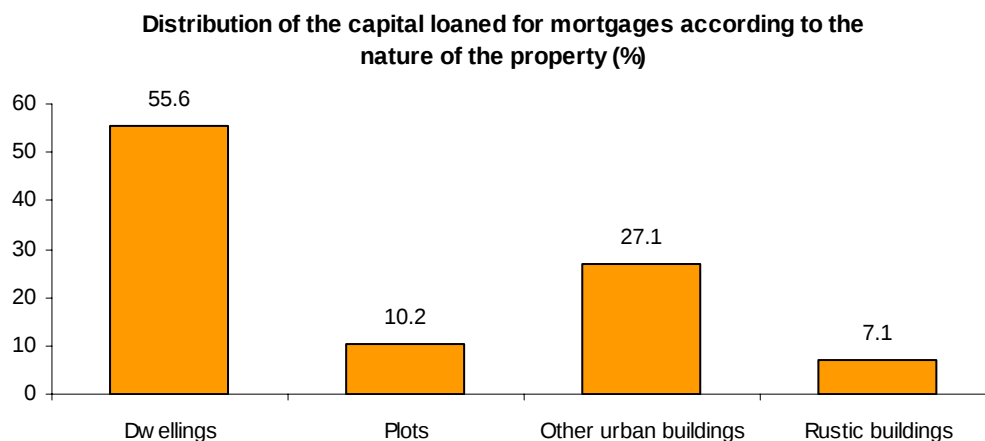
Regarding the variation on the number of mortgages constituted for dwellings between the months of November and October for the last five years, worth noting that this year the monthly variation was 0.1%.



According to the capital loaned in mortgages constituted for dwellings, the variation between November and October 2012 was 4.6%.



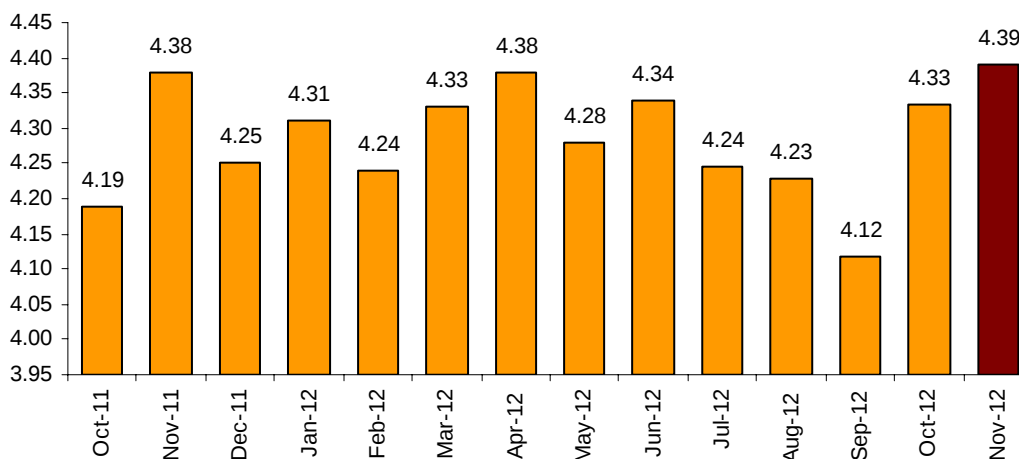
By the nature of the property, in November the mortgages constituted for dwellings were 55.6% of the total of capital loaned.



Mortgage interest rates

The average interest rate for the total of mortgage loans was 4.42%, 1.8% lower than November 2011. Regarding dwellings, the average interest rate was 4.39%, 0.2% higher than November 2011.

Average interest rate on dwellings



By institution, the average interest rate of Savings Bank mortgage loans was 4.54%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 4.41%, and the average term was 22 years.

92.4% of the mortgages constituted in November used a variable interest rate, as opposed to the 7.6% that used a fixed rate. The Euribor was the reference interest rate most used in constituting mortgages, specifically in 86.5% of new contracts.

Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 22,030, indicating an annual increase of 20.6%. For housing, the number of mortgages with modified conditions decreased 15.7%.

Considering the type of modification of the conditions, in November 18,280 novations (or modifications produced within the same financial institution) were produced, with an annual decrease of 20.0%. The number of transactions that changed institutions (subrogations creditor) decreased 15.6%. In turn, the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 35.6%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	22,030	-10.9	-20.6	-2.3
Novations	18,280	-10.0	-20.0	-3.4
Subrogations Debtor	1,160	-19.7	-35.6	6.4
Subrogations Creditor	2,590	-13.1	-15.6	1.7

Number of mortgages with changes in interest rate conditions

Of the 22,030 mortgages with changes in their conditions recorded in the land registries in November, 34.4% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions, from 4.1% to 2.2% of the total, and mortgages at a variable interest increased from 95.4% to 97.4%.

Euribor concentrated the mortgages at variable interest before the change (86.5%) and also after the change (91.2%).

After the modification of conditions, the average interest of the loans decreased 0.26 points in fixed interest rate mortgages, and 0.69 points in variable interest rate mortgages.

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	7,570	100.0		7,570	100.0	
Fixed	314	4.1	4.77	169	2.2	4.51
Variable	7,220	95.4	4.57	7,370	97.4	3.88
-Euribor	6,551	86.5	4.58	6,901	91.2	3.84
Without interest	36	0.5	-	31	0.4	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted for dwellings were Andalucía (3,522) and Comunidad de Madrid (3,050). Every Autonomous Community showed negative annual rates. The less negative annual variation rate was in Aragón (-4.2%).

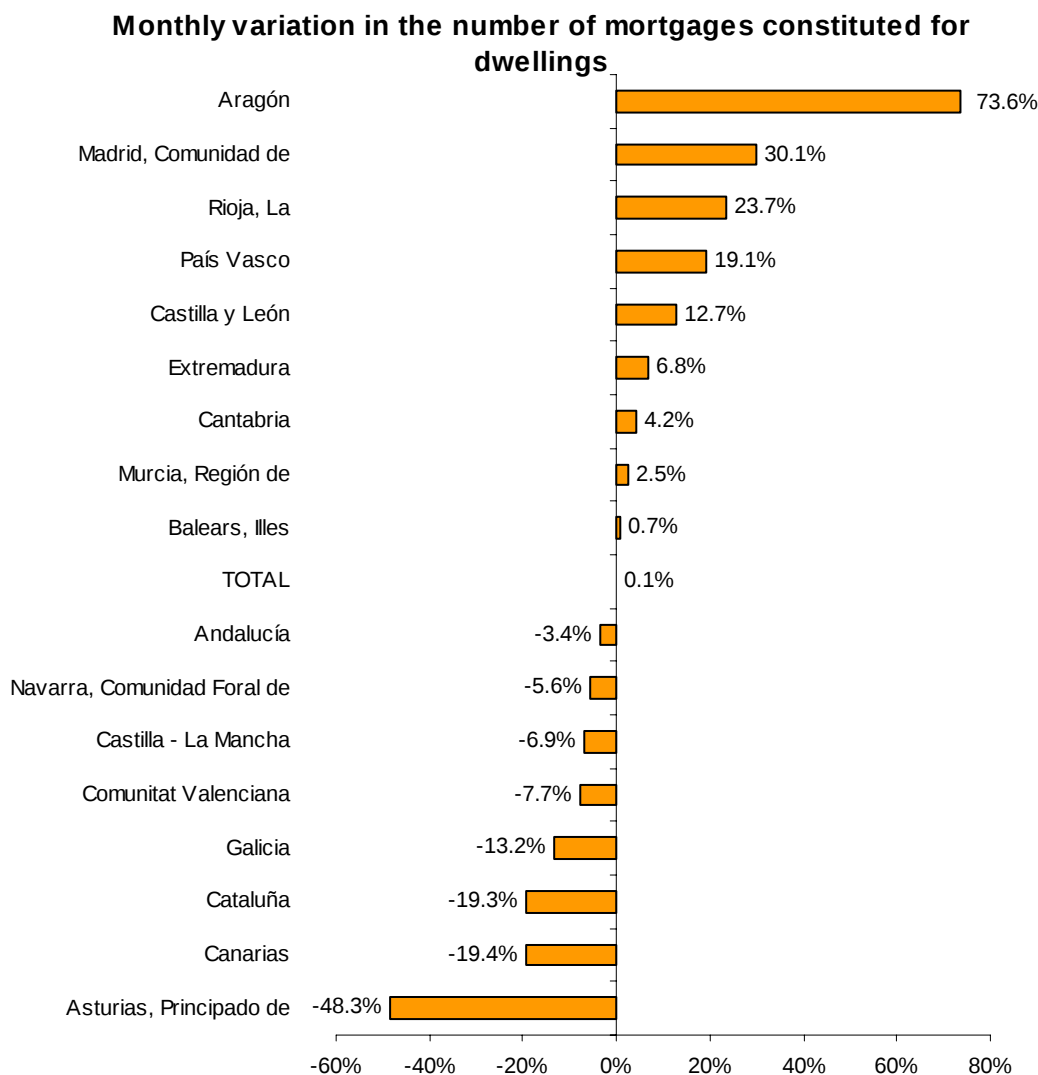
The Communities with the greatest capital loaned for mortgages constituted for dwellings were Comunidad de Madrid (414.1 million euros), Andalucía (338.7 million euros) and Cataluña (280.7 million euros).

Hipotecas sobre viviendas por comunidades y ciudades autónomas

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	19,115	0.1	-31.6	2,011,208	4.6	-34.3
Andalucía	3,522	-3.4	-36.4	338,724	1.9	-39.9
Aragón	1,005	73.6	-4.2	130,799	143.0	15.1
Asturias, Principado de	313	-48.3	-32.5	27,639	-54.4	-46.5
Balears, Illes	590	0.7	-16.7	54,598	-13.4	-37.6
Canarias	723	-19.4	-26.8	55,782	-26.3	-40.8
Cantabria	200	4.2	-50.1	22,554	15.4	-42.7
Castilla - La Mancha	607	-6.9	-37.8	49,827	-8.5	-43.4
Castilla y León	1,071	12.7	-24.5	106,161	24.1	-23.5
Cataluña	2,498	-19.3	-40.5	280,744	-17.0	-40.9
Comunitat Valenciana	2,058	-7.7	-16.6	154,205	-15.2	-31.0
Extremadura	424	6.8	-37.4	31,634	-7.0	-25.6
Galicia	823	-13.2	-45.3	75,785	-12.4	-52.9
Madrid, Comunidad de	3,050	30.1	-26.9	414,129	34.4	-23.0
Murcia, Región de	490	2.5	-30.1	37,157	-1.0	-35.2
Navarra, Comunidad Foral de	238	-5.6	-55.5	23,469	-7.4	-62.0
País Vasco	1,292	19.1	-30.6	183,057	20.5	-40.2
Rioja, La	162	23.7	-23.2	18,740	71.8	45.5
Ceuta	26	62.5	-27.8	2,618	99.2	-39.6
Melilla	23	4.5	-39.5	3,586	63.5	5.2

The Autonomous Communities with the greatest increase of the monthly variation rate in the number of mortgages were Aragón (73.6%) and Comunidad de Madrid (30.1%).

In turn, the Communities that presented the highest decreases were Principado de Asturias (-48.3%), Canarias (-19.4%) and Cataluña (-19.3%).



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/hpro1112_en.pdf

Mortgages Statistics

November 2012. 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	31,697	3,614,954	1,820	255,288	29,877	3,359,666
Andalucía	5,882	601,222	443	70,977	5,439	530,245
Aragón	1,626	166,384	45	11,126	1,581	155,258
Asturias, Principado de	576	51,366	52	5,014	524	46,352
Balears, Illes	944	131,000	67	11,599	877	119,401
Canarias	1,249	139,389	86	17,563	1,163	121,826
Cantabria	308	34,068	19	672	289	33,396
Castilla y León	2,098	183,415	272	20,421	1,826	162,994
Castilla - La Mancha	1,160	105,534	126	17,431	1,034	88,103
Cataluña	3,977	539,725	119	19,118	3,858	520,607
Comunitat Valenciana	3,411	283,478	222	23,183	3,189	260,295
Extremadura	744	59,610	87	7,953	657	51,657
Galicia	1,512	150,194	72	7,682	1,440	142,512
Madrid, Comunidad de	4,495	714,695	23	6,425	4,472	708,270
Murcia, Región de	949	100,277	137	22,426	812	77,851
Navarra, Comunidad Foral de	322	49,526	10	1,153	312	48,373
País Vasco	1,972	233,754	20	2,652	1,952	231,102
Rioja, La	394	54,071	20	9,893	374	44,178
Ceuta	45	11,437	0	0	45	11,437
Melilla	33	5,809	0	0	33	5,809

November 2012. 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	29,877	3,359,666	19,115	2,011,208	1,067	369,334	9,695	979,124
Andalucía	5,439	530,245	3,522	338,724	209	77,804	1,708	113,717
Aragón	1,581	155,258	1,005	130,799	13	1,392	563	23,067
Asturias, Principado de	524	46,352	313	27,639	8	2,766	203	15,947
Balears, Illes	877	119,401	590	54,598	27	5,280	260	59,523
Canarias	1,163	121,826	723	55,782	49	13,812	391	52,232
Cantabria	289	33,396	200	22,554	3	552	86	10,290
Castilla y León	1,826	162,994	1,071	106,161	125	14,456	630	42,377
Castilla - La Mancha	1,034	88,103	607	49,827	54	12,098	373	26,178
Cataluña	3,858	520,607	2,498	280,744	180	54,673	1,180	185,190
Comunitat Valenciana	3,189	260,295	2,058	154,205	90	18,850	1,041	87,240
Extremadura	657	51,657	424	31,634	21	3,727	212	16,296
Galicia	1,440	142,512	823	75,785	23	19,596	594	47,131
Madrid, Comunidad de	4,472	708,270	3,050	414,129	125	96,770	1,297	197,371
Murcia, Región de	812	77,851	490	37,157	91	14,721	231	25,973
Navarra, Comunidad Foral de	312	48,373	238	23,469	7	11,905	67	12,999
País Vasco	1,952	231,102	1,292	183,057	21	5,348	639	42,697
Rioja, La	374	44,178	162	18,740	21	15,584	191	9,854
Ceuta	45	11,437	26	2,618	0	0	19	8,819
Melilla	33	5,809	23	3,586	0	0	10	2,223

November 2012. Provisional data

M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	1,820	255,288	794	140,083	162	24,671	864	90,534
Andalucía	443	70,977	224	28,560	38	8,914	181	33,503
Aragón	45	11,126	24	8,996	2	160	19	1,970
Asturias, Principado de	52	5,014	24	3,522	0	0	28	1,492
Balears, Illes	67	11,599	41	5,692	3	998	23	4,909
Canarias	86	17,563	39	15,382	13	624	34	1,557
Cantabria	19	672	4	395	2	134	13	143
Castilla y León	272	20,421	46	12,834	15	1,043	211	6,544
Castilla - La Mancha	126	17,431	41	7,909	28	3,457	57	6,065
Cataluña	119	19,118	44	8,289	3	1,406	72	9,423
Comunitat Valenciana	222	23,183	132	15,977	23	3,145	67	4,061
Extremadura	87	7,953	51	4,222	1	90	35	3,641
Galicia	72	7,682	60	7,058	4	113	8	511
Madrid, Comunidad de	23	6,425	17	5,529	0	0	6	896
Murcia, Región de	137	22,426	38	7,693	18	2,257	81	12,476
Navarra, Comunidad Foral de	10	1,153	2	102	0	0	8	1,051
País Vasco	20	2,652	2	391	7	1,078	11	1,183
Rioja, La	20	9,893	5	7,532	5	1,252	10	1,109
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

November 2012. Provisional data

M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	29,877	3,359,666	22,420	2,576,483	2,647	316,132	4,810	467,051
Andalucía	5,439	530,245	4,150	398,365	388	39,991	901	91,889
Aragón	1,581	155,258	1,157	114,555	260	26,071	164	14,632
Asturias, Principado de	524	46,352	357	31,883	17	1,353	150	13,116
Balears, Illes	877	119,401	734	92,170	47	10,555	96	16,676
Canarias	1,163	121,826	922	102,527	112	8,463	129	10,836
Cantabria	289	33,396	216	26,844	34	3,369	39	3,183
Castilla y León	1,826	162,994	1,351	112,666	97	11,750	378	38,578
Castilla - La Mancha	1,034	88,103	546	58,812	94	6,874	394	22,417
Cataluña	3,858	520,607	2,951	419,548	312	35,727	595	65,332
Comunitat Valenciana	3,189	260,295	2,345	194,858	216	21,368	628	44,069
Extremadura	657	51,657	523	38,004	95	11,674	39	1,979
Galicia	1,440	142,512	1,182	105,934	163	29,629	95	6,949
Madrid, Comunidad de	4,472	708,270	4,050	637,137	118	37,454	304	33,679
Murcia, Región de	812	77,851	516	54,994	76	5,715	220	17,142
Navarra, Comunidad Foral de	312	48,373	97	14,485	73	6,952	142	26,936
País Vasco	1,952	231,102	940	120,902	536	57,768	476	52,432
Rioja, La	374	44,178	312	36,774	8	1,090	54	6,314
Ceuta	45	11,437	45	11,437	0	0	0	0
Melilla	33	5,809	26	4,588	1	329	6	892

November 2012. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	36,506	1,437	24,610	1,154	9,305
Andalucía	7,183	339	4,960	220	1,664
Aragón	874	75	569	27	203
Asturias, Principado de	628	28	408	59	133
Balears, Illes	1,061	39	586	85	351
Canarias	1,328	38	905	39	346
Cantabria	545	11	309	11	214
Castilla y León	2,500	217	1,504	75	704
Castilla - La Mancha	2,046	78	1,417	131	420
Cataluña	4,575	58	2,992	152	1,373
Comunitat Valenciana	5,533	223	3,861	77	1,372
Extremadura	661	38	480	16	127
Galicia	1,838	133	1,179	87	439
Madrid, Comunidad de	4,475	15	3,301	95	1,064
Murcia, Región de	1,222	104	760	30	328
Navarra, Comunidad Foral de	300	8	226	9	57
País Vasco	1,254	17	798	20	419
Rioja, La	420	16	303	21	80
Ceuta	23	0	20	0	3
Melilla	40	0	32	0	8

November 2012. Provisional data

M.6 Total cancelled mortgages, according to type of building and loaning bank

	Total buildings			Rustic buildings			Urban buildings		
	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks	Banks	Saving banks	Other banks
TOTAL	14,567	16,308	5,631	524	521	392	14,043	15,787	5,239
Andalucía	2,998	3,043	1,142	109	134	96	2,889	2,909	1,046
Aragón	339	394	141	35	17	23	304	377	118
Asturias, Principado de	305	183	140	12	8	8	293	175	132
Balears, Illes	492	386	183	24	12	3	468	374	180
Canarias	725	419	184	21	8	9	704	411	175
Cantabria	221	271	53	7	3	1	214	268	52
Castilla y León	931	1,095	474	51	55	111	880	1,040	363
Castilla - La Mancha	547	1,271	228	25	36	17	522	1,235	211
Cataluña	2,045	2,085	445	27	23	8	2,018	2,062	437
Comunitat Valenciana	1,954	2,769	810	84	80	59	1,870	2,689	751
Extremadura	325	273	63	16	15	7	309	258	56
Galicia	824	821	193	66	50	17	758	771	176
Madrid, Comunidad de	1,816	1,834	825	10	4	1	1,806	1,830	824
Murcia, Región de	419	640	163	19	62	23	400	578	140
Navarra, Comunidad Foral de	107	76	117	5	1	2	102	75	115
País Vasco	412	491	351	3	13	1	409	478	350
Rioja, La	75	232	113	10	0	6	65	232	107
Ceuta	12	10	1	0	0	0	12	10	1
Melilla	20	15	5	0	0	0	20	15	5

November 2012. 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
TOTAL	22,030	18,280	1,160	2,590	940	21,090	12,569
Andalucía	4,874	3,946	433	495	253	4,621	2,746
Aragón	711	655	27	29	24	687	316
Asturias, Principado de	442	408	1	33	30	412	241
Balears, Illes	630	618	10	2	32	598	330
Canarias	978	540	48	390	34	944	619
Cantabria	132	126	2	4	3	129	107
Castilla y León	920	731	55	134	45	875	472
Castilla - La Mancha	1,217	1,084	7	126	42	1,175	728
Cataluña	3,026	2,607	158	261	37	2,989	1,624
Comunitat Valenciana	3,714	2,762	295	657	233	3,481	2,375
Extremadura	362	339	5	18	19	343	226
Galicia	1,088	1,040	24	24	12	1,076	581
Madrid, Comunidad de	2,464	2,242	33	189	64	2,400	1,409
Murcia, Región de	698	530	4	164	70	628	423
Navarra, Comunidad Foral de	212	201	11	0	0	212	108
País Vasco	268	166	45	57	17	251	125
Rioja, La	277	274	0	3	25	252	127
Ceuta	11	11	0	0	0	11	6
Melilla	6	0	2	4	0	6	6