

05 June 2020

Foreclosure Statistics (FS)
First quarter of 2020. Provisional data

Registrations of foreclosure certifications initiated on primary dwellings rose by 9.3%¹

54.6% of foreclosures initiated on dwellings correspond to mortgages constituted between 2005 and 2008

The total number of registrations of foreclosure certifications begun in the land registers the first quarter of 2020 was 10,558, which means 18.0% less than in the previous quarter and 29.8% less than in the same quarter of 2020.

Among the dwellings of natural persons with foreclosure, 1,668 were the main dwellings of their owners (9.3% more than in the same quarter of 2020) and 534 were not (1.1% less).

Foreclosures certifications on regular dwellings of individuals in the 1st quarter



Foreclosures certifications initiated and registered

First quarter 2020

	Total	% Variation	
		Quarterly	Annual
Total properties	10,558	-18.0	-29.8
Urban properties	9,971	-18.6	-30.4
-Total dwellings	5,534	-8.0	-26.7
-Dwellings of individuals	2,202	20.1	6.6
-Regular dwelling	1,668	20.8	9.3
-Other dwellings	534	18.0	-1.1
-Dwellings of legal entities	3,332	-20.3	-39.3
-Plots	470	-41.4	-57.6
-Other urban properties ²	3,967	-26.9	-29.9
Rustic properties	587	-7.7	-18.2

²The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

¹ An informative annex is included at the end of this press release on how the COVID-19 crisis has affected the registration of foreclosure certifications.

Certifications of foreclosures initiated and registered according to the type of property

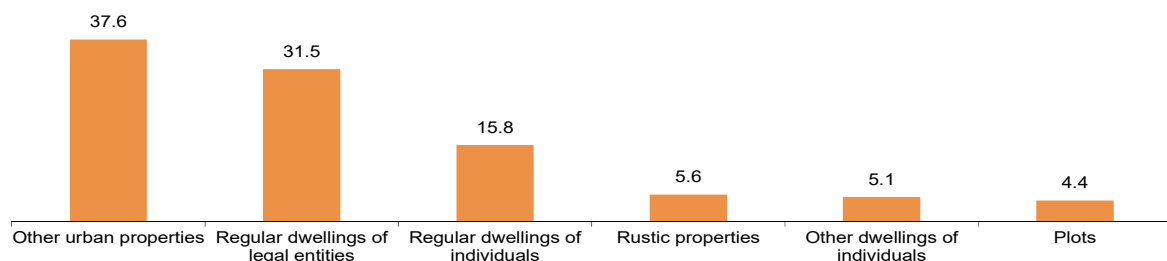
Foreclosures on dwellings accounted for 52.4% of the total foreclosures during the first quarter of 2020.

15.8% of the total number of foreclosures were on main dwellings of natural persons. 31.5% corresponds to dwellings of legal persons (39.3% lower than in the first quarter of 2020) and 5.1% to other dwellings of natural persons (1.1% lower in the annual rate).

On the other hand, foreclosures of other urban properties (business premises, garages, offices, storage rooms, warehouses, buildings intended for housing and other buildings and urban developments) accounted for 37.6% of the total.

Distribution of foreclosures certifications begun and registered

First quarter 2020 Percentage



Certifications of foreclosures initiated and registered on dwellings according to status

17.8% of foreclosures during the first quarter of the year were on new dwellings and 82.2% were on used dwellings.

The number of foreclosures on new dwellings decreased by 41.7% in the annual rate and that of used dwellings by 22.4%.

Foreclosures certifications initiated and registered on dwellings

First quarter 2020

	Total	Percentage	% Variation	
			Quarterly	Annual
Total	5,534	100.0	-8.0	-26.7
New	987	17.8	-8.3	-41.7
Used	4,547	82.2	-8.0	-22.4

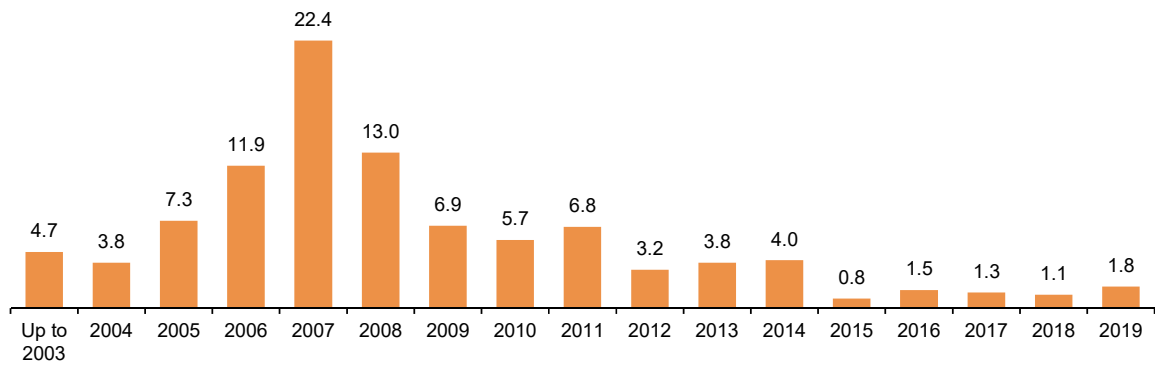
Certifications of foreclosures on dwellings according to the year of registration of the mortgage

22.4% of foreclosures initiated on dwellings in the first quarter corresponded to mortgages constituted in the year 2007, 13.0% did so to mortgages constituted in 2008 and 11.9% to mortgages constituted in 2006.

The 2005-2008 period accounted for 54.6% of foreclosures initiated in this quarter.

Distribution of foreclosures certifications begun and registered on dwellings by mortgage registration

First quarter 2020 Percentage



Results by Autonomous Community

In the first quarter, the Autonomous Communities with the greatest number of certifications of foreclosures on the total properties were Comunitat Valenciana (2,388), Cataluña (2,308) and Andalucía (1,795). In turn, Comunidad Foral de Navarra (53), País Vasco (55) and Principado de Asturias (97) registered the lowest number.

In the case of dwellings, Comunitat Valenciana (1,384), Cataluña (1,173) and Andalucía (947) registered the greatest number of foreclosures. And Comunidad Foral de Navarra (19), País Vasco (28) and Extremadura (40) the lowest.

Foreclosure certifications initiated and registered

First quarter 2020

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	10,558	5,534	2,202	3,332
Andalucía	1,795	947	470	477
Aragón	186	104	78	26
Asturias, Principado de	97	51	30	21
Balears, Illes	285	219	43	176
Canarias	136	72	53	19
Cantabria	394	209	35	174
Castilla y León	478	223	98	125
Castilla - La Mancha	535	240	83	157
Cataluña	2,308	1,173	459	714
Comunitat Valenciana	2,388	1,384	372	1,012
Extremadura	158	40	36	4
Galicia	375	143	58	85
Madrid, Comunidad de	745	412	231	181
Murcia, Región de	409	208	82	126
Navarra, Comunidad Foral de	53	19	17	2
País Vasco	55	28	25	3
Rioja, La	148	49	31	18

Revision and updating of data

Data for 2020 is provisional and will be reviewed when the data for the same period of the next year is published. That is, when the data for the first quarter of 2021 are published, the final data for the same quarter of 2020 will be disseminated.

Note regarding COVID-19's impact on Foreclosure Statistics (FS)

Article 7 of Royal Decree 463/2020 of March 14, which declared a “state of alarm” in order to manage the health crisis caused by COVID-19, placed limitations on the free movement of people. Some exceptions are considered, such as displacement due to force majeure and situations of need.

As a result, during the month of March, daily attention to the public in the Property Registries has been conducted exclusively by email or telephone, in accordance with the March 15th, 2020 Resolution of the Office of Legal Security and Public Trust.

For its part, the Instruction of the Office of Legal Security and Public Trust of March 30, 2020 established the essential services that must be provided by Property Registries.

In the current situation, the INE would like to thank the Association of Property and Commercial Registrars of Spain (CORPME), which is our primary source of statistical data, for the enormous effort that has been made. This has made it possible to publish the data contained in the first quarter 2020 press release, with a response rate of over 94%, similar to that of previous months.

Information processing has been carried out using the usual statistical methods and procedures.

Methodological note

The Foreclosure statistics provide information on foreclosure certifications initiated and registered in the Land Registers during the reference quarter, relating to all rural and urban properties. The results are broken down on the basis of various variables such as the nature of the property, regime, state and owner of the dwellings with a foreclosure initiated.

The information on foreclosure certifications is obtained from the data contained in the Land Registries of the entire national territory. The Association of Land and Mercantile Registrars of Spain (CORPME) provides centralised information to the INE.

Type of survey: quarterly continuous survey.

Population scope: registration of foreclosure certifications that are initiated and registered in the land registries.

Geographical scope: the entire national territory and Autonomous Communities.

Reference period of the results: the calendar quarter.

Reference period of the information: the calendar quarter.

Classification: rural and urban properties (dwellings, plots and other urban properties). Dwellings of natural and legal persons, main dwelling and other dwellings.

Collection method: administrative registers from the Association of Land and Mercantile Registrars of Spain.

For more information you can access the methodology at:

https://www.ine.es/en/metodologia/t30/t3030153_en.pdf

And the standardised methodological report at:

<https://www.ine.es/dynt3/metadatos/es/RespuestaDatos.html?oper=259>

For further information see **INEbase:** www.ine.es/en/ Twitter: [@es_ine](https://twitter.com/es_ine)

All press releases at: www.ine.es/en/prensa/prensa_en.htm

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Foreclosure Statistics

1st quarter 2020. Provisional data

FS.1 Foreclosures begun and recorded in the property registers on rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	10,558	587	5,534	470	3,967
Andalucía	1,795	99	947	84	665
Aragón	186	3	104	1	78
Asturias, Principado de	97	7	51	8	31
Balears, Illes	285	11	219	8	47
Canarias	136	10	72	2	52
Cantabria	394	3	209	3	179
Castilla y León	478	46	223	27	182
Castilla - La Mancha	535	28	240	104	163
Cataluña	2,308	32	1,173	80	1,023
Comunitat Valenciana	2,388	101	1,384	47	856
Extremadura	158	23	40	66	29
Galicia	375	162	143	6	64
Madrid, Comunidad de	745	9	412	9	315
Murcia, Región de	409	32	208	20	149
Navarra, Comunidad Foral de	53	5	19	4	25
País Vasco	55	0	28	0	27
Rioja, La	148	16	49	1	82
Ceuta	12	0	12	0	0
Melilla	1	0	1	0	0

1st quarter 2020. Provisional data

FS.2 Dwellings with foreclosures begun, according to status and owner

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	5,534	987	4,547	2,202	3,332
Andalucía	947	189	758	470	477
Aragón	104	4	100	78	26
Asturias, Principado de	51	1	50	30	21
Balears, Illes	219	75	144	43	176
Canarias	72	10	62	53	19
Cantabria	209	16	193	35	174
Castilla y León	223	30	193	98	125
Castilla - La Mancha	240	28	212	83	157
Cataluña	1,173	156	1,017	459	714
Comunitat Valenciana	1,384	295	1,089	372	1,012
Extremadura	40	2	38	36	4
Galicia	143	14	129	58	85
Madrid, Comunidad de	412	69	343	231	181
Murcia, Región de	208	82	126	82	126
Navarra, Comunidad Foral de	19	1	18	17	2
País Vasco	28	2	26	25	3
Rioja, La	49	13	36	31	18
Ceuta	12	0	12	0	12
Melilla	1	0	1	1	0