

07 September 2020

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

The registration of certifications of foreclosures initiated on dwellings decreased by 64.3%¹

In the case of owned habitual dwellings, no foreclosure certification registration has been started

The total number of registrations of foreclosure certifications begun in the land registers in the second quarter of 2020 was 5,534, which means 47.6% less than in the previous quarter and 66.8% less than in the same quarter of 2019.

During the second quarter, the provisions of the State of Alarm meant that no foreclosure proceedings were initiated on habitual dwellings owned by individuals. In article 7, Royal Decree-Law 8/2020 of March 17 establishes extraordinary measures in order to procure a moratorium on mortgage debt for acquisition of the habitual dwelling. Likewise, article 8 establishes the scope of application of said moratorium, stating that it will apply when the debtor meets all the requirements established in article 16 of Royal Decree-Law 11/2020, of March 31, understanding that it is within the assumptions of economic vulnerability.

Foreclosure certifications initiated and registered
Second Quarter 2020.

	Total	% Variation	
		Quarterly	Annual
Total properties	5,534	-47.6	-66.8
Urban properties	5,406	-45.8	-65.8
-Total dwellings	2,905	-47.5	-64.3
-Dwellings of individuals	1,140	-48.2	-44.6
-Regular dwelling	0	-100.0	-100.0
-Other dwellings	1,140	113.4	75.4
-Dwellings of legal entities	1,765	-47.0	-71.0
-Plots	148	-68.5	-81.5
-Other urban properties ²	2,353	-40.7	-65.7
Rustic properties	128	-78.2	-85.0

² The "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.

Foreclosures certifications on regular dwellings of individuals in the 2nd quarter



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

The total number of registrations of foreclosure certifications begun in the land registers the first quarter of 2020 on dwellings was 2,905, which means 47.5% less than in the previous quarter and 64.3% less than in the same quarter of 2019.

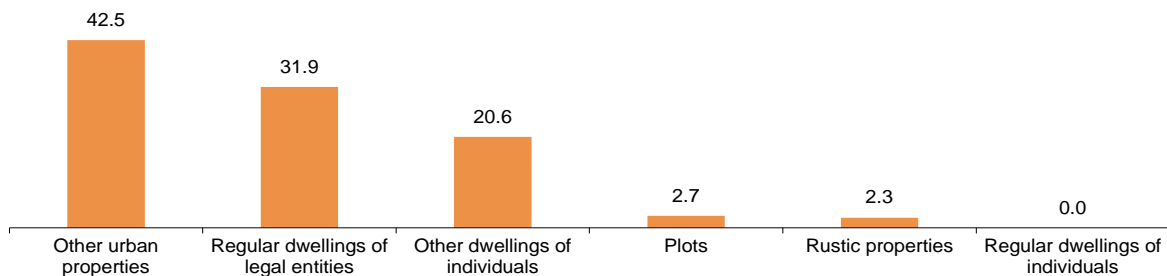
Foreclosures on dwellings accounted for 52.5% of the total foreclosures during the second quarter of 2020.

None of the foreclosures were on the habitual dwellings of natural persons. 31.9% corresponds to dwellings of legal persons (71.0% lower than in the second quarter of 2019) and 20.6% to other dwellings of natural persons (75.4% more).

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 42.5% of the total.

Distribution of foreclosures certifications begun and registered

Second Quarter 2020. Percentage



Certifications of foreclosures initiated and registered on dwellings according to status

18.3% of foreclosures during the second quarter of the year were on new dwellings and 81.7% were on used dwellings.

The number of foreclosures on new dwellings decreased by 76.5% in the annual rate and that of used dwellings by 59.6%.

Foreclosures certifications initiated and registered on dwellings

Second Quarter 2020.

	Total	Percentage	% Variation	
			Quarterly	Annual
Total	2,905	100.0	-47.5	-64.3
New	532	18.3	-46.1	-76.5
Used	2,373	81.7	-47.8	-59.6

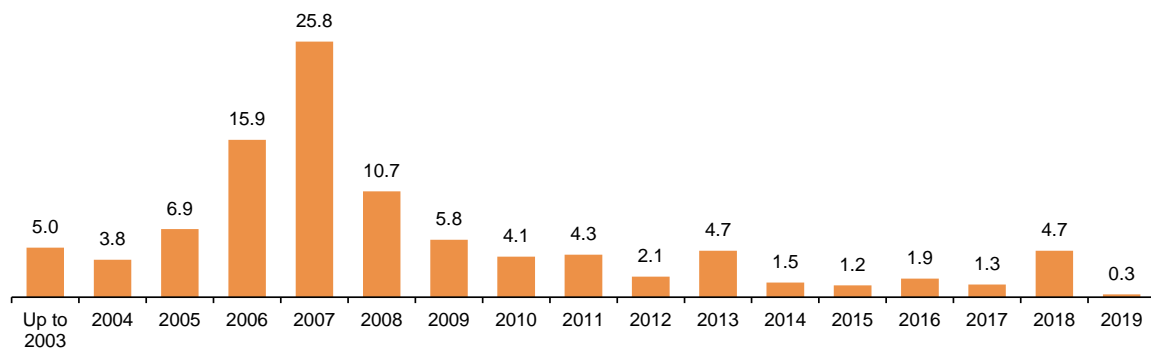
Certifications of foreclosures on dwellings according to the year of registration of the mortgage

25.8% of foreclosures initiated on dwellings in the second quarter corresponded to mortgages constituted in the year 2007, 15.9% did so to mortgages constituted in 2006 and 10.7% to mortgages constituted in 2008.

The 2005-2008 period accounted for 59.3% of foreclosures initiated in this quarter.

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

Second Quarter 2020. Percentage



Results by Autonomous Community

In the second quarter, the Autonomous Communities with the greatest number of certifications of foreclosures on the total properties were Comunitat Valenciana (1,339), Cataluña (957) and Región de Murcia (888). In turn, Comunidad Foral de Navarra (15), País Vasco (26) and Extremadura (52) registered the smallest number of foreclosures.

In the case of dwellings, Comunitat Valenciana (816), Cataluña (496) and Andalucía (466) registered the greatest number of foreclosures. The lowest numbers were in Comunidad Foral de Navarra and Extremadura (both 13) and La Rioja (15).

Foreclosure certifications initiated and registered

Second Quarter 2020.

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	5,534	2,905	1,140	1,765
Andalucía	779	466	213	253
Aragón	90	64	52	12
Asturias, Principado de	94	51	27	24
Baleares, Illes	95	42	15	27
Canarias	54	45	16	29
Cantabria	242	134	11	123
Castilla y León	119	33	29	4
Castilla - La Mancha	379	217	56	161
Cataluña	957	496	269	227
Comunitat Valenciana	1,339	816	215	601
Extremadura	52	13	12	1
Galicia	151	63	15	48
Madrid, Comunidad de	170	120	97	23
Murcia, Región de	888	300	85	215
Navarra, Comunidad Foral de	15	13	8	5
País Vasco	26	16	15	1
Rioja, La	83	15	5	10

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 second 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 a large part of the second semester, 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 April 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 second quarter 2020 press release, with a response rate of over 92%, 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) 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 standardized methodological report in:

<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

2nd 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	5,534	128	2,905	148	2,353
Andalucía	779	21	466	15	277
Aragón	90	2	64	0	24
Asturias, Principado de	94	5	51	2	36
Balears, Illes	95	2	42	1	50
Canarias	54	0	45	0	9
Cantabria	242	1	134	1	106
Castilla y León	119	0	33	51	35
Castilla - La Mancha	379	3	217	19	140
Cataluña	957	10	496	17	434
Comunitat Valenciana	1,339	24	816	16	483
Extremadura	52	15	13	6	18
Galicia	151	23	63	3	62
Madrid, Comunidad de	170	2	120	7	41
Murcia, Región de	888	20	300	9	559
Navarra, Comunidad Foral de	15	0	13	1	1
País Vasco	26	0	16	0	10
Rioja, La	83	0	15	0	68
Ceuta	0	0	0	0	0
Melilla	1	0	1	0	0

2nd 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	2,905	532	2,373	1,140	1,765
Andalucía	466	121	345	213	253
Aragón	64	2	62	52	12
Asturias, Principado de	51	1	50	27	24
Balears, Illes	42	4	38	15	27
Canarias	45	0	45	16	29
Cantabria	134	2	132	11	123
Castilla y León	33	0	33	29	4
Castilla - La Mancha	217	98	119	56	161
Cataluña	496	48	448	269	227
Comunitat Valenciana	816	183	633	215	601
Extremadura	13	0	13	12	1
Galicia	63	0	63	15	48
Madrid, Comunidad de	120	7	113	97	23
Murcia, Región de	300	66	234	85	215
Navarra, Comunidad Foral de	13	0	13	8	5
País Vasco	16	0	16	15	1
Rioja, La	15	0	15	5	10
Ceuta	0	0	0	0	0
Melilla	1	0	1	0	1