

04 December 2018

Foreclosure Statistics (FS)
Third quarter of 2018. Provisional data

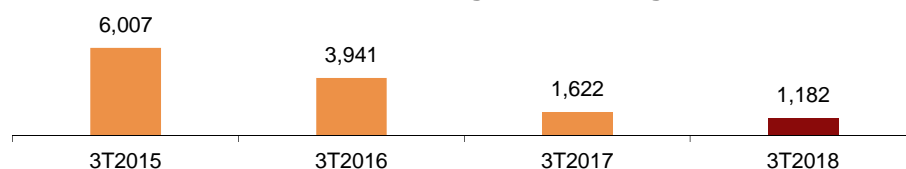
Registration of foreclosure certifications initiated on main dwelling decreased by 27.1%

51.5% of foreclosures initiated on dwellings correspond to mortgages constituted between 2005 and 2008

The number of registrations of foreclosure certifications initiated in the land registries the third quarter of 2018 was 9,681, which means 32.4% less than in the previous quarter and 5.5% more than in the same quarter of 2017.

Among the dwellings of natural persons with a foreclosure, 1,182 were owned main dwellings (27.1% less than in the same quarter of 2017) and 466 were not the main dwelling of their owners (6.5% less).

Foreclosures certifications on regular dwellings of individuals in the 3rd quarter



Taking as reference the total number of family dwellings in Spain in the third quarter (18,589,500), 0.01% of them initiated a foreclosure within this period.

Foreclosures certifications initiated and registered. 3rd quarter 2018

	Total	% Variation	
		Quarterly	Annual
Total properties	9,681	-32.4	5.5
Urban properties	9,214	-32.7	16.4
-Total dwellings	4,936	-30.3	4.1
-Dwellings of individuals	1,648	-33.8	-22.3
-Regular dwelling	1,182	-32.9	-27.1
-Other dwellings	466	-35.9	-6.5
-Dwellings of legal entities	3,288	-28.5	25.4
-Plots	666	30.1	102.4
-Other urban properties ¹	3,612	-40.8	27.0
Rustic properties	467	-25.5	-63.0

¹ The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

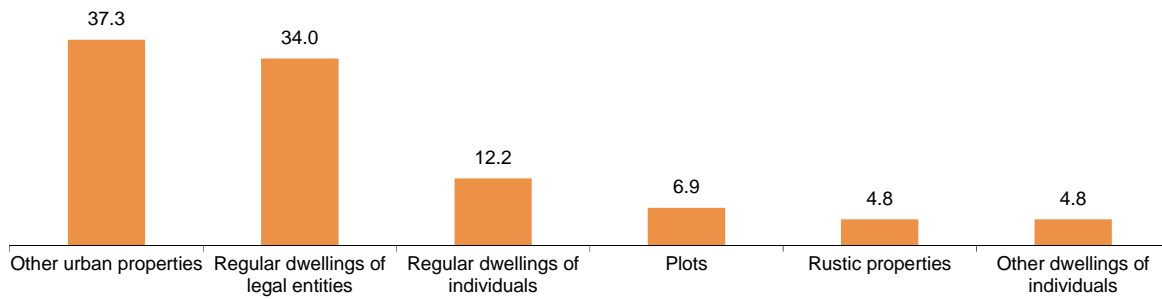
Certifications of foreclosures initiated and registered according to the type of property

In the third quarter of 2018, foreclosures on dwellings amounted to 51.0% of the total foreclosures.

12.2% of the total number of foreclosures were on main dwellings of natural persons. 34.0% corresponded to dwellings of legal persons (25.4% higher than in the third quarter of 2017) and 4.8% to other dwellings of natural persons (6.5% lower than in the third quarter of 2017).

On the other hand, foreclosures of other urban properties (premises, garages, offices, storage rooms, warehouses, buildings intended for housing and other buildings and urban developments) accounted for 37.3% of the total.

Distribution of foreclosures certifications initiated and registered during the 3rd quarter of 2018 according to nature of the property (%)



Certifications of foreclosures initiated and registered on dwellings according to status

22.6% of foreclosures in the third quarter were on new dwellings and 77.4% on used dwellings.

The number of foreclosures on new dwellings increased by 6.0% in the annual rate and that of used dwellings by 3.6%.

Foreclosures certifications initiated and registered on dwellings. 3rd quarter 2018

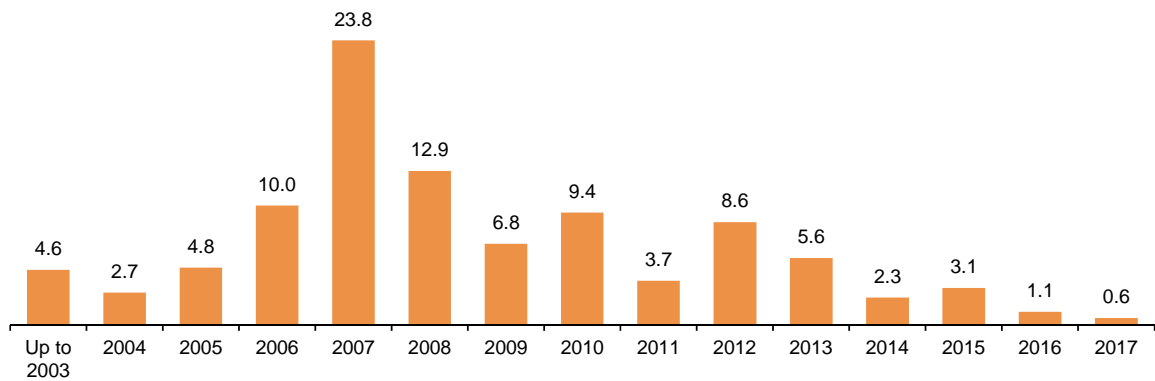
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	4,936	100.0	-30.3	4.1
New	1,117	22.6	-29.6	6.0
Used	3,819	77.4	-30.6	3.6

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

23.8% of foreclosures initiated on dwellings in the third quarter corresponded to mortgages constituted in the year 2007, 12.9% to mortgages constituted in 2008 and 10.0% to mortgages constituted in 2006.

The 2005-2008 period accounted for 51.5% of foreclosures initiated in this quarter.

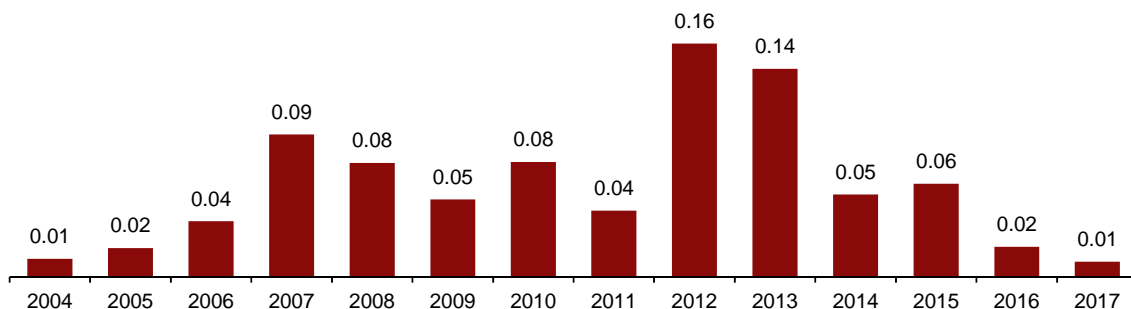
Distribution of foreclosures certifications initiated and registered on dwellings in the 3rd quarter of 2018 by year of mortgage registration (%)



The following chart shows the evolution of foreclosures on dwellings between 2004 and 2017, by year of registration of the mortgage constitution in relation to the total mortgages constituted on dwellings in the same year.

The greatest values were reached in 2012, 2013 and 2007. 0.16% in 2012, 0.14% in 2013 and 0.09% in 2007 of mortgages constituted on dwellings during those years have initiated a foreclosure during the third quarter of 2018.

Rate of foreclosures certifications initiated and registered on dwellings in the 3rd quarter of 2018 according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year (%)



Results by Autonomous Community

In the third quarter, the Autonomous Communities with the greatest number of foreclosures certifications on the total properties were Andalucía (1,873), Cataluña (1,501) and Comunitat Valenciana (1,471). In turn, Comunidad Foral de Navarra (24), País Vasco (33) and Aragón (91) registered the lowest number.

In the case of dwellings, Andalucía (1,055), Comunitat Valenciana (893) and Cataluña (768) registered the greatest number of foreclosures. And Comunidad Floral de Navarra (11), País Vasco (15) and Aragón (51) the lowest number.

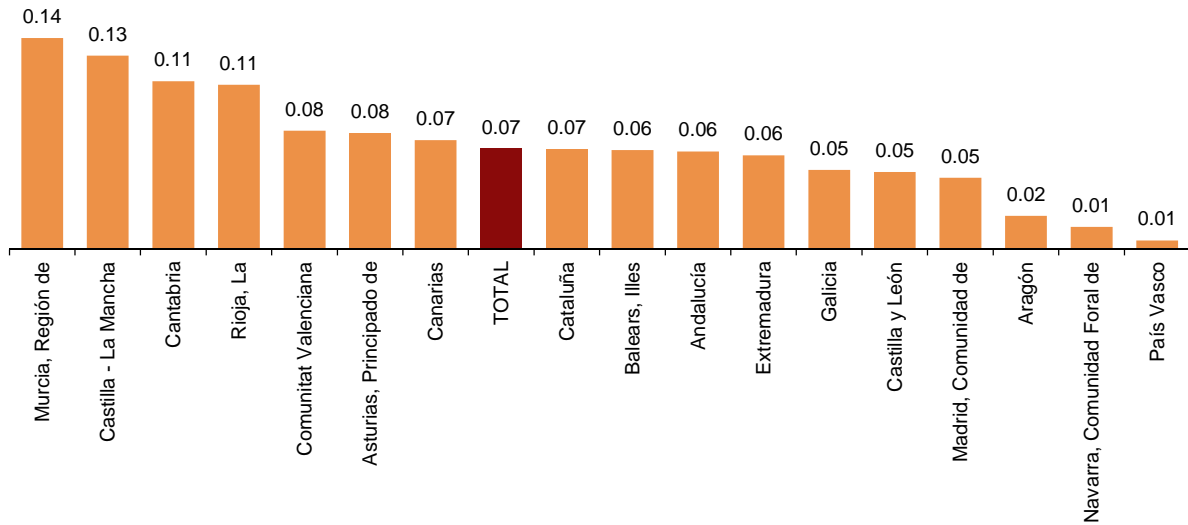
Foreclosures certifications initiated and registered. 3rd quarter 2018

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	9,681	4,936	1,648	3,288
Andalucía	1,873	1,055	486	569
Aragón	91	51	20	31
Asturias, Principado de	211	130	45	85
Balears, Illes	287	80	28	52
Canarias	527	367	114	253
Cantabria	220	109	12	97
Castilla y León	372	141	50	91
Castilla - La Mancha	829	367	77	290
Cataluña	1,501	768	254	514
Comunitat Valenciana	1,471	893	242	651
Extremadura	155	56	21	35
Galicia	326	172	45	127
Madrid, Comunidad de	839	388	106	282
Murcia, Región de	790	268	115	153
Navarra, Comunidad Foral de	24	11	11	0
País Vasco	33	15	11	4
Rioja, La	131	64	10	54

Taking as a reference the mortgages constituted on the total properties in the 2003-2017 period, 0.07% of the mortgages constituted initiated a foreclosure in the third quarter of 2018.

Región de Murcia (0.14%), Castilla-La Mancha (0.13%) and Cantabria and La Rioja (both 0.11%) registered the highest values. In turn, País Vasco and Comunidad Foral de Navarra (both with 0.01%) and Aragón registered the lowest percentages.

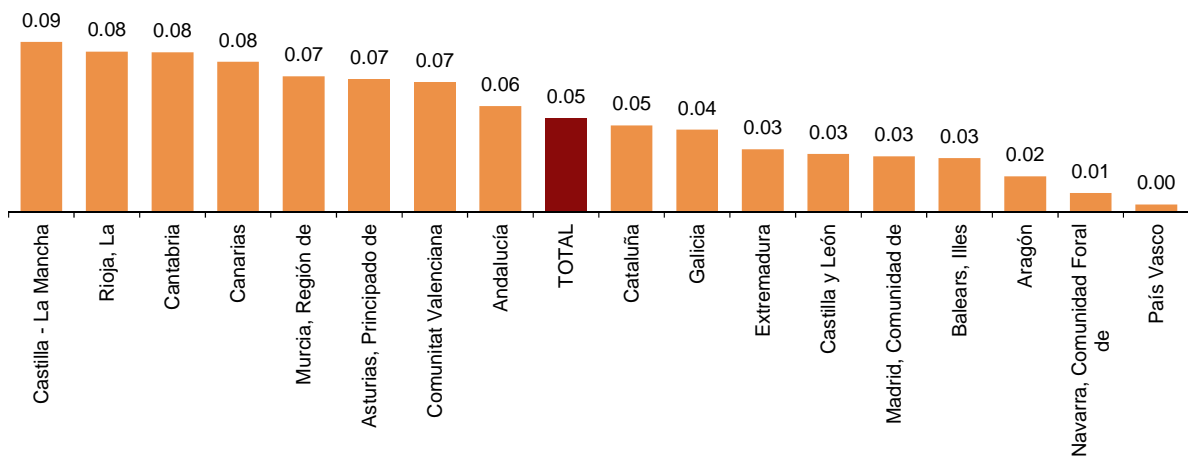
Foreclosures certifications initiated and registered rate of the total properties in the 3rd quarter of 2018 on the total mortgages constituted from 2003 to 2017 (%)



Considering foreclosures on dwellings, 0.05% of the mortgages constituted on dwellings in the 2003-2017 period initiated a foreclosure in the third quarter of 2018.

Castilla-La Mancha (0.09%) and La Rioja, Cantabria and Canarias (all three 0.08%) recorded the highest values. In turn, País Vasco (0.00%), Comunidad Foral de Navarra (0.01%) and Aragón (0.02%) registered the lowest percentages.

Foreclosures certifications initiated and registered rate of dwellings in the 3rd quarter of 2018 on mortgages constituted on dwellings from 2003 to 2017 (%)



Revision and updating of data

Coinciding with today's publication, the INE has updated the Foreclosure series data for the third and fourth quarters of 2017, as well as the annual data for 2017. The results are available at INEBase.

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/en/RespuestaDatos.html?oper=259>

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

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Foreclosure Statistics

3rd quarter 2018. 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	9,681	467	4,936	666	3,612
Andalucía	1,873	73	1,055	63	682
Aragón	91	7	51	2	31
Asturias, Principado de	211	16	130	13	52
Balears, Illes	287	8	80	5	194
Canarias	527	12	367	7	141
Cantabria	220	15	109	38	58
Castilla y León	372	23	141	70	138
Castilla - La Mancha	829	48	367	206	208
Cataluña	1,501	56	768	88	589
Comunitat Valenciana	1,471	105	893	98	375
Extremadura	155	25	56	33	41
Galicia	326	24	172	16	114
Madrid, Comunidad de	839	4	388	9	438
Murcia, Región de	790	47	268	6	469
Navarra, Comunidad Foral de	24	0	11	0	13
País Vasco	33	1	15	7	10
Rioja, La	131	3	64	5	59
Ceuta	0	0	0	0	0
Melilla	1	0	1	0	0

3rd quarter 2018. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	4,936	1,117	3,819	1,648	3,288
Andalucía	1,055	314	741	486	569
Aragón	51	2	49	20	31
Asturias, Principado de	130	28	102	45	85
Balears, Illes	80	31	49	28	52
Canarias	367	17	350	114	253
Cantabria	109	0	109	12	97
Castilla y León	141	31	110	50	91
Castilla - La Mancha	367	46	321	77	290
Cataluña	768	87	681	254	514
Comunitat Valenciana	893	329	564	242	651
Extremadura	56	12	44	21	35
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Navarra, Comunidad Foral de	11	1	10	11	0
País Vasco	15	0	15	11	4
Rioja, La	64	17	47	10	54
Ceuta	0	0	0	0	0
Melilla	1	0	1	1	0