

07 March 2019

Foreclosure Statistics (FS)

Fourth quarter of 2018 and year 2018. Provisional data

Registration of foreclosure certifications initiated on main dwelling decreased by 28.9%

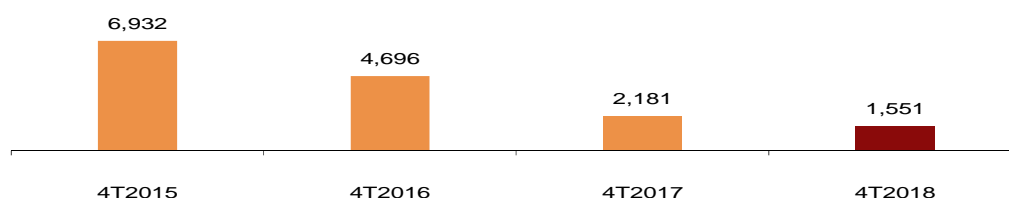
51.5% of foreclosures initiated on dwellings correspond to mortgages constituted between 2005 and 2008

In 2018 as a whole, foreclosures initiated on permanent dwellings were down by 40.7%

The total number of registrations of certifications of foreclosures initiated in the land registers in the fourth quarter of 2018 was 15,666, which means 61.8% more than in the previous quarter and 23.4% more than in the same quarter of 2017.

Among the dwellings of natural persons with a foreclosure, 1,551 were owned main dwellings (28.9% less than in the same quarter of 2017) and 586 were not the main dwelling of their owners (24.3% less).

Foreclosures certifications on regular dwellings of individuals in the 4^o quarter



Foreclosures certifications initiated and registered

Fourth quarter 2018

	Total	% Variation	
		Quarterly	Annual
Total properties	15,666	61.8	23.4
Urban properties	14,972	62.5	22.5
-Total dwellings	7,182	45.5	10.6
-Dwellings of individuals	2,137	29.7	-27.7
-Regular dwelling	1,551	31.2	-28.9
-Other dwellings	586	25.7	-24.3
-Dwellings of legal entities	5,045	53.4	42.6
-Plots	1,275	91.4	121.7
-Other urban properties ³	6,515	80.4	26.4
Rustic properties	694	48.6	46.1

³ The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

Taking as reference the total number of family dwellings in Spain in the fourth quarter (18,625,000), 0.01% of them initiated a foreclosure within this period.

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

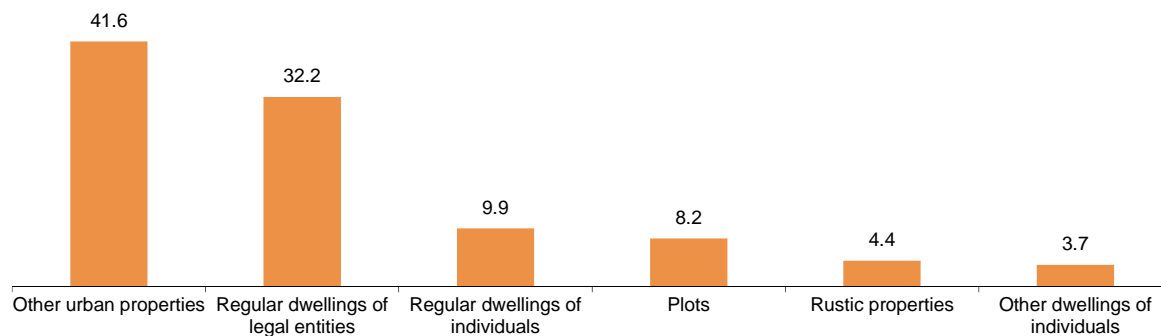
Foreclosures on dwellings accounted for 45.8% of the total foreclosures during the fourth quarter of 2018.

9.9% of the total number of foreclosures were on main dwellings of natural persons. 32.2% corresponded to dwellings of legal persons (42.6% higher than in the fourth quarter of 2017) and 3.7% to other dwellings of natural persons (24.3% lower than in the fourth 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 41.6% of the total.

Distribution of foreclosures certifications initiated and registered

Fourth quarter 2018. Percentage



Certifications of foreclosures initiated and registered on dwellings according to status

19.7% of foreclosures during the fourth quarter were on new dwellings and 80.3% were on used dwellings.

The number of foreclosures on new dwellings increased by 11.5% in the annual rate and that of used dwellings by 10.4%.

Foreclosures certifications initiated and registered on dwellings

Fourth quarter 2018

	Total	Percentage	% Variation	
			Quarterly	Annual
Total	7,182	100.0	45.5	10.6
New	1,418	19.7	26.9	11.5
Used	5,764	80.3	50.9	10.4

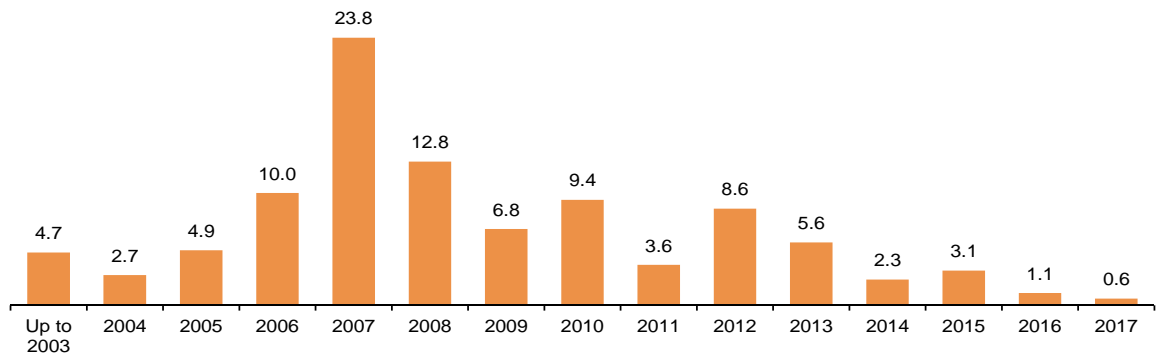
Certifications of foreclosures on dwellings according to the year of registration of the mortgage

23.8% of foreclosures initiated on dwellings in the fourth quarter corresponded to mortgages constituted in the year 2007, 12.8% 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 begun and registered on dwellings by mortgage registration

Fourth quarter 2018. Percentage

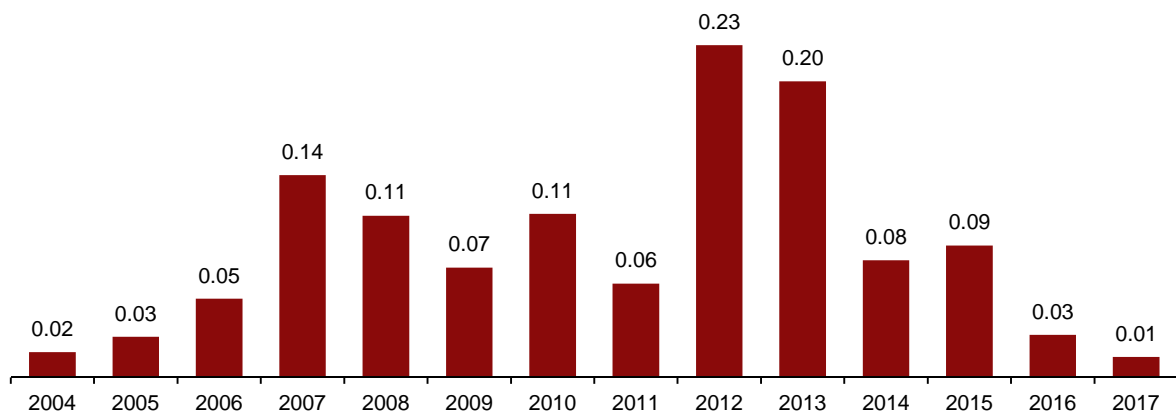


The following chart shows the evolution of foreclosures on dwellings between 2004 and 2017, by year of registration of the mortgage constitution in relation to the total mortgages constituted on dwellings in the same year.

The greatest values were reached in 2012, 2013 and 2007. 0.23% in 2012, 0.20% in 2013 and 0.14% in 2007 of mortgages constituted on dwellings during those years have initiated a foreclosure during the fourth quarter of 2018.

Rate of foreclosures certifications initiated and registered on dwellings according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year

Fourth quarter 2018. Percentage



Results by Autonomous Community

In the fourth quarter, the Autonomous Communities with the greatest number of certifications of foreclosures on the total properties were Comunitat Valenciana (3,130), Andalucía (2,785) and Cataluña (2,556). In turn, País Vasco (45), Comunidad Foral de Navarra (120) and Illes Balears (146) registered the lowest number.

In the case of dwellings, Comunitat Valenciana (1,696), Cataluña (1,300) and Andalucía (1,206) registered the greatest number of foreclosures. And País Vasco (19), Principado de Asturias (80) and Illes Balears (91) recorded the lowest ones.

Foreclosures certifications initiated and registered

Fourth quarter 2018

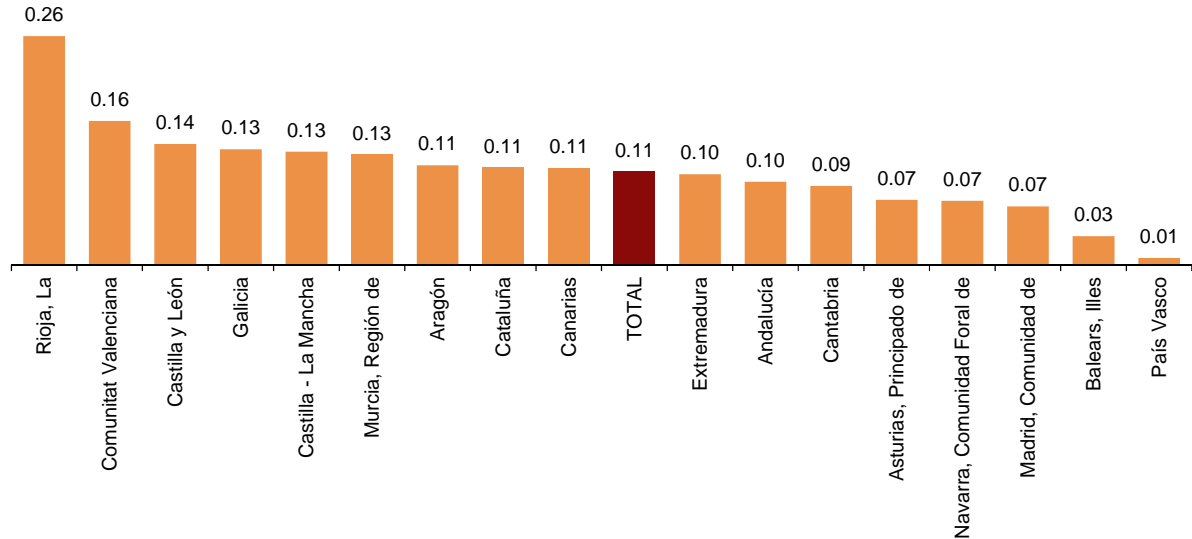
	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	15,666	7,182	2,137	5,045
Andalucía	2,785	1,206	552	654
Aragón	473	180	32	148
Asturias, Principado de	207	80	56	24
Balears, Illes	146	91	25	66
Canarias	818	361	107	254
Cantabria	181	107	32	75
Castilla y León	1,019	228	87	141
Castilla - La Mancha	849	517	112	405
Cataluña	2,556	1,300	386	914
Comunitat Valenciana	3,130	1,696	361	1,335
Extremadura	262	131	62	69
Galicia	830	415	78	337
Madrid, Comunidad de	1,202	318	118	200
Murcia, Región de	720	314	88	226
Navarra, Comunidad Foral de	120	96	12	84
País Vasco	45	19	19	0
Rioja, La	319	121	8	113

Taking as a reference the mortgages constituted on the total properties in the 2003-2017 period, 0.11% of the constituted mortgages initiated a foreclosure during the fourth quarter of 2018.

La Rioja (0.26%), Comunitat Valenciana (0.16%) and Castilla y León (0.14%) registered the highest values. In turn, País Vasco (0.01%), Illes Balears (0.03%) and Comunidad de Madrid, Comunidad Foral de Navarra and Principado de Asturias (all three 0.07%) registered the lowest percentages.

Foreclosures certifications initiated and registered rate of the total properties on the total mortgages constituted from 2003 to 2017

Fourth quarter 2018. Percentage

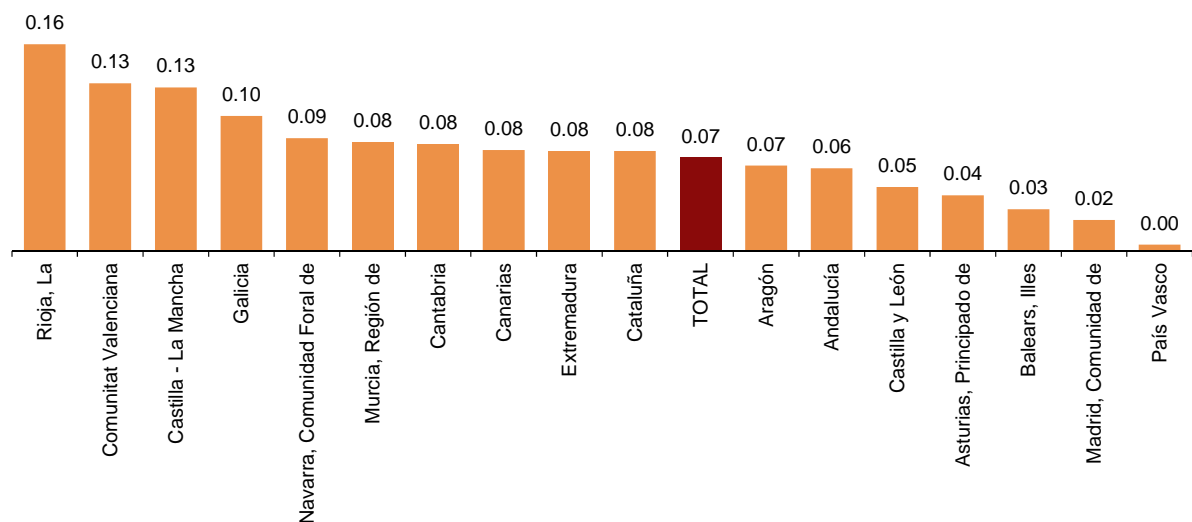


Regarding housing foreclosures, 0.07% of the mortgages constituted on dwellings in the 2003-2017 period initiated a foreclosure in the fourth quarter of 2018.

La Rioja (0.16%), Comunitat Valenciana and Castilla–La Mancha (both 0.13%) registered the highest values. In turn, País Vasco (0.00%), Comunidad de Madrid (0.02%) and Illes Balears (0.03%) recorded the lowest values.

Foreclosures certifications initiated and registered rate of dwellings on mortgages constituted on dwellings from 2003 to 2017

Fourth quarter 2018. Percentage



Results for the whole of the year 2018

The total number of registrations of certifications for foreclosures initiated in 2018 was 53,857, which means 1.6% more than in 2017.

Of this total, 48.1% corresponded to dwelling foreclosures.

73.2% of the dwellings of natural persons with foreclosures (6,523) were owned permanent dwellings, 40.7% less than in 2017. Meanwhile, 2,389 of the dwellings of natural persons with initiated foreclosures were non-permanent dwellings of their owners, 30.4% less.

Foreclosures certifications initiated and registered

	Total 2018	% Variation annual			
		2018	2017	2016	2015
Total properties	53,857	1.6	-27.5	-28.7	-15.0
Urban properties	51,314	3.2	-12.1	-28.6	-15.4
-Total dwellings	25,903	-6.6	-32.9	-31.2	-14.8
-Dwellings of individuals	8,912	-38.2	-47.0	-30.6	-12.9
-Regular dwelling	6,523	-40.7	-48.3	-30.3	-12.6
-Other dwellings	2,389	-30.4	-42.3	-31.3	-14.0
-Dwellings of legal entities	16,991	27.8	-5.7	-32.5	-18.1
-Plots	3,352	24.2	-27.1	-13.9	-28.0
-Other urban properties ¹	22,059	14.4	-20.8	-25.9	-14.6
Rustic properties	2,543	-23.1	-12.1	-29.0	-6.6

¹The "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 on dwellings according to status

20.3% of foreclosures on dwellings in the year 2018 were new and 79.7% were used.

The number of foreclosures on new dwellings increased by 10.6% compared to the previous year, while that of used dwellings dropped by 10.1%.

Foreclosures certifications initiated and registered on dwellings

	Total 2018	Percentage	% Variation annual			
			2018	2017	2016	2015
Total	25,903	100.0	-6.6	-32.9	-31.2	-14.8
New	5,252	20.3	10.6	-11.1	-33.7	-28.8
Used	20,651	79.7	-10.1	-36.1	-30.8	-12.1

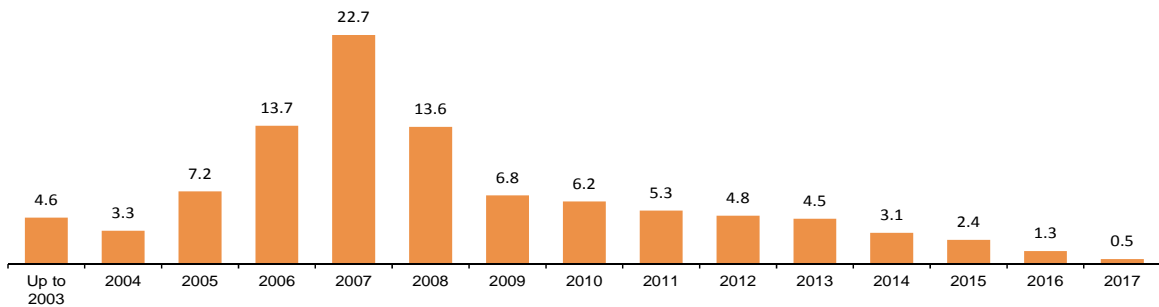
Certifications of foreclosures on dwellings according to the year of registration of the mortgage

In 2018, 22.7% of foreclosures initiated on dwellings corresponded to mortgages constituted in the year 2007, 13.7% to mortgages constituted in 2006 and 13.6% to mortgages constituted in 2008.

The 2005-2008 period accounted for 57.2% of the foreclosures initiated in 2018.

Distribution of foreclosures certifications initiated and registered on dwellings by year of mortgage registration

Year 2018. Percentage

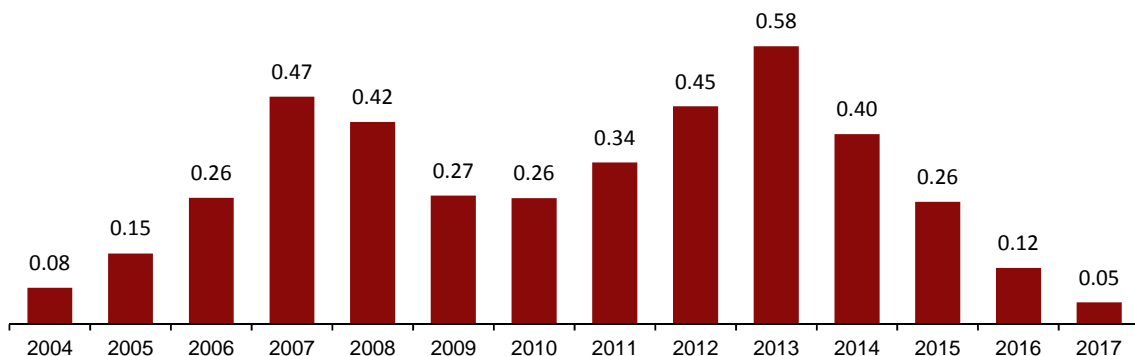


The following graph shows the evolution, between the years 2004 and 2017, of foreclosures on dwellings by year of registration of the constitution of the mortgage in relation to the total mortgages constituted on dwellings in the same year.

The greatest values were reached in 2013, 2007 and 2012. In 2013, 0.58% of constituted mortgages on dwellings in 2007 initiated a foreclosure.

Rate of foreclosures certifications begun and registered on dwellings according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year

Year 2018. Percentage



Results by Autonomous Community

In 2018, the Autonomous Communities with the greatest number of foreclosures certifications on the total properties were Andalucía (10,123), Comunitat Valenciana (10,076) and Cataluña (8,841).

In turn, País Vasco (261), Comunidad Foral de Navarra (342) and Illes Balears (802) registered the lowest number.

Comunitat Valenciana (5,242), Andalucía (5,154) and Cataluña (4,561) registered the greatest number of dwelling foreclosures.

In contrast, País Vasco (97), Comunidad Foral de Navarra (173) and Illes Balears (387) had the lowest values.

Foreclosures certifications initiated and registered

Year 2018

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	53,857	25,903	8,912	16,991
Andalucía	10,123	5,154	2,444	2,710
Aragón	1,073	466	114	352
Asturias, Principado de	1,128	471	224	247
Balears, Illes	802	387	162	225
Canarias	3,036	1,433	522	911
Cantabria	856	406	93	313
Castilla y León	2,851	865	321	544
Castilla - La Mancha	2,919	1,531	364	1,167
Cataluña	8,841	4,561	1,616	2,945
Comunitat Valenciana	10,076	5,242	1,456	3,786
Extremadura	952	463	221	242
Galicia	1,972	1,076	280	796
Madrid, Comunidad de	4,191	1,646	577	1,069
Murcia, Región de	3,260	1,424	329	1,095
Navarra, Comunidad Foral de	342	173	49	124
País Vasco	261	97	88	9
Rioja, La	1,156	495	40	455

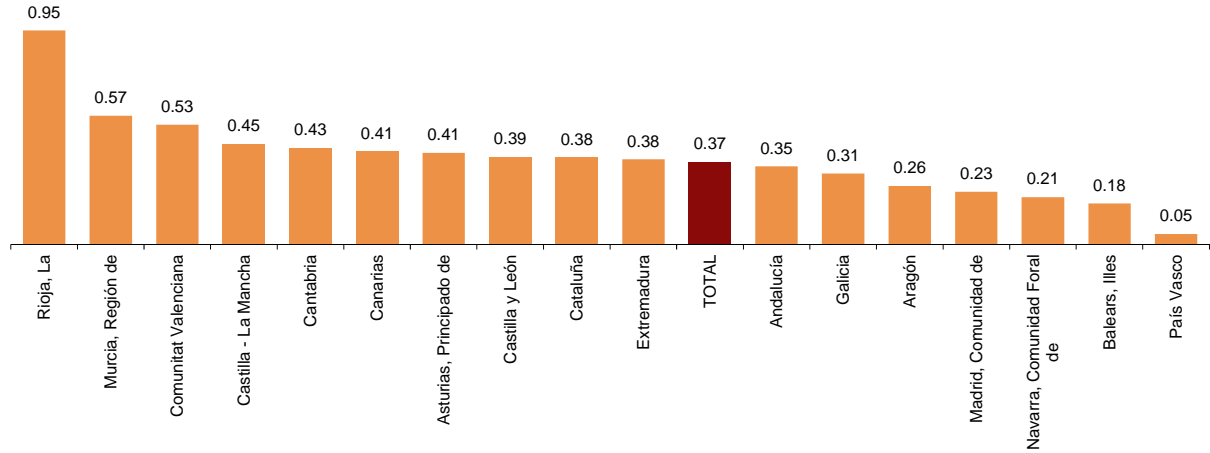
Taking as a reference the mortgages constituted on the total properties in the 2003-2017 period, 0.37% of the constituted mortgages initiated a foreclosure during the year 2018.

By Autonomous Community, La Rioja (0.95%), Región de Murcia (0.57%) and Comunitat Valenciana (0.53%) registered the highest values.

In turn, País Vasco (0.05%), Illes Balears (0.18%) and Comunidad Foral de Navarra (0.21%) registered the lowest percentages.

Foreclosures certifications initiated and registered rate of the total properties on the total mortgages constituted from 2003 to 2017

Year 2018. Percentage

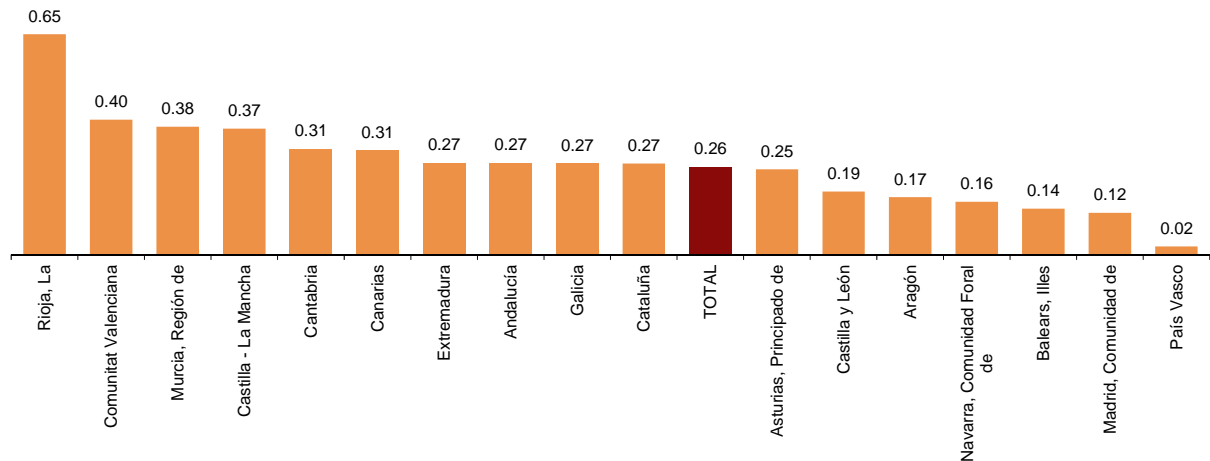


Regarding housing foreclosures, 0.26% of the mortgages constituted on dwellings in the 2003-2017 period initiated a foreclosure in the year 2018.

La Rioja (0.65%), Comunitat Valenciana (0.40%) and Región de Murcia (0.38%) registered the highest values. In turn, País Vasco (0.02%), Comunidad de Madrid (0.12%) and Illes Balears (0.14%) recorded the lowest values.

Foreclosures certifications initiated and registered rate of dwellings on mortgages constituted on dwellings from 2003 to 2017

Year 2018. Percentage



Revision and updating of data

The data published today are provisional and will be reviewed in the third quarter of this year.

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>

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Foreclosure Statistics

4th quarter of 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	15,666	694	7,182	1,275	6,515
Andalucía	2,785	141	1,206	155	1,283
Aragón	473	17	180	99	177
Asturias, Principado de	207	44	80	22	61
Balears, Illes	146	7	91	7	41
Canarias	818	23	361	12	422
Cantabria	181	6	107	12	56
Castilla y León	1,019	45	228	224	522
Castilla - La Mancha	849	18	517	111	203
Cataluña	2,556	77	1,300	349	830
Comunitat Valenciana	3,130	139	1,696	116	1,179
Extremadura	262	17	131	74	40
Galicia	830	85	415	12	318
Madrid, Comunidad de	1,202	14	318	19	851
Murcia, Región de	720	40	314	45	321
Navarra, Comunidad Foral de	120	16	96	0	8
País Vasco	45	1	19	2	23
Rioja, La	319	4	121	16	178
Ceuta	3	0	1	0	2
Melilla	1	0	1	0	0

4th quarter of 2018. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	7,182	1,418	5,764	2,137	5,045
Andalucía	1,206	276	930	552	654
Aragón	180	3	177	32	148
Asturias, Principado de	80	1	79	56	24
Baleares, Illes	91	26	65	25	66
Canarias	361	8	353	107	254
Cantabria	107	6	101	32	75
Castilla y León	228	29	199	87	141
Castilla - La Mancha	517	89	428	112	405
Cataluña	1,300	98	1,202	386	914
Comunitat Valenciana	1,696	506	1,190	361	1,335
Extremadura	131	25	106	62	69
Galicia	415	31	384	78	337
Madrid, Comunidad de	318	45	273	118	200
Murcia, Región de	314	168	146	88	226
Navarra, Comunidad Foral de	96	73	23	12	84
País Vasco	19	1	18	19	0
Rioja, La	121	33	88	8	113
Ceuta	1	0	1	1	0
Melilla	1	0	1	1	0

Year 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	53,857	2,543	25,903	3,352	22,059
Andalucía	10,123	518	5,154	431	4,020
Aragón	1,073	47	466	138	422
Asturias, Principado de	1,128	158	471	74	425
Balears, Illes	802	43	387	19	353
Canarias	3,036	77	1,433	37	1,489
Cantabria	856	51	406	78	321
Castilla y León	2,851	179	865	521	1,286
Castilla - La Mancha	2,919	116	1,531	442	830
Cataluña	8,841	180	4,561	733	3,367
Comunitat Valenciana	10,076	512	5,242	378	3,944
Extremadura	952	117	463	178	194
Galicia	1,972	183	1,076	64	649
Madrid, Comunidad de	4,191	82	1,646	58	2,405
Murcia, Región de	3,260	212	1,424	108	1,516
Navarra, Comunidad Foral de	342	43	173	14	112
País Vasco	261	7	97	35	122
Rioja, La	1,156	18	495	44	599
Ceuta	10	0	6	0	4
Melilla	8	0	7	0	1

Year 2018. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	25,903	5,252	20,651	8,912	16,991
Andalucía	5,154	1,379	3,775	2,444	2,710
Aragón	466	9	457	114	352
Asturias, Principado de	471	52	419	224	247
Balears, Illes	387	69	318	162	225
Canarias	1,433	75	1,358	522	911
Cantabria	406	57	349	93	313
Castilla y León	865	145	720	321	544
Castilla - La Mancha	1,531	272	1,259	364	1,167
Cataluña	4,561	458	4,103	1,616	2,945
Comunitat Valenciana	5,242	1,536	3,706	1,456	3,786
Extremadura	463	103	360	221	242
Galicia	1,076	144	932	280	796
Madrid, Comunidad de	1,646	143	1,503	577	1,069
Murcia, Región de	1,424	630	794	329	1,095
Navarra, Comunidad Foral de	173	75	98	49	124
País Vasco	97	3	94	88	9
Rioja, La	495	102	393	40	455
Ceuta	6	0	6	5	1
Melilla	7	0	7	7	0