

**Mortgage Statistics (H)**  
January 2013. *Provisional data*

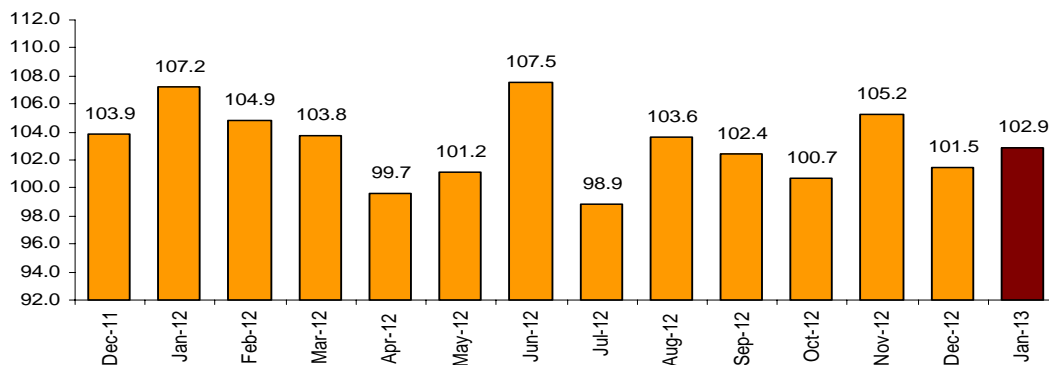
**The average value of the mortgages constituted for dwellings in January decreases 4.0% in the annual rate and stands at 102,906 euros**

**In January, 25,447 mortgages are constituted for dwellings, registering a monthly increase of 44.8%, the greatest in the last five years**

During the month of January, **the average amount of mortgage constitutions recorded in the land registries** stood at 110,875 euros, a figure 9.4% lower than that registered in the same month of 2012 and 2.1% greater than that registered in December 2012.

In the case of mortgages constituted for dwellings, the average amount was 102,906 euros, 4.0% less than in January 2012 and 1.4% greater than in December 2012.

**Average amount mortgaged on dwellings in thousands of euros**

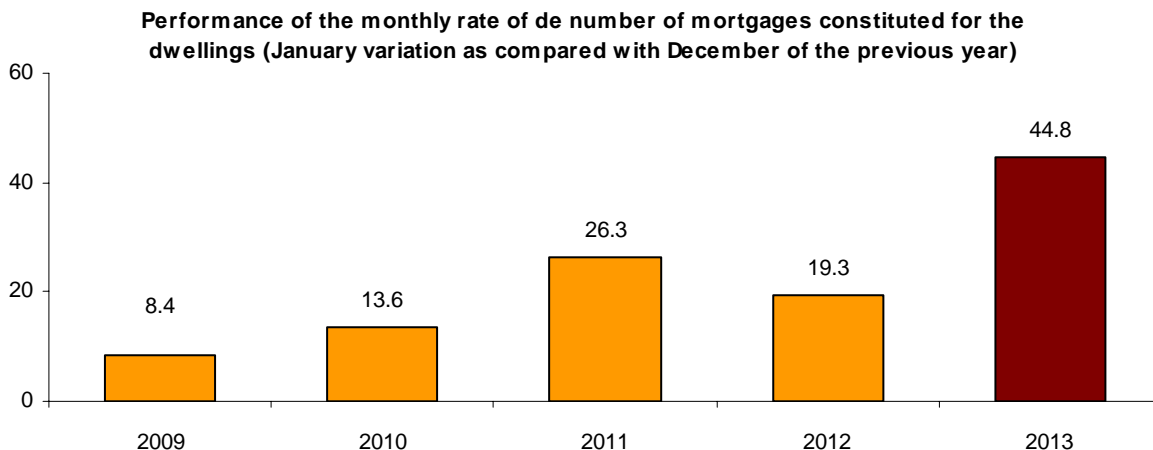


The value of the mortgages constituted on urban properties was almost 4,332 million euros in January, indicating an annual decrease of 16.8%, as compared to the same month of 2012. In dwellings, the capital loaned exceeded 2,619 million euros, 15.9% less.

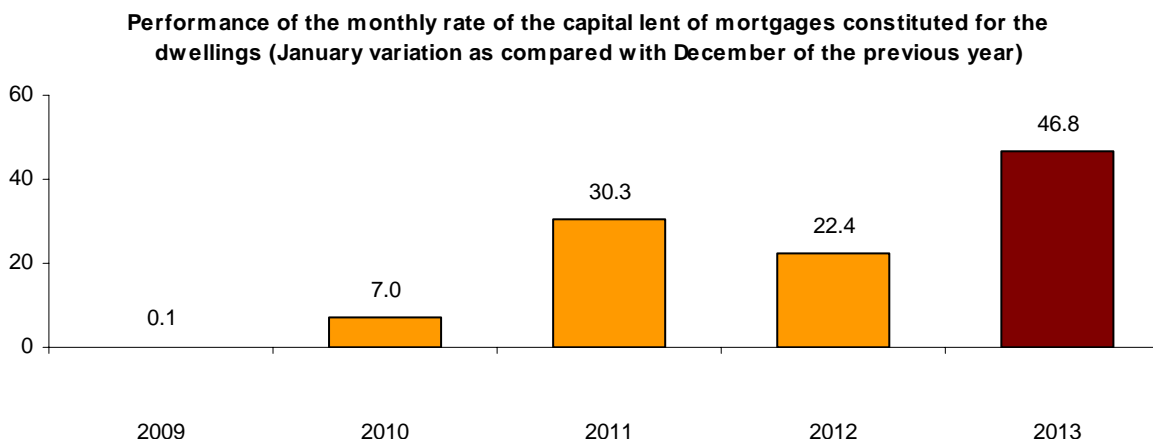
**Mortgages constituted**

	Total	% variation		
		Monthly	Annual	Annual accumulated
<b>Total properties</b>				
Number of mortgaged properties	41,365	44.8	-11.7	-11.7
Capital loaned (thousands of euros)	4,586,344	47.8	-20.0	-20.0
Average amount (euros)	110,875	2.1	-9.4	-9.4
<b>Rustic properties</b>				
Number of mortgaged properties	1,827	21.1	-29.5	-29.5
Capital loaned (thousands of euros)	254,666	18.0	-51.2	-51.2
Average amount (euros)	139,390	-2.5	-30.8	-30.8
<b>Urban properties</b>				
Number of mortgaged properties	39,538	46.1	-10.6	-10.6
Capital loaned (thousands of euros)	4,331,678	50.0	-16.8	-16.8
Average amount (euros)	109,557	2.7	-7.0	-7.0
<b>Dwellings</b>				
Number of mortgaged properties	25,447	44.8	-12.4	-12.4
Capital loaned (thousands of euros)	2,618,652	46.8	-15.9	-15.9
Average amount (euros)	102,906	1.4	-4.0	-4.0

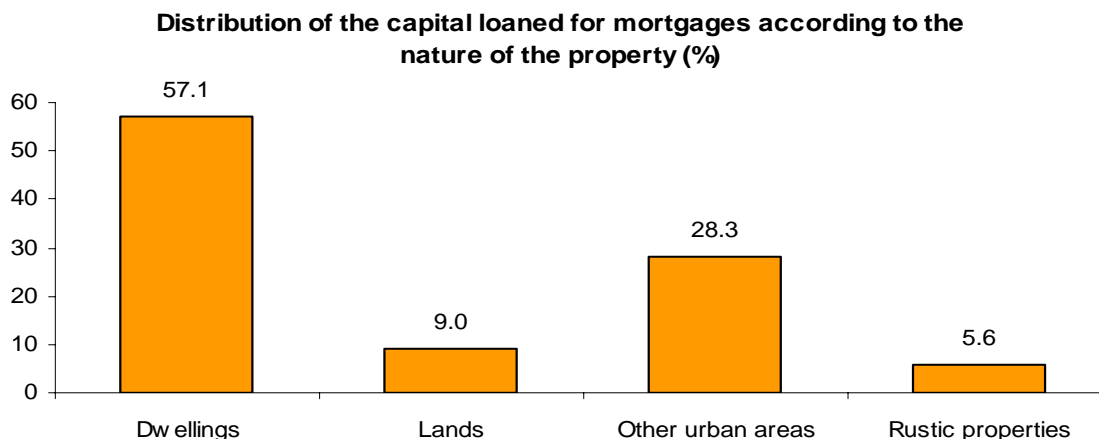
In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted for dwellings between the months of January and December for the last five years. In 2013, the monthly rate was 44.8%, the greatest in this period.



According to the capital loaned in mortgages constituted for dwellings, the variation between January and December 2013 was 46.8%, also the greatest since 2009.



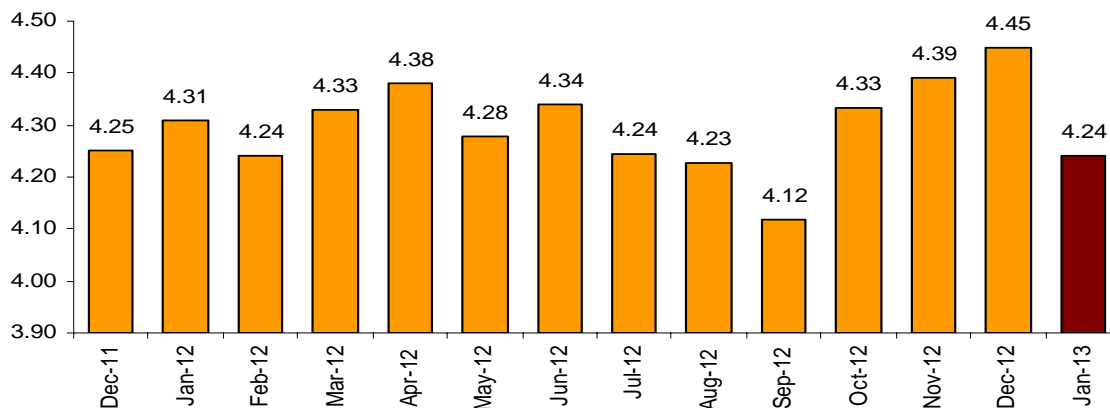
By the nature of the property, in January the mortgages constituted for dwellings were 57.1% of the total of capital loaned.



### Mortgage interest rates

The average interest rate for the total of mortgage loans was 4.23%, 4.3% lower than that registered in January of the previous year. Regarding dwellings, the average interest rate was 4.24%, 1.6% lower than January 2012.

Average interest rate on dwellings



By institution, the average interest rate of Savings Bank mortgage loans was 4.38%, and the average term was 23 years. Regarding Banks, the average interest rate for mortgage loans was 4.31%, and the average term was 21 years.

94.4% of the mortgages constituted in January used a variable interest rate, as opposed to the 5.6% that used a fixed rate. The Euribor was the reference interest rate most used in constituting mortgages, specifically in 88.0% of new contracts.

### Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 27,237, indicating an annual decrease of 9.5%. For dwellings, the number of mortgages with modified conditions decreased 6.1%.

Considering the type of modification of the conditions, in January 22,943 novations (or modifications produced within the same financial institution) were produced, with a decrease of 8.5% as compared with January 2012. The number of transactions that changed institutions (subrogations creditor) decreased 9.4% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 25.7%.

#### Mortgages with registration changes

	Total	% Variation		
		Monthly	Annual	Annual accumulated
<b>Total mortgages with changes</b>	27,237	47.4	-9.5	-9.5
Novations	22,943	44.8	-8.5	-8.5
Subrogations Debtor	1,241	76.3	-25.7	-25.7
Subrogations Creditor	3,053	58.1	-9.4	-9.4

### Number of mortgages with changes in interest rate conditions

Of the 27,237 mortgages with changes in their conditions, 39.0% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions, from 4.8% to 2.3%, and mortgages at a variable interest increased from 94.6% to 97.1%.

*Euribor* concentrated the mortgages at variable interest before the change (86.1%) and also after the change (90.6%).

After the modification of conditions, the average interest of the loans decreased 0.71 points in fixed interest rate mortgages and 0.87 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	10,626	100.0		10,626	100.0	
Fixed	509	4.8	4.62	243	2.3	3.91
Variable	10,056	94.6	4.42	10,323	97.1	3.55
-Euribor	9,147	86.1	4.39	9,631	90.6	3.47
Without interest	61	0.6	-	60	0.6	-

### Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted for dwellings were Andalucía (5,205), Cataluña (3,751) and Comunidad de Madrid (3,740). The Autonomous Community that showed the greatest positive annual variation rate were Aragón (46.0%) and Extremadura (22.0%).

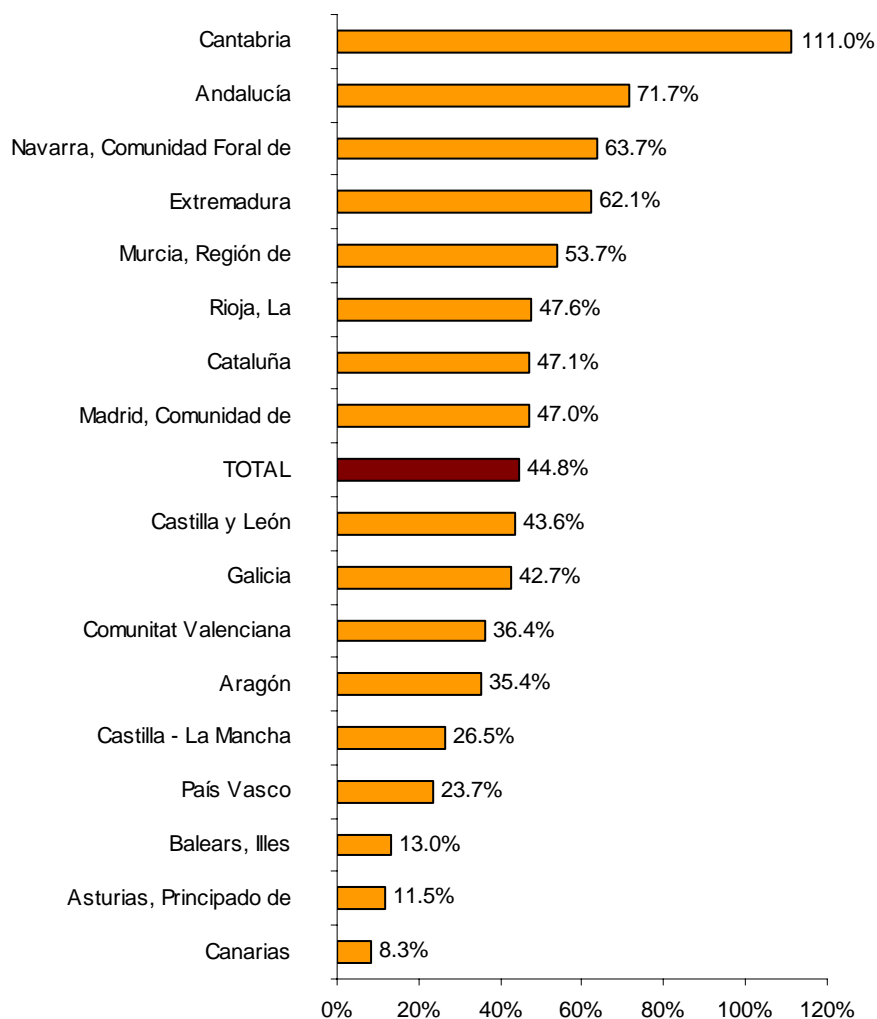
The Communities with the greatest capital loaned for mortgages constituted for dwellings were Comunidad de Madrid (508.5 million euros), Andalucía (453.9 million euros) and Cataluña (414.2 million euros).

### Mortgages for dwellings by autonomous cities and communities

	Number	% variation		Capital loaned (thousands of euros)	% variation	
		Monthly	Annual		Monthly	Annual
TOTAL	25,447	44.8	-12.4	2,618,652	46.8	-15.9
Andalucía	5,205	71.7	-4.4	453,913	74.2	-15.0
Aragón	1,139	35.4	46.0	123,268	41.8	66.3
Asturias, Principado de	454	11.5	-14.8	42,392	-2.0	-26.6
Baleares, Illes	722	13.0	-20.8	87,598	-16.6	-9.0
Canarias	897	8.3	-33.4	74,783	17.1	-32.1
Cantabria	460	111.0	2.7	47,171	74.3	7.1
Castilla - La Mancha	1,331	43.6	-18.3	130,966	61.4	-18.6
Castilla y León	854	26.5	-23.7	70,819	18.1	-36.2
Cataluña	3,751	47.1	-18.7	414,177	58.8	-20.1
Comunitat Valenciana	2,375	36.4	-22.2	200,323	47.6	-27.9
Extremadura	561	62.1	22.0	42,883	79.3	32.1
Galicia	1,132	42.7	-7.9	102,297	40.9	-16.2
Madrid, Comunidad de	3,740	47.0	0.4	508,544	55.3	-5.8
Murcia, Región de	673	53.7	-26.4	53,572	40.6	-21.0
Navarra, Comunidad Foral de	388	63.7	-38.4	43,218	46.7	-42.9
País Vasco	1,444	23.7	-25.4	183,418	22.1	-31.2
Rioja, La	211	47.6	-0.9	21,846	80.8	33.7
Ceuta	63	186.4	231.6	10,944	515.9	364.6
Melilla	47	62.1	42.4	6,520	102.9	23.2

All the Autonomous Communities registered an increase in the monthly variation rate in the number of mortgages constituted. The greatest were registered in Cantabria (111.0%) and Andalucía (71.7%). In turn, the Communities that presented the lowest increases were registered in Canarias (8.3%) and Principado de Asturias (11.5%).

## Monthly variation of the number of mortgages for dwellings



## 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/hpro0113\\_en.pdf](http://www.ine.es/daco/daco42/daco426/hpro0113_en.pdf)

## Mortgages Statistics

### January 2013. 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	41,365	4,586,344	1,827	254,666	39,538	4,331,678
Andalucía	7,709	912,895	479	60,941	7,230	851,954
Aragón	1,702	172,794	117	12,974	1,585	159,820
Asturias, Principado de	752	65,315	54	5,096	698	60,219
Balears, Illes	1,340	158,319	99	34,801	1,241	123,518
Canarias	3,368	161,638	78	11,592	3,290	150,046
Cantabria	680	76,595	19	886	661	75,709
Castilla y León	2,287	206,386	162	13,836	2,125	192,550
Castilla - La Mancha	1,404	141,848	170	16,709	1,234	125,139
Cataluña	5,652	692,654	122	17,364	5,530	675,290
Comunitat Valenciana	3,723	354,139	146	14,348	3,577	339,791
Extremadura	1,110	76,220	114	12,248	996	63,972
Galicia	1,878	174,722	67	12,900	1,811	161,822
Madrid, Comunidad de	5,500	838,781	41	25,210	5,459	813,571
Murcia, Región de	1,112	106,405	112	11,561	1,000	94,844
Navarra, Comunidad Foral de	491	60,533	2	87	489	60,446
País Vasco	2,132	325,769	19	2,538	2,113	323,231
Rioja, La	367	33,156	26	1,575	341	31,581
Ceuta	96	20,549	0	0	96	20,549
Melilla	62	7,626	0	0	62	7,626

## January 2013. 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
<b>TOTAL</b>	<b>39,538</b>	<b>4,331,678</b>	<b>25,447</b>	<b>2,618,652</b>	<b>1,148</b>	<b>414,587</b>	<b>12,943</b>	<b>1,298,439</b>
Andalucía	7,230	851,954	5,205	453,913	347	90,761	1,678	307,280
Aragón	1,585	159,820	1,139	123,268	19	15,391	427	21,161
Asturias, Principado de	698	60,219	454	42,392	5	690	239	17,137
Balears, Illes	1,241	123,518	722	87,598	19	4,235	500	31,685
Canarias	3,290	150,046	897	74,783	34	4,823	2,359	70,440
Cantabria	661	75,709	460	47,171	12	3,356	189	25,182
Castilla y León	2,125	192,550	1,331	130,966	76	19,868	718	41,716
Castilla - La Mancha	1,234	125,139	854	70,819	71	21,880	309	32,440
Cataluña	5,530	675,290	3,751	414,177	154	39,135	1,625	221,978
Comunitat Valenciana	3,577	339,791	2,375	200,323	115	32,517	1,087	106,951
Extremadura	996	63,972	561	42,883	48	8,204	387	12,885
Galicia	1,811	161,822	1,132	102,297	29	9,081	650	50,444
Madrid, Comunidad de	5,459	813,571	3,740	508,544	101	117,760	1,618	187,267
Murcia, Región de	1,000	94,844	673	53,572	60	6,953	267	34,319
Navarra, Comunidad Foral de	489	60,446	388	43,218	4	9,452	97	7,776
País Vasco	2,113	323,231	1,444	183,418	25	25,070	644	114,743
Rioja, La	341	31,581	211	21,846	29	5,411	101	4,324
Ceuta	96	20,549	63	10,944	0	0	33	9,605
Melilla	62	7,626	47	6,520	0	0	15	1,106

## January 2013. 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
<b>TOTAL</b>	<b>1,827</b>	<b>254,666</b>	<b>943</b>	<b>151,116</b>	<b>181</b>	<b>17,637</b>	<b>703</b>	<b>85,913</b>
Andalucía	479	60,941	229	30,189	60	5,844	190	24,908
Aragón	117	12,974	57	5,114	17	2,244	43	5,616
Asturias, Principado de	54	5,096	27	2,142	0	0	27	2,954
Balears, Illes	99	34,801	68	30,612	10	1,423	21	2,766
Canarias	78	11,592	28	6,141	26	1,570	24	3,881
Cantabria	19	886	18	848	0	0	1	38
Castilla y León	162	13,836	35	4,134	16	432	111	9,270
Castilla - La Mancha	170	16,709	110	6,096	5	709	55	9,904
Cataluña	122	17,364	75	7,553	9	1,206	38	8,605
Comunitat Valenciana	146	14,348	61	5,772	11	648	74	7,928
Extremadura	114	12,248	89	10,020	5	692	20	1,536
Galicia	67	12,900	56	12,481	0	0	11	419
Madrid, Comunidad de	41	25,210	35	24,545	0	0	6	665
Murcia, Región de	112	11,561	40	3,224	11	2,313	61	6,024
Navarra, Comunidad Foral de	2	87	0	0	0	0	2	87
País Vasco	19	2,538	6	1,685	10	476	3	377
Rioja, La	26	1,575	9	560	1	80	16	935
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

## January 2013. 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
<b>TOTAL</b>	<b>39,538</b>	<b>4,331,678</b>	<b>29,295</b>	<b>3,180,346</b>	<b>3,954</b>	<b>396,781</b>	<b>6,289</b>	<b>754,551</b>
Andalucía	7,230	851,954	5,308	688,563	628	52,047	1,294	111,344
Aragón	1,585	159,820	941	82,652	193	21,585	451	55,583
Asturias, Principado de	698	60,219	378	34,485	154	10,651	166	15,083
Balears, Illes	1,241	123,518	1,024	94,238	54	7,239	163	22,041
Canarias	3,290	150,046	2,938	117,056	198	18,767	154	14,223
Cantabria	661	75,709	489	48,651	53	5,765	119	21,293
Castilla y León	2,125	192,550	1,307	113,204	528	47,424	290	31,922
Castilla - La Mancha	1,234	125,139	805	84,312	186	16,404	243	24,423
Cataluña	5,530	675,290	4,224	527,601	430	51,725	876	95,964
Comunitat Valenciana	3,577	339,791	2,630	255,220	300	27,601	647	56,970
Extremadura	996	63,972	899	58,053	40	2,989	57	2,930
Galicia	1,811	161,822	1,686	145,088	37	4,081	88	12,653
Madrid, Comunidad de	5,459	813,571	4,619	664,212	282	33,856	558	115,503
Murcia, Región de	1,000	94,844	691	73,683	84	6,831	225	14,330
Navarra, Comunidad Foral de	489	60,446	145	16,967	190	19,642	154	23,837
País Vasco	2,113	323,231	834	126,593	586	69,214	693	127,424
Rioja, La	341	31,581	230	22,852	8	564	103	8,165
Ceuta	96	20,549	93	20,243	2	276	1	30
Melilla	62	7,626	54	6,673	1	120	7	833

## January 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>37,998</b>	<b>1,379</b>	<b>24,709</b>	<b>1,025</b>	<b>10,885</b>
Andalucía	7,408	349	4,790	242	2,027
Aragón	841	64	518	24	235
Asturias, Principado de	668	13	397	11	247
Balears, Illes	1,201	84	696	30	391
Canarias	1,632	28	985	26	593
Cantabria	490	14	300	9	167
Castilla y León	2,779	168	1,617	120	874
Castilla - La Mancha	2,076	77	1,418	76	505
Cataluña	4,583	59	3,046	88	1,390
Comunitat Valenciana	5,246	191	3,453	98	1,504
Extremadura	745	52	493	12	188
Galicia	2,195	101	1,403	97	594
Madrid, Comunidad de	4,549	15	3,233	71	1,230
Murcia, Región de	1,408	127	887	80	314
Navarra, Comunidad Foral de	436	5	350	10	71
País Vasco	1,279	24	868	13	374
Rioja, La	374	8	184	17	165
Ceuta	38	0	29	0	9
Melilla	50	0	42	1	7

## January 2013. 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
<b>TOTAL</b>	15,468	16,759	5,771	490	500	389	14,978	16,259	5,382
Andalucía	2,786	3,522	1,100	150	108	91	2,636	3,414	1,009
Aragón	286	381	174	27	17	20	259	364	154
Asturias, Principado de	353	195	120	2	3	8	351	192	112
Baleares, Illes	603	458	140	46	25	13	557	433	127
Canarias	934	484	214	16	7	5	918	477	209
Cantabria	254	214	22	6	7	1	248	207	21
Castilla y León	963	1,091	725	30	20	118	933	1,071	607
Castilla - La Mancha	481	1,345	250	7	56	14	474	1,289	236
Cataluña	2,013	1,966	604	20	22	17	1,993	1,944	587
Comunitat Valenciana	2,443	2,186	617	49	89	53	2,394	2,097	564
Extremadura	351	321	73	17	16	19	334	305	54
Galicia	1,033	1,013	149	81	16	4	952	997	145
Madrid, Comunidad de	1,813	1,996	740	8	4	3	1,805	1,992	737
Murcia, Región de	521	720	167	29	88	10	492	632	157
Navarra, Comunidad Foral de	134	155	147	0	0	5	134	155	142
País Vasco	389	469	421	2	16	6	387	453	415
Rioja, La	73	197	104	0	6	2	73	191	102
Ceuta	12	25	1	0	0	0	12	25	1
Melilla	26	21	3	0	0	0	26	21	3

## January 2013. 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
<b>TOTAL</b>	<b>27,237</b>	<b>22,943</b>	<b>1,241</b>	<b>3,053</b>	<b>1,071</b>	<b>26,166</b>	<b>16,425</b>
Andalucía	4,737	4,149	125	463	196	4,541	3,324
Aragón	672	645	11	16	35	637	414
Asturias, Principado de	487	466	8	13	22	465	339
Balears, Illes	398	371	16	11	20	378	237
Canarias	2,913	2,384	51	478	38	2,875	851
Cantabria	216	188	1	27	3	213	134
Castilla y León	989	854	55	80	95	894	540
Castilla - La Mancha	1,919	1,594	7	318	286	1,633	1,215
Cataluña	2,933	2,312	185	436	58	2,875	2,038
Comunitat Valenciana	5,103	3,971	419	713	140	4,963	2,945
Extremadura	441	349	8	84	20	421	361
Galicia	1,256	1,085	117	54	43	1,213	718
Madrid, Comunidad de	2,804	2,614	49	141	40	2,764	1,903
Murcia, Región de	1,244	1,069	34	141	49	1,195	882
Navarra, Comunidad Foral de	126	120	6	0	3	123	59
País Vasco	762	560	132	70	21	741	298
Rioja, La	211	192	14	5	2	209	146
Ceuta	18	18	0	0	0	18	15
Melilla	8	2	3	3	0	8	6