

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

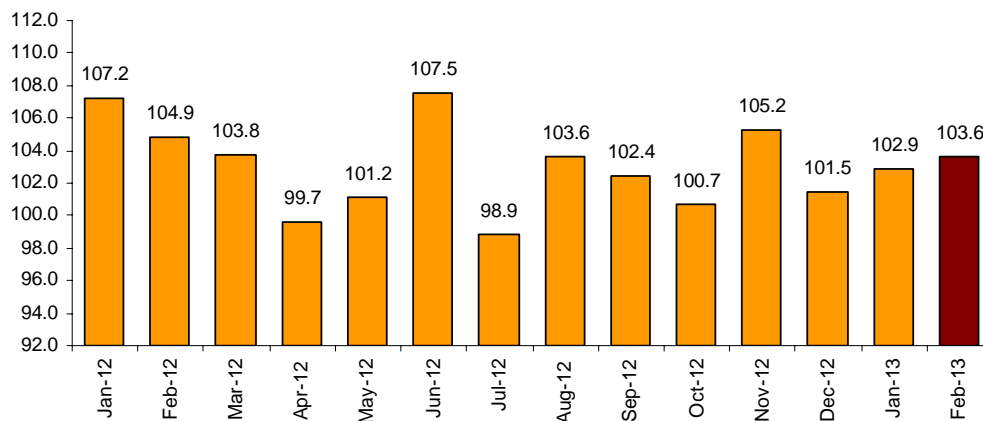
The average value of the mortgages constituted is 112,820 euros, registering no variation as compared with February 2012

The number of mortgages constituted on dwellings stands at 24,197, 4.9% lower than that registered the previous month

During the month of February, **the average amount of mortgage constitutions recorded in the land registries** stood at 112,820 euros, a figure similar to that registered in the same month of 2012 and 1.8% above that registered in January 2013.

In the case of mortgages constituted on dwellings, the average amount was 103,626 euros, 1.9% less than in February 2012 and 0.7% greater than in January 2013.

Average amount mortgaged on dwellings in thousands of euros



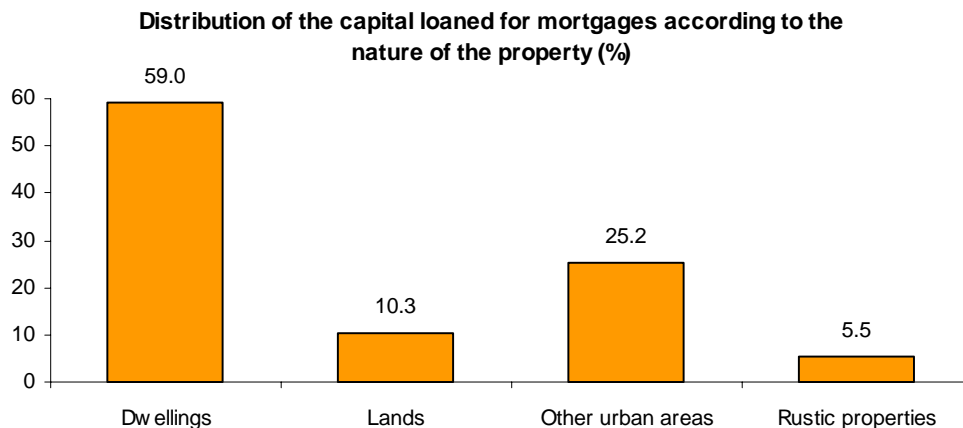
The value of the mortgages constituted on urban properties was almost 4,014 million euros indicating an annual decrease of 12.4%, as compared to February 2012. On dwellings, the capital loaned exceeded 2,507 million euros, 9.2% less.

Mortgages constituted

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged	37,656	-9.0	-13.7	-12.6
Capital loaned (thousands of euros)	4,248,345	-7.4	-13.6	-17.0
Average amount (euros)	112,820	1.8	0.0	-5.0
Rustic properties				
Number of mortgaged	1,863	2.0	-36.8	-33.4
Capital loaned (thousands of euros)	234,551	-7.9	-29.8	-42.8
Average amount (euros)	125,900	-9.7	11.1	-14.2
Urban properties				
Number of mortgaged	35,793	-9.5	-12.0	-11.3
Capital loaned (thousands of euros)	4,013,794	-7.3	-12.4	-14.8
Average amount (euros)	112,139	2.4	-0.5	-4.0
Dwellings				
Number of mortgaged	24,197	-4.9	-7.5	-10.1
Capital loaned (thousands of euros)	2,507,450	-4.2	-9.2	-12.8
Average amount (euros)	103,626	0.7	-1.9	-3.0

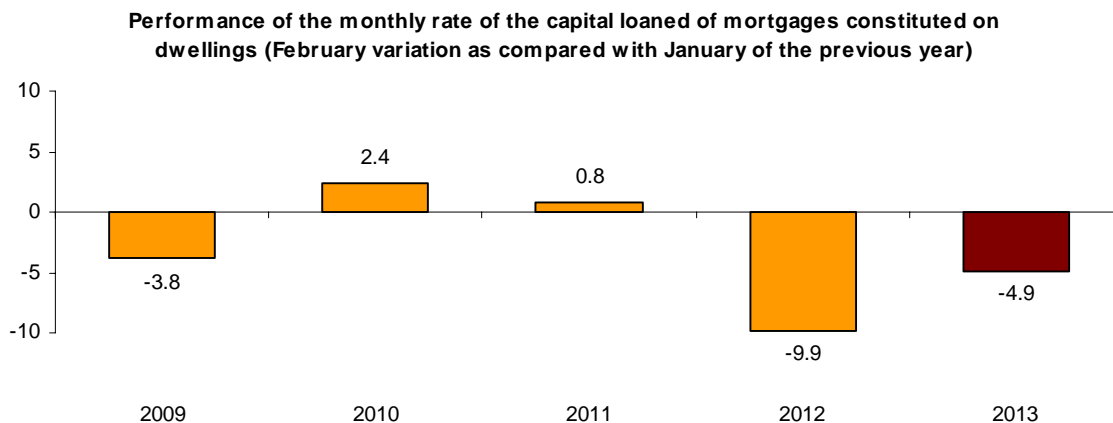
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 59.0% of the total capital loaned in February.

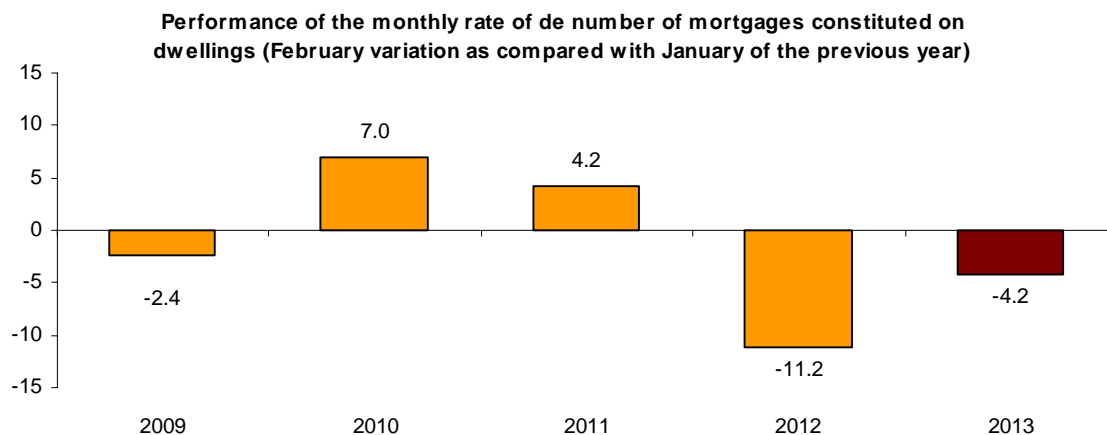


Monthly performance of the mortgages constituted on dwellings

In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of February and January for the last five years. In 2013, the monthly rate was -4.9%.



According to the capital loaned in mortgages constituted on dwellings, the variation between February and January 2013 was -4.2%.



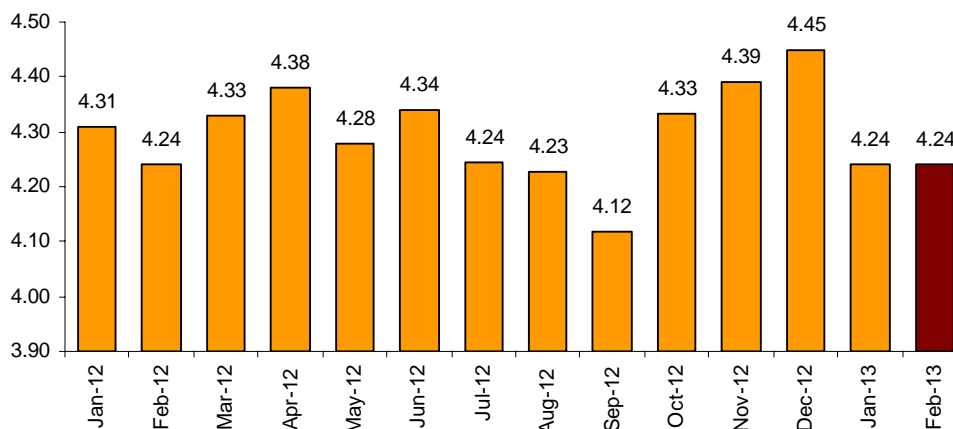
Mortgage interest rates

By institution, the average interest rate of Saving Banks mortgage loans was 4.53%, and the average term was 21 years. Regarding Banks, the average interest rate for mortgage loans was 4.33%, and the average term was 23 years.

92.3% of the mortgages constituted in February used a variable interest rate, as opposed to the 7.7% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 87.1% of new contracts.

The average interest rate for mortgages constituted on dwellings was 4.24%, like it was in February 2012.

Average interest rate on dwellings



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 26,979, indicating an annual decrease of 17.4%. For dwellings, the number of mortgages with modified conditions decreased by 9.3%.

Considering the type of modification of the conditions, in February 21,442 novations (or modifications produced within the same financial institution) were produced, with a decrease of 19.3% as compared with February 2012. The number of transactions that changed institutions (subrogations creditor) decreased 15.2% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) increased 9.7%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	26,979	-0.9	-17.4	-13.6
Novations	21,442	-6.5	-19.3	-14.0
Subrogations Debtor	1,689	36.1	9.7	-8.8
Subrogations Creditor	3,848	26.0	-15.2	-12.7

Number of mortgages with changes in interest rate conditions

Out of the 26,979 mortgages with changes in their conditions, 37.9% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.7% to 3.4%, and mortgages at a variable interest increased from 93.6% to 95.7%.

Euribor is the rate to which the greater percentage of mortgages at a variable rate is referenced, both before (84.1%) and after the change (88.1%).

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	10,232	100.0		10,232	100.0	
Fixed	587	5.7	4.98	353	3.4	4.98
Variable	9,577	93.6	4.37	9,790	95.7	3.65
-Euribor	8,603	84.1	4.34	9,012	88.1	3.53
Without interest	68	0.7	-	89	0.9	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (4,545), Comunidad de Madrid (3,900) and Cataluña (3,420). The Autonomous Community that showed the greatest positive annual variation rate were La Rioja (42.8%) and Canarias (37.5%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (550.7 million euros), Andalucía (404.0 million euros) and Cataluña (396.3 million euros).

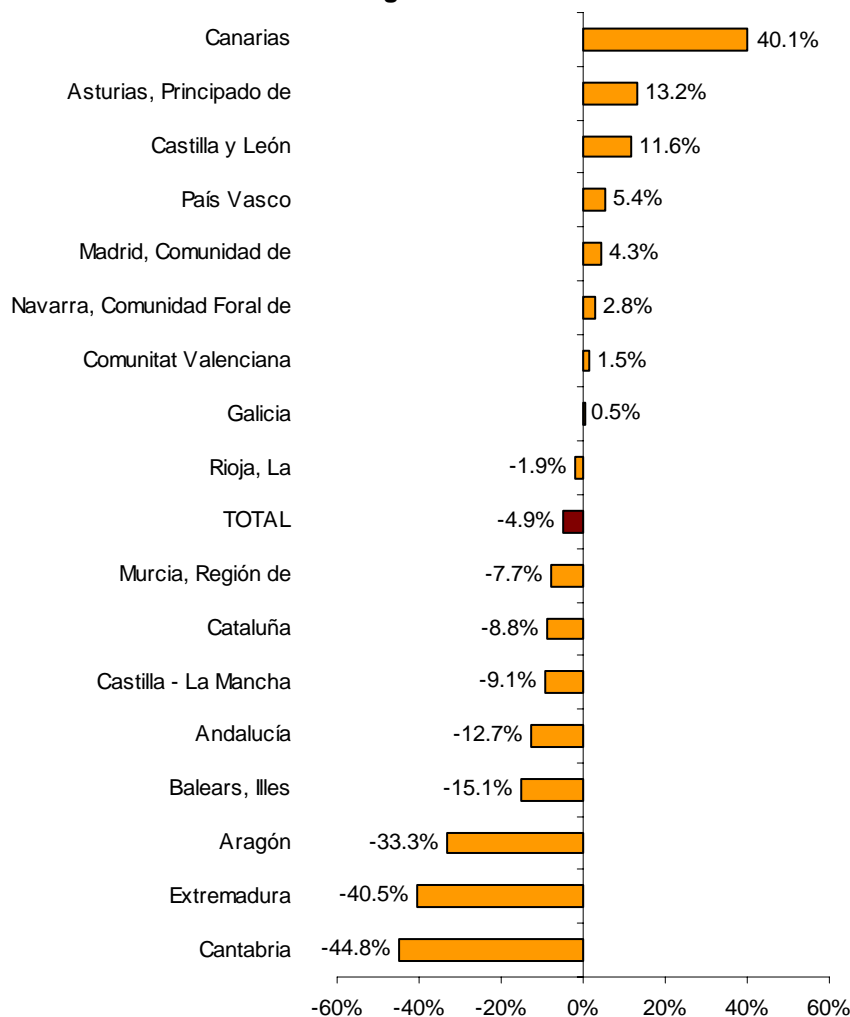
Mortgages constituted on dwellings by Autonomous Cities and Communities

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Inter-monthly	Interannual		Inter-monthly	Interannual
TOTAL	24,197	-4.9	-7.5	2,507,450	-4.2	-9.2
Andalucía	4,545	-12.7	-2.2	404,032	-11.0	-3.7
Aragón	760	-33.3	1.6	78,583	-36.3	-1.9
Asturias, Principado de	514	13.2	33.2	48,693	14.9	37.6
Baleares, Illes	613	-15.1	-30.5	64,406	-26.5	-33.7
Canarias	1,257	40.1	37.5	89,063	19.1	16.8
Cantabria	254	-44.8	4.5	25,665	-45.6	0.2
Castilla - La Mancha	1,485	11.6	3.1	146,832	12.1	8.1
Castilla y León	776	-9.1	-30.1	65,646	-7.3	-32.7
Cataluña	3,420	-8.8	-20.7	396,310	-4.3	-18.7
Comunitat Valenciana	2,411	1.5	-6.0	198,717	-0.8	-8.0
Extremadura	334	-40.5	-28.0	23,825	-44.4	-29.3
Galicia	1,138	0.5	3.9	101,093	-1.2	-3.2
Madrid, Comunidad de	3,900	4.3	3.3	550,721	8.3	4.0
Murcia, Región de	621	-7.7	-26.8	50,398	-5.9	-23.1
Navarra, Comunidad Foral de	399	2.8	-19.2	42,974	-0.6	-23.0
País Vasco	1,522	5.4	-23.4	195,402	6.5	-28.8
Rioja, La	207	-1.9	42.8	20,259	-7.3	47.5
Ceuta	22	-65.1	-72.5	2,637	-75.9	-75.4
Melilla	19	-59.6	-38.7	2,194	-66.3	-49.4

The Autonomous Communities registering an increase in the monthly variation rate in the number of mortgages constituted were Canarias (40.1%). Principado de Asturias (13.2%) and Castilla y León (11.6%).

In turn, the Autonomous Communities registering the greatest drops were Cantabria (-44.8%), Extremadura (-40.5%) and Aragón (-33.3%).

Monthly variation of the number of mortgages constituted on 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/hpro0213_en.pdf

Mortgages Statistics

February 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	37,656	4,248,345	1,863	234,551	35,793	4,013,794
Andalucía	7,069	706,361	409	41,480	6,660	664,881
Aragón	1,238	122,324	93	10,920	1,145	111,404
Asturias, Principado de	803	89,540	81	4,943	722	84,597
Balears, Illes	962	129,097	59	14,891	903	114,206
Canarias	2,015	179,996	103	10,776	1,912	169,220
Cantabria	402	42,303	20	4,840	382	37,463
Castilla y León	2,436	243,502	207	30,215	2,229	213,287
Castilla - La Mancha	1,683	158,342	176	18,420	1,507	139,922
Cataluña	4,874	649,120	93	15,273	4,781	633,847
Comunitat Valenciana	4,054	347,895	186	26,993	3,868	320,902
Extremadura	586	59,098	79	13,522	507	45,576
Galicia	1,931	168,918	98	8,436	1,833	160,482
Madrid, Comunidad de	5,229	838,392	93	13,311	5,136	825,081
Murcia, Región de	1,095	89,990	113	11,325	982	78,665
Navarra, Comunidad Foral de	608	68,794	15	1,308	593	67,486
País Vasco	2,175	315,590	33	6,068	2,142	309,522
Rioja, La	445	34,016	5	1,830	440	32,186
Ceuta	29	2,731	0	0	29	2,731
Melilla	22	2,336	0	0	22	2,336

February 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
TOTAL	35,793	4,013,794	24,197	2,507,450	1,398	438,209	10,198	1,068,135
Andalucía	6,660	664,881	4,545	404,032	449	89,098	1,666	171,751
Aragón	1,145	111,404	760	78,583	35	9,810	350	23,011
Asturias, Principado de	722	84,597	514	48,693	31	2,874	177	33,030
Balears, Illes	903	114,206	613	64,406	18	6,780	272	43,020
Canarias	1,912	169,220	1,257	89,063	24	2,828	631	77,329
Cantabria	382	37,463	254	25,665	9	498	119	11,300
Castilla y León	2,229	213,287	1,485	146,832	67	18,003	677	48,452
Castilla - La Mancha	1,507	139,922	776	65,646	234	20,788	497	53,488
Cataluña	4,781	633,847	3,420	396,310	114	71,475	1,247	166,062
Comunitat Valenciana	3,868	320,902	2,411	198,717	90	41,472	1,367	80,713
Extremadura	507	45,576	334	23,825	30	4,581	143	17,170
Galicia	1,833	160,482	1,138	101,093	23	4,658	672	54,731
Madrid, Comunidad de	5,136	825,081	3,900	550,721	101	92,395	1,135	181,965
Murcia, Región de	982	78,665	621	50,398	63	7,737	298	20,530
Navarra, Comunidad Foral de	593	67,486	399	42,974	56	11,681	138	12,831
País Vasco	2,142	309,522	1,522	195,402	44	49,327	576	64,793
Rioja, La	440	32,186	207	20,259	10	4,204	223	7,723
Ceuta	29	2,731	22	2,637	0	0	7	94
Melilla	22	2,336	19	2,194	0	0	3	142

February 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
TOTAL	1,863	234,551	818	120,946	171	26,343	874	87,262
Andalucía	409	41,480	229	17,129	34	3,205	146	21,146
Aragón	93	10,920	32	5,121	11	709	50	5,090
Asturias, Principado de	81	4,943	48	2,929	0	0	33	2,014
Balears, Illes	59	14,891	27	9,004	8	1,688	24	4,199
Canarias	103	10,776	68	6,516	14	1,100	21	3,160
Cantabria	20	4,840	18	4,498	0	0	2	342
Castilla y León	207	30,215	57	23,039	8	400	142	6,776
Castilla - La Mancha	176	18,420	55	8,384	36	3,517	85	6,519
Cataluña	93	15,273	52	5,628	9	4,195	32	5,450
Comunitat Valenciana	186	26,993	51	17,469	8	823	127	8,701
Extremadura	79	13,522	60	6,963	12	5,491	7	1,068
Galicia	98	8,436	48	3,997	0	0	50	4,439
Madrid, Comunidad de	93	13,311	16	2,850	1	210	76	10,251
Murcia, Región de	113	11,325	35	3,775	19	2,235	59	5,315
Navarra, Comunidad Foral de	15	1,308	7	557	2	300	6	451
País Vasco	33	6,068	13	2,925	8	1,254	12	1,889
Rioja, La	5	1,830	2	162	1	1,216	2	452
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

February 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
TOTAL	35,793	4,013,794	26,463	3,006,062	3,372	333,248	5,958	674,484
Andalucía	6,660	664,881	4,848	460,332	505	39,618	1,307	164,931
Aragón	1,145	111,404	719	75,661	131	12,623	295	23,120
Asturias, Principado de	722	84,597	523	65,636	37	4,244	162	14,717
Balears, Illes	903	114,206	739	82,301	57	7,532	107	24,373
Canarias	1,912	169,220	1,495	138,802	112	7,298	305	23,120
Cantabria	382	37,463	302	31,305	46	3,646	34	2,512
Castilla y León	2,229	213,287	1,709	156,133	135	14,397	385	42,757
Castilla - La Mancha	1,507	139,922	943	98,103	181	15,203	383	26,616
Cataluña	4,781	633,847	3,762	489,223	403	45,316	616	99,308
Comunitat Valenciana	3,868	320,902	2,738	222,384	503	34,572	627	63,946
Extremadura	507	45,576	429	38,178	34	3,260	44	4,138
Galicia	1,833	160,482	1,592	145,995	68	2,782	173	11,705
Madrid, Comunidad de	5,136	825,081	4,455	731,812	281	41,729	400	51,540
Murcia, Región de	982	78,665	652	52,971	93	6,383	237	19,311
Navarra, Comunidad Foral de	593	67,486	240	28,771	119	11,964	234	26,751
País Vasco	2,142	309,522	971	161,240	661	82,043	510	66,239
Rioja, La	440	32,186	295	22,148	6	638	139	9,400
Ceuta	29	2,731	29	2,731	0	0	0	0
Melilla	22	2,336	22	2,336	0	0	0	0

February 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	41,047	1,338	26,189	1,255	12,265
Andalucía	7,435	407	4,918	384	1,726
Aragón	1,016	52	645	14	305
Asturias, Principado de	683	19	430	19	215
Balears, Illes	1,063	38	612	28	385
Canarias	1,688	42	1,052	51	543
Cantabria	369	7	223	11	128
Castilla y León	2,634	128	1,675	85	746
Castilla - La Mancha	2,254	108	1,311	209	626
Cataluña	4,597	88	3,136	98	1,275
Comunitat Valenciana	5,842	149	3,495	68	2,130
Extremadura	757	69	499	25	164
Galicia	2,970	71	1,613	34	1,252
Madrid, Comunidad de	5,596	12	3,940	86	1,558
Murcia, Región de	1,402	95	957	60	290
Navarra, Comunidad Foral de	425	6	321	26	72
País Vasco	1,935	38	1,120	44	733
Rioja, La	322	9	191	13	109
Ceuta	33	0	27	0	6
Melilla	26	0	24	0	2

February 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
TOTAL	16,421	19,593	5,033	489	527	322	15,932	19,066	4,711
Andalucía	2,987	3,319	1,129	161	133	113	2,826	3,186	1,016
Aragón	338	461	217	24	18	10	314	443	207
Asturias, Principado de	336	249	98	3	3	13	333	246	85
Baleares, Illes	605	308	150	17	9	12	588	299	138
Canarias	802	595	291	25	11	6	777	584	285
Cantabria	143	184	42	0	6	1	143	178	41
Castilla y León	902	1,155	577	44	55	29	858	1,100	548
Castilla - La Mancha	732	1,320	202	49	34	25	683	1,286	177
Cataluña	2,066	2,065	466	48	20	20	2,018	2,045	446
Comunitat Valenciana	2,166	3,096	580	46	74	29	2,120	3,022	551
Extremadura	399	312	46	26	30	13	373	282	33
Galicia	984	1,877	109	24	40	7	960	1,837	102
Madrid, Comunidad de	2,540	2,675	381	1	9	2	2,539	2,666	379
Murcia, Región de	451	792	159	11	63	21	440	729	138
Navarra, Comunidad Foral de	128	192	105	0	6	0	128	186	105
País Vasco	731	795	409	6	14	18	725	781	391
Rioja, La	82	168	72	4	2	3	78	166	69
Ceuta	11	22	0	0	0	0	11	22	0
Melilla	18	8	0	0	0	0	18	8	0

February 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
TOTAL	26,979	21,442	1,689	3,848	1,150	25,829	15,901
Andalucía	5,686	4,825	328	533	274	5,412	3,442
Aragón	662	602	25	35	55	607	391
Asturias, Principado de	682	660	6	16	115	567	369
Balears, Illes	502	490	5	7	13	489	243
Canarias	1,220	582	195	443	26	1,194	625
Cantabria	468	424	1	43	7	461	268
Castilla y León	1,826	1,414	47	365	196	1,630	747
Castilla - La Mancha	1,522	1,240	6	276	59	1,463	1,043
Cataluña	3,468	2,465	422	581	37	3,431	2,190
Comunitat Valenciana	4,599	3,437	365	797	150	4,449	2,698
Extremadura	336	297	13	26	55	281	196
Galicia	882	828	25	29	24	858	540
Madrid, Comunidad de	3,172	2,512	82	578	37	3,135	2,068
Murcia, Región de	1,165	1,104	10	51	48	1,117	560
Navarra, Comunidad Foral de	155	146	8	1	6	149	118
País Vasco	479	268	148	63	45	434	303
Rioja, La	140	137	0	3	3	137	93
Ceuta	11	11	0	0	0	11	3
Melilla	4	0	3	1	0	4	4