

28 April 2015

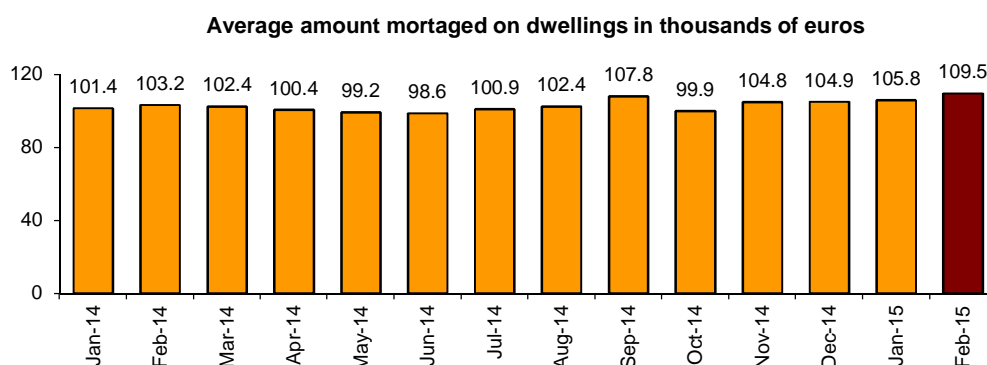
**Mortgage Statistics (M)**  
February 2015. *Provisional data*

**The total number of mortgages constituted on dwellings recorded in the land registries stands at 21,298 in February, 29.2% higher than that of the same month of 2014**

**The average value of the mortgages constituted on dwellings increases 6.1% in the annual rate, standing at 109,486 euros**

During the month of February 2015, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 120,017 euros, 17.2% less than that of the same month of 2014.

The number of mortgages constituted on **dwellings** was 21,298, that is, 29.2% higher than that registered in February 2014. The average value was 109,486 euros, showing an annual increase of 6.1%.



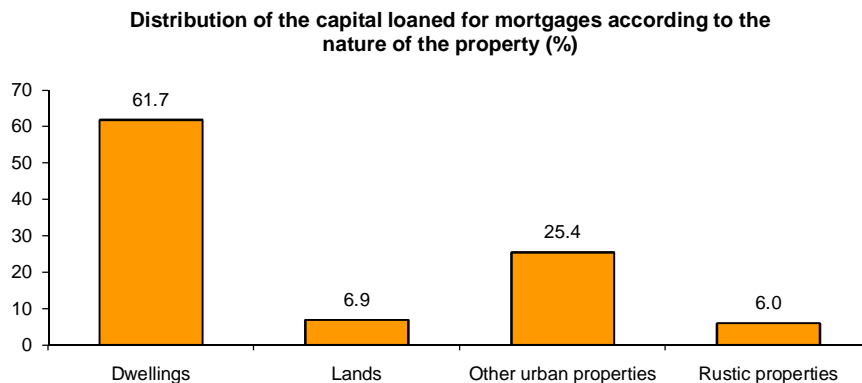
The value of the mortgages constituted on urban properties reached 3,550.4 million euros, 0.6% less than that reached in February 2014. On dwellings, the capital loaned reached 2,331.8 million euros, indicating an annual increase of 37.1%.

**Mortgages constituted. February 2015**

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	31,473	-4.3	22.2	18.2
Capital loaned (thousands of euros)	3,777,288	-3.0	1.2	6.4
Average amount (euros)	120,017	1.4	-17.2	-10.0
<b>Rustic properties</b>				
Number of mortgaged properties	1,653	17.3	12.8	-5.2
Capital loaned (thousands of euros)	226,938	3.0	41.5	-2.9
Average amount (euros)	137,289	-12.2	25.5	2.4
<b>Urban properties</b>				
Number of mortgaged properties	29,820	-5.3	22.7	19.7
Capital loaned (thousands of euros)	3,550,350	-3.3	-0.6	7.0
Average amount (euros)	119,059	2.0	-19.0	-10.6
<b>Dwellings</b>				
Number of mortgaged properties	21,298	1.8	29.2	24.5
Capital loaned (thousands of euros)	2,331,831	5.4	37.1	31.0
Average amount (euros)	109,486	3.5	6.1	5.2

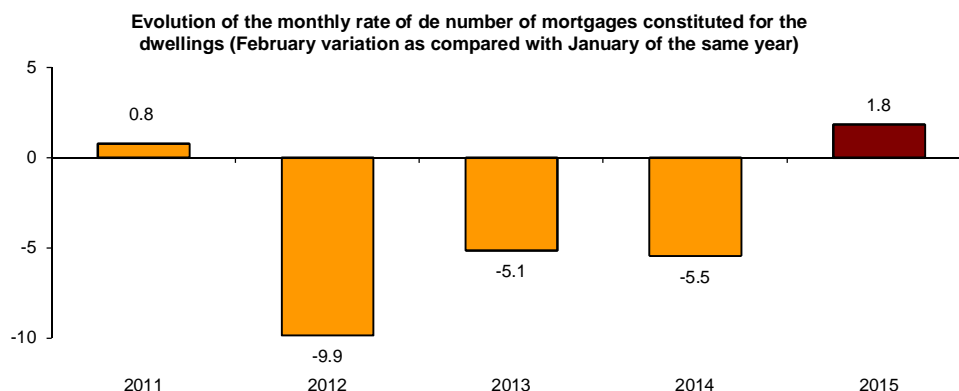
### Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 61.7% of the total capital loaned in February.

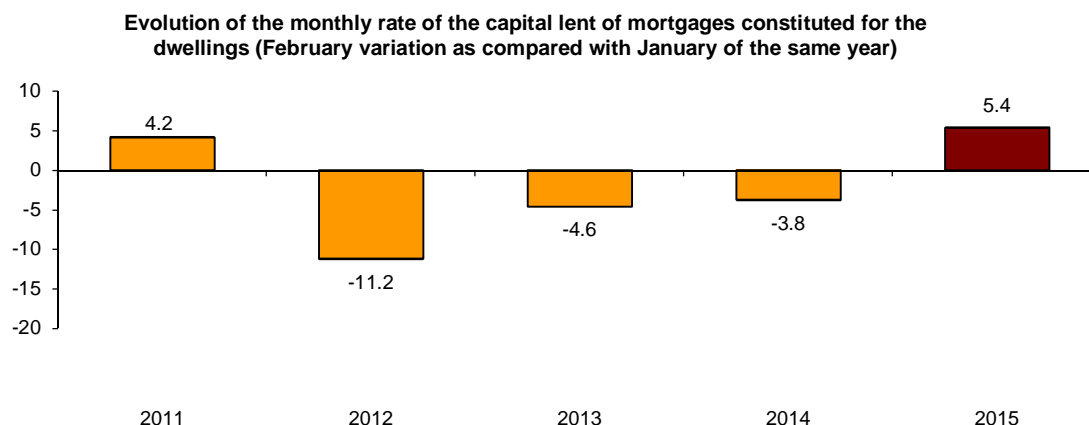


### Monthly evolution of the mortgages constituted on dwellings

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 2015, the monthly rate registered an increase of 1.8%, the highest increase of this period.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was 5.4%, also the highest of the period.

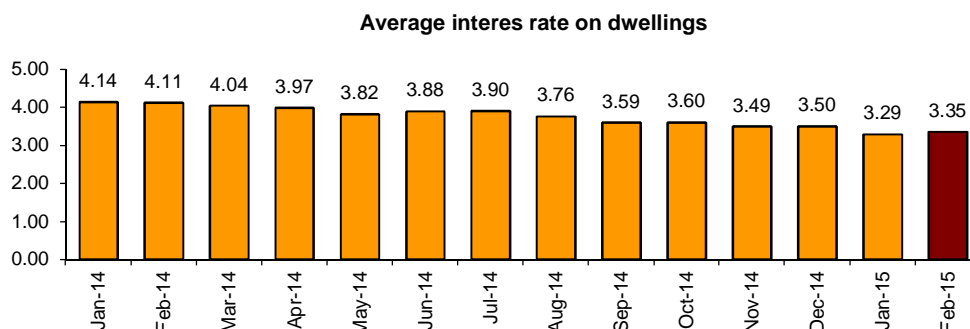


## Mortgage interest rates

94.0% of the mortgages constituted in February used a variable interest rate, as compared to 6.0% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 89.9% of new contracts.

The average interest rate for the total properties was 3.34% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.35%, that is, 18.5% less than that registered in February 2014.



## Mortgages with registration changes

In February, the total number of mortgages with changes in their conditions recorded in the land registries stood at 18,582, 0.6% higher than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased 3.0%.

Considering the type of modification of conditions, in February 15,105 novations (or modifications produced within the same financial institution) were produced, with an increase of 0.9%, as compared to February 2014. The number of transactions that changed institutions (creditor subrogations) increased 12.1%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 37.3%.

### Mortgages with registration changes. February 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
<b>Total mortgages with changes</b>	18,582	10.8	0.6	-18.2
Novations	15,105	16.0	0.9	-17.6
Subrogations Debtor	552	-19.7	-37.3	-34.7
Subrogations Creditor	2,925	-4.6	12.1	-16.7

## Mortgages with changes in interest rate conditions

Of the 18,582 mortgages with changes in their conditions recorded in the land registries, 46.1% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.6% to 3.5%, and that of mortgages at a variable interest rate increased from 93.0% to 95.9%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (78.6%) and after the change (86.7%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 0.89 points, and that of mortgages at a variable rate did so by 1.02 points.

### Mortgages with registration changes in interest rates conditions. February 2015

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	8,573	100.0		8,573	100.0	
Fixed	479	5.6	4.57	299	3.5	3.68
Variable	7,969	93.0	4.34	8,219	95.9	3.32
-Euribor	6,737	78.6	4.26	7,432	86.7	3.25
Without interest	125	1.4		55	0.6	

### Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in February were Comunidad de Madrid (4,066), Andalucía (4,032) and Cataluña (3,214).

The Autonomous Communities that registered the greatest annual variation rates were Aragón (89.5%), País Vasco (59.5%) and Andalucía (42.9%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (606.7 million euros), Cataluña (405.1 million) and Andalucía (376.8 million).

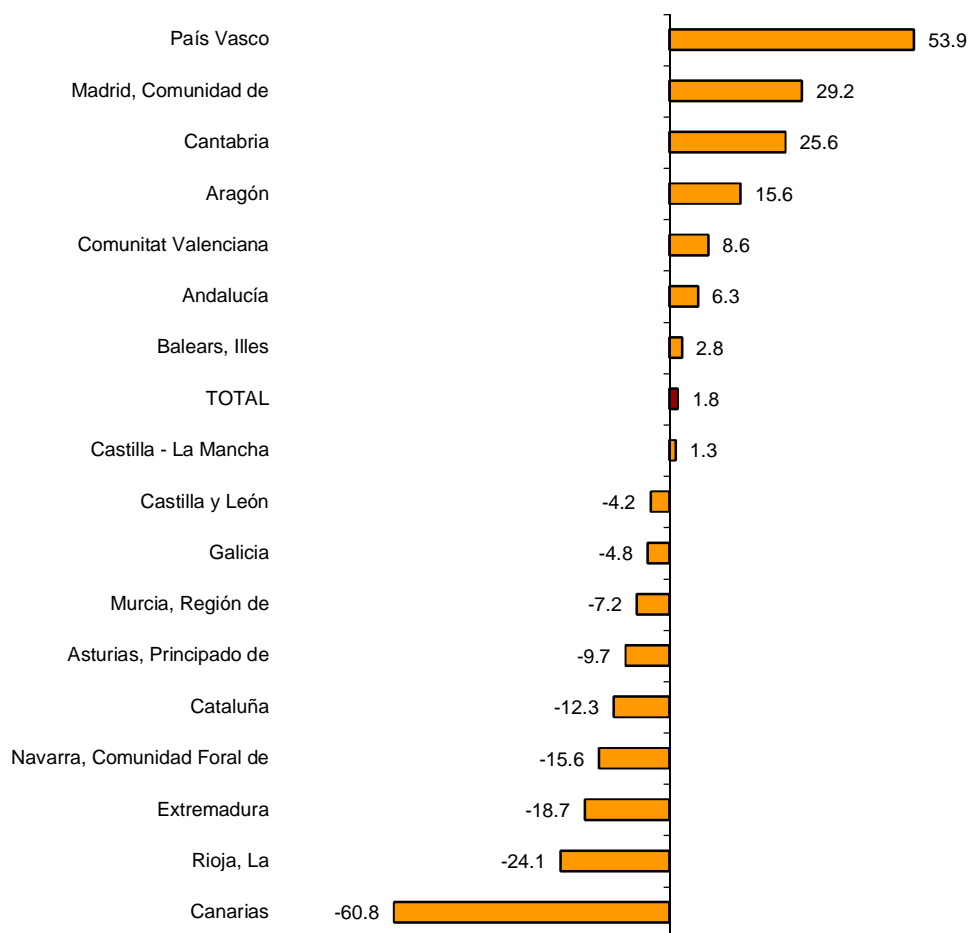
### Mortgages constituted on dwellings by Autonomous City and Community. February 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	21,298	1.8	29.2	2,331,831	5.4	37.1
Andalucía	4,032	6.3	42.9	376,777	9.2	51.5
Aragón	688	15.6	89.5	64,967	16.2	99.4
Asturias, Principado de	326	-9.7	24.0	27,944	-8.3	27.9
Balears, Illes	628	2.8	36.2	72,296	-13.7	23.8
Canarias	598	-60.8	-21.7	49,376	-56.2	-6.9
Cantabria	221	25.6	25.6	22,577	33.7	39.8
Castilla - La Mancha	801	-4.2	15.4	66,177	-19.5	8.3
Castilla y León	683	1.3	25.3	51,319	-3.2	18.6
Cataluña	3,214	-12.3	32.4	405,063	-5.6	43.4
Comunitat Valenciana	2,256	8.6	29.3	181,993	11.2	34.1
Extremadura	304	-18.7	1.7	21,637	-17.7	1.2
Galicia	787	-4.8	42.3	80,131	-4.4	69.0
Madrid, Comunidad de	4,066	29.2	20.4	606,695	23.8	28.5
Murcia, Región de	566	-7.2	23.9	45,446	-2.8	39.8
Navarra, Comunidad Foral de	276	-15.6	-20.0	28,118	-19.4	-24.7
País Vasco	1,668	53.9	59.5	214,281	57.0	75.5
Rioja, La	126	-24.1	17.8	9,787	-29.4	-5.5

The Autonomous Communities with the greatest monthly rates in the number of mortgages constituted on dwellings were País Vasco (53.9%), Comunidad de Madrid (29.2%) and Cantabria (25.6%).

In turn, the only Autonomous Community registering a decrease in the monthly variation rate were Canarias (-60.8%), La Rioja (-24.1) and Extremadura (-18.7%).

Monthly variation of the number of mortgages constituted on dwellings.  
February 2015



## Mortgages Statistics

### February 2015. 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
<b>TOTAL</b>	<b>31,473</b>	<b>3,777,288</b>	<b>1,653</b>	<b>226,938</b>	<b>29,820</b>	<b>3,550,350</b>
Andalucía	5,975	584,010	423	58,600	5,552	525,410
Aragón	1,000	97,171	97	11,609	903	85,562
Asturias, Principado de	539	58,091	41	11,904	498	46,187
Balears, Illes	938	134,386	61	9,333	877	125,053
Canarias	983	112,585	32	6,298	951	106,287
Cantabria	370	30,729	9	567	361	30,162
Castilla y León	1,427	128,466	197	11,907	1,230	116,559
Castilla - La Mancha	1,207	108,427	215	18,057	992	90,370
Cataluña	4,535	594,526	103	23,527	4,432	570,999
Comunitat Valenciana	3,282	275,493	120	9,600	3,162	265,893
Extremadura	541	51,275	91	12,581	450	38,694
Galicia	1,362	128,495	61	10,949	1,301	117,546
Madrid, Comunidad de	5,543	943,041	25	17,162	5,518	925,879
Murcia, Región de	972	84,970	104	10,853	868	74,117
Navarra, Comunidad Foral de	409	63,152	23	4,837	386	58,315
País Vasco	2,083	343,987	28	6,519	2,055	337,468
Rioja, La	217	18,019	23	2,635	194	15,384
Ceuta	36	12,391	0	0	36	12,391
Melilla	54	8,074	0	0	54	8,074

#### 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>29,820</b>	<b>3,550,350</b>	<b>21,298</b>	<b>2,331,831</b>	<b>614</b>	<b>261,349</b>	<b>7,908</b>	<b>957,170</b>
Andalucía	5,552	525,410	4,032	376,777	123	33,678	1,397	114,955
Aragón	903	85,562	688	64,967	6	1,513	209	19,082
Asturias, Principado de	498	46,187	326	27,944	6	763	166	17,480
Balears, Illes	877	125,053	628	72,296	15	5,397	234	47,360
Canarias	951	106,287	598	49,376	7	308	346	56,603
Cantabria	361	30,162	221	22,577	1	175	139	7,410
Castilla y León	1,230	116,559	801	66,177	54	10,042	375	40,340
Castilla - La Mancha	992	90,370	683	51,319	42	6,211	267	32,840
Cataluña	4,432	570,999	3,214	405,063	79	17,376	1,139	148,560
Comunitat Valenciana	3,162	265,893	2,256	181,993	51	10,474	855	73,426
Extremadura	450	38,694	304	21,637	45	2,987	101	14,070
Galicia	1,301	117,546	787	80,131	13	3,022	501	34,393
Madrid, Comunidad de	5,518	925,879	4,066	606,695	95	119,443	1,357	199,741
Murcia, Región de	868	74,117	566	45,446	16	3,456	286	25,215
Navarra, Comunidad Foral de	386	58,315	276	28,118	12	11,916	98	18,281
País Vasco	2,055	337,468	1,668	214,281	41	32,999	346	90,188
Rioja, La	194	15,384	126	9,787	7	1,389	61	4,208
Ceuta	36	12,391	24	3,196	0	0	12	9,195
Melilla	54	8,074	34	4,051	1	200	19	3,823

## February 2015. Provisional data

### M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	1,653	226,938	1,018	157,105	635	69,833
Andalucía	423	58,600	264	40,119	159	18,481
Aragón	97	11,609	26	3,831	71	7,778
Asturias, Principado de	41	11,904	21	10,457	20	1,447
Balears, Illes	61	9,333	51	8,661	10	672
Canarias	32	6,298	22	2,070	10	4,228
Cantabria	9	567	4	298	5	269
Castilla y León	197	11,907	135	9,381	62	2,526
Castilla - La Mancha	215	18,057	95	8,499	120	9,558
Cataluña	103	23,527	62	20,530	41	2,997
Comunitat Valenciana	120	9,600	85	6,871	35	2,729
Extremadura	91	12,581	66	6,904	25	5,677
Galicia	61	10,949	54	9,765	7	1,184
Madrid, Comunidad de	25	17,162	20	14,125	5	3,037
Murcia, Región de	104	10,853	70	6,434	34	4,419
Navarra, Comunidad Foral de	23	4,837	5	2,647	18	2,190
País Vasco	28	6,519	21	4,801	7	1,718
Rioja, La	23	2,635	17	1,712	6	923
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

### M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	29,820	3,550,350	25,750	3,087,592	4,070	462,758
Andalucía	5,552	525,410	4,818	458,361	734	67,049
Aragón	903	85,562	623	52,664	280	32,898
Asturias, Principado de	498	46,187	353	33,395	145	12,792
Balears, Illes	877	125,053	809	109,853	68	15,200
Canarias	951	106,287	807	93,429	144	12,858
Cantabria	361	30,162	338	27,927	23	2,235
Castilla y León	1,230	116,559	980	88,673	250	27,886
Castilla - La Mancha	992	90,370	786	67,892	206	22,478
Cataluña	4,432	570,999	4,017	524,134	415	46,865
Comunitat Valenciana	3,162	265,893	2,693	219,615	469	46,278
Extremadura	450	38,694	423	36,328	27	2,366
Galicia	1,301	117,546	1,081	94,682	220	22,864
Madrid, Comunidad de	5,518	925,879	5,096	872,415	422	53,464
Murcia, Región de	868	74,117	705	61,609	163	12,508
Navarra, Comunidad Foral de	386	58,315	260	35,110	126	23,205
País Vasco	2,055	337,468	1,718	287,369	337	50,099
Rioja, La	194	15,384	159	12,610	35	2,774
Ceuta	36	12,391	34	4,238	2	8,153
Melilla	54	8,074	50	7,288	4	786

## February 2015. 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>40,322</b>	<b>1,713</b>	<b>26,649</b>	<b>1,291</b>	<b>10,669</b>
Andalucía	8,199	474	5,641	351	1,733
Aragón	1,080	88	658	30	304
Asturias, Principado de	813	35	414	125	239
Balears, Illes	1,415	62	931	51	371
Canarias	1,672	51	993	41	587
Cantabria	543	13	322	14	194
Castilla y León	2,423	147	1,390	100	786
Castilla - La Mancha	1,715	132	1,087	92	404
Cataluña	5,481	83	3,692	94	1,612
Comunitat Valenciana	5,481	196	3,767	90	1,428
Extremadura	832	102	529	81	120
Galicia	1,786	104	1,072	12	598
Madrid, Comunidad de	5,108	40	3,814	90	1,164
Murcia, Región de	1,521	129	971	63	358
Navarra, Comunidad Foral de	413	9	252	24	128
País Vasco	1,394	13	844	17	520
Rioja, La	367	35	213	15	104
Ceuta	33	0	21	0	12
Melilla	46	0	38	1	7

### M.6 Total cancelled mortgages, according to type of building and loaning bank

	Total buildings		Rustic buildings		Urban buildings	
	Banks	Other banks	Banks	Other banks	Banks	Other banks
<b>TOTAL</b>	<b>34,469</b>	<b>5,853</b>	<b>1,278</b>	<b>435</b>	<b>33,191</b>	<b>5,418</b>
Andalucía	7,041	1,158	283	191	6,758	967
Aragón	800	280	65	23	735	257
Asturias, Principado de	571	242	23	12	548	230
Balears, Illes	1,257	158	51	11	1,206	147
Canarias	1,460	212	44	7	1,416	205
Cantabria	478	65	12	1	466	64
Castilla y León	2,043	380	111	36	1,932	344
Castilla - La Mancha	1,476	239	114	18	1,362	221
Cataluña	4,782	699	53	30	4,729	669
Comunitat Valenciana	4,659	822	158	38	4,501	784
Extremadura	776	56	76	26	700	30
Galicia	1,601	185	97	7	1,504	178
Madrid, Comunidad de	4,470	638	36	4	4,434	634
Murcia, Región de	1,357	164	114	15	1,243	149
Navarra, Comunidad Foral de	278	135	2	7	276	128
País Vasco	1,080	314	10	3	1,070	311
Rioja, La	267	100	29	6	238	94
Ceuta	32	1	0	0	32	1
Melilla	41	5	0	0	41	5



## February 2015. 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>	18,582	15,105	552	2,925	861	17,721	10,837
Andalucía	3,918	3,214	161	543	261	3,657	2,044
Aragón	308	252	13	43	27	281	169
Asturias, Principado de	289	252	23	14	20	269	149
Balears, Illes	362	317	3	42	34	328	238
Canarias	441	322	13	106	20	421	306
Cantabria	77	69	1	7	5	72	58
Castilla y León	703	623	15	65	105	598	357
Castilla - La Mancha	821	633	6	182	65	756	442
Cataluña	2,930	2,445	57	428	19	2,911	1,992
Comunitat Valenciana	2,681	2,115	180	386	168	2,513	1,546
Extremadura	250	212	1	37	13	237	112
Galicia	970	945	9	16	24	946	695
Madrid, Comunidad de	3,794	2,820	14	960	12	3,782	2,094
Murcia, Región de	593	525	24	44	77	516	353
Navarra, Comunidad Foral de	104	98	6	0	0	104	75
País Vasco	240	169	25	46	5	235	134
Rioja, La	86	85	1	0	6	80	62
Ceuta	8	8	0	0	0	8	6
Melilla	7	1	0	6	0	7	5

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