

26 June 2015

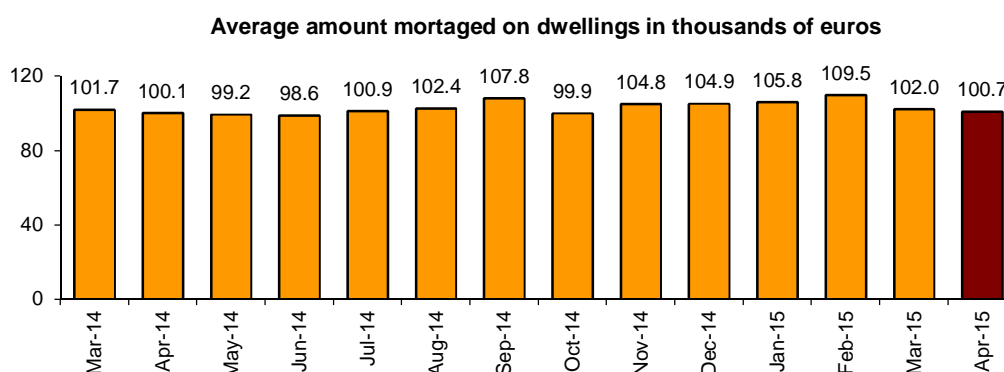
Mortgage Statistics (M)
April 2015. *Provisional data*

The total number of mortgages constituted on dwellings recorded in the land registries stands at 18,857 in April, 21.4% higher than that of the same month of 2014

The average value of the mortgages constituted on dwellings increases 0.6% in the annual rate, standing at 100,683 euros

During the month of April 2015, the average amount of mortgage constitutions recorded in the land registries (from previous public deeds) stood at 126,864 euros, 17.3% less than that of the same month of 2014.

The number of mortgages constituted on **dwellings** was 18,857, that is, 21.4% higher than that registered in April 2014. The average value was 100,683 euros, showing an annual increase of 0.6%.



The value of the mortgages constituted on urban properties reached 3,322.9 million euros, 3.3% lower than that reached in April 2014. On dwellings, the capital loaned reached 1,898.6 million euros, indicating an annual increase of 22.2%.

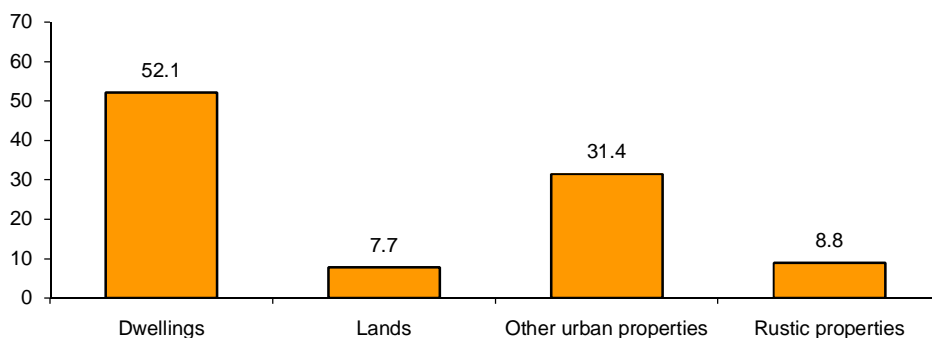
Mortgages constituted. April 2015

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	28,704	-3.0	21.3	17.7
Capital loaned (thousands of euros)	3,641,506	-3.5	0.3	5.0
Average amount (euros)	126,864	-0.5	-17.3	-10.8
Rustic properties				
Number of mortgaged properties	1,532	-7.3	4.9	3.3
Capital loaned (thousands of euros)	318,570	23.4	61.4	21.4
Average amount (euros)	207,944	33.1	53.9	17.5
Urban properties				
Number of mortgaged properties	27,172	-2.8	22.4	18.6
Capital loaned (thousands of euros)	3,322,936	-5.5	-3.3	4.0
Average amount (euros)	122,293	-2.7	-20.9	-12.3
Dwellings				
Number of mortgaged properties	18,857	-4.8	21.4	22.6
Capital loaned (thousands of euros)	1,898,580	-6.0	22.2	26.2
Average amount (euros)	100,683	-1.3	0.6	3.0

Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 52.1% of the total capital loaned in April.

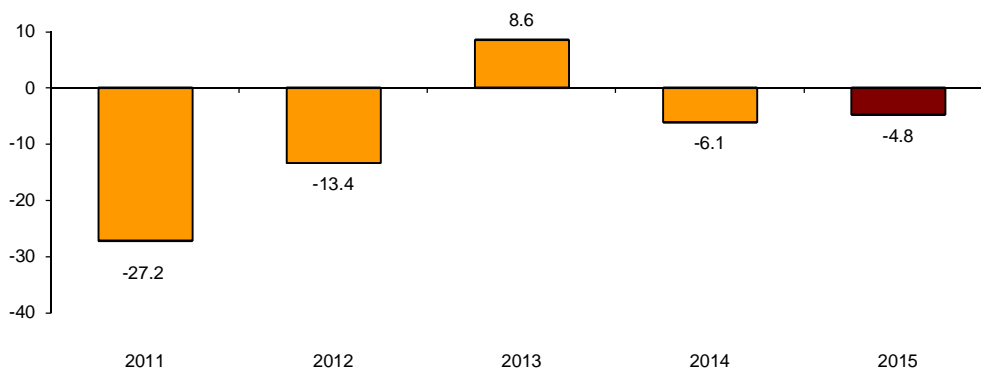
Distribution of the capital loaned for mortgages according to the nature of the property (%)



Monthly evolution of the mortgages constituted on dwellings

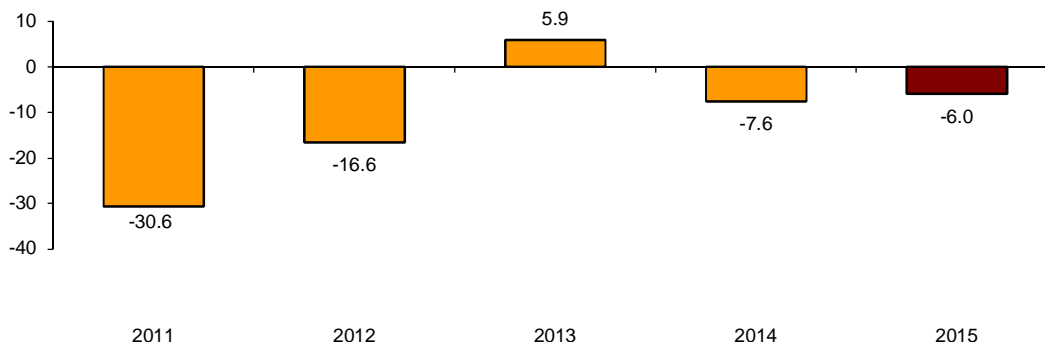
In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of April and March for the last five years. In 2015, the monthly rate registered a decrease of 4.8%.

Evolution of the monthly rate of de number of mortgages constituted for the dwellings (April variation as compared with March of the same year)



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was -6.0%.

Evolution of the monthly rate of the capital lent of mortgages constituted for the dwellings (April variation as compared with March of the same year)

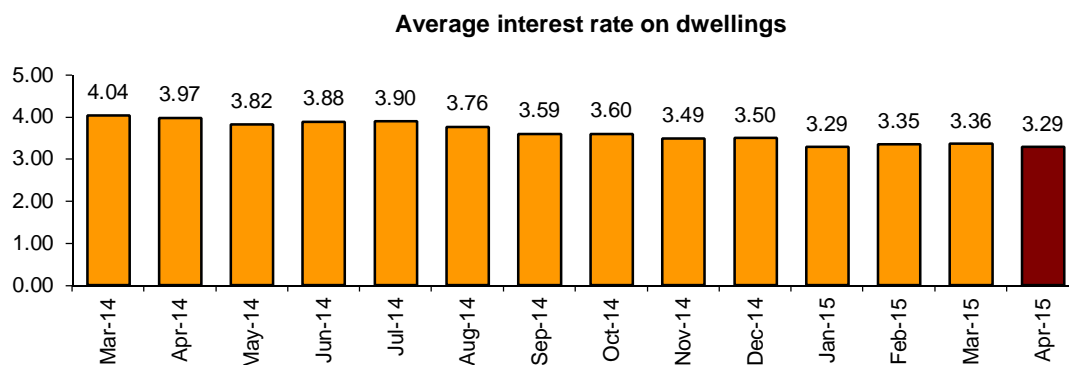


Mortgage interest rates

92.5% of the mortgages constituted in April used a variable interest rate, as compared to 7.5% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 90.8% of new contracts.

The average interest rate for the total properties was 3.16% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.29%, that is, 17.3% less than that registered in April 2014.



Mortgages with registration changes

In April, the total number of mortgages with changes in their conditions recorded in the land registries stood at 14,766, 18.1% less than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased 15.2%.

Considering the type of modification of conditions, in April 11,967 novations (or modifications produced within the same financial institution) were produced, with a decrease of 16.7%, as compared to April 2014. The number of transactions that changed institutions (creditor subrogations) decreased 24.5%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 20.4%.

Mortgages with registration changes. April 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	14,766	-22.6	-18.1	-17.4
Novations	11,967	-16.4	-16.7	-17.6
Subrogations Debtor	578	-13.6	-20.4	-26.1
Subrogations Creditor	2,221	-45.8	-24.5	-14.3

Mortgages with changes in interest rate conditions

Of the 14,766 mortgages with changes in their conditions recorded in the land registries, 34.6% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 5.8% to 2.6%, and that of mortgages at a variable interest rate increased from 93.6% to 96.9%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (79.6%) and after the change (89.0%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 0.86 points, and that of mortgages at a variable rate did so by 1.44 points.

Mortgages with registration changes in interest rates conditions. April 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	5,105	100.0		5,105	100.0	
Fixed	298	5.8	5.01	133	2.6	4.15
Variable	4,776	93.6	4.40	4,947	96.9	2.96
-Euribor	4,066	79.6	4.36	4,544	89.0	2.88
Without interest	31	0.6		25	0.5	

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in April were Andalucía (3,450), Cataluña (3,218) and Comunidad de Madrid (3,159).

The Autonomous Communities that registered the greatest annual variation rates were Principado de Asturias (50.2%), Galicia (41.6%) and Comunidad de Madrid (36.0%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (396.0 million euros), Cataluña (376.9 million) and Andalucía (293.5 million).

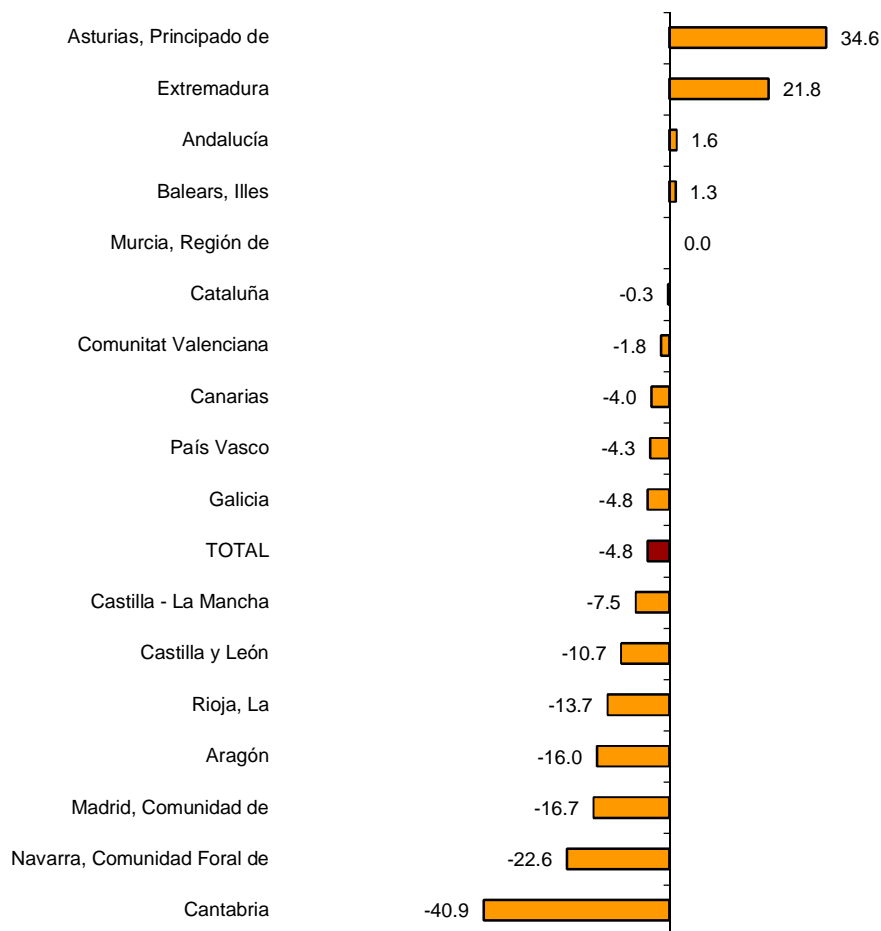
Mortgages constituted on dwellings by Community. April 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	18,857	-4.8	21.4	1,898,580	-6.0	22.2
Andalucía	3,450	1.6	23.0	293,538	0.7	19.1
Aragón	531	-16.0	23.8	44,994	-19.9	17.9
Asturias, Principado de	440	34.6	50.2	61,626	140.7	149.5
Balears, Illes	618	1.3	23.1	72,736	12.7	12.2
Canarias	774	-4.0	-11.0	69,128	-0.5	29.9
Cantabria	150	-40.9	1.4	18,596	-31.8	29.9
Castilla - La Mancha	752	-10.7	17.3	59,336	-17.0	10.7
Castilla y León	608	-7.5	11.4	44,794	-11.6	15.0
Cataluña	3,218	-0.3	24.6	376,921	-0.1	19.8
Comunitat Valenciana	1,900	-1.8	11.6	140,610	-7.4	9.6
Extremadura	346	21.8	24.5	24,560	21.9	29.7
Galicia	817	-4.8	41.6	71,133	0.5	31.1
Madrid, Comunidad de	3,159	-16.7	36.0	395,982	-23.5	24.1
Murcia, Región de	520	0.0	35.1	37,701	-5.5	44.0
Navarra, Comunidad Foral de	315	-22.6	-16.9	32,472	-22.0	-15.8
País Vasco	1,006	-4.3	15.5	119,002	-5.0	16.9
Rioja, La	120	-13.7	-17.8	10,148	-5.8	-14.9

The only Autonomous Communities presenting positive monthly rates in the number of mortgages constituted on dwellings were Principado de Asturias (34.6%), Extremadura (21.8%), Andalucía (1.6%) and Illes Balears (1.3%).

In turn, the Autonomous Community registering the greatest decrease in the monthly variation rate were Cantabria (-40.9%), Comunidad Foral de Navarra (-22.6%) and Comunidad de Madrid (-16.7%).

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



Mortgages Statistics

April 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
TOTAL	28,704	3,641,506	1,532	318,570	27,172	3,322,936
Andalucía	5,461	578,459	420	77,564	5,041	500,895
Aragón	842	85,374	124	11,743	718	73,631
Asturias, Principado de	807	87,398	34	4,166	773	83,232
Balears, Illes	915	159,383	51	11,666	864	147,717
Canarias	1,111	148,572	42	7,026	1,069	141,546
Cantabria	247	32,835	10	602	237	32,233
Castilla y León	1,240	102,118	132	10,215	1,108	91,903
Castilla - La Mancha	1,026	91,006	111	10,218	915	80,788
Cataluña	4,493	571,795	104	15,811	4,389	555,984
Comunitat Valenciana	2,799	353,074	148	14,135	2,651	338,939
Extremadura	568	210,149	84	131,676	484	78,473
Galicia	1,338	117,444	70	4,371	1,268	113,073
Madrid, Comunidad de	4,361	753,082	15	2,052	4,346	751,030
Murcia, Región de	1,239	77,478	116	10,998	1,123	66,480
Navarra, Comunidad Foral de	430	51,521	34	3,870	396	47,651
País Vasco	1,390	176,547	16	1,427	1,374	175,120
Rioja, La	248	16,985	21	1,030	227	15,955
Ceuta	40	4,560	0	0	40	4,560
Melilla	149	23,726	0	0	149	23,726

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	27,172	3,322,936	18,857	1,898,580	906	281,244	7,409	1,143,112
Andalucía	5,041	500,895	3,450	293,538	523	100,432	1,068	106,925
Aragón	718	73,631	531	44,994	11	1,868	176	26,769
Asturias, Principado de	773	83,232	440	61,626	9	2,727	324	18,879
Balears, Illes	864	147,717	618	72,736	7	771	239	74,210
Canarias	1,069	141,546	774	69,128	16	1,641	279	70,777
Cantabria	237	32,233	150	18,596	4	2,130	83	11,507
Castilla y León	1,108	91,903	752	59,336	40	3,882	316	28,685
Castilla - La Mancha	915	80,788	608	44,794	71	9,091	236	26,903
Cataluña	4,389	555,984	3,218	376,921	71	26,556	1,100	152,507
Comunitat Valenciana	2,651	338,939	1,900	140,610	22	4,484	729	193,845
Extremadura	484	78,473	346	24,560	15	45,109	123	8,804
Galicia	1,268	113,073	817	71,133	8	497	443	41,443
Madrid, Comunidad de	4,346	751,030	3,159	395,982	39	54,478	1,148	300,570
Murcia, Región de	1,123	66,480	520	37,701	27	3,430	576	25,349
Navarra, Comunidad Foral de	396	47,651	315	32,472	4	1,582	77	13,597
País Vasco	1,374	175,120	1,006	119,002	37	22,482	331	33,636
Rioja, La	227	15,955	120	10,148	2	84	105	5,723
Ceuta	40	4,560	30	3,475	0	0	10	1,085
Melilla	149	23,726	103	21,828	0	0	46	1,898

April 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
TOTAL	1,532	318,570	836	233,020	696	85,550
Andalucía	420	77,564	205	40,096	215	37,468
Aragón	124	11,743	57	6,104	67	5,639
Asturias, Principado de	34	4,166	21	1,810	13	2,356
Balears, Illes	51	11,666	43	10,661	8	1,005
Canarias	42	7,026	25	4,594	17	2,432
Cantabria	10	602	9	596	1	6
Castilla y León	132	10,215	55	5,863	77	4,352
Castilla - La Mancha	111	10,218	73	6,773	38	3,445
Cataluña	104	15,811	79	9,512	25	6,299
Comunitat Valenciana	148	14,135	60	8,906	88	5,229
Extremadura	84	131,676	69	125,255	15	6,421
Galicia	70	4,371	56	3,891	14	480
Madrid, Comunidad de	15	2,052	15	2,052	0	0
Murcia, Región de	116	10,998	39	3,061	77	7,937
Navarra, Comunidad Foral de	34	3,870	9	2,491	25	1,379
País Vasco	16	1,427	12	932	4	495
Rioja, La	21	1,030	9	423	12	607
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
TOTAL	27,172	3,322,936	23,654	2,837,905	3,518	485,031
Andalucía	5,041	500,895	4,411	417,031	630	83,864
Aragón	718	73,631	563	59,888	155	13,743
Asturias, Principado de	773	83,232	664	76,031	109	7,201
Balears, Illes	864	147,717	794	138,310	70	9,407
Canarias	1,069	141,546	990	131,601	79	9,945
Cantabria	237	32,233	212	30,369	25	1,864
Castilla y León	1,108	91,903	890	75,252	218	16,651
Castilla - La Mancha	915	80,788	680	55,020	235	25,768
Cataluña	4,389	555,984	3,967	499,178	422	56,806
Comunitat Valenciana	2,651	338,939	2,232	209,683	419	129,256
Extremadura	484	78,473	438	75,551	46	2,922
Galicia	1,268	113,073	1,113	103,952	155	9,121
Madrid, Comunidad de	4,346	751,030	4,053	704,125	293	46,905
Murcia, Región de	1,123	66,480	938	53,041	185	13,439
Navarra, Comunidad Foral de	396	47,651	226	26,567	170	21,084
País Vasco	1,374	175,120	1,098	140,988	276	34,132
Rioja, La	227	15,955	204	13,705	23	2,250
Ceuta	40	4,560	35	4,422	5	138
Melilla	149	23,726	146	23,191	3	535

April 2015. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	38,499	1,634	25,272	1,269	10,324
Andalucía	8,274	413	5,293	331	2,237
Aragón	782	42	489	24	227
Asturias, Principado de	565	28	367	14	156
Balears, Illes	1,088	48	681	47	312
Canarias	1,817	56	1,153	22	586
Cantabria	458	7	302	7	142
Castilla y León	1,974	160	1,185	72	557
Castilla - La Mancha	1,902	118	1,123	192	469
Cataluña	5,084	79	3,515	211	1,279
Comunitat Valenciana	5,429	304	3,569	91	1,465
Extremadura	728	65	475	25	163
Galicia	1,785	104	1,081	44	556
Madrid, Comunidad de	5,269	39	3,796	100	1,334
Murcia, Región de	1,442	124	948	34	336
Navarra, Comunidad Foral de	401	17	303	12	69
País Vasco	1,143	12	760	36	335
Rioja, La	297	18	187	7	85
Ceuta	27	0	22	0	5
Melilla	34	0	23	0	11

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
TOTAL	33,332	5,167	1,208	426	32,124	4,741
Andalucía	7,163	1,111	295	118	6,868	993
Aragón	626	156	26	16	600	140
Asturias, Principado de	441	124	23	5	418	119
Balears, Illes	978	110	37	11	941	99
Canarias	1,603	214	45	11	1,558	203
Cantabria	404	54	6	1	398	53
Castilla y León	1,652	322	124	36	1,528	286
Castilla - La Mancha	1,728	174	75	43	1,653	131
Cataluña	4,489	595	51	28	4,438	567
Comunitat Valenciana	4,789	640	234	70	4,555	570
Extremadura	676	52	48	17	628	35
Galicia	1,590	195	99	5	1,491	190
Madrid, Comunidad de	4,537	732	21	18	4,516	714
Murcia, Región de	1,258	184	83	41	1,175	143
Navarra, Comunidad Foral de	254	147	15	2	239	145
País Vasco	881	262	11	1	870	261
Rioja, La	206	91	15	3	191	88
Ceuta	24	3	0	0	24	3
Melilla	33	1	0	0	33	1

April 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
TOTAL	14,766	11,967	578	2,221	947	13,819	9,431
Andalucía	2,886	2,482	116	288	252	2,634	1,746
Aragón	390	353	9	28	38	352	161
Asturias, Principado de	174	160	3	11	32	142	80
Balears, Illes	415	406	6	3	36	379	159
Canarias	850	704	11	135	12	838	696
Cantabria	121	116	1	4	3	118	67
Castilla y León	489	429	10	50	28	461	230
Castilla - La Mancha	614	493	40	81	22	592	383
Cataluña	1,921	1,511	43	367	13	1,908	1,390
Comunitat Valenciana	2,237	1,601	238	398	131	2,106	1,386
Extremadura	206	196	1	9	39	167	117
Galicia	466	438	6	22	63	403	174
Madrid, Comunidad de	3,077	2,308	39	730	205	2,872	2,285
Murcia, Región de	511	435	13	63	56	455	320
Navarra, Comunidad Foral de	65	55	3	7	0	65	45
País Vasco	219	157	39	23	2	217	133
Rioja, La	115	114	0	1	15	100	53
Ceuta	9	9	0	0	0	9	5
Melilla	1	0	0	1	0	1	1

For further information see INEbase – www.ine.es/en/ All press releases at: www.ine.es/en/prensa/prensa_en.htm

Press Office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 – gprensa@ine.es

Information Area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoine/?L=1