

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

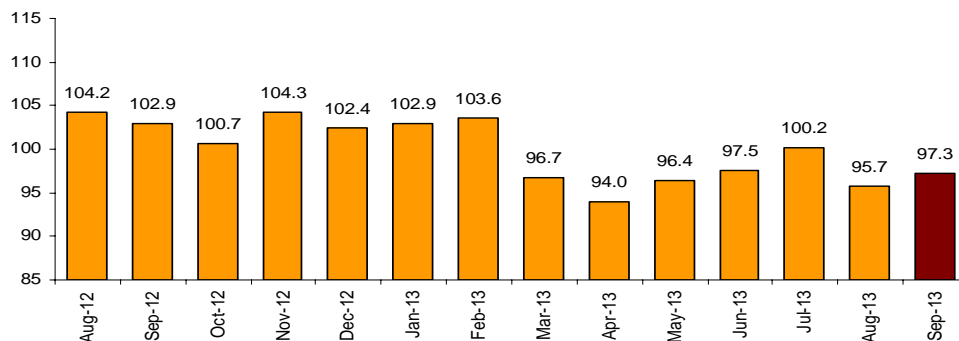
The number of mortgages constituted on dwellings stands at 14,856 in September, 30.9% lower than that of the same month of 2012

The average value of the mortgages constituted on dwellings decreases 5.5% its annual rate, standing at 97,298 euros

During the month of September, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 115,368 euros, 5.1% higher than that registered during the same month of the previous year.

In the case of the number of **mortgages constituted on dwellings**, it stood at 14,856, a 30.9% lower than that registered in September 2012. The average value of the mortgages was 97,298 euros, 5.5% lower.

Average amount mortgaged on dwellings in thousands of euros



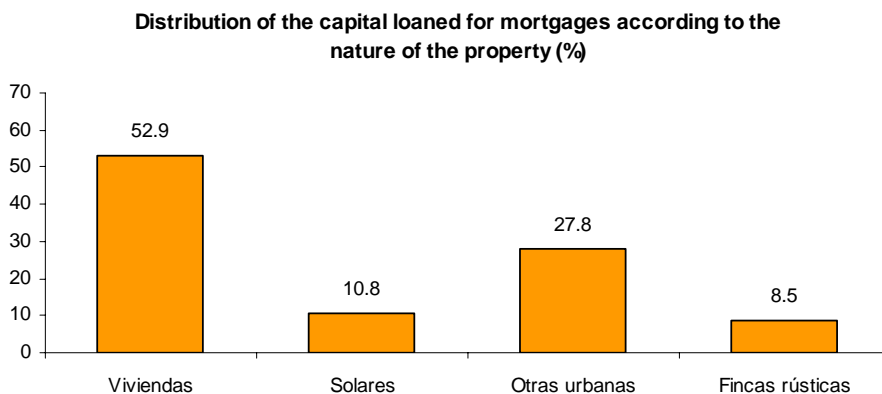
The value of the mortgages constituted on urban properties was over 2,500.9 million euros, 32.8% less, as compared with September 2012. On dwellings, the capital loaned exceeded 1,445.4 million euros, 34.7% less.

Mortgages constituted

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	23,685	20.6	-35.2	-29.8
Capital loaned (thousands of euros)	2,732,487	15.0	-31.9	-28.4
Average amount (euros)	115,368	-4.6	5.1	2.0
Rustic properties				
Number of mortgaged properties	1,381	3.0	-37.7	-31.1
Capital loaned (thousands of euros)	231,549	-3.2	-20.2	-34.0
Average amount (euros)	167,668	-6.0	28.0	-4.1
Urban properties				
Number of mortgaged properties	22,304	21.8	-35.1	-29.7
Capital loaned (thousands of euros)	2,500,938	17.1	-32.8	-28.0
Average amount (euros)	112,130	-3.9	3.5	2.5
Dwellings				
Number of mortgaged properties	14,856	22.3	-30.9	-28.1
Capital loaned (thousands of euros)	1,445,454	24.3	-34.7	-31.5
Average amount (euros)	97,298	1.7	-5.5	-4.7

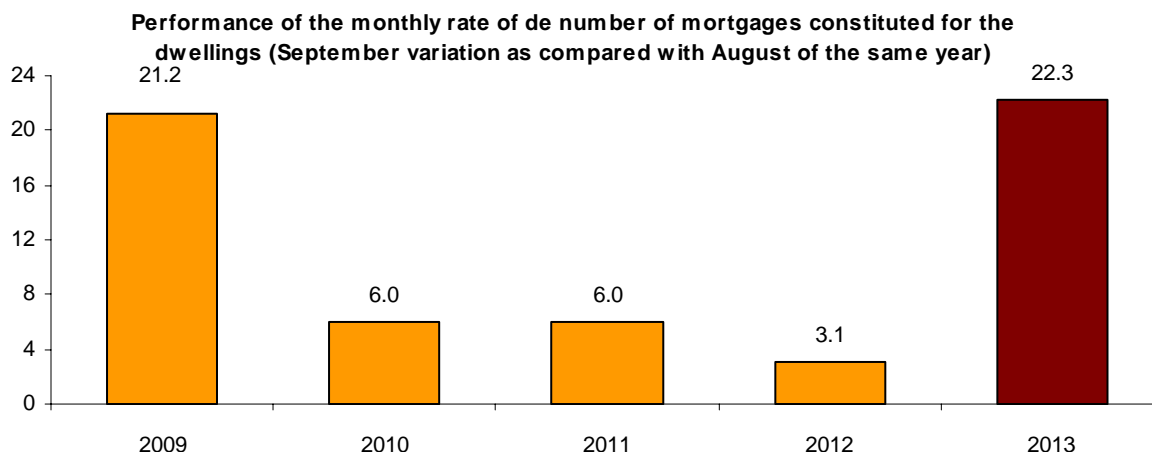
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 52.9% of the total capital loaned in September.

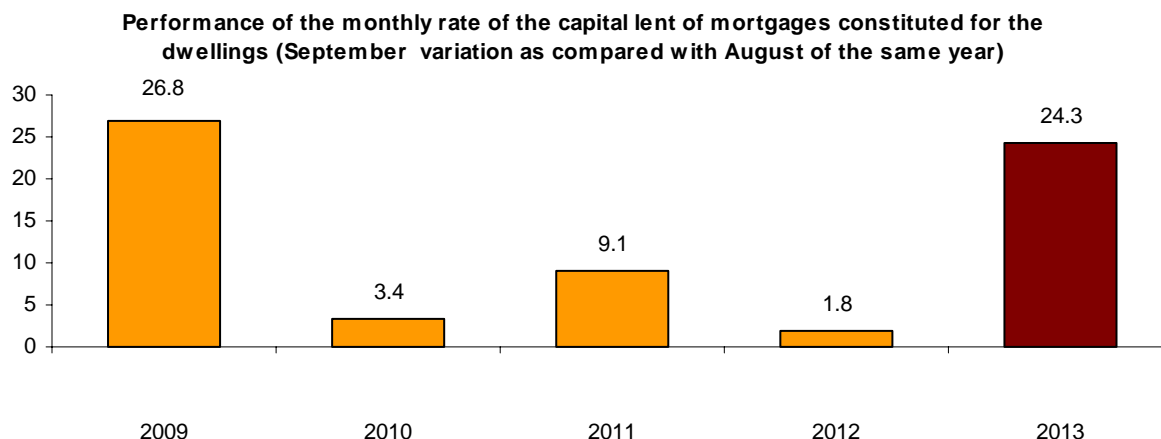


Monthly evolution of the mortgages constituted on dwellings

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 September and August for the last five years. In 2013, the monthly rate was 22.3%.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 was -15.8%, the lowest rate of the period considered.



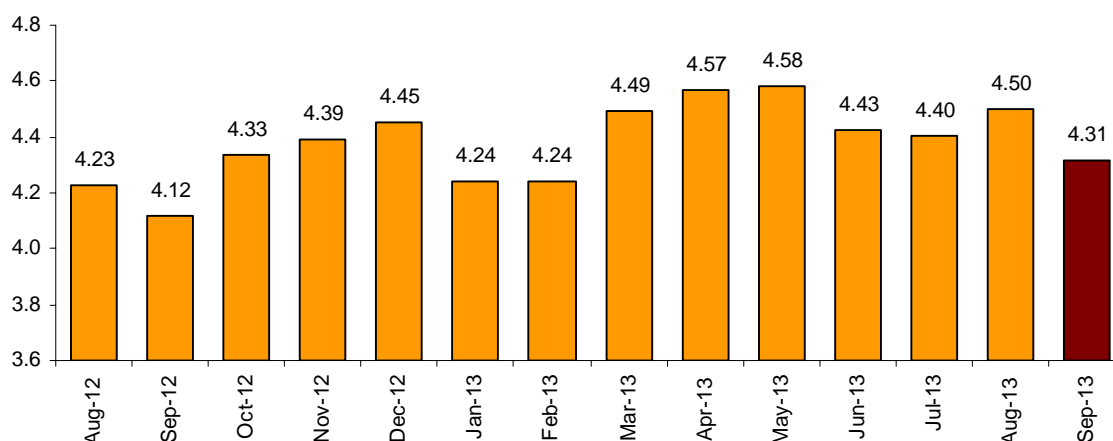
Mortgage interest rates

90.1% of the mortgages constituted in September used a variable interest rate, as opposed to the 9.9% that used a fixed rate. *Euribor* was the reference interest rate most used in constituting mortgages with a variable interest rate, specifically in 85.1% of new contracts.

The average interest rate for the total properties was 4.41% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 4.31%, that was 4.7% above that registered in September 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 19,495, indicating an annual decrease of 25.2%. On dwellings, the number of mortgages with modified conditions decreased 26.0%.

Considering the type of modification of conditions, in September 15,966 novations (or modifications produced within the same financial institution) were produced, with a decrease of 27.7%, as compared with September 2012. The number of transactions that changed institutions (subrogations creditor) increased 11.9% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 54.7%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	19,495	6.9	-25.2	-22.9
Novations	15,966	3.8	-27.7	-23.3
Subrogations Debtor	647	-10.8	-54.7	-40.1
Subrogations Creditor	2,882	35.1	11.9	-11.8

Number of mortgages with changes in interest rate conditions

Out of the 19,495 mortgages with changes in their conditions, 34.8% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 6.7% to 2.5%, and mortgages at a variable interest increased from 92.8% to 96.7%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (81.3%) and after the change (88.3%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased 0.58 points, and that of the mortgages at a variable rate decreased 0.98 points.

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	6,779	100.0		6,779	100.0	
Fixed	457	6.7	5.07	170	2.5	4.49
Variable	6,289	92.8	4.49	6,558	96.7	3.51
-Euribor	5,508	81.3	4.45	5,985	88.3	3.44
Without interest	33	0.5	-	51	0.8	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (2,646), Cataluña (2,373) and Comunidad de Madrid (2,357).

The only Autonomous Community that registered positive annual variation rates was Canarias (45.3%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (310.5 million euros), Cataluña (271.2 million euros) and Andalucía (220.0 million euros).

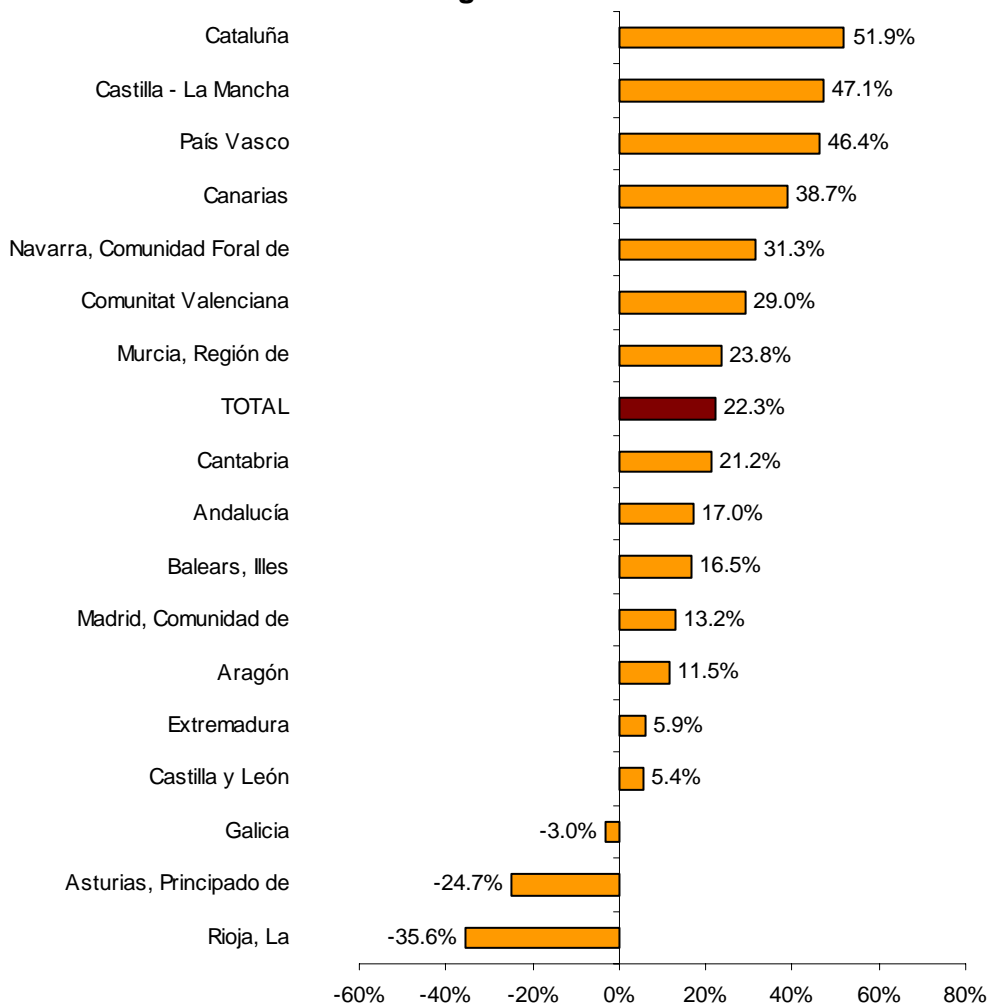
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	14,856	22.3	-30.9	1,445,454	24.3	-34.7
Andalucía	2,646	17.0	-37.3	219,956	11.3	-39.7
Aragón	564	11.5	-1.7	53,701	19.4	-4.1
Asturias, Principado de	216	-24.7	-44.2	17,262	-27.6	-54.7
Balears, Illes	403	16.5	-47.9	42,358	22.1	-43.4
Canarias	918	38.7	45.3	60,964	35.2	25.2
Cantabria	160	21.2	-25.2	16,461	25.4	-39.2
Castilla - La Mancha	666	5.4	-40.4	62,129	0.5	-42.9
Castilla y León	525	47.1	-20.3	39,837	38.9	-28.3
Cataluña	2,373	51.9	-32.0	271,182	70.8	-29.5
Comunitat Valenciana	1,569	29.0	-35.4	115,833	22.1	-42.4
Extremadura	233	5.9	-26.0	16,110	11.7	-32.4
Galicia	551	-3.0	-35.5	50,363	8.0	-36.6
Madrid, Comunidad de	2,357	13.2	-32.1	310,506	21.0	-34.6
Murcia, Región de	406	23.8	-31.4	31,251	19.8	-30.4
Navarra, Comunidad Foral de	239	31.3	-14.3	23,607	44.5	-30.8
País Vasco	918	46.4	-30.5	105,652	28.8	-40.4
Rioja, La	96	-35.6	-17.2	6,479	-53.9	-42.1
Ceuta	6	50.0	-50.0	727	139.9	-46.4
Melilla	10	-60.0	-78.7	1,076	-58.2	-84.8

The Autonomous Communities with the highest rates in monthly variation in the number of mortgages constituted on dwellings were Cataluña (51.9%), Castilla – La Mancha (47.1%) and País Vasco (46.4%).

In turn, the Autonomous Communities registering the greatest decreases were La Rioja (–35.6%) and Principado de Asturias (–24.7%).

Monthly variation of the number of mortgages constituted on dwellings



Mortgages Statistics

September 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	23,685	2,732,487	1,381	231,549	22,304	2,500,938
Andalucía	4,159	416,020	357	43,621	3,802	372,399
Aragón	800	76,805	68	7,549	732	69,256
Asturias, Principado de	359	69,072	27	1,973	332	67,099
Balears, Illes	682	135,810	63	35,176	619	100,634
Canarias	1,311	108,077	55	10,866	1,256	97,211
Cantabria	251	23,318	4	173	247	23,145
Castilla y León	1,143	110,786	115	8,161	1,028	102,625
Castilla - La Mancha	834	79,483	60	17,477	774	62,006
Cataluña	3,297	439,863	48	9,116	3,249	430,747
Comunitat Valenciana	2,614	219,336	135	14,409	2,479	204,927
Extremadura	507	40,156	46	6,509	461	33,647
Galicia	976	88,804	67	12,799	909	76,005
Madrid, Comunidad de	3,866	573,488	6	2,077	3,860	571,411
Murcia, Región de	821	87,402	147	27,679	674	59,723
Navarra, Comunidad Foral de	461	41,526	5	855	456	40,671
País Vasco	1,442	206,365	171	29,289	1,271	177,076
Rioja, La	133	12,122	7	3,820	126	8,302
Ceuta	11	2,488	0	0	11	2,488
Melilla	18	1,566	0	0	18	1,566

September 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	22,304	2,500,938	14,856	1,445,454	748	295,968	6,700	759,516
Andalucía	3,802	372,399	2,646	219,956	129	42,488	1,027	109,955
Aragón	732	69,256	564	53,701	8	748	160	14,807
Asturias, Principado de	332	67,099	216	17,262	13	44,117	103	5,720
Balears, Illes	619	100,634	403	42,358	10	2,467	206	55,809
Canarias	1,256	97,211	918	60,964	38	7,783	300	28,464
Cantabria	247	23,145	160	16,461	3	457	84	6,227
Castilla y León	1,028	102,625	666	62,129	43	7,906	319	32,590
Castilla - La Mancha	774	62,006	525	39,837	61	7,097	188	15,072
Cataluña	3,249	430,747	2,373	271,182	86	47,387	790	112,178
Comunitat Valenciana	2,479	204,927	1,569	115,833	51	29,174	859	59,920
Extremadura	461	33,647	233	16,110	100	8,558	128	8,979
Galicia	909	76,005	551	50,363	34	7,125	324	18,517
Madrid, Comunidad de	3,860	571,411	2,357	310,506	78	63,006	1,425	197,899
Murcia, Región de	674	59,723	406	31,251	34	11,658	234	16,814
Navarra, Comunidad Foral de	456	40,671	239	23,607	6	2,611	211	14,453
País Vasco	1,271	177,076	918	105,652	52	13,255	301	58,169
Rioja, La	126	8,302	96	6,479	2	131	28	1,692
Ceuta	11	2,488	6	727	0	0	5	1,761
Melilla	18	1,566	10	1,076	0	0	8	490

September 2013. 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	1,381	231,549	690	141,548	691	90,001
Andalucía	357	43,621	213	28,063	144	15,558
Aragón	68	7,549	33	4,600	35	2,949
Asturias, Principado de	27	1,973	10	826	17	1,147
Balears, Illes	63	35,176	38	25,890	25	9,286
Canarias	55	10,866	47	10,055	8	811
Cantabria	4	173	3	65	1	108
Castilla y León	115	8,161	61	5,969	54	2,192
Castilla - La Mancha	60	17,477	35	15,620	25	1,857
Cataluña	48	9,116	30	7,907	18	1,209
Comunitat Valenciana	135	14,409	49	5,615	86	8,794
Extremadura	46	6,509	43	6,260	3	249
Galicia	67	12,799	42	10,960	25	1,839
Madrid, Comunidad de	6	2,077	4	2,038	2	39
Murcia, Región de	147	27,679	60	11,829	87	15,850
Navarra, Comunidad Foral de	5	855	4	765	1	90
País Vasco	171	29,289	16	1,466	155	27,823
Rioja, La	7	3,820	2	3,620	5	200
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

September 2013. Provisional data

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	22,304	2,500,938	18,304	2,055,590	4,000	445,348
Andalucía	3,802	372,399	3,286	322,686	516	49,713
Aragón	732	69,256	494	51,048	238	18,208
Asturias, Principado de	332	67,099	222	53,987	110	13,112
Balears, Illes	619	100,634	524	91,591	95	9,043
Canarias	1,256	97,211	779	68,274	477	28,937
Cantabria	247	23,145	227	21,010	20	2,135
Castilla y León	1,028	102,625	817	78,839	211	23,786
Castilla - La Mancha	774	62,006	598	49,258	176	12,748
Cataluña	3,249	430,747	2,823	377,273	426	53,474
Comunitat Valenciana	2,479	204,927	1,957	162,491	522	42,436
Extremadura	461	33,647	437	31,694	24	1,953
Galicia	909	76,005	834	70,918	75	5,087
Madrid, Comunidad de	3,860	571,411	3,496	492,718	364	78,693
Murcia, Región de	674	59,723	472	45,227	202	14,496
Navarra, Comunidad Foral de	456	40,671	294	27,063	162	13,608
País Vasco	1,271	177,076	928	102,127	343	74,949
Rioja, La	126	8,302	96	5,916	30	2,386
Ceuta	11	2,488	8	2,278	3	210
Melilla	18	1,566	12	1,192	6	374

September 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	28,192	1,172	18,788	919	7,313
Andalucía	5,541	400	3,764	211	1,166
Aragón	587	39	387	13	148
Asturias, Principado de	369	20	231	2	116
Balears, Illes	870	32	442	23	373
Canarias	1,813	39	1,190	19	565
Cantabria	326	12	173	9	132
Castilla y León	2,025	156	1,114	121	634
Castilla - La Mancha	1,223	70	849	57	247
Cataluña	3,886	42	2,600	155	1,089
Comunitat Valenciana	4,063	118	2,934	67	944
Extremadura	503	40	363	14	86
Galicia	1,253	41	848	16	348
Madrid, Comunidad de	3,154	2	2,234	160	758
Murcia, Región de	1,369	132	871	25	341
Navarra, Comunidad Foral de	316	5	205	8	98
País Vasco	668	22	425	15	206
Rioja, La	175	2	117	4	52
Ceuta	20	0	15	0	5
Melilla	31	0	26	0	5

September 2013. Provisional data

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	24,492	3,700	862	310	23,630	3,390
Andalucía	4,820	721	302	98	4,518	623
Aragón	501	86	36	3	465	83
Asturias, Principado de	294	75	15	5	279	70
Balears, Illes	778	92	24	8	754	84
Canarias	1,709	104	38	1	1,671	103
Cantabria	302	24	12	0	290	24
Castilla y León	1,670	355	58	98	1,612	257
Castilla - La Mancha	1,091	132	60	10	1,031	122
Cataluña	3,331	555	28	14	3,303	541
Comunitat Valenciana	3,554	509	93	25	3,461	484
Extremadura	484	19	34	6	450	13
Galicia	1,144	109	32	9	1,112	100
Madrid, Comunidad de	2,699	455	2	0	2,697	455
Murcia, Región de	1,227	142	107	25	1,120	117
Navarra, Comunidad Foral de	239	77	1	4	238	73
País Vasco	496	172	18	4	478	168
Rioja, La	107	68	2	0	105	68
Ceuta	18	2	0	0	18	2
Melilla	28	3	0	0	28	3

September 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	19,495	15,966	647	2,882	989	18,506	11,118
Andalucía	3,657	3,114	107	436	189	3,468	2,345
Aragón	551	520	13	18	7	544	289
Asturias, Principado de	266	260	4	2	31	235	146
Baleares, Illes	475	467	5	3	26	449	280
Canarias	1,465	808	91	566	39	1,426	840
Cantabria	190	121	2	67	4	186	135
Castilla y León	1,330	1,178	53	99	50	1,280	492
Castilla - La Mancha	1,002	838	16	148	196	806	553
Cataluña	2,217	1,759	38	420	23	2,194	1,411
Comunitat Valenciana	3,448	2,530	162	756	211	3,237	2,005
Extremadura	239	196	2	41	26	213	153
Galicia	660	586	54	20	20	640	331
Madrid, Comunidad de	2,219	2,010	36	173	71	2,148	1,337
Murcia, Región de	1,034	922	6	106	53	981	457
Navarra, Comunidad Foral de	95	80	13	2	1	94	62
País Vasco	422	361	40	21	11	411	177
Rioja, La	213	208	1	4	31	182	96
Ceuta	9	8	1	0	0	9	8
Melilla	3	0	3	0	0	3	1

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