

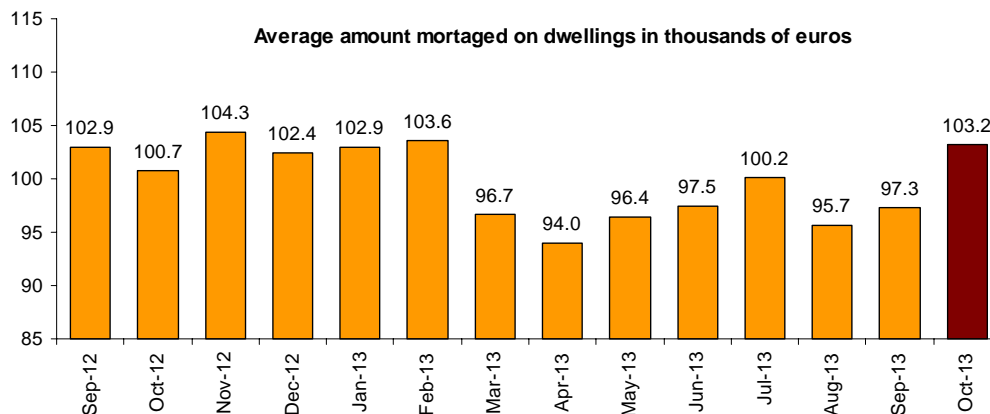
Mortgage Statistics (H)
October 2013. *Provisional data*

The number of mortgages constituted on dwellings stands at 14,704 in October, 23.2% lower than that of the same month of 2012

The average value of the mortgages constituted on dwellings increases 2.5% its annual rate, standing at 103,246 euros

During the month of October, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 123,651 euros, 6.4% 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 14,704, a 23.2% lower than that registered in October 2012. The average value of the mortgages was 103,246 euros, 2.5% over that registered in the same month of the previous year.



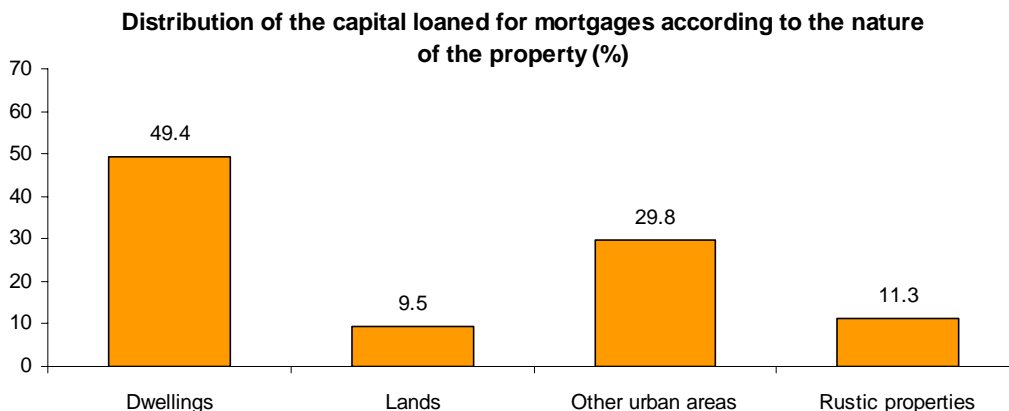
The value of the mortgages constituted on urban properties reached 2,726.4 million euros, 12.8% less, as compared with October 2012. On dwellings, the capital loaned exceeded 1,518.1 million euros, 21.3% less.

Mortgages constituted

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	24,865	5.0	-20.6	-29.1
Capital loaned (thousands of euros)	3,074,579	12.5	-15.5	-27.4
Average amount (euros)	123,651	7.2	6.4	2.4
Rustic properties				
Number of mortgaged properties	1,444	4.6	-27.2	-30.8
Capital loaned (thousands of euros)	348,166	50.4	-32.0	-33.7
Average amount (euros)	241,112	43.8	-6.6	-4.2
Urban properties				
Number of mortgaged properties	23,421	5.0	-20.2	-29.0
Capital loaned (thousands of euros)	2,726,413	9.0	-12.8	-26.8
Average amount (euros)	116,409	3.8	9.2	3.1
Dwellings				
Number of mortgaged properties	14,704	-1.0	-23.2	-27.7
Capital loaned (thousands of euros)	1,518,131	5.0	-21.3	-30.7
Average amount (euros)	103,246	6.1	2.5	-4.1

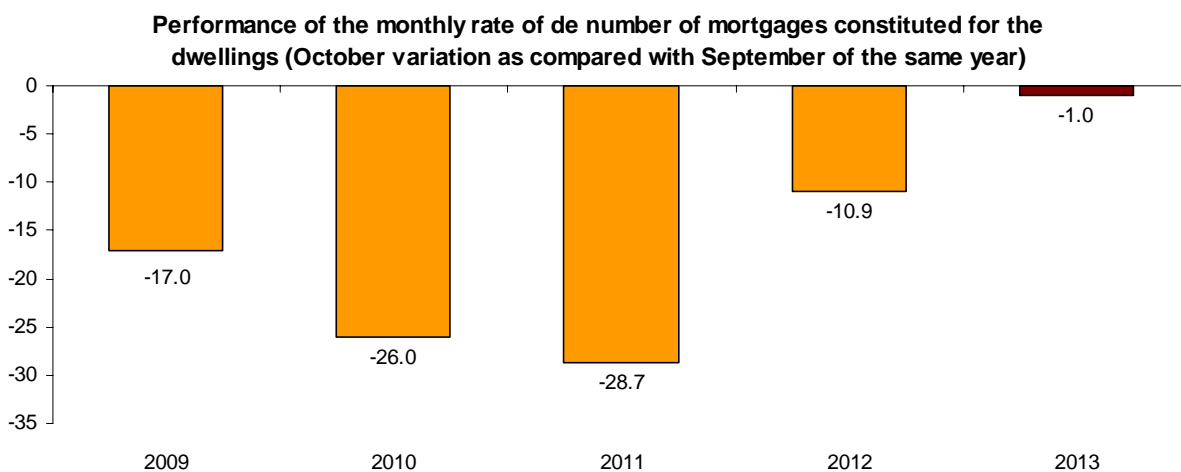
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages on dwellings concentrated 49.4% of the total capital loaned in October.

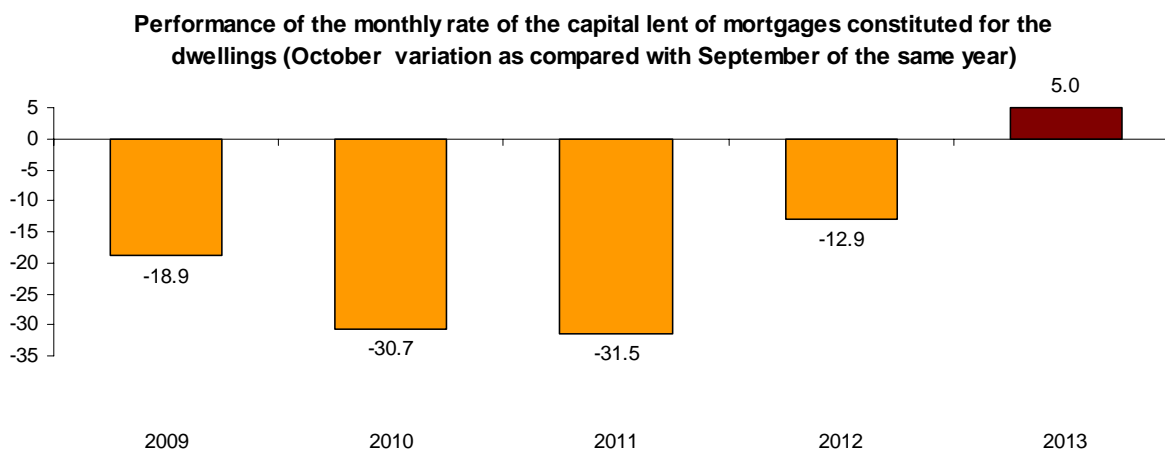


Monthly evolution of the mortgages constituted on dwellings

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 October and September for the last five years. In 2013, the monthly rate was -1.0%, the highest of the period considered.



According to the capital loaned in mortgages constituted on dwellings, the monthly rate of 2013 was 5.0%, the highest of the period considered.

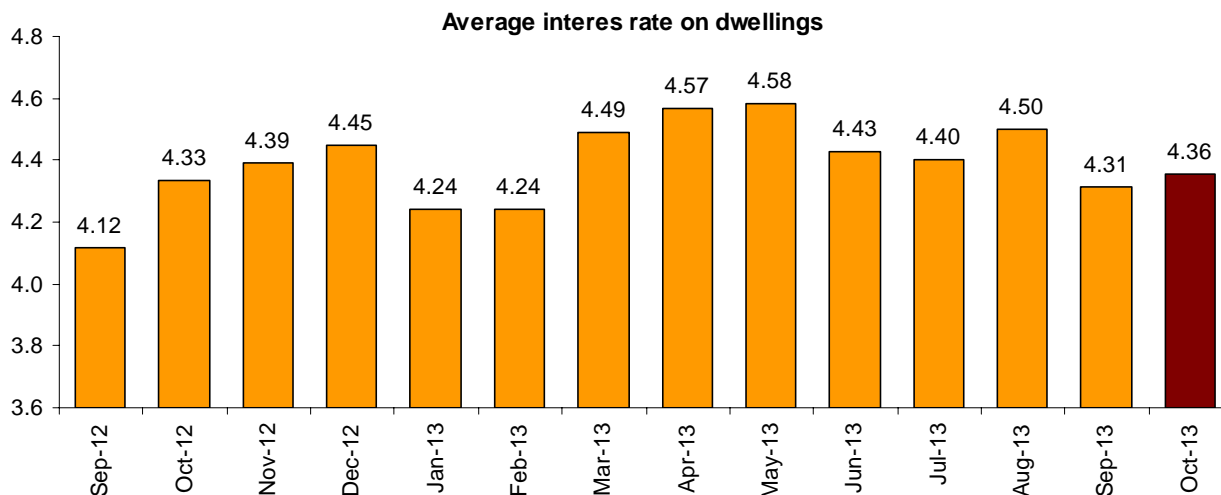


Mortgage interest rates

92.5% of the mortgages constituted in October used a variable interest rate, as opposed to the 7.5% 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 4.27% and the average term was 20 years.

The average interest rate for mortgages constituted on dwellings was 4.36%, that was, 0.5% above that registered in October 2012.



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries stood at 23,319, indicating an annual decrease of 2.1%. On dwellings, the number of mortgages with modified conditions decreased 5.2%.

Considering the type of modification of conditions, in October 18,372 novations (or modifications produced within the same financial institution) were produced, with a decrease of 6.0%, as compared with October 2012. The number of transactions that changed institutions (subrogations creditor) increased 29.1% and the number of mortgages that changed the holder of the mortgaged property (subrogations debtor) decreased 9.2%.

Mortgages with registration changes

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	23,319	19.6	-2.1	-21.1
Novations	18,372	15.1	-6.0	-21.8
Subrogations Debtor	1,316	103.4	-9.2	-37.2
Subrogations Creditor	3,631	26.0	29.1	-8.2

Number of mortgages with changes in interest rate conditions

Out of the 23,319 mortgages with changes in their conditions, 25.6% were due to changes in interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 6.8% to 3.1%, and mortgages at a variable interest increased from 92.3% to 92.4%.

Euribor is the rate to which the greatest percentage of mortgages at a variable rate is referenced, both before (78.8%) and after the change (82.7%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate increased 0.16 points, and that of the mortgages at a variable rate decreased 0.83 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	5,967	100.0		5,967	100.0	
Fixed	404	6.8	4.67	186	3.1	4.83
Variable	5,510	92.3	4.41	5,512	92.4	3.58
-Euribor	4,704	78.8	4.36	4,934	82.7	3.48
Without interest	53	0.9	-	269	4.5	-

Geographical distribution

The Autonomous Communities with the highest number of mortgages constituted on dwellings were Andalucía (2,709), Comunidad de Madrid (2,342) and Cataluña (2,263).

The only Autonomous Community that registered positive annual variation rates was Comunidad Foral de Navarra (45.2%).

The Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (337.0 million euros), Cataluña (266.8 million euros) and Andalucía (233.8 million euros).

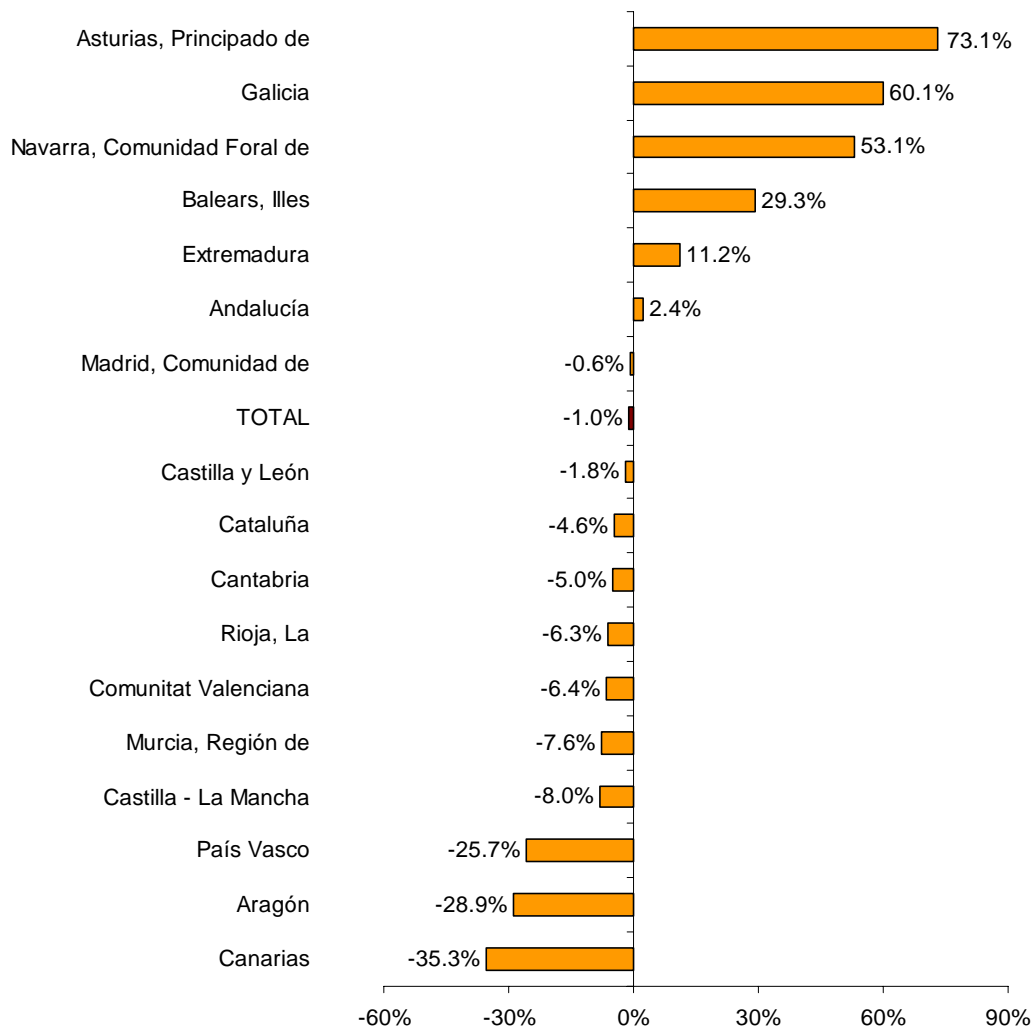
Mortgages constituted on dwellings by Autonomous City and Community

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	14,704	-1.0	-23.2	1,518,131	5.0	-21.3
Andalucía	2,709	2.4	-27.3	233,784	6.3	-29.9
Aragón	401	-28.9	-28.8	35,913	-33.1	-32.3
Asturias, Principado de	374	73.1	-30.7	31,002	79.6	-42.1
Balears, Illes	521	29.3	-9.5	62,702	48.0	2.1
Canarias	594	-35.3	-30.4	52,496	-13.9	-26.3
Cantabria	152	-5.0	-27.6	15,792	-4.1	-25.4
Castilla - La Mancha	654	-1.8	-31.0	54,642	-12.1	-35.8
Castilla y León	483	-8.0	-26.0	38,239	-4.0	-29.5
Cataluña	2,263	-4.6	-27.2	266,825	-1.6	-22.3
Comunitat Valenciana	1,469	-6.4	-32.0	115,532	-0.3	-34.2
Extremadura	259	11.2	-36.8	17,655	9.6	-48.0
Galicia	882	60.1	-1.8	79,548	57.9	-3.1
Madrid, Comunidad de	2,342	-0.6	-8.0	337,005	8.5	1.6
Murcia, Región de	375	-7.6	-19.7	28,030	-10.3	-23.5
Navarra, Comunidad Foral de	366	53.1	45.2	47,897	102.9	89.0
País Vasco	682	-25.7	-36.6	80,925	-23.4	-46.5
Rioja, La	90	-6.3	-27.4	6,620	2.2	-37.2
Ceuta	68	1,033.3	223.8	11,176	1,437.3	329.8
Melilla	20	100.0	-9.1	2,348	118.2	7.0

The Autonomous Communities with the highest rates in monthly variation in the number of mortgages constituted on dwellings were Principado de Asturias (73.1%), Galicia (60.1%) and Comunidad Foral de Navarra (53.1%).

In turn, the Autonomous Communities registering the greatest decreases were Canarias (-35.3%) and Aragón (-28.9%).

Monthly variation of the number of mortgages constituted on dwellings



Mortgages Statistics October 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	24,865	3,074,579	1,444	348,166	23,421	2,726,413
Andalucía	4,625	611,468	508	231,973	4,117	379,495
Aragón	683	62,198	42	6,107	641	56,091
Asturias, Principado de	558	67,870	48	5,972	510	61,898
Balears, Illes	860	88,465	41	5,602	819	82,863
Canarias	997	134,175	37	8,045	960	126,130
Cantabria	239	38,032	20	475	219	37,557
Castilla y León	1,171	123,029	108	12,485	1,063	110,544
Castilla - La Mancha	1,023	124,488	106	15,920	917	108,568
Cataluña	3,326	466,321	93	10,542	3,233	455,779
Comunitat Valenciana	2,390	276,443	90	10,039	2,300	266,404
Extremadura	519	34,109	140	9,384	379	24,725
Galicia	2,073	165,783	58	10,463	2,015	155,320
Madrid, Comunidad de	3,531	513,880	9	1,981	3,522	511,899
Murcia, Región de	739	63,473	83	9,650	656	53,823
Navarra, Comunidad Foral de	522	60,751	6	374	516	60,377
País Vasco	1,274	211,383	38	6,718	1,236	204,665
Rioja, La	160	17,086	17	2,436	143	14,650
Ceuta	137	12,936	0	0	137	12,936
Melilla	38	2,689	0	0	38	2,689

October 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	23,421	2,726,413	14,704	1,518,131	810	291,390	7,907	916,892
Andalucía	4,117	379,495	2,709	233,784	146	47,984	1,262	97,727
Aragón	641	56,091	401	35,913	20	9,369	220	10,809
Asturias, Principado de	510	61,898	374	31,002	7	2,946	129	27,950
Balears, Illes	819	82,863	521	62,702	18	4,230	280	15,931
Canarias	960	126,130	594	52,496	70	13,279	296	60,355
Cantabria	219	37,557	152	15,792	4	256	63	21,509
Castilla y León	1,063	110,544	654	54,642	61	8,372	348	47,530
Castilla - La Mancha	917	108,568	483	38,239	111	19,995	323	50,334
Cataluña	3,233	455,779	2,263	266,825	103	53,431	867	135,523
Comunitat Valenciana	2,300	266,404	1,469	115,532	49	31,073	782	119,799
Extremadura	379	24,725	259	17,655	43	1,508	77	5,562
Galicia	2,015	155,320	882	79,548	18	4,559	1,115	71,213
Madrid, Comunidad de	3,522	511,899	2,342	337,005	57	55,131	1,123	119,763
Murcia, Región de	656	53,823	375	28,030	47	3,178	234	22,615
Navarra, Comunidad Foral de	516	60,377	366	47,897	9	4,961	141	7,519
País Vasco	1,236	204,665	682	80,925	43	26,714	511	97,026
Rioja, La	143	14,650	90	6,620	4	4,404	49	3,626
Ceuta	137	12,936	68	11,176	0	0	69	1,760
Melilla	38	2,689	20	2,348	0	0	18	341

October 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	1,444	348,166	728	108,740	716	239,426
Andalucía	508	231,973	257	33,983	251	197,990
Aragón	42	6,107	22	4,148	20	1,959
Asturias, Principado de	48	5,972	16	1,968	32	4,004
Balears, Illes	41	5,602	29	4,088	12	1,514
Canarias	37	8,045	20	6,525	17	1,520
Cantabria	20	475	16	145	4	330
Castilla y León	108	12,485	67	7,440	41	5,045
Castilla - La Mancha	106	15,920	38	11,164	68	4,756
Cataluña	93	10,542	57	7,074	36	3,468
Comunitat Valenciana	90	10,039	39	3,470	51	6,569
Extremadura	140	9,384	45	6,423	95	2,961
Galicia	58	10,463	47	9,574	11	889
Madrid, Comunidad de	9	1,981	4	1,277	5	704
Murcia, Región de	83	9,650	47	4,709	36	4,941
Navarra, Comunidad Foral de	6	374	4	184	2	190
País Vasco	38	6,718	13	4,471	25	2,247
Rioja, La	17	2,436	7	2,097	10	339
Ceuta	0	0	0	0	0	0
Melilla	0	0	0	0	0	0

October 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	23,421	2,726,413	19,706	2,240,188	3,715	486,225
Andalucía	4,117	379,495	3,481	319,687	636	59,808
Aragón	641	56,091	476	39,368	165	16,723
Asturias, Principado de	510	61,898	343	37,663	167	24,235
Balears, Illes	819	82,863	733	72,345	86	10,518
Canarias	960	126,130	872	116,404	88	9,726
Cantabria	219	37,557	175	17,821	44	19,736
Castilla y León	1,063	110,544	841	94,305	222	16,239
Castilla - La Mancha	917	108,568	711	90,454	206	18,114
Cataluña	3,233	455,779	2,861	345,207	372	110,572
Comunitat Valenciana	2,300	266,404	1,816	223,747	484	42,657
Extremadura	379	24,725	346	22,450	33	2,275
Galicia	2,015	155,320	1,871	141,852	144	13,468
Madrid, Comunidad de	3,522	511,899	3,181	466,106	341	45,793
Murcia, Región de	656	53,823	447	41,936	209	11,887
Navarra, Comunidad Foral de	516	60,377	339	36,816	177	23,561
País Vasco	1,236	204,665	929	146,700	307	57,965
Rioja, La	143	14,650	117	12,285	26	2,365
Ceuta	137	12,936	132	12,607	5	329
Melilla	38	2,689	35	2,435	3	254

October 2013. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	35,809	1,661	23,165	1,307	9,676
Andalucía	7,784	512	4,983	362	1,927
Aragón	795	70	477	15	233
Asturias, Principado de	519	38	313	8	160
Balears, Illes	927	49	552	27	299
Canarias	1,755	15	941	36	763
Cantabria	402	15	254	22	111
Castilla y León	2,262	189	1,277	83	713
Castilla - La Mancha	1,921	149	1,202	164	406
Cataluña	4,477	61	3,001	221	1,194
Comunitat Valenciana	5,004	268	3,394	87	1,255
Extremadura	523	40	360	22	101
Galicia	2,124	81	1,236	28	779
Madrid, Comunidad de	4,014	17	3,101	113	783
Murcia, Región de	1,351	82	896	60	313
Navarra, Comunidad Foral de	371	25	238	22	86
País Vasco	1,017	24	649	29	315
Rioja, La	494	26	240	8	220
Ceuta	27	0	17	0	10
Melilla	42	0	34	0	8

October 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	30,763	5,046	1,163	498	29,600	4,548
Andalucía	6,647	1,137	349	163	6,298	974
Aragón	614	181	26	44	588	137
Asturias, Principado de	351	168	20	18	331	150
Baleares, Illes	784	143	35	14	749	129
Canarias	1,577	178	12	3	1,565	175
Cantabria	372	30	15	0	357	30
Castilla y León	1,784	478	62	127	1,722	351
Castilla - La Mancha	1,721	200	123	26	1,598	174
Cataluña	3,995	482	42	19	3,953	463
Comunitat Valenciana	4,364	640	248	20	4,116	620
Extremadura	487	36	30	10	457	26
Galicia	1,998	126	76	5	1,922	121
Madrid, Comunidad de	3,475	539	12	5	3,463	534
Murcia, Región de	1,161	190	66	16	1,095	174
Navarra, Comunidad Foral de	255	116	7	18	248	98
País Vasco	711	306	23	1	688	305
Rioja, La	402	92	17	9	385	83
Ceuta	23	4	0	0	23	4
Melilla	42	0	0	0	42	0

October 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	23,319	18,372	1,316	3,631	1,130	22,189	13,335
Andalucía	4,815	3,545	125	1,145	258	4,557	2,712
Aragón	851	521	164	166	39	812	281
Asturias, Principado de	265	264	0	1	30	235	168
Balears, Illes	423	414	8	1	26	397	246
Canarias	955	486	162	307	62	893	587
Cantabria	313	77	0	236	1	312	153
Castilla y León	1,400	1,288	29	83	62	1,338	654
Castilla - La Mancha	1,495	1,219	115	161	181	1,314	831
Cataluña	2,738	2,203	79	456	46	2,692	1,653
Comunitat Valenciana	4,537	3,405	523	609	275	4,262	2,579
Extremadura	359	200	4	155	33	326	262
Galicia	1,823	1,710	36	77	39	1,784	1,000
Madrid, Comunidad de	2,174	1,987	16	171	18	2,156	1,422
Murcia, Región de	561	505	9	47	34	527	397
Navarra, Comunidad Foral de	123	113	9	1	1	122	56
País Vasco	181	132	35	14	11	170	80
Rioja, La	296	295	0	1	14	282	245
Ceuta	8	8	0	0	0	8	8
Melilla	2	0	2	0	0	2	1

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