

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

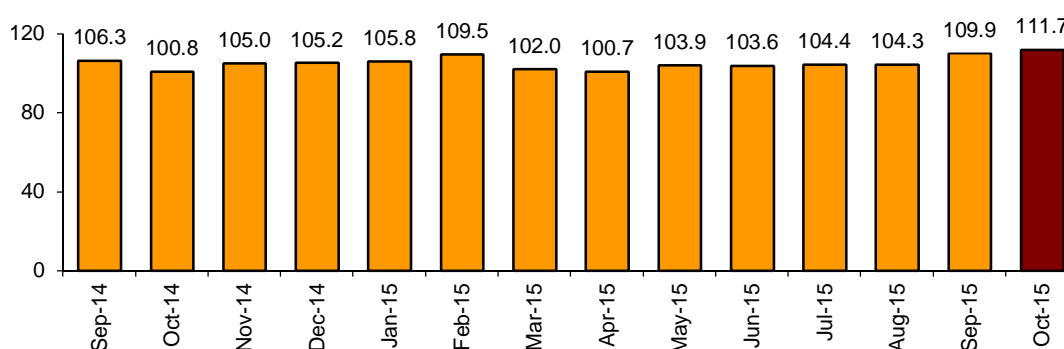
The total number of mortgages constituted on dwellings recorded in the land registries stands at 19,195 in October, 7.1% higher than that of the same month of 2014

The average value of the mortgages constituted on dwellings increases by 10.8% in the annual rate, standing at 111,711 euros

During the month of October 2015, the average amount of **mortgage constitutions recorded in the land registries (from previous public deeds)** stood at 139,395 euros, 7.3% more than that of the same month of 2014.

The number of mortgages constituted on **dwellings** was 19,195, that is, 7.1% higher than that registered in October 2014. The average value was 111,711 euros, showing an annual increase of 10.8%.

Average amount mortgaged on dwellings in thousands of euros



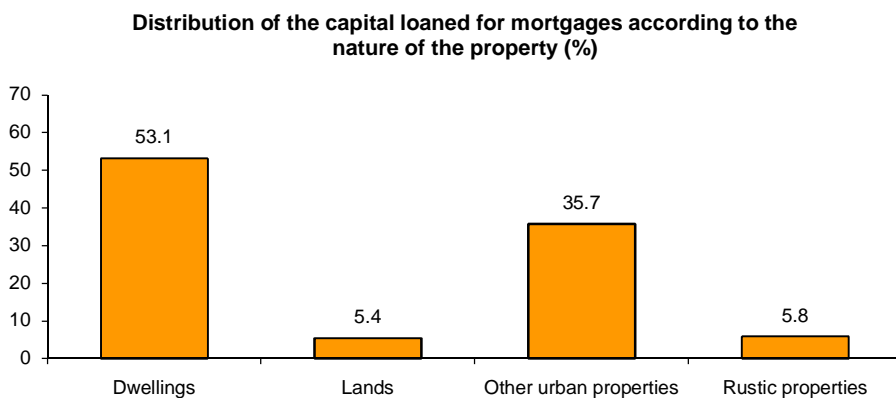
The value of the mortgages constituted on urban properties reached 3,804.1 million euros, 15.2% higher than that reached in October 2014. On dwellings, the capital loaned reached 2,144.3 million euros, indicating an annual increase of 18.7%.

Mortgages constituted. October 2015

	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
Total properties				
Number of mortgaged properties	28,989	-19.5	4.9	17.0
Capital loaned (thousands of euros)	4,040,935	-15.6	12.5	16.0
Average amount (euros)	139,395	4.9	7.3	-0.9
Rustic properties				
Number of mortgaged properties	1,502	-6.8	-6.9	2.9
Capital loaned (thousands of euros)	236,876	-21.0	-18.1	11.1
Average amount (euros)	157,707	-15.2	-12.0	7.9
Urban properties				
Number of mortgaged properties	27,487	-20.1	5.6	17.9
Capital loaned (thousands of euros)	3,804,059	-15.2	15.2	16.3
Average amount (euros)	138,395	6.1	9.1	-1.3
Dwellings				
Number of mortgaged properties	19,195	-19.4	7.1	20.1
Capital loaned (thousands of euros)	2,144,289	-18.1	18.7	24.7
Average amount (euros)	111,711	1.6	10.8	3.9

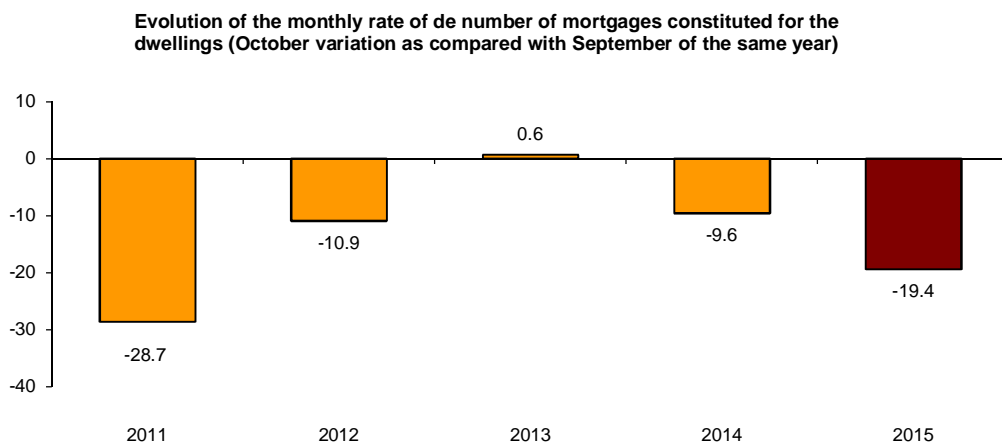
Mortgages constituted according to the nature of the property

According to the nature of the property, mortgages constituted on dwellings concentrated 53.1% of the total capital loaned in October.

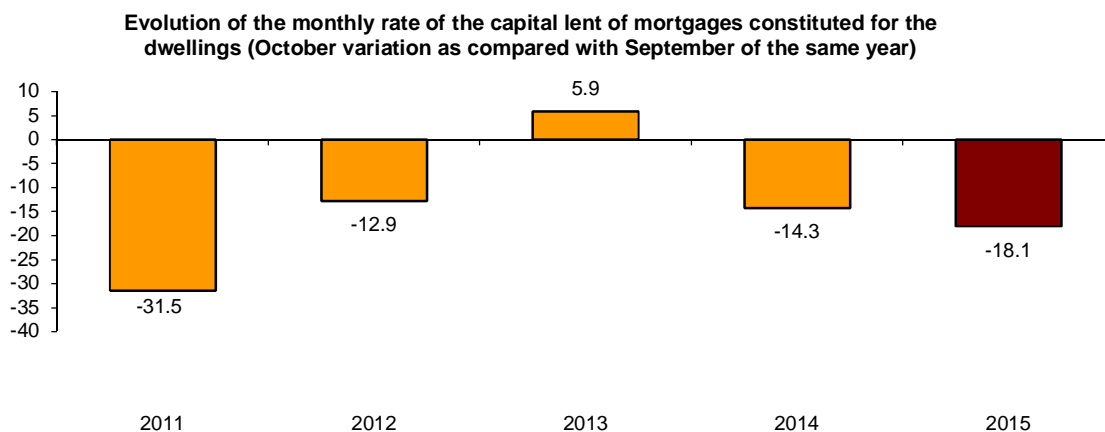


Monthly evolution of the mortgages constituted on dwellings

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 2015, the monthly rate registered a decrease of 19.4%.



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate of 2015 was -18.1%.

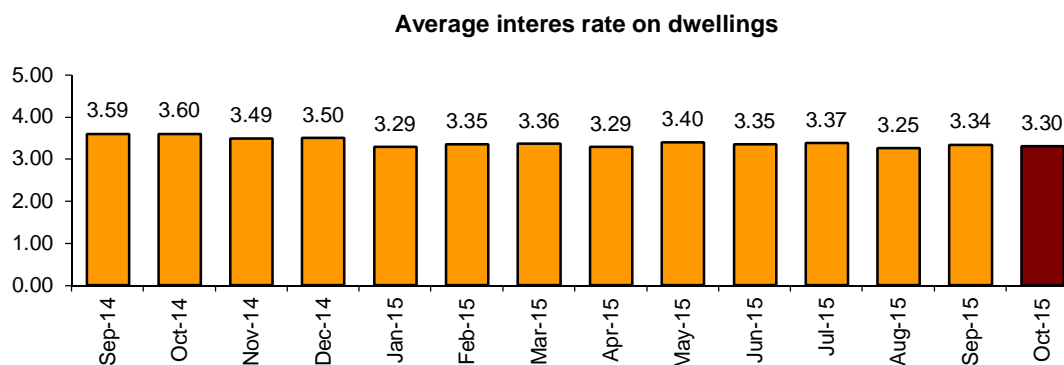


Mortgage interest rates

90.3% of the mortgages constituted in October used a variable interest rate, as compared to 9.7% using a fixed rate. Euribor was the most used reference interest rate in constituting mortgages with a variable interest rate, specifically in 92.0% of new contracts.

The average interest rate for the total properties was 3.11% and the average term was 21 years.

The average interest rate for mortgages constituted on dwellings was 3.30%, that is, 8.2% lower than that registered in October 2014.



Mortgages with registration changes

In October, the total number of mortgages with changes in their conditions recorded in the land registries stood at 12,457, 18.0% lower than the figure recorded last year. On dwellings, the number of mortgages with modified conditions decreased by 19.4%.

Considering the type of modification of conditions, in October 10,285 novations (or modifications produced within the same financial institution) were produced, with a decrease of 15.4%, as compared with October 2014. The number of transactions that changed institutions (creditor subrogations) decreased by 26.6%, and the number of mortgages that changed the holder of the mortgaged property (debtor subrogations) decreased by 34.7%.

Mortgages with registration changes. October 2015

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	12,457	-19.0	-18.0	-16.5
Novations	10,285	-17.3	-15.4	-16.9
Subrogations Debtor	426	-32.1	-34.7	-26.8
Subrogations Creditor	1,746	-24.2	-26.6	-11.8

Mortgages with changes in interest rate conditions

Of the 12,457 mortgages with changes in their conditions recorded in the land registries, 41.0% were due to changes in the interest rates.

After the change in conditions, the percentage of mortgages at a fixed interest rate decreased from 11.0% to 8.7%, and that of mortgages at a variable interest rate increased from 88.6% to 90.4%.

Euribor was the rate to which the greatest percentage of mortgages at a variable rate was referenced, both before (73.0%) and after the change (80.0%).

After the changing of conditions, the average interest rate of loans in mortgages at a fixed rate decreased by 1.2 points, and that of mortgages at a variable rate did so by 1.4 points.

Mortgages with registration changes in interest rates conditions. October 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	5,107	100.0		5,107	100.0	
Fixed	560	11.0	4.77	444	8.7	3.60
Variable	4,527	88.6	4.20	4,619	90.4	2.80
-Euribor	3,726	73.0	4.00	4,084	80.0	2.60
Without interest	20	0.4		44	0.9	

Results by Autonomous Community

The Autonomous Communities with the highest number of mortgages constituted on dwellings in October were Andalucía (3,551), Cataluña (3,138) and Comunidad de Madrid (3,033).

The Autonomous Communities that registered the greatest annual variation rates were Illes Balears (61.8%), País Vasco (43.7%) and Canarias (32.8%).

The Autonomous Communities with the greatest capital loaned for mortgages constituted on dwellings were Comunidad de Madrid (513.0 million euros), Cataluña (388.5 million euros), and Andalucía (335.0 million euros).

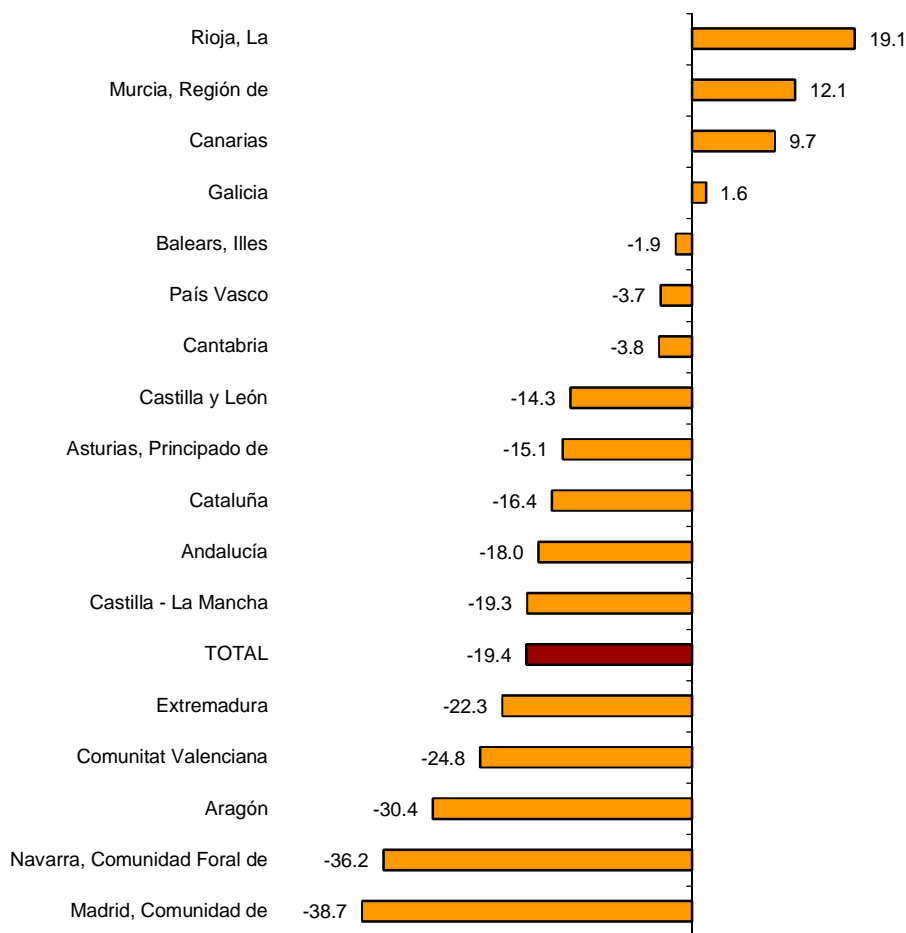
Mortgages constituted on dwellings by Community. October 2015

	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	19,195	-19.4	7.1	2,144,289	-18.1	18.7
Andalucía	3,551	-18.0	4.1	335,036	-15.8	16.4
Aragón	458	-30.4	-6.1	39,769	-21.9	-12.8
Asturias, Principado de	297	-15.1	-14.9	25,656	-21.1	-15.8
Balears, Illes	775	-1.9	61.8	78,191	-17.7	37.2
Canarias	903	9.7	32.8	90,070	19.0	66.2
Cantabria	225	-3.8	11.4	22,794	-2.0	24.2
Castilla - La Mancha	787	-14.3	16.4	68,752	-7.9	22.6
Castilla y León	638	-19.3	2.7	46,807	-22.9	-4.8
Cataluña	3,138	-16.4	14.5	388,540	-13.0	26.6
Comunitat Valenciana	2,017	-24.8	-1.6	162,424	-26.7	-7.2
Extremadura	290	-22.3	-8.2	20,593	-20.5	-11.3
Galicia	745	1.6	-6.8	69,130	0.5	1.7
Madrid, Comunidad de	3,033	-38.7	-3.3	513,008	-33.9	18.5
Murcia, Región de	639	12.1	28.6	65,552	50.1	85.8
Navarra, Comunidad Foral de	238	-36.2	-37.4	23,798	-37.2	-44.2
País Vasco	1,306	-3.7	43.7	179,304	1.8	70.3
Rioja, La	106	19.1	-10.9	8,080	27.2	-21.2

The Autonomous Communities presenting the highest positive monthly rates in the number of mortgages constituted on dwellings were La Rioja (19.1%), Región de Murcia (12.1%) and Canarias (9.7%).

In turn, the Autonomous Communities registering the greatest decreases in the monthly variation rate were Comunidad de Madrid (-38.7%), Comunidad Foral de Navarra (-36.2%), and Aragón (-30.4%).

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



Mortgages Statistics

October 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	28,989	4,040,935	1,502	236,876	27,487	3,804,059
Andalucía	5,319	557,739	414	67,400	4,905	490,339
Aragón	729	76,388	68	13,239	661	63,149
Asturias, Principado de	466	38,281	52	5,555	414	32,726
Balears, Illes	1,102	189,283	62	13,985	1,040	175,298
Canarias	1,251	162,381	38	7,895	1,213	154,486
Cantabria	327	31,909	9	776	318	31,133
Castilla y León	1,416	199,146	144	19,561	1,272	179,585
Castilla - La Mancha	1,016	100,769	96	9,838	920	90,931
Cataluña	4,101	580,921	92	9,417	4,009	571,504
Comunitat Valenciana	3,082	280,814	175	12,117	2,907	268,697
Extremadura	519	49,093	105	19,785	414	29,308
Galicia	1,203	138,268	54	6,430	1,149	131,838
Madrid, Comunidad de	4,809	1,070,796	4	1,678	4,805	1,069,118
Murcia, Región de	913	144,235	54	6,519	859	137,716
Navarra, Comunidad Foral de	430	82,596	62	1,911	368	80,685
País Vasco	1,933	311,223	63	39,713	1,870	271,510
Rioja, La	314	19,483	10	1,057	304	18,426
Ceuta	32	4,082	0	0	32	4,082
Melilla	27	3,528	0	0	27	3,528

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	27,487	3,804,059	19,195	2,144,289	473	218,567	7,819	1,441,203
Andalucía	4,905	490,339	3,551	335,036	99	16,862	1,255	138,441
Aragón	661	63,149	458	39,769	5	632	198	22,748
Asturias, Principado de	414	32,726	297	25,656	3	895	114	6,175
Balears, Illes	1,040	175,298	775	78,191	10	1,790	255	95,317
Canarias	1,213	154,486	903	90,070	9	1,775	301	62,641
Cantabria	318	31,133	225	22,794	0	0	93	8,339
Castilla y León	1,272	179,585	787	68,752	32	5,199	453	105,634
Castilla - La Mancha	920	90,931	638	46,807	53	11,827	229	32,297
Cataluña	4,009	571,504	3,138	388,540	55	13,405	816	169,559
Comunitat Valenciana	2,907	268,697	2,017	162,424	35	12,223	855	94,050
Extremadura	414	29,308	290	20,593	40	2,504	84	6,211
Galicia	1,149	131,838	745	69,130	13	19,499	391	43,209
Madrid, Comunidad de	4,805	1,069,118	3,033	513,008	59	86,876	1,713	469,234
Murcia, Región de	859	137,716	639	65,552	11	743	209	71,421
Navarra, Comunidad Foral de	368	80,685	238	23,798	15	8,320	115	48,567
País Vasco	1,870	271,510	1,306	179,304	32	31,595	532	60,611
Rioja, La	304	18,426	106	8,080	2	4,422	196	5,924
Ceuta	32	4,082	26	3,316	0	0	6	766
Melilla	27	3,528	23	3,469	0	0	4	59

October 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	1,502	236,876	894	155,356	608	81,520
Andalucía	414	67,400	272	38,785	142	28,615
Aragón	68	13,239	36	8,499	32	4,740
Asturias, Principado de	52	5,555	27	4,575	25	980
Balears, Illes	62	13,985	49	10,833	13	3,152
Canarias	38	7,895	24	5,866	14	2,029
Cantabria	9	776	8	552	1	224
Castilla y León	144	19,561	64	5,754	80	13,807
Castilla - La Mancha	96	9,838	53	6,000	43	3,838
Cataluña	92	9,417	57	5,923	35	3,494
Comunitat Valenciana	175	12,117	52	5,678	123	6,439
Extremadura	105	19,785	76	14,928	29	4,857
Galicia	54	6,430	48	6,113	6	317
Madrid, Comunidad de	4	1,678	3	1,408	1	270
Murcia, Región de	54	6,519	30	4,994	24	1,525
Navarra, Comunidad Foral de	62	1,911	58	1,761	4	150
País Vasco	63	39,713	33	33,130	30	6,583
Rioja, La	10	1,057	4	557	6	500
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	27,487	3,804,059	23,820	3,334,836	3,667	469,223
Andalucía	4,905	490,339	4,423	446,230	482	44,109
Aragón	661	63,149	488	44,863	173	18,286
Asturias, Principado de	414	32,726	320	26,717	94	6,009
Balears, Illes	1,040	175,298	938	162,143	102	13,155
Canarias	1,213	154,486	1,082	145,668	131	8,818
Cantabria	318	31,133	286	27,912	32	3,221
Castilla y León	1,272	179,585	1,078	162,082	194	17,503
Castilla - La Mancha	920	90,931	764	73,858	156	17,073
Cataluña	4,009	571,504	3,558	516,129	451	55,375
Comunitat Valenciana	2,907	268,697	2,447	220,112	460	48,585
Extremadura	414	29,308	377	25,110	37	4,198
Galicia	1,149	131,838	1,080	127,786	69	4,052
Madrid, Comunidad de	4,805	1,069,118	4,460	962,288	345	106,830
Murcia, Región de	859	137,716	736	129,922	123	7,794
Navarra, Comunidad Foral de	368	80,685	257	70,922	111	9,763
País Vasco	1,870	271,510	1,202	175,207	668	96,303
Rioja, La	304	18,426	270	10,940	34	7,486
Ceuta	32	4,082	29	3,833	3	249
Melilla	27	3,528	25	3,114	2	414

October 2015. Provisional data

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

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	35,681	1,488	23,490	1,233	9,470
Andalucía	7,037	468	4,545	558	1,466
Aragón	689	35	458	7	189
Asturias, Principado de	504	55	328	8	113
Balears, Illes	1,286	60	835	42	349
Canarias	1,607	47	991	22	547
Cantabria	407	8	281	1	117
Castilla y León	1,897	125	1,077	91	604
Castilla - La Mancha	1,894	103	1,294	70	427
Cataluña	4,585	85	3,225	64	1,211
Comunitat Valenciana	5,117	182	3,165	128	1,642
Extremadura	672	86	403	47	136
Galicia	1,581	67	1,023	18	473
Madrid, Comunidad de	4,900	27	3,569	59	1,245
Murcia, Región de	1,549	80	1,002	64	403
Navarra, Comunidad Foral de	275	3	187	10	75
País Vasco	1,219	43	802	16	358
Rioja, La	399	14	255	27	103
Ceuta	43	0	35	0	8
Melilla	20	0	15	1	4

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	30,598	5,083	1,045	443	29,553	4,640
Andalucía	5,845	1,192	294	174	5,551	1,018
Aragón	501	188	13	22	488	166
Asturias, Principado de	380	124	19	36	361	88
Balears, Illes	1,116	170	47	13	1,069	157
Canarias	1,427	180	42	5	1,385	175
Cantabria	369	38	7	1	362	37
Castilla y León	1,637	260	85	40	1,552	220
Castilla - La Mancha	1,728	166	73	30	1,655	136
Cataluña	4,014	571	71	14	3,943	557
Comunitat Valenciana	4,425	692	148	34	4,277	658
Extremadura	607	65	68	18	539	47
Galicia	1,432	149	38	29	1,394	120
Madrid, Comunidad de	4,250	650	27	0	4,223	650
Murcia, Región de	1,378	171	64	16	1,314	155
Navarra, Comunidad Foral de	191	84	2	1	189	83
País Vasco	912	307	39	4	873	303
Rioja, La	329	70	8	6	321	64
Ceuta	38	5	0	0	38	5
Melilla	19	1	0	0	19	1

October 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	12,457	10,285	426	1,746	764	11,693	7,568
Andalucía	3,371	3,054	54	263	163	3,208	1,911
Aragón	247	213	2	32	18	229	160
Asturias, Principado de	171	128	7	36	35	136	88
Balears, Illes	318	285	0	33	19	299	181
Canarias	641	254	31	356	11	630	528
Cantabria	84	66	0	18	3	81	44
Castilla y León	548	504	20	24	14	534	288
Castilla - La Mancha	592	509	29	54	254	338	250
Cataluña	1,685	1,280	44	361	36	1,649	1,236
Comunitat Valenciana	1,914	1,441	171	302	86	1,828	1,130
Extremadura	107	83	6	18	17	90	56
Galicia	435	373	6	56	9	426	271
Madrid, Comunidad de	1,445	1,324	24	97	12	1,433	923
Murcia, Región de	403	339	10	54	26	377	253
Navarra, Comunidad Foral de	86	82	1	3	8	78	53
País Vasco	285	227	19	39	48	237	137
Rioja, La	120	119	1	0	5	115	56
Ceuta	4	4	0	0	0	4	2
Melilla	1	0	1	0	0	1	1

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