

5 June 2015

**Foreclosure Statistics**  
First quarter of 2015. *Provisional data*

**The registration of certifications of foreclosures begun in the land register increased 0.9% as compared to the previous quarter and decreased 5.2% in its annual rate**

**The registration of certifications of foreclosures begun on regular dwellings recorded a 0.2% quarterly increase and a 6.9% annual increase**

**58.9% of the certifications of foreclosures begun on regular dwellings this quarter correspond to mortgages set up between 2005 and 2008**

A foreclosure is an executive procedure through which the sale of a real estate property with a mortgage is ordered, due to the breach of the debtor with the debentures guaranteed by the mortgage.

The main objective of Foreclosure Statistics is to offer each quarter the number of foreclosure certifications that begun<sup>1</sup> and were registered in Land registers during the reference quarter, regarding the total of rural and urban properties.

It is worth noting that all foreclosures that begin, end with the eviction of its owners and that a legal proceeding may generate several foreclosure certifications.

### **Data of the first quarter of 2015**

The total number of registrations of foreclosure certifications begun in the first quarter of 2015 was 30,952, which means 0.9% more than in the fourth quarter of 2014 and 5.2% less than in the same quarter of the previous year.

78.2% of the dwellings of individuals with foreclosure (8,802) are owned regular dwellings, that is, 6.9% less than in the same quarter of 2014. Conversely, 2,448 dwellings of individuals with a begun foreclosure are not the regular dwelling of their owners, which is 7.7% less.

Taking as reference family dwellings (18,363,500) in Spain in the first quarter of 2015, 0.048% of them begun a foreclosure within the reference period.

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<sup>1</sup> Regularly, debt default begins between two and four quarters before the foreclosure.

### Foreclosures certifications begun and registered. 1<sup>er</sup> quarter 2015

	Total	% Variation	
		Quarterly	Annual
Total properties	30,952	0.9	-5.2
Urban properties	29,591	0.8	-4.9
-Total dwellings	17,786	-2.3	-6.5
-Dwellings of individuals	11,250	-1.4	-7.1
-Regular dwelling	8,802	-0.2	-6.9
-Other dwellings	2,448	-5.7	-7.7
-Dwellings of legal entities	6,536	-3.8	-5.5
-Plots	1,489	15.9	-2.1
-Other urban properties <sup>2</sup>	10,316	4.6	-2.5
Rustic properties	1,361	2.9	-10.6

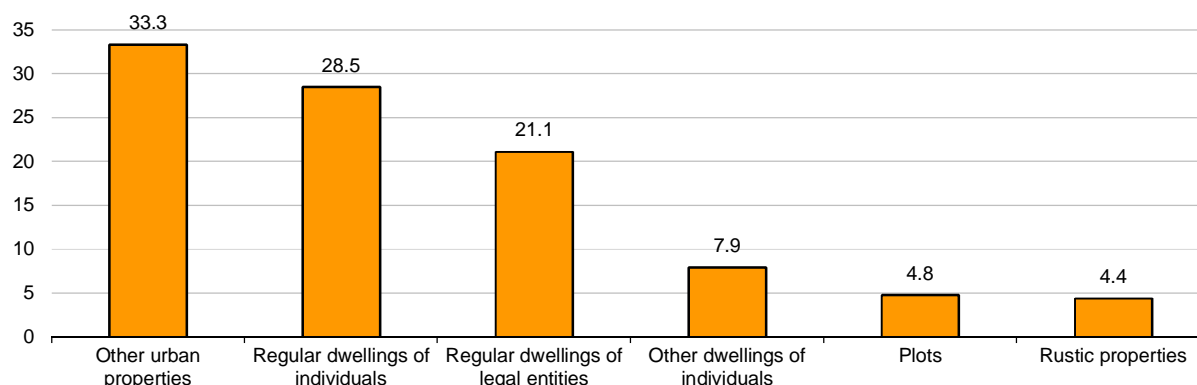
### Foreclosures certifications begun and registered according to nature of estate

In the first quarter of 2015, foreclosures on dwellings amounted to 57.5% of the total foreclosures.

28.5% of the total foreclosures were regular dwellings of individuals, 21.1% corresponded to dwellings of legal entities and 7.9% to other dwellings of individuals.

On the other hand, the foreclosures of other urban properties (premises, garages, offices, warehouses, buildings intended for dwellings and other buildings and urban exploitations) involved 33.3% of the total.

Distribution of foreclosures certifications begun and registered during the 1<sup>er</sup> quarter of 2015 according to nature of the property (%)



<sup>2</sup> The "Other urban properties" section includes the following items: premises, garages, offices, storage rooms, warehouses, buildings intended for dwellings, other buildings and urban exploitations.

### Foreclosure certifications begun and registered on dwellings according to status

12.9% of foreclosures on dwellings during the first quarter of the year were new and 87.1% were used.

The number of foreclosures on new dwellings decreased 36.6%, as compared to the previous year and that of used dwellings increased 0.6%.

### Foreclosures certifications begun and registered on dwellings 1<sup>er</sup> quarter 2015

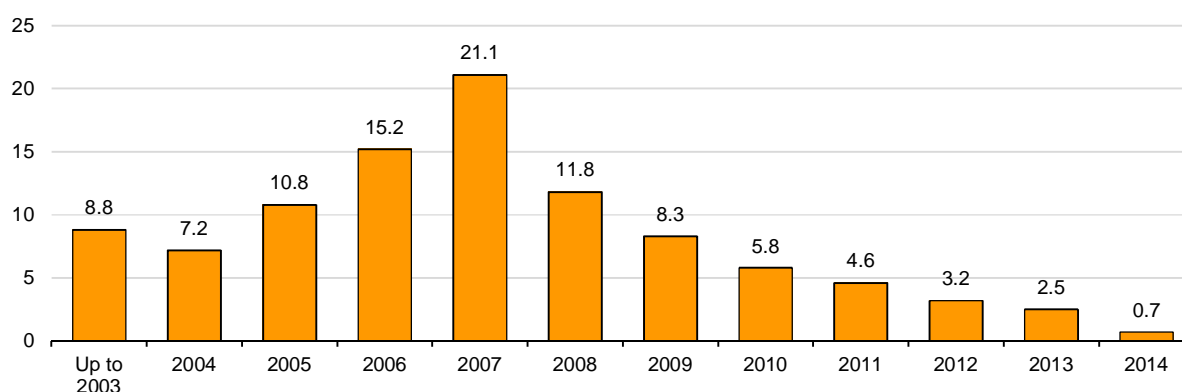
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	17,786	100.0	-2.3	-6.5
New	2,296	12.9	-15.6	-36.6
Used	15,490	87.1	0.0	0.6

### Foreclosures on dwellings according to registration year of the mortgage.

21.1% of foreclosures begun on dwellings in the first quarter of 2015 corresponded to mortgages constituted in the year 2007, 15.2% did so to mortgages constituted in 2006 and 11.8% to mortgages constituted in 2008.

The 2005-2008 period amounted to 58.9% of foreclosures begun in this quarter.

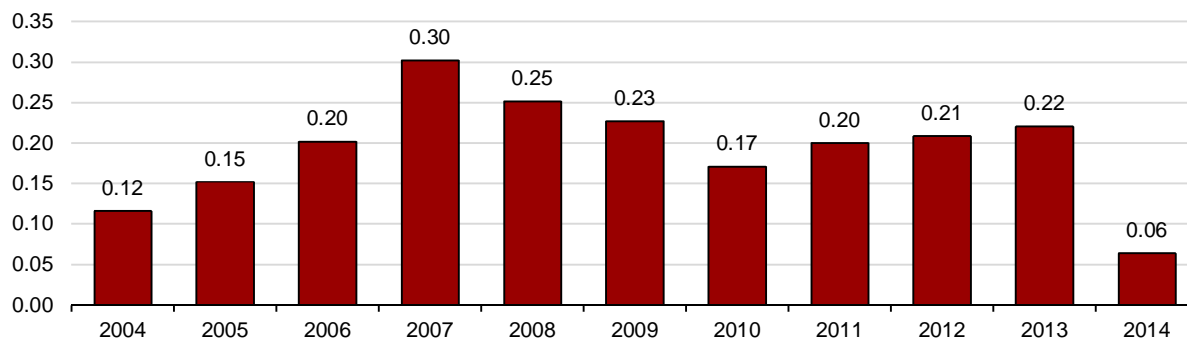
Distribution of foreclosures certifications begun and registered on dwellings in the 1<sup>er</sup> quarter of 2015 by year of mortgage registration (%)



The following graph shows the evolution, between the years 2004 and 2014, of foreclosures on dwellings by year of registration of the mortgage constitution regarding the total mortgages constituted on dwellings in same year.

The greatest values were reached in the years 2007 and 2008. Among mortgages constituted on dwellings in 2007, 0.30% began a foreclosure during the first quarter of 2015.

**Rate of foreclosures certifications begun and registered on dwellings in the 1<sup>st</sup> quarter of 2015 according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year (%)**



### Results by Autonomous Community

In the first quarter of 2015, the Autonomous Communities with the greatest number of foreclosures on the total properties were Andalucía (8,948), Cataluña (5,168) and Comunitat Valenciana (4,852). On the other hand, Cantabria (151), País Vasco (156) and La Rioja (158) registered the smallest number of foreclosures.

Out of 30,952 foreclosures begun on the total properties this quarter, 57.5% corresponded to foreclosures on dwellings.

In the case of dwellings, Andalucía (5,058), Cataluña (3,584) and Comunitat Valenciana (3,042) registered the greatest number of foreclosures and País Vasco and La Rioja (both with 70) and Cantabria and Comunidad Foral de Navarra (both with 98) registered the smallest ones.

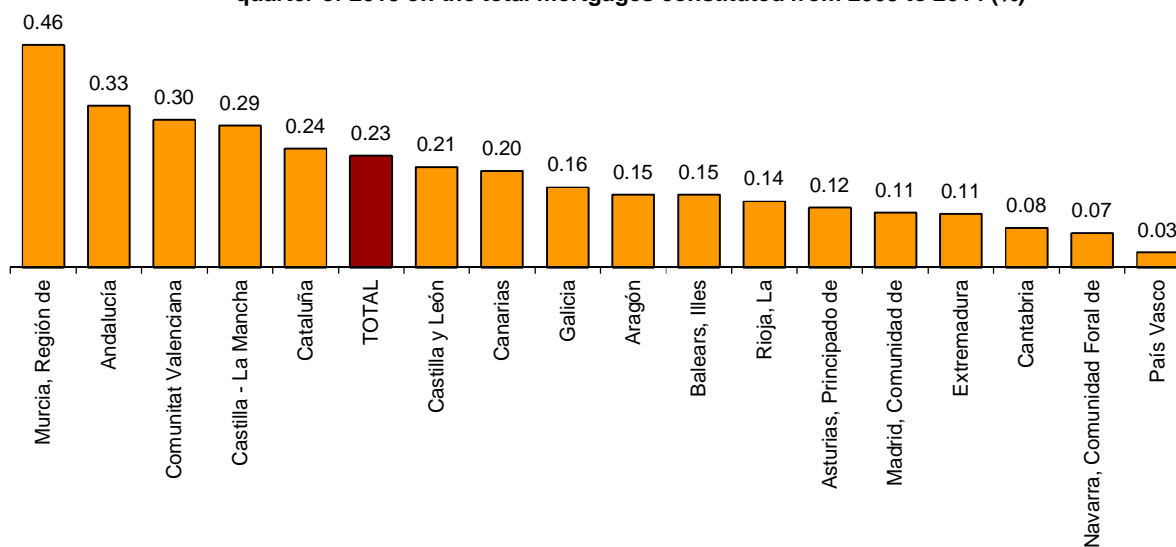
### Foreclosures certifications begun and registered. 1<sup>er</sup> quarter 2015

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
<b>TOTAL</b>	<b>30,952</b>	<b>17,786</b>	<b>11,250</b>	<b>6,536</b>
Andalucía	8,948	5,058	2,675	2,383
Aragón	566	374	233	141
Asturias, Principado de	313	187	127	60
Balears, Illes	600	353	248	105
Canarias	1,351	818	490	328
Cantabria	151	98	62	36
Castilla y León	1,405	539	345	194
Castilla - La Mancha	1,773	798	451	347
Cataluña	5,168	3,584	2,462	1,122
Comunitat Valenciana	4,852	3,042	2,074	968
Extremadura	424	220	188	32
Galicia	896	445	219	226
Madrid, Comunidad de	1,669	1,131	899	232
Murcia, Región de	2,281	890	550	340
Navarra, Comunidad Foral de	209	98	87	11
País Vasco	156	70	62	8
Rioja, La	158	70	69	1

Taking as a reference the mortgages constituted on the total properties in the 2003-2014 period, 0.23% of the constituted mortgages began a foreclosure during the first quarter of 2015.

Región de Murcia (0.46%), Andalucía (0.33%) and Comunitat Valenciana (0.30%) registered the highest values. On the other hand, País Vasco (0.03%), Comunidad Foral de Navarra (0.07%) and Cantabria (0.08%) presented the lowest values.

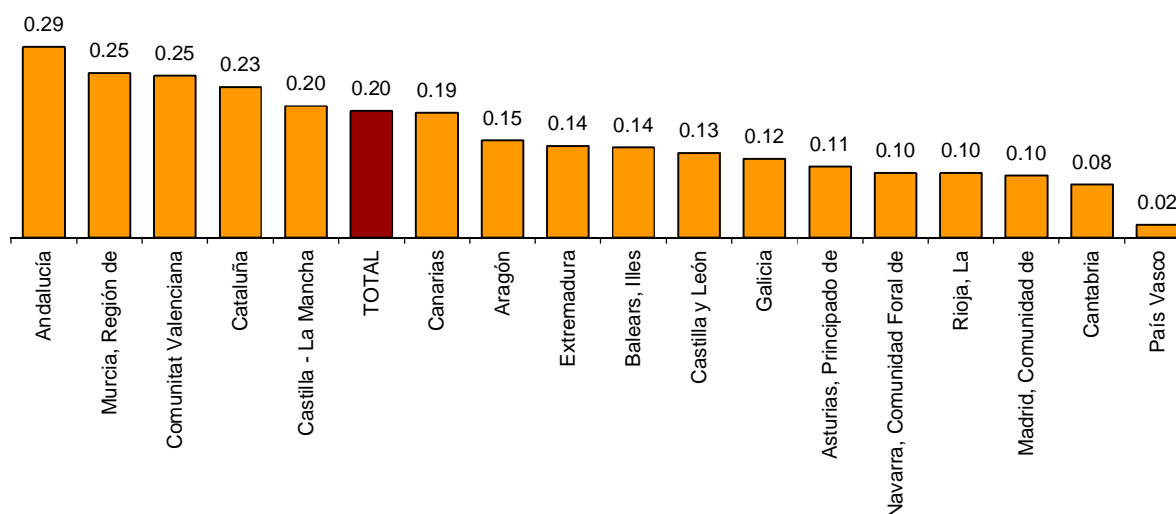
**Foreclosure certifications begun and registered rate of the total properties in the 1<sup>er</sup> quarter of 2015 on the total mortgages constituted from 2003 to 2014 (%)**



Regarding dwelling foreclosures, 0.20% of the mortgages constituted on dwellings in the 2003-2014 period began a foreclosure in the first quarter of 2015.

Andalucía (0.29%), Región de Murcia and Comunitat Valenciana (both 0.25%) registered the highest values. In contrast, País Vasco (0.02%), Cantabria (0.08%) and La Rioja, Comunidad de Madrid and Comunidad Foral de Navarra (all three at 0.10%) registered the lowest values.

**Foreclosure certifications begun and registered rate of dwellings in the 1<sup>er</sup> quarter of 2015 on mortgages constituted on dwellings from 2003 to 2014 (%)**



### **Methodological note**

The Foreclosure Statistics is a statistical operation based on registry information that is compiled based on the processing and crossing of administrative data, which significantly reduces its cost and burden on respondents regarding other operations in which field work is necessary.

Data are received monthly from the Mercantile and Real Estate Registrar Association of Spain and undergoes a filtering process. Once the information is filtered, a stage begins regarding the imputation and estimation of the possible lack of response from the land registry.

In order to obtain national data regarding foreclosures on owned regular dwellings, this information is crossed with common regime territory data of the General Directorate for Cadastre and the Population Database which is coordinated by the INE, in accordance with the legislation in force.

Once the collection, treatment and estimation stages have finished, the information is tabulated. Provisional information is disseminated quarterly by means of a press release that incorporates a set of tables with the most relevant data.

After two quarters, the data will be disseminated with final results. All information corresponding to these statistics and the detailed methodology can be found in the INE website (<http://www.ine.es/en/>).

The INE especially appreciates the participation of the Mercantile and Real Estate Registrar Association of Spain and the General Directorate for Cadastre, without which the compilation of this new statistical operation would not have been possible.

## Foreclosure Statistics

1<sup>er</sup> quarter of 2015. Provisional data

### FS.1 Foreclosures begun and recorded in the property registers on rustic and urban properties

	Total	Rustic properties	Urban properties		
			Dwellings	Plots	Other urban properties
TOTAL	30,952	1,361	17,786	1,489	10,316
Andalucía	8,948	478	5,058	447	2,965
Aragón	566	60	374	5	127
Asturias, Principado de	313	29	187	10	87
Balears, Illes	600	38	353	37	172
Canarias	1,351	48	818	33	452
Cantabria	151	6	98	2	45
Castilla y León	1,405	82	539	110	674
Castilla - La Mancha	1,773	54	798	262	659
Cataluña	5,168	69	3,584	145	1,370
Comunitat Valenciana	4,852	244	3,042	93	1,473
Extremadura	424	44	220	35	125
Galicia	896	59	445	24	368
Madrid, Comunidad de	1,669	25	1,131	63	450
Murcia, Región de	2,281	101	890	164	1,126
Navarra, Comunidad Foral de	209	2	98	47	62
País Vasco	156	19	70	5	62
Rioja, La	158	3	70	7	78
Ceuta	16	0	10	0	6
Melilla	16	0	1	0	15

## 1<sup>er</sup> quarter of 2015. Provisional data

### FS.2 Dwellings with foreclosures begun, according to status and owner

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	17,786	2,296	15,490	11,250	6,536
Andalucía	5,058	994	4,064	2,675	2,383
Aragón	374	17	357	233	141
Asturias, Principado de	187	6	181	127	60
Balears, Illes	353	26	327	248	105
Canarias	818	106	712	490	328
Cantabria	98	9	89	62	36
Castilla y León	539	74	465	345	194
Castilla - La Mancha	798	102	696	451	347
Cataluña	3,584	291	3,293	2,462	1,122
Comunitat Valenciana	3,042	408	2,634	2,074	968
Extremadura	220	2	218	188	32
Galicia	445	26	419	219	226
Madrid, Comunidad de	1,131	136	995	899	232
Murcia, Región de	890	91	799	550	340
Navarra, Comunidad Foral de	98	7	91	87	11
País Vasco	70	0	70	62	8
Rioja, La	70	0	70	69	1
Ceuta	10	1	9	8	2
Melilla	1	0	1	1	0

For further information see [INEbase-www.ine.es/en/](http://INEbase-www.ine.es/en/) All press releases at: [www.ine.es/en/prensa/prensa\\_en.htm](http://www.ine.es/en/prensa/prensa_en.htm)

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