

05 June 2018

**Foreclosure Statistics (FS)  
First quarter of 2018. *Provisional data***

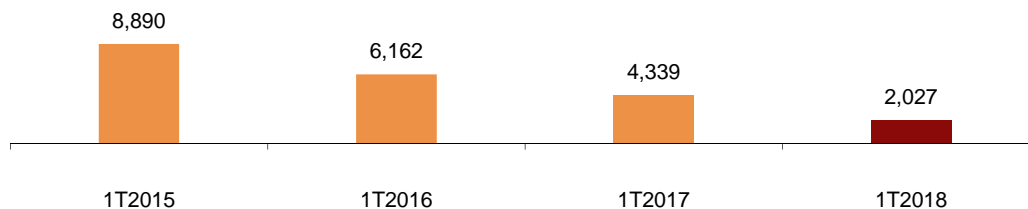
**The registration of certifications of foreclosures initiated on main dwelling decreases by 53.3%**

**54.6% of foreclosures initiated on dwellings correspond to mortgages constituted between 2005 and 2008**

The total number of registrations of certifications of foreclosures initiated in the land registers the first quarter of 2018 was 14,183, which means 14.7% more than in the previous quarter and 17.8% less than in the same quarter of 2017.

Among the dwellings of natural persons with foreclosure, 2,027 were owned main dwellings (53.3% less than in the same quarter of 2017) and 611 were not the main dwelling of their owners (52.1% less).

**Foreclosures certifications on regular dwellings of individuals in the 1<sup>st</sup> quarter**



Taking as reference the total of family dwellings in Spain in the first quarter (18,545,900), 0.01% of them began a foreclosure within this period.

**Foreclosures certifications begun and registered. 1<sup>st</sup> quarter 2018**

	Total	% Variation	
		Quarterly	Annual
Total properties	14,183	14.7	-17.8
Urban properties	13,428	12.9	-18.2
-Total dwellings	6,699	4.6	-27.1
-Dwellings of individuals	2,638	-7.4	-53.0
-Regular dwelling	2,027	-3.6	-53.3
-Other dwellings	611	-18.1	-52.1
-Dwellings of legal entities	4,061	14.2	13.6
-Plots	899	62.9	2.3
-Other urban properties <sup>3</sup>	5,830	18.0	-8.2
Rustic properties	755	59.6	-9.3

<sup>[1]</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.

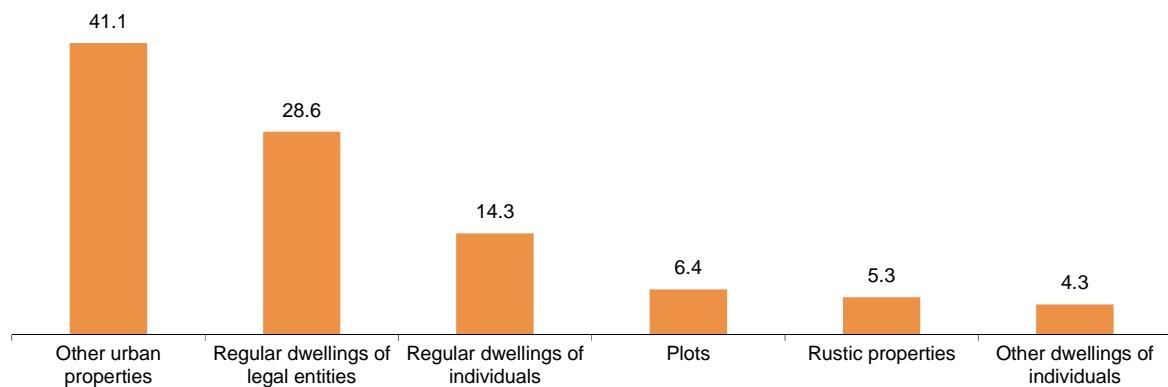
## Certifications of foreclosures initiated and registered according to the nature of the property

Foreclosures on dwellings accounted for 47.2% of the total foreclosures during the first quarter of 2018.

14.3% of the total foreclosures were main dwellings of natural persons, 28.6% corresponded to dwellings of legal persons and 4.3% to other dwellings of natural persons.

On the other hand, the foreclosures of other urban properties (premises, garages, offices, storage rooms, warehouses, buildings intended for housing and other buildings and urban developments) made up 41.1% of the total.

Distribution of foreclosures certifications begun and registered during the 1<sup>st</sup> quarter of 2018 according to nature of the property (%)



## Certifications of foreclosures initiated and registered on dwellings according to status

16.9% of foreclosures during the first quarter of the year were on new dwellings and 83.1% were on used dwellings.

The number of foreclosures on new dwellings decreased by 3.3% in the annual rate and that of used dwellings decreased by 30.6%.

### Foreclosures certifications begun and registered on dwellings 1<sup>st</sup> quarter 2018

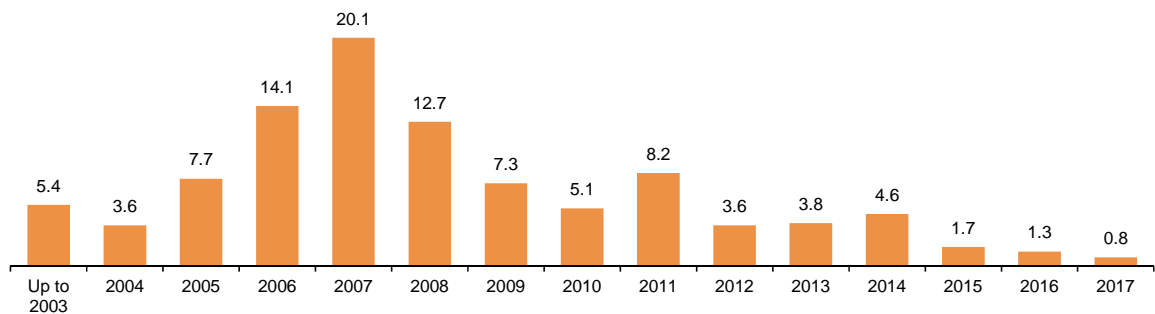
	Total	Percentage	% Variation	
			Quarterly	Annual
Total	6,699	100.0	4.6	-27.1
New	1,130	16.9	-8.7	-3.3
Used	5,569	83.1	7.8	-30.6

### Certifications of foreclosures on dwellings according to registration year of the mortgage

20.1% of foreclosures initiated on dwellings in the first quarter corresponded to mortgages constituted in the year 2007, 14.1% did so to mortgages constituted in 2006 and 12.7% to mortgages constituted in 2008.

The 2005-2008 period accounted for 54.6% of foreclosures initiated in this quarter.

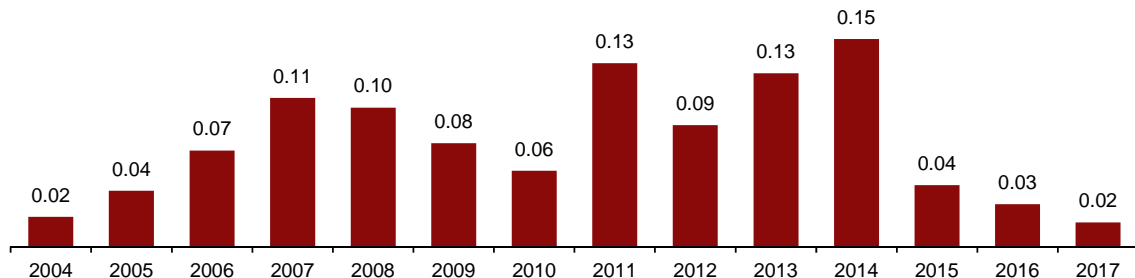
Distribution of foreclosures certifications begun and registered on dwellings in the 1<sup>st</sup> quarter of 2018 by year of mortgage registration (%)



The following chart shows the evolution of foreclosures on dwellings between 2004 and 2017, by year of registration of the constitution of the mortgage in relation to the total mortgages constituted on dwellings in the same year.

The greatest values were reached in 2014, 2013 and 2011. 0.15% in 2014 and 0.13% in 2013 and 2011 of the mortgages constituted on dwellings during these years have initiated a foreclosure during the first quarter of 2018.

Rate of foreclosures certifications begun and registered on dwellings in the 1<sup>st</sup> quarter of 2018 according to year of registration of the mortgage over the total mortgages constituted on dwellings in that same year (%)



## Results by Autonomous Communities

In the first quarter, the Autonomous Communities with the greatest number of certifications of foreclosures on the total properties were Comunitat Valenciana (2,812), Cataluña (2,688) and Andalucía (2,453). In turn, País Vasco (120), Comunidad Foral de Navarra (124) and Illes Balears (208) registered the lowest number.

In the case of dwellings, Andalucía (1,358), Cataluña (1,336) and Comunitat Valenciana (1,240) registered the greatest number of foreclosures. And Comunidad Floral de Navarra (33), País Vasco (36) and Galicia (90) the lowest.

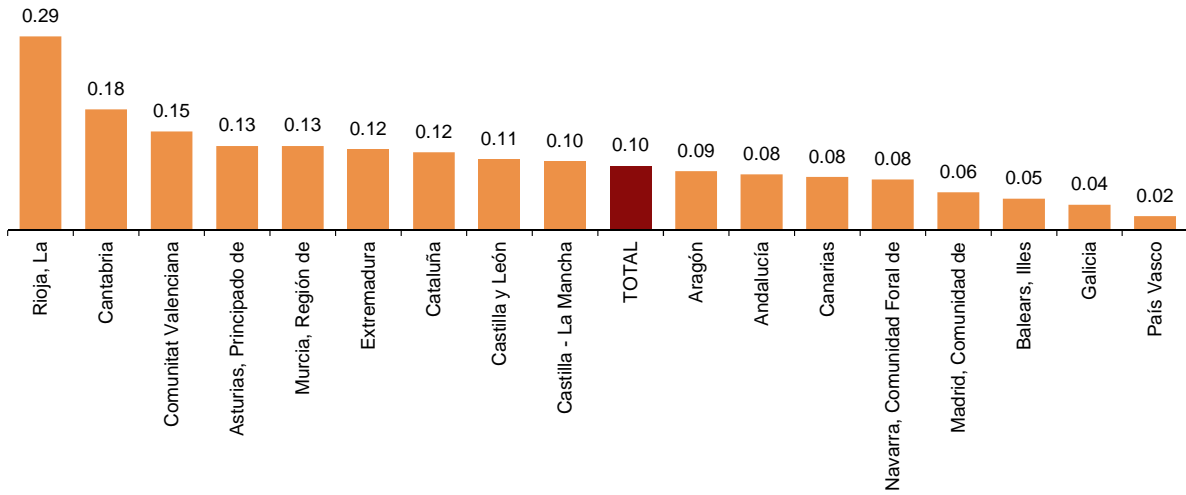
### Foreclosures certifications begun and registered. 1<sup>st</sup> quarter 2018

	Total of properties	Dwellings	Dwellings of individuals	Dwellings of legal entities
TOTAL	14,183	6,699	2,638	4,061
Andalucía	2,453	1,358	722	636
Aragón	366	160	32	128
Asturias, Principado de	351	123	75	48
Balears, Illes	208	132	61	71
Canarias	589	287	163	124
Cantabria	363	145	19	126
Castilla y León	778	253	84	169
Castilla - La Mancha	680	353	80	273
Cataluña	2,688	1,336	550	786
Comunitat Valenciana	2,812	1,240	428	812
Extremadura	305	143	60	83
Galicia	240	90	38	52
Madrid, Comunidad de	1,024	504	202	302
Murcia, Región de	723	297	58	239
Navarra, Comunidad Foral de	124	33	14	19
País Vasco	120	36	34	2
Rioja, La	354	204	13	191

Taking as a reference the mortgages constituted on the total properties in the 2003-2017 period, 0.10% of the mortgages constituted initiated a foreclosure during the first quarter of 2018.

La Rioja (0.29%), Cataluña (0.18%) and Comunitat Valenciana (0.15%) registered the highest values. In turn, País Vasco (0.02%), Galicia (0.04%) and Illes Balears (0.05%) presented the lowest values.

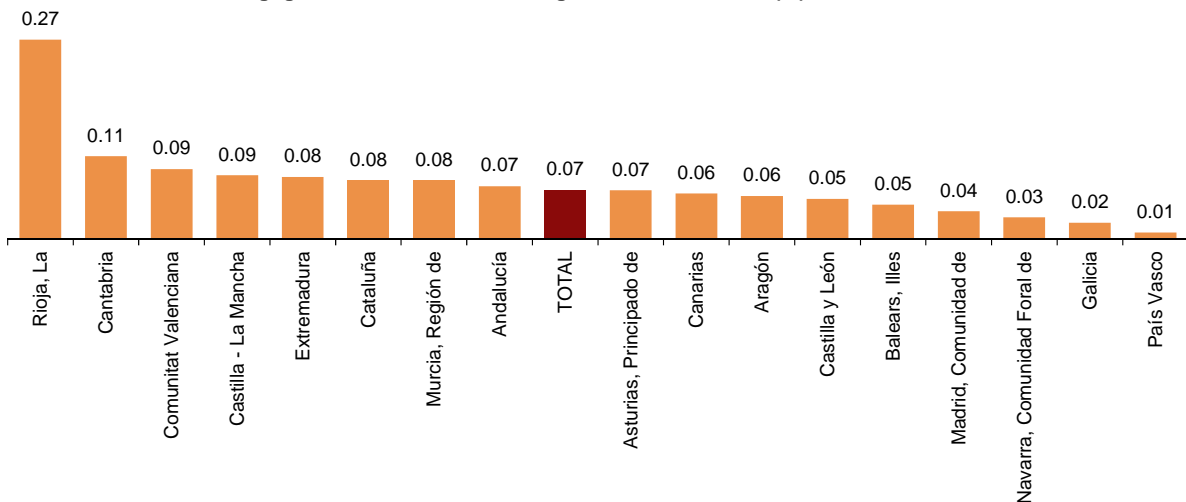
**Foreclosure certifications begun and registered rate of the total properties in the 1<sup>st</sup> quarter of 2018 on the total mortgages constituted from 2003 to 2017 (%)**



Regarding foreclosures on dwellings, 0.07% of the mortgages constituted on dwellings in the 2003-2017 period initiated a foreclosure in the first quarter of 2018.

La Rioja (0.27%), Cantabria (0.11%) and Comunitat Valenciana and Castilla-La Mancha (both 0.09%) registered the highest values. In turn, País Vasco (0.01%), Galicia (0.02%) and Comunidad Foral de Navarra (0.03%) registered the lowest.

**Foreclosure certifications begun and registered rate of dwellings in the 1<sup>st</sup> quarter of 2018 on mortgages constituted on dwellings from 2003 to 2017 (%)**



## Methodological note

Foreclosure is an executive procedure through which the sale of a property, which was encumbered with a mortgage, is ordered due to the debtor's default on the obligations secured by the mortgage.

The main objective of the Foreclosure Statistics is to provide, on a quarterly basis, the number of certifications of foreclosures that have been initiated<sup>ii</sup> and registered in the land registries during the reference quarter, for all rural and urban properties.

It should be noted that not all foreclosures that are initiated end with the eviction of their owners and that legal proceedings can lead to several certifications of foreclosures.

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 is received monthly from the Association of Land and Mercantile Registrars of Spain and are subject to cleaning programs. Once the information has been cleaned up, a phase of imputation and estimation of the possible lack of response from the land registries takes place.

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

Once the collection, processing and estimation phases have been completed, the information is tabulated. Provisionally, the information is disseminated each quarter via press release, which includes 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 Association of Land and Mercantile Registrars of Spain and the General Directorate for Cadastre, without which the compilation of this new statistical operation would not have been possible.

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All press releases at: [www.ine.es/en/prensa/prensa\\_en.htm](http://www.ine.es/en/prensa/prensa_en.htm)

**Press office**: Telephone numbers: (+34) 91 583 93 63 /94 08 – [gprensa@ine.es](mailto:gprensa@ine.es)

**Information Area**: Telephone number: (+34) 91 583 91 00 – [www.ine.es/infoine/?L=1](http://www.ine.es/infoine/?L=1)

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<sup>ii</sup> Usually, non-payment of debt starts to occur with an advance of between two and four quarters prior to the beginning of the foreclosure.

## Foreclosure Statistics

1<sup>st</sup> quarter 2018. 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	14,183	755	6,699	899	5,830
Andalucía	2,453	140	1,358	101	854
Aragón	366	3	160	23	180
Asturias, Principado de	351	54	123	21	153
Balears, Illes	208	13	132	5	58
Canarias	589	19	287	11	272
Cantabria	363	14	145	22	182
Castilla y León	778	62	253	160	303
Castilla - La Mancha	680	34	353	91	202
Cataluña	2,688	17	1,336	222	1,113
Comunitat Valenciana	2,812	147	1,240	80	1,345
Extremadura	305	41	143	49	72
Galicia	240	62	90	16	72
Madrid, Comunidad de	1,024	58	504	16	446
Murcia, Región de	723	78	297	38	310
Navarra, Comunidad Foral de	124	6	33	9	76
País Vasco	120	3	36	26	55
Rioja, La	354	4	204	9	137
Ceuta	2	0	2	0	0
Melilla	3	0	3	0	0

## 1<sup>st</sup> quarter 2018. Provisional data

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

	Dwellings	By status		By owner	
		New	Used	Individual	Company
TOTAL	6,699	1,130	5,569	2,638	4,061
Andalucía	1,358	324	1,034	722	636
Aragón	160	2	158	32	128
Asturias, Principado de	123	6	117	75	48
Balears, Illes	132	11	121	61	71
Canarias	287	15	272	163	124
Cantabria	145	51	94	19	126
Castilla y León	253	7	246	84	169
Castilla - La Mancha	353	86	267	80	273
Cataluña	1,336	119	1,217	550	786
Comunitat Valenciana	1,240	269	971	428	812
Extremadura	143	60	83	60	83
Galicia	90	10	80	38	52
Madrid, Comunidad de	504	23	481	202	302
Murcia, Región de	297	104	193	58	239
Navarra, Comunidad Foral de	33	0	33	14	19
País Vasco	36	2	34	34	2
Rioja, La	204	41	163	13	191
Ceuta	2	0	2	2	0
Melilla	3	0	3	3	0