26 August 2026

Mortgage Statistics (M)

June 2026. Provisional data

Main results

- The number of home mortgages recorded in the land registries was 45,907, up 10.8% in the annual rate.
- The average amount of home mortgages increased by 6.0%, standing at 178,365 euros.
- The average interest rate on new mortgages on dwellings was 2.96%.

More information

- Tables annex (includes information from the Autonomous Communities)
- Detailed results

The number of home mortgages was 45,907 in June, 10.8% more than the same month in 2025. The average amount of these transactions stood at 178,365 euros, an increase of 6.0%.

The average amount per mortgage divided by the total number of properties registered in the land registers (from previously executed public deeds) rose by 15.8%.

Mortgages constituted. June 2026

Mos

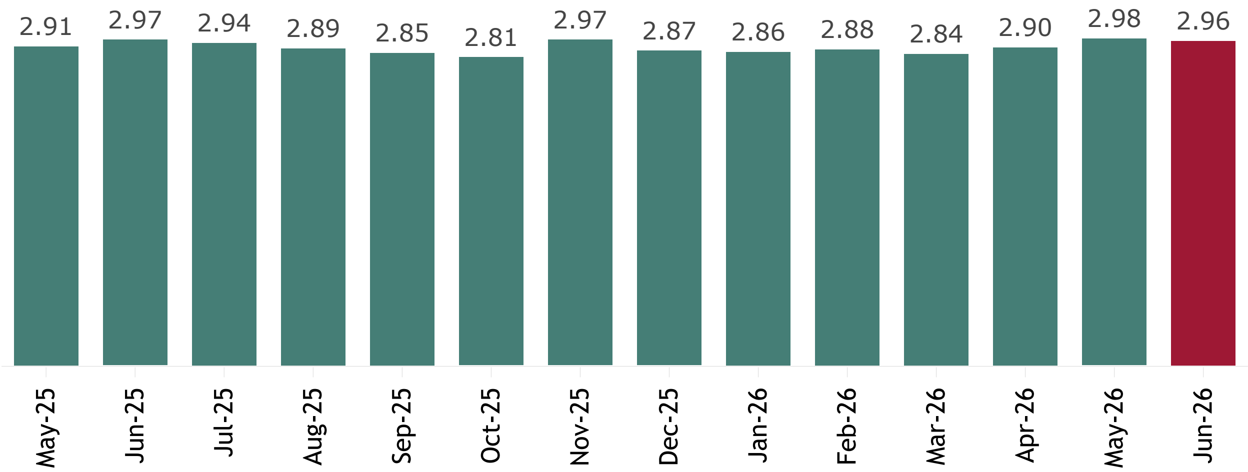
			Total	Variation rate (%)		
				Monthly	Annual	Interannual accumulated
Properties	Total properties	Number of mortgaged properties	58,361	5.7	10.0	6.9
		Capital loaned (thousands of euros)	12,424,304	16.2	27.4	22.1
		Average amount (euros)	212,887	9.9	15.8	14.2
	Rustic properties	Number of mortgaged properties	975	-6.5	19.3	15.9
		Capital loaned (thousands of euros)	325,558	14.1	88.6	24.7
		Average amount (euros)	333,906	22.1	58.0	7.6
	Urban properties	Number of mortgaged properties	57,386	5.9	9.9	6.8
		Capital loaned (thousands of euros)	12,098,746	16.2	26.3	22.1
		Average amount (euros)	210,831	9.7	15.0	14.3
Dwellings		Number of mortgaged properties	45,907	8.8	10.8	7.0
		Capital loaned (thousands of euros)	8,188,218	10.9	17.5	17.5
		Average amount (euros)	178,365	2.0	6.0	9.8

Mortgage interest rate on dwellings

For home mortgages, the average interest rate was 2.96% and the average term was 25 years. 38.3% of home mortgages were taken out at a variable rate and 61.7% at a fixed rate.

The average starting interest rate was 3.07% for variable rate home mortgages and 2.89% for fixed rate mortgages.

Average interest rate on dwellings
Percentage



Mortgages with registration changes

The total number of mortgages with changes in their conditions recorded in the land registries decreased by 19.1% in June at an annual rate.

Novations (or modifications with the same financial institution) fell by 25.3% and subrogations to the creditor (changes the holder) by 15.4%.

In contrast, subrogations to the debtor (change of holder) increased by 8.4%.

Mortgages with registration changes. June 2026

	Total	Variation rate (%)		
		Monthly	Annual	Annual accumulated
Total mortgages with changes	10,261	9.8	-19.1	-17.4
Novations	7,311	6.7	-25.3	-20.5
Subrogations Debtor	2,278	29.8	8.4	-14.8
Subrogations Creditor	672	-8.7	-15.4	11.1

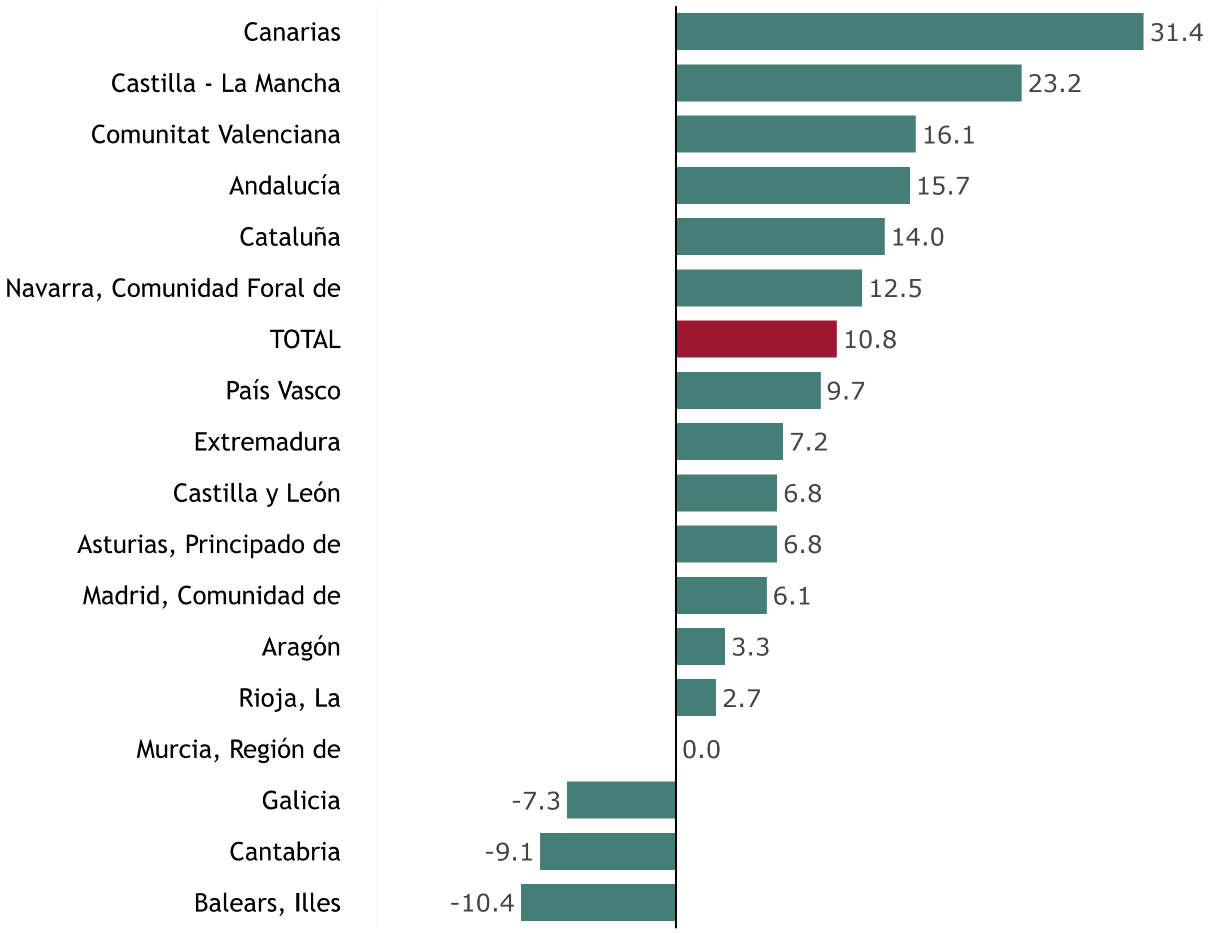
83.1% of the 10,261 mortgages with changes in their terms and conditions were due to changes in the interest rates.

Results by Autonomous Community

The Autonomous Communities with the highest annual variation rate rises in the number of home mortgages in June were Canarias (31.4%), Castilla–La Mancha (23.2%) and Comunidad Valenciana (16.1%).

In contrast, Illes Balears (-10.4%), Cantabria (-9.1%) and Galicia (-7.3%) presented negative rates.

Monthly variation in the number of mortgages on dwellings
Percentage



Revision and updating of data

The data for 2026 are provisional and will be reviewed when the data for the same period next year are published. All results of this operation are available on INEbase.

Methodological note

The Mortgage Statistics provide information on constitutions of mortgages, that is, on the number of new mortgages constituted on real estate properties during the reference month and the amount of new mortgage loans corresponding to said mortgages. Since 2006, information on mortgage changes and cancellations is published. All this information is broken down on the basis of various variables, such as the nature of the mortgaged property or the lending institution.

All the information on constitutions, changes and register cancellations of mortgages is obtained from the information contained in the Land Registers of the entire national territory, by virtue of a collaboration agreement signed in 2004 between the two institutions. In order to facilitate comparisons, the data for 2003 are presented according to both the old and the new base.

Type of survey: monthly continuous survey.

Population scope: the registration of mortgages constituted, with changes or cancelled in the land registries.

Geographical scope: the entire national territory, by Autonomous Communities and provinces.

Reference period of the results and the information: the calendar month.

Classification: rural and urban properties (dwellings, plots and other urban).

Collection method: administrative registers from the Association of Land and Mercantile Registrars of Spain.

More information in the methodology and the standardized methodological report.

INE statistics are produced in accordance with the Code of Good Practice for European Statistics. For more information see the section on Quality at INE and the Code of Best Practices on the INE website.

For further information see INEbase

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