

Mortgage Statistics (M)

December 2024 and year 2024. Provisional data

Main results

- The number of mortgages constituted on dwellings registered in land registries in December was 32,249, up 30.0% in the annual rate.
- The average amount of mortgages on dwellings increased by 8.3%, standing at 152.377 euros.
- The average interest rate on new mortgages on dwellings was 3.25%.
- In the whole of 2024, the number of mortgages on dwellings rose by 11.2% and their average amount decreased by 2.7%.

More information

- [Annex of tables](#) (includes information from the Autonomous Communities)
- Detailed results ([monthly](#) and [annual](#))

The number of mortgages constituted on dwellings in December was 32,249, 30.0% more than in the same month of 2023. The average amount of these transactions was 152,377 euros, an increase of 8.3%.

The average amount of the mortgages on the total number of properties recorded in the land registries (from previous public deeds) rose by 13.5%.

Mortgages constituted. December 2024

		Total	Variation rate (%)		
			Monthly	Annual	Interannual accumulated
Total properties	Number of mortgaged properties	41,586	-16.8	27.6	9.7
	Capital loaned (thousands of euros)	7,622,130	-11.8	44.9	10.9
	Average amount (euros)	183,286	6.1	13.5	1.1
Properties	Number of mortgaged properties	709	-7.6	28.9	-1.8
	Rustic properties Capital loaned (thousands of euros)	154,373	-5.1	52.6	2.2
	Average amount (euros)	217,733	2.7	18.3	4.1
Urban properties	Number of mortgaged properties	40,877	-17.0	27.6	9.9
	Capital loaned (thousands of euros)	7,467,757	-11.9	44.7	11.1
	Average amount (euros)	182,688	6.1	13.4	1.1
Dwellings	Number of mortgaged properties	32,249	-16.2	30.0	11.2
	Capital loaned (thousands of euros)	4,913,994	-16.7	40.8	14.2
	Average amount (euros)	152,377	-0.5	8.3	2.7

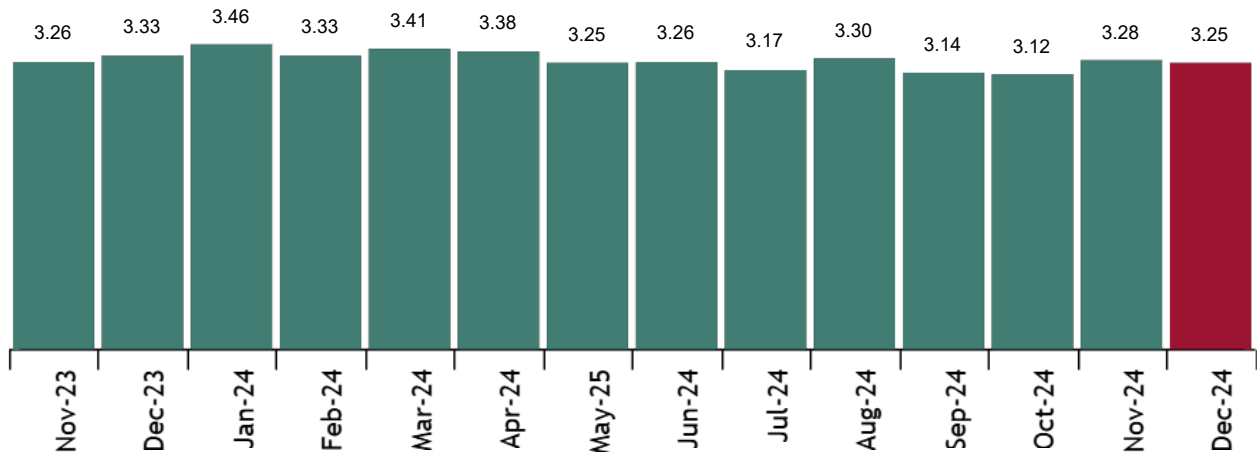
Mortgage interest rate on dwellings

For mortgages on dwellings, the average interest rate was 3.25% and the average term was 25 years. 36.6% of mortgages on dwellings were taken out at a variable rate and 63.4% at a fixed rate.

The average starting interest rate was 3.16% for variable rate mortgages on dwellings and 3.30% 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 fell by 17.2% in December in the annual rate.

Novations (or modifications with the same financial institution) increased by 5.9% and subrogations to the debtor (changes to the holder) by 471.0%. In turn, subrogations to the creditor (change of entity) fell by 55.3%.

Mortgages with registration changes. December 2024

	Total	Variation rate (%)		
		Monthly	Annual	Annual accumulated
Total mortgages with changes	11,064	-33.6	17.2	21.0
Novations	7,913	-12.5	5.9	14.0
Subrogations Debtor	2,461	-63.0	471.0	345.6
Subrogations Creditor	690	-30.0	-55.3	-32.7

79.4% of the 11,064 mortgages with changes in their terms and conditions were due to changes in the interest rates.

Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11224.htm>

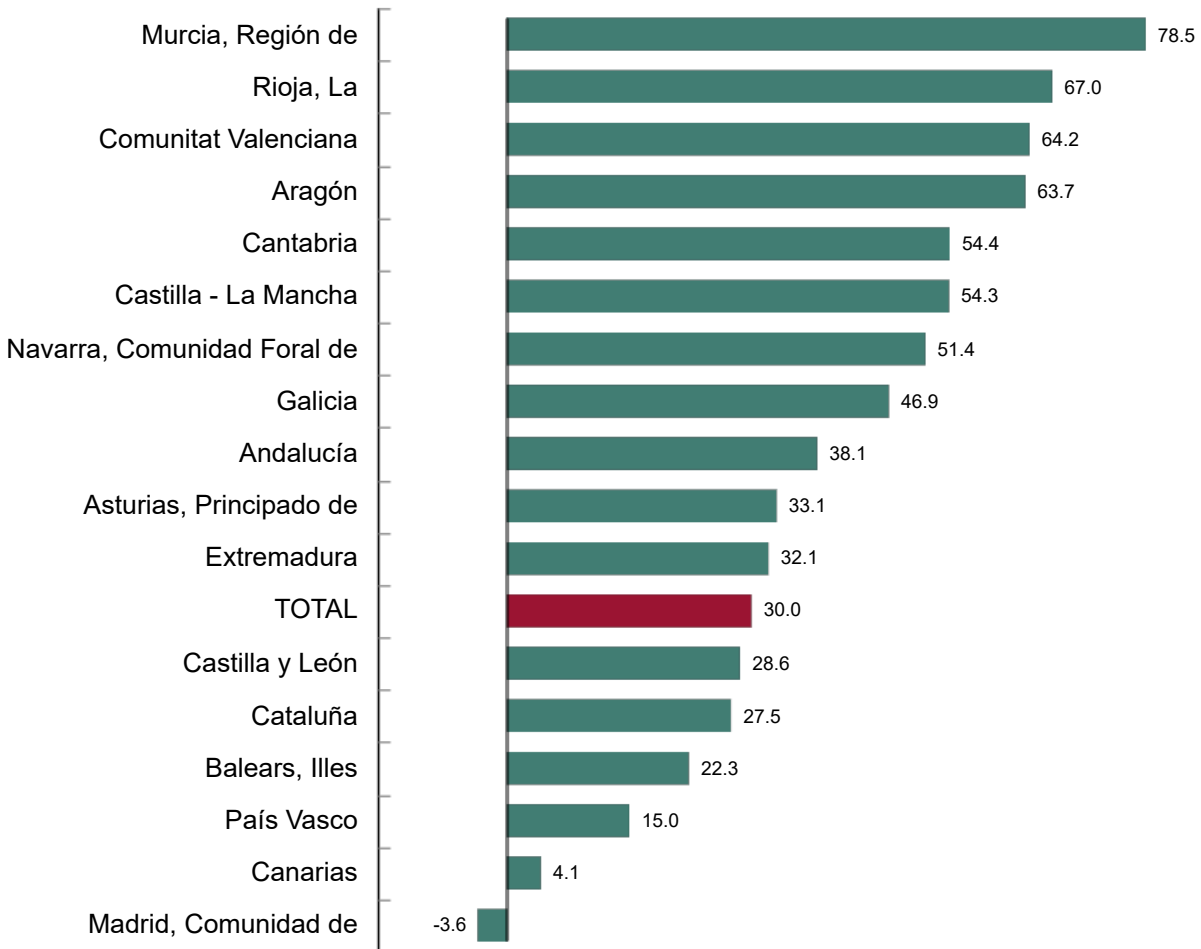
Results by Autonomous Community

The Autonomous Communities presenting the highest annual variation rates in the number of mortgages constituted on dwellings in December were Región de Murcia (78.5%), La Rioja (67.0%) and Comunitat Valenciana (64.2%).

Comunidad de Madrid was the only autonomous community with a negative annual variation rate (-3.6%).

Monthly variation in the number of mortgages on dwellings. December 2024

Percentage



Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11224.htm>

Results for the whole of year 2024

The total number of mortgages constituted on dwellings in the whole of 2024 was 423,761, 11.2% above the previous year. The capital lent stood at 61,730.5 million euros, up by 14.2%, and the average amount rose by 2.7% to 145,673 euros.

Mortgages constituted

		Total 2024	% Variation				
			2024	2023	2022	2021	
Properties	Total properties	Number of mortgaged properties	544,721	9.7	-18.4	9.0	19.6
		Capital loaned (thousands of euros)	91,352,652	10.9	-14.5	16.7	17.8
		Average amount (euros)	167,705	1.1	4.8	7.1	-1.5
	Rustic properties	Number of mortgaged properties	9,387	-1.8	-18.1	-12.2	10.6
		Capital loaned (thousands of euros)	1,803,201	2.2	-18.5	-3.3	10.8
		Average amount (euros)	192,096	4.1	-0.5	10.0	0.1
	Urban properties	Number of mortgaged properties	535,334	9.9	-18.4	9.6	19.9
		Capital loaned (thousands of euros)	89,549,451	11.1	-14.4	17.3	18.0
		Average amount (euros)	167,278	1.1	4.9	7.1	-1.5
Dwellings	Number of mortgaged properties	423,761	11.2	-17.9	11.0	23.8	
	Capital loaned (thousands of euros)	61,730,543	14.2	-19.7	17.0	26.3	
	Average amount (euros)	145,673	2.7	-2.1	5.4	2.1	

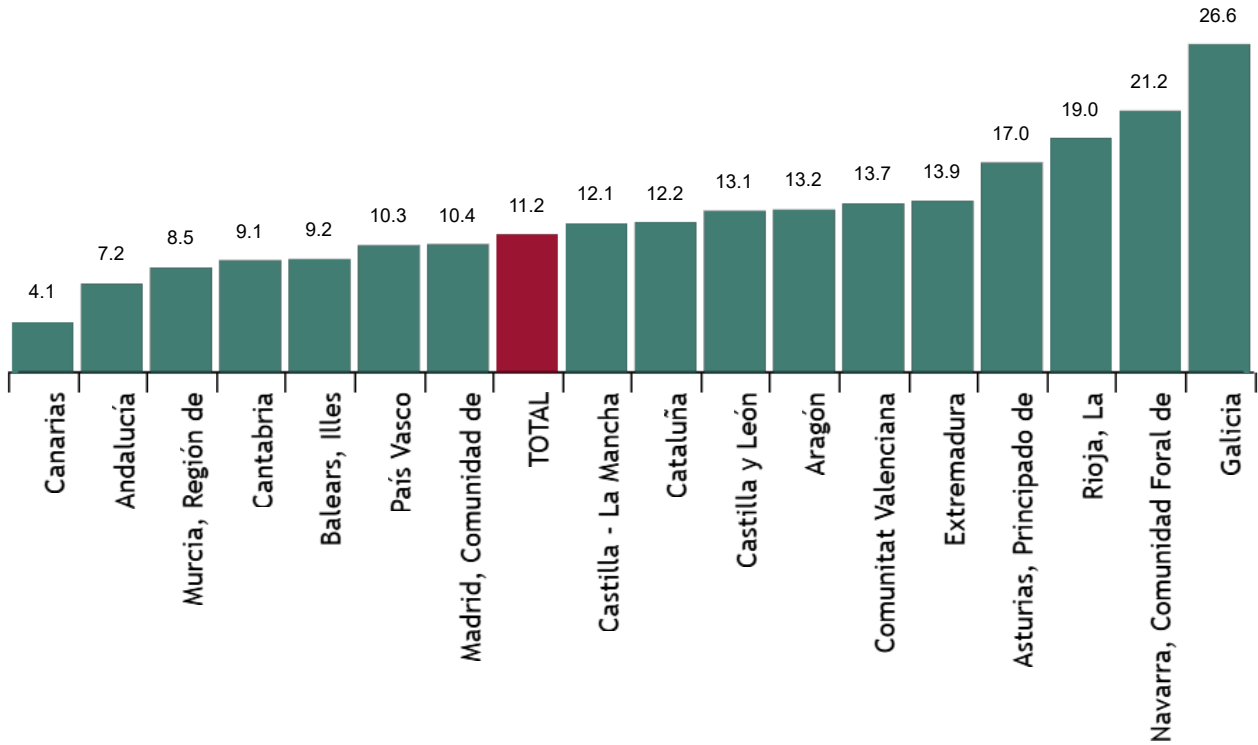
Current press release at: <https://www.ine.es/dyngs/Prensa/en/H1224.htm>

Geographic distribution

The number of mortgages on dwellings went up in 2024 in all the autonomous communities. The largest increases were in Galicia (26.6%), Comunidad Foral de Navarra (21.2%) and La Rioja (19.0%).

Monthly variation in the number of mortgages on dwellings. Year 2024

Percentage



Revision and updating of data

The data for 2024 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](#).

Current press release at: <https://www.ine.es/dyngs/Prensa/en/H11224.htm>

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. 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. 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 [INE base](#)

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