

Mortgage Statistics (Base 2003)

April 2009. *Provisional data*

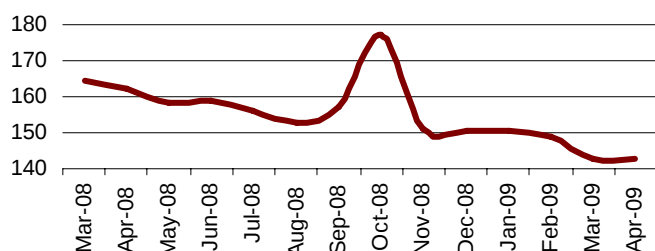
The average value of the mortgages signed in April decreases 12.0% in the interannual rate and reaches 142,817 euros

The number of mortgages that change conditions increases 26.3%, while registered cancellations decrease 37.8%

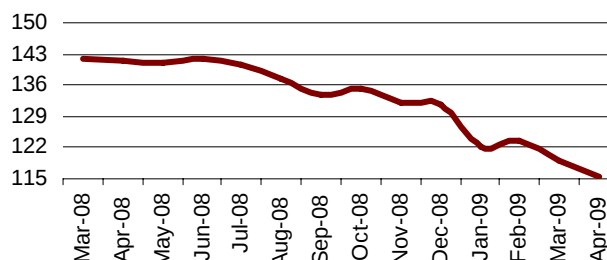
During the month of April, the average amount per mortgage constituted stood at 142,817 euros, 12.0% less than for the same month the previous year, and similar to that recorded in March 2009.

In the case of mortgages constituted for dwellings, the average amount was 115,442 euros, 18.4% less than in the same month of 2008, and 3.0% less than that recorded in March 2009.

Average amount mortgaged on total properties in thousands of euros



Average amount mortgaged on dwellings in thousands of euros



The value of the mortgages constituted on urban properties exceeded 10,598 million euros in April, representing an interannual decrease of 44.7%. In dwellings, the capital loaned surpassed 5,805 million euros, 52.6% less than in April 2008.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	83,562	-6.4	-33.3	-29.5
Capital loaned (thousands of euros)	11,934,035	-6.3	-41.3	-37.4
Average amount (euros)	142,817	0.0	-12.0	-11.3
Rustic buildings				
Number of mortgaged properties	5,317	23.6	46.1	29.4
Capital loaned (thousands of euros)	1,335,615	50.6	13.7	4.4
Average amount (euros)	251,197	21.9	-22.2	-19.3
Urban buildings				
Number of mortgaged properties	78,245	-7.9	-35.7	-31.2
Capital loaned (thousands of euros)	10,598,420	-10.6	-44.7	-39.8
Average amount (euros)	135,452	-2.9	-14.0	-12.6
Dwellings				
Number of mortgaged properties	50,288	-4.1	-41.9	-37.6
Capital loaned (thousands of euros)	5,805,351	-7.0	-52.6	-47.9
Average amount (euros)	115,442	-3.0	-18.4	-16.4

Mortgages by institution

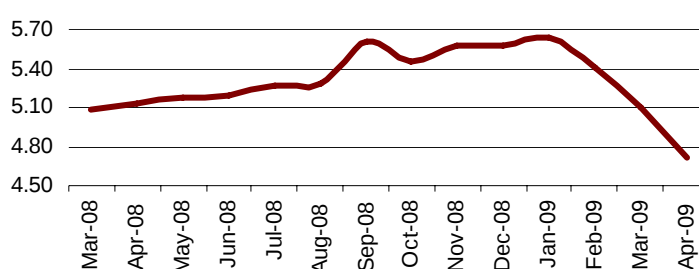
Savings Banks were the institutions that granted the highest number of mortgage loans in April (53.1% of the total), followed by Banks (37.1%) and Other financial institutions (9.8%).

Regarding the capital loaned, Savings Banks granted 46.3% of the total, Banks 43.4% and Other financial institutions 10.3%.

Mortgage interest rates

The average interest rate in April 2009 was 4.71%, indicating a decrease of 8.2% in the interannual rate, and a decrease of 7.7% as compared with March 2009.

Average interest rate



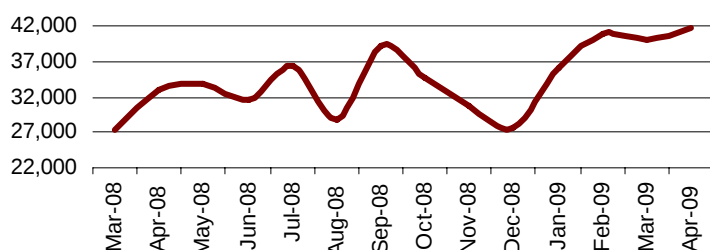
By institution, the average interest rate of Savings Bank mortgage loans was 4.82%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 4.66% and the average term was 20 years.

95.7% of the mortgages constituted in April used a variable interest rate, as opposed to the 4.3% that used a fixed rate. Within the variables, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 86.7% of new contracts.

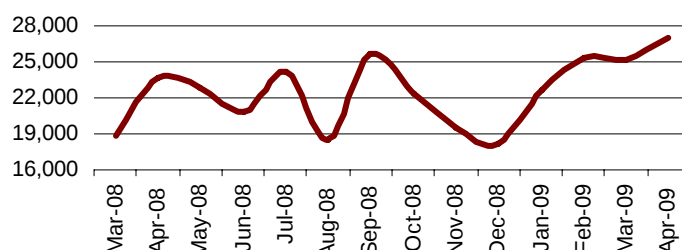
Mortgages with modified conditions

In April, the total number of mortgages with modified conditions was 41,808, with an interannual growth of 26.3%. In the case of dwellings, the number of mortgages which modified their conditions was 27,071, that is, 14.6% more than the number registered in April 2008.

Number of changes on total properties



Number of changes on dwellings



Considering the type of modification of the conditions, in April, 34,289 novations (or modifications within the same financial institution) were produced, representing an interannual increase of 44.3%.

The number of loans that changed institution (subrogations creditor) was 5,246, for a 4.4% decrease in the interannual rate. In turn, 2,273 mortgages changed the holder of the mortgage property (subrogations debtor), which implied a decrease of 41.0%.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	41,808	4.3	26.3	26.1
-Novations	34,289	1.3	44.3	44.6
-Subrogations Debtor	2,273	36.0	-41.0	-41.8
-Subrogations Creditor	5,246	15.8	-4.4	-8.9

Number of mortgages with changes in interest rate conditions

Of the 41,808 mortgages with modified conditions during the month of April, 44.1% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 3.6% to 1.5% of the total), since most of these loans were referenced to a variable interest rate. Within the interest rate structure, the Euribor was the main reference. The lowest average interest rate was that referring to Other interest rates (4.27%), whereas the average lowest interest after the change was the Euribor (4.79%).

After the modification of conditions, the average interest of the loans decreased 0.34 points in fixed interest rate mortgages, and increased 0.32 points in variable interest rate mortgages.

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
Fixed	669	3.6	5.06	285	1.5	4.72
Variable	17,653	95.7	4.50	17,841	96.7	4.82
-MRTI Banks	262	1.4	4.92	178	1.0	5.23
-MRTI Savings banks	776	4.2	4.40	389	2.1	5.28
-MRTI All	426	2.3	4.62	218	1.2	5.62
-Type Act.	70	0.4	4.56	34	0.2	5.18
-Euribor	15,592	84.5	4.50	16,769	90.9	4.79
-Others interest rates	527	2.9	4.27	252	1.4	4.82
Without	119	0.7	-	317	1.7	-
Total interest rate changes	18,442	100.0	-	18,442	100.0	-

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In April, 42,224 mortgage cancellations were registered, 37.8% less than in the same month of 2008. Mortgages cancelled on rustic properties decreased 25.9%, whilst those cancelled on urban properties decreased 38.1%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 40.4% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total cancelled mortgages	42,224	-15.0	-37.8	-29.2
Rustic	1,384	-14.4	-25.9	-15.7
Urban	40,840	-15.1	-38.1	-29.6
-Dwellings	28,584	-15.7	-40.4	-32.2

Geographical distribution

La Rioja (610) registered the highest number of properties with mortgages constituted per 100,000 inhabitants¹. This was the only Community that presented a positive variation rate (38.0%). The most negative evolution was recorded in Region de Murcia (-66.4%) and Castilla-La Mancha (-53.0%).

The Autonomous Communities with the highest average mortgaged amount were Comunidad de Madrid (196,929 euros) and Aragón (189,287 euros). Those experiencing the greatest interannual variation rate were Región de Murcia (46.6%) and Castilla-La Mancha (12.2%), while those recording the most negative evolution were Illes Balears (-39.4%) and La Rioja (-28.7%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Comunitat Valenciana (245) and Castilla-La Mancha (204). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were Región de Murcia (174) and Comunitat Valenciana (172).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgaged
	Number*	Variation interannual	Amount	Variation interannual	Number*	Number*
TOTAL	225	-34.6	142,817	-12.0	112	114
Andalucía	225	-37.6	115,257	-26.0	120	120
Aragón	259	-29.2	189,287	1.7	142	91
Asturias (Principado de)	198	-29.0	126,978	-11.3	84	100
Balears (Illes)	304	-27.4	119,354	-39.4	76	107
Canarias	287	-25.0	137,712	-10.6	85	140
Cantabria	256	-42.7	102,830	-16.9	85	137
Castilla y León	243	-14.0	132,523	-6.0	114	115
Castilla-La Mancha	195	-53.0	166,531	12.2	204	121
Cataluña	177	-34.7	149,421	-26.0	81	84
Comunitat Valenciana	295	-31.6	128,978	-2.8	245	172
Extremadura	184	-39.1	92,908	-14.6	39	89
Galicia	202	-21.3	118,851	-7.7	44	81
Madrid (Comunidad de)	194	-36.5	196,929	-7.9	90	104
Murcia (Región de)	260	-66.4	159,600	46.6	167	174
Navarra (Comunidad Foral de)	154	-48.5	170,500	-2.3	32	89
País Vasco	203	-12.4	184,698	-16.8	24	82
Rioja (La)	610	38.0	110,710	-28.7	199	155
Ceuta	61	-86.3	156,400	147.6	0	92
Melilla	102	-35.7	117,094	-45.3	15	200

*Per each hundred thousands inhabitants

¹ This data was calculated from the revision of the figures of the Municipal Register for 2008. Only the population with ages comprised between 18 and 84 is considered.

Provincial information

From now on, the provincial results that were offered in this Press Release may be viewed at the following address of the INE website:

http://www.ine.es/en/daco/daco42/daco426/hpro0409_en.pdf

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

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Mortgages Statistics

(Closures)

April 2009. Provisional data

MS.1 Total mortgaged rustic and urban buildings

Amount in thousands of euros

	Total		Rustic buildings		Urban buildings	
	Number	Amount	Number	Amount	Number	Amount
TOTAL	83,562	11,934,035	5,317	1,335,615	78,245	10,598,420
Andalucía	14,525	1,674,108	937	176,924	13,588	1,497,184
Aragón	2,797	529,436	208	67,983	2,589	461,453
Asturias (Ppdo de)	1,810	229,831	236	60,095	1,574	169,736
Balears (Illes)	2,623	313,066	165	35,278	2,458	277,788
Canarias	4,807	661,981	120	18,461	4,687	643,520
Cantabria	1,228	126,275	37	3,957	1,191	122,318
Castilla y León	5,114	677,721	256	78,819	4,858	598,902
Castilla-La Mancha	3,162	526,570	256	33,851	2,906	492,719
Cataluña	10,498	1,568,622	166	62,104	10,332	1,506,518
Comunitat Valenciana	11,984	1,545,669	1,502	287,772	10,482	1,257,897
Extremadura	1,610	149,582	149	31,087	1,461	118,495
Galicia	4,670	555,034	198	27,590	4,472	527,444
Madrid (Comunidad de)	9,810	1,931,873	518	243,606	9,292	1,688,267
Murcia (Región de)	2,892	461,563	354	171,412	2,538	290,151
Navarra (Com. Foral de)	766	130,603	31	5,710	735	124,893
Pais Vasco	3,611	666,946	75	18,552	3,536	648,394
Rioja (La)	1,567	173,482	109	12,415	1,458	161,067
Ceuta	35	5,474	0	0	35	5,474
Melilla	53	6,206	0	0	53	6,206

26 June 2009

MS.2 Urban buildings, according to type of building

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	78,245	10,598,420	50,288	5,805,351	4,359	1,728,928	23,598	3,064,141
Andalucía	13,588	1,497,184	8,708	892,988	944	209,210	3,936	394,986
Aragón	2,589	461,453	1,662	195,892	99	121,763	828	143,798
Asturias (Ppdo de)	1,574	169,736	915	105,194	50	26,663	609	37,879
Balears (Illes)	2,458	277,788	1,743	200,816	60	14,715	655	62,257
Canarias	4,687	643,520	2,472	274,750	153	74,309	2,062	294,461
Cantabria	1,191	122,318	771	77,604	47	12,121	373	32,593
Castilla y León	4,858	598,902	3,120	364,892	391	96,242	1,347	137,768
Castilla-La Mancha	2,906	492,719	1,739	183,529	371	202,469	796	106,721
Cataluña	10,332	1,506,518	6,785	851,421	433	158,331	3,114	496,766
Comunitat Valenciana	10,482	1,257,897	6,371	659,315	573	238,271	3,538	360,311
Extremadura	1,461	118,495	1,034	87,856	139	9,746	288	20,893
Galicia	4,472	527,444	2,845	333,096	147	65,113	1,480	129,235
Madrid (Comunidad de)	9,292	1,688,267	6,628	886,630	626	230,099	2,038	571,538
Murcia (Región de)	2,538	290,151	1,767	174,290	108	33,369	663	82,492
Navarra (Com. Foral de)	735	124,893	509	70,193	66	25,420	160	29,280
Pais Vasco	3,536	648,394	2,226	317,635	120	204,195	1,190	126,564
Rioja (La)	1,458	161,067	927	119,762	30	6,674	501	34,631
Ceuta	35	5,474	24	3,682	1	80	10	1,712
Melilla	53	6,206	42	5,809	1	140	10	257

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	5,317	1,335,615	1,967	658,395	2,319	486,641	1,031	190,579
Andalucía	937	176,924	347	67,728	424	81,830	166	27,366
Aragón	208	67,983	68	42,878	80	15,867	60	9,238
Asturias (Ppdo de)	236	60,095	121	13,681	74	44,135	41	2,279
Balears (Illes)	165	35,278	74	14,516	77	14,689	14	6,073
Canarias	120	18,461	56	13,440	52	3,697	12	1,324
Cantabria	37	3,957	13	2,644	10	736	14	577
Castilla y León	256	78,819	168	40,520	70	34,254	18	4,045
Castilla-La Mancha	256	33,851	41	12,256	172	18,364	43	3,231
Cataluña	166	62,104	60	18,733	75	36,569	31	6,802
Comunitat Valenciana	1,502	287,772	327	93,367	772	117,352	403	77,053
Extremadura	149	31,087	60	14,341	66	8,784	23	7,962
Galicia	198	27,590	104	11,888	90	15,141	4	561
Madrid (Comunidad de)	518	243,606	236	145,916	179	64,070	103	33,620
Murcia (Región de)	354	171,412	178	152,719	99	12,042	77	6,651
Navarra (Com. Foral de)	31	5,710	13	3,010	14	2,204	4	496
Pais Vasco	75	18,552	7	2,603	50	12,650	18	3,299
Rioja (La)	109	12,415	94	8,157	15	4,258	0	0
Ceuta	0	0	0	0	0	0	0	0
Melilla	0	0	0	0	0	0	0	0

MS.4. Urban buildings, according to loaning bank

	Urban buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	78,245	10,598,420	29,048	4,526,030	42,032	5,039,097	7,165	1,033,293
Andalucía	13,588	1,497,184	5,272	681,268	7,008	670,802	1,308	145,114
Aragón	2,589	461,453	783	208,486	1,414	204,698	392	48,269
Asturias (Ppdo de)	1,574	169,736	503	70,889	899	83,422	172	15,425
Balears (Illes)	2,458	277,788	851	93,059	1,433	163,958	174	20,771
Canarias	4,687	643,520	2,981	393,712	1,455	220,065	251	29,743
Cantabria	1,191	122,318	270	42,774	650	71,070	271	8,474
Castilla y León	4,858	598,902	1,677	216,949	2,738	332,168	443	49,785
Castilla-La Mancha	2,906	492,719	931	126,573	1,731	263,938	244	102,208
Cataluña	10,332	1,506,518	2,870	598,582	6,482	801,443	980	106,493
Comunitat Valenciana	10,482	1,257,897	4,034	550,597	5,359	532,036	1,089	175,264
Extremadura	1,461	118,495	692	58,077	711	56,511	58	3,907
Galicia	4,472	527,444	1,945	245,985	2,416	257,040	111	24,419
Madrid (Comunidad de)	9,292	1,688,267	3,691	838,062	5,074	705,508	527	144,697
Murcia (Región de)	2,538	290,151	955	139,654	1,161	113,956	422	36,541
Navarra (Com. Foral de)	735	124,893	181	41,386	362	56,296	192	27,211
Pais Vasco	3,536	648,394	781	147,374	2,324	428,776	431	72,244
Rioja (La)	1,458	161,067	587	66,959	779	72,279	92	21,829
Ceuta	35	5,474	13	1,677	21	3,687	1	110
Melilla	53	6,206	31	3,973	15	1,445	7	788

HCL.1 Total mortgages cancelled, according to type of building

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	42,224	1,384	28,584	1,146	11,110
Andalucía	7,744	403	5,278	228	1,835
Aragón	981	70	612	28	271
Asturias (Ppdo de)	915	44	635	10	226
Balears (Illes)	927	36	546	21	324
Canarias	2,348	56	1,605	53	634
Cantabria	655	10	475	15	155
Castilla y León	2,416	89	1,544	153	630
Castilla-La Mancha	1,965	84	1,352	100	429
Cataluña	4,986	53	3,478	95	1,360
Comunitat Valenciana	6,965	221	4,346	103	2,295
Extremadura	776	58	520	67	131
Galicia	1,869	53	1,239	30	547
Madrid (Comunidad de)	5,272	17	3,877	112	1,266
Murcia (Región de)	1,939	117	1,349	57	416
Navarra (Com. Foral de)	442	36	294	22	90
Pais Vasco	1,469	26	1,040	40	363
Rioja (La)	398	11	276	12	99
Ceuta	53	0	36	0	17
Melilla	104	0	82	0	22

HCL.2 Total cancelled mortgages, according to type of building and loaning bank

	Total			Rustic buildings			Urban buildings		
	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks	Banks	Savings banks	Other banks
TOTAL	14,242	20,428	7,554	452	500	432	13,790	19,928	7,122
Andalucía	2,574	3,560	1,610	114	143	146	2,460	3,417	1,464
Aragón	269	496	216	12	32	26	257	464	190
Asturias (Ppdo de)	397	345	173	20	11	13	377	334	160
Balears Illes	396	392	139	18	14	4	378	378	135
Canarias	992	1,084	272	28	12	16	964	1,072	256
Cantabria	201	358	96	5	4	1	196	354	95
Castilla-León	673	1,281	462	18	24	47	655	1,257	415
Castilla-la-Mancha	449	1,197	319	17	49	18	432	1,148	301
Cataluña	1,330	3,147	509	18	21	14	1,312	3,126	495
Comunitat Valenciana	2,759	3,209	997	80	83	58	2,679	3,126	939
Extremadura	254	398	124	30	11	17	224	387	107
Galicia	799	844	226	32	18	3	767	826	223
Madrid (Comunidad de)	1,923	2,003	1,346	3	10	4	1,920	1,993	1,342
Murcia (Región de)	579	1,045	315	34	42	41	545	1,003	274
Navarra (Com. Foral de)	93	184	165	11	13	12	82	171	153
Pais Vasco	429	660	380	10	12	4	419	648	376
Rioja (La)	81	172	145	2	1	8	79	171	137
Ceuta	24	28	1	0	0	0	24	28	1
Melilla	20	25	59	0	0	0	20	25	59

M - (TABLES ANNEX) April 2009 (6/7)

HCM.1 Total mortgages with changes, according to type of change and type of building

	Total	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
TOTAL	41,808	34,289	2,273	5,246	1,173	40,635	27,071
Andalucía	7,720	6,267	557	896	213	7,507	5,246
Aragón	1,533	1,319	105	109	32	1,501	892
Asturias (Ppdo de)	764	662	46	56	71	693	456
Balears Illes	652	598	24	30	19	633	488
Canarias	1,421	1,027	10	384	30	1,391	976
Cantabria	406	359	0	47	26	380	234
Castilla-León	2,400	2,025	84	291	129	2,271	1,190
Castilla-la-Mancha	3,307	2,670	91	546	45	3,262	2,228
Cataluña	4,820	3,982	169	669	45	4,775	3,507
Comunitat Valenciana	9,928	7,665	836	1,427	218	9,710	5,812
Extremadura	337	318	1	18	15	322	216
Galicia	1,020	883	34	103	50	970	577
Madrid (Comunidad de)	4,541	3,942	229	370	126	4,415	3,117
Murcia (Región de)	1,863	1,649	39	175	125	1,738	1,398
Navarra (Com. Foral de)	158	157	1	0	2	156	93
Pais Vasco	419	269	42	108	23	396	305
Rioja (La)	511	497	2	12	4	507	328
Ceuta	0	0	0	0	0	0	0
Melilla	8	0	3	5	0	8	8

M - (TABLES ANNEX) April 2009 (7/7)