

26 August 2021  
(Modified on 28/09/2021 at 9:13 a.m.)

**Mortgage Statistics (M)**  
June 2021. Provisional Data

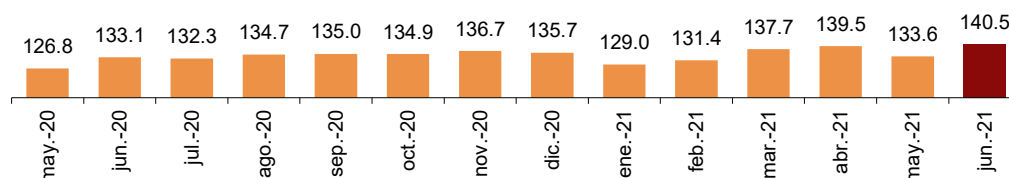
**The number of mortgages constituted on dwellings recorded in the land registries was 37,961, 41.2% more in the annual rate**

**The average amount of these mortgages increased by 5.5%, standing at 140,456 euros**

The number of mortgages constituted on dwellings was 37,961, that is, 41.2% higher than that registered in June 2020. The average amount was 140,456 euros, with an increase of 5.5%.

In June, the average amount of the mortgages on the total number of properties recorded in the land registries (from previous public deeds) stood at 147,102 euros, 2.5% lower than that of the same month of 2020.

**Average value of mortgages on dwellings in thousands of euros**



The value of mortgages constituted on urban properties reached 7,029.4 million euros, 29.5% higher than in June 2020. On dwellings, the capital loaned stood at 5,331.9 million euros, indicating an annual increase of 49.0%.

**Mortgages constituted**  
June 2021

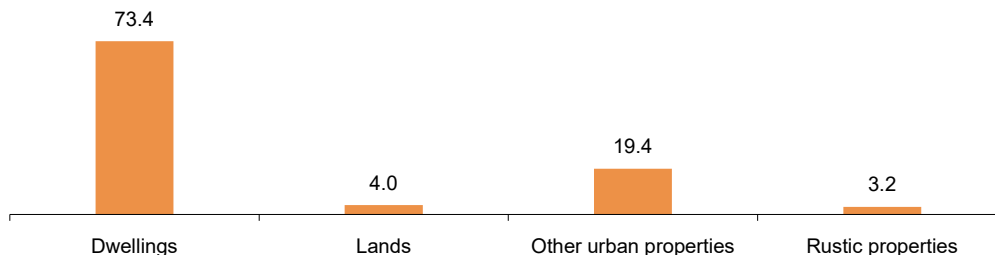
	Total	Variation rate		
		Monthly	Annual	Interannual accumulated
<b>Total properties</b>				
Number of mortgaged properties	49,382	4.1	33.3	7.7
Capital loaned (thousands of euros)	7,264,180	2.2	29.9	4.9
Average amount (euros)	147,102	-1.9	-2.5	-2.5
<b>Rustic properties</b>				
Number of mortgaged properties	1,243	6.0	34.4	14.1
Capital loaned (thousands of euros)	234,814	28.5	42.9	5.5
Average amount (euros)	188,909	21.3	6.4	-7.5
<b>Urban properties</b>				
Number of mortgaged properties	48,139	4.1	33.2	7.5
Capital loaned (thousands of euros)	7,029,366	1.5	29.5	4.9
Average amount (euros)	146,022	-2.5	-2.8	-2.4
<b>Dwellings</b>				
Number of mortgaged properties	37,961	7.8	41.2	11.2
Capital loaned (thousands of euros)	5,331,866	13.3	49.0	12.0
Average amount (euros)	140,456	5.1	5.5	0.7

### Mortgages constituted by type of property

According to the type of property, mortgages constituted on dwellings accounted for 73.4% of the total capital loaned in June.

### Distribution of capital loaned for mortgages registered according to the nature of the property

June 2021. Percentage

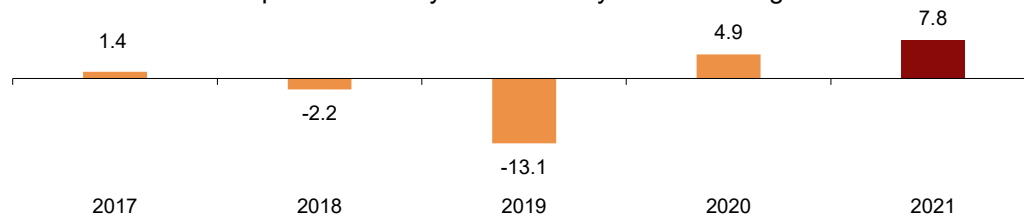


### Monthly evolution of mortgages constituted on dwellings

In order to contribute to the analysis and interpretation of the data, the following chart shows the variation on the number of mortgages constituted on dwellings between the months of May and June over the last five years. In 2021, the monthly rate was 7.8%.

### Evolution of the monthly rate of the number of mortgages on dwellings

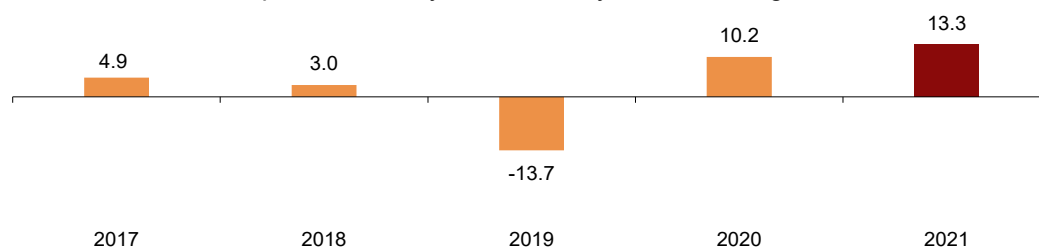
June variation as compared with May of the same year. Percentage



Regarding the capital loaned for mortgages constituted on dwellings, the monthly rate in 2021 was 13.3%.

### Evolution of the monthly rate of capital loaned on housing mortgages

June variation as compared with May of the same year. Percentage



### Mortgage interest rates

For mortgages constituted on the total of properties in June the average starting interest rate was 2.52% and the average term was 24 years. A total of 37.4% of mortgages used a variable interest rate, and 62.6% used a fixed rate.

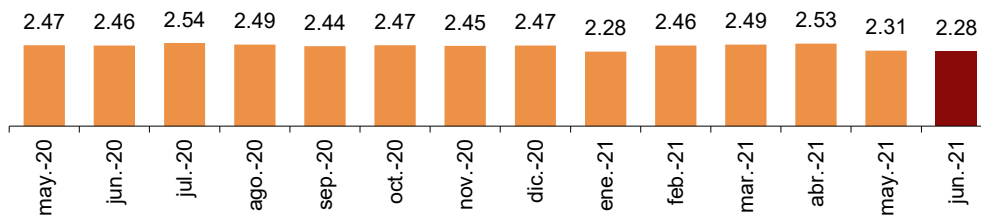
The average starting interest rate was 2.22% for variable rate mortgages and 2.77% for fixed rate mortgages.

In mortgages constituted on houses, the average interest rate was 2.50% and the average term was 25 years. 36.2% of mortgages constituted on dwellings used a variable interest rate and 63.8% used a fixed rate.

The average starting interest rate is 2.23% for variable rate home mortgages and 2.69% for fixed rate mortgages.

### Average interest rate on dwellings

Percentage



### Mortgages with registration changes

The total number of mortgages with changes in their conditions registered in the land registries was 27,488, 309.1% more than in June 2020.

Considering the type of modification of the conditions, in June 23,072 novations (or modifications produced within the same financial institution) were produced, with an annual increase of 342.6%. On the other hand, the number of transactions that changed institution (creditor subrogations), rose by 211.0%, and the number of mortgages in which the holder of the mortgaged property changed (debtor subrogations) by 147.9%.

### Mortgages with registration changes

June 2021

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	27,488	2.5	309.1	388.2
Novations	23,072	3.1	342.6	433.6
Subrogations Debtor	1,051	-16.1	147.9	226.8
Subrogations Creditor	3,365	5.4	211.0	245.1

### Mortgages with changes in interest rate conditions

Of the 27,488 mortgages with changes in their conditions, 16.7% were due to changes in the interest rate. After changes in conditions, the percentage of fixed-rate mortgages rose from 17.2% to 35.0%, whilst that for variable-rate mortgages fell from 81.7% to 61.5%.

The Euribor is the reference rate for the highest percentage of variable-rate mortgages, both before the change (66.3%), and after (49.8%).

After conditions were modified, the average interest for fixed-rate mortgage loans fell by 0.7 points, while the average interest for variable-rate mortgages fell 0.3 points.

## Mortgages with registry changes in their interest rate conditions

June 2021

Interest rate modality	Before the change in interest rate			After the change in interest rate		
	No. of mortgages	Original interest rate structure %	Original average interest of loan	No. of mortgages	Final interest rate structure %	Final average interest of loan
Total interest rate changes	4,596	100.0		4,596	100.0	
Fixed	790	17.2	3.1	1,607	35.0	2.4
Variable	3,756	81.7	3.6	2,829	61.5	3.3
- Euribor	3,046	66.3	3.4	2,291	49.8	3.0
Without interest	50	1.1	-	160	3.5	-

## Results by Autonomous Community

The Communities with the greatest number of mortgages constituted on dwellings in June were Andalucía (7,853), Comunidad de Madrid (7,372) and Cataluña (5,889).

The Autonomous Communities in which the most capital is lent for the constitution of mortgages on dwellings were Comunidad de Madrid (1,520.5 million euros), Andalucía (983.3 million) and Cataluña (968.7 million).

The Autonomous Communities with the highest annual variation rates in the number of mortgages constituted on dwellings were Aragón (109.1%), Andalucía (93.8%) and Castilla - La Mancha (81.6%). In turn, the only autonomous community with a negative annual variation rate was País Vasco (-18.5%).

## Mortgages on dwellings by Autonomous Community

June 2021

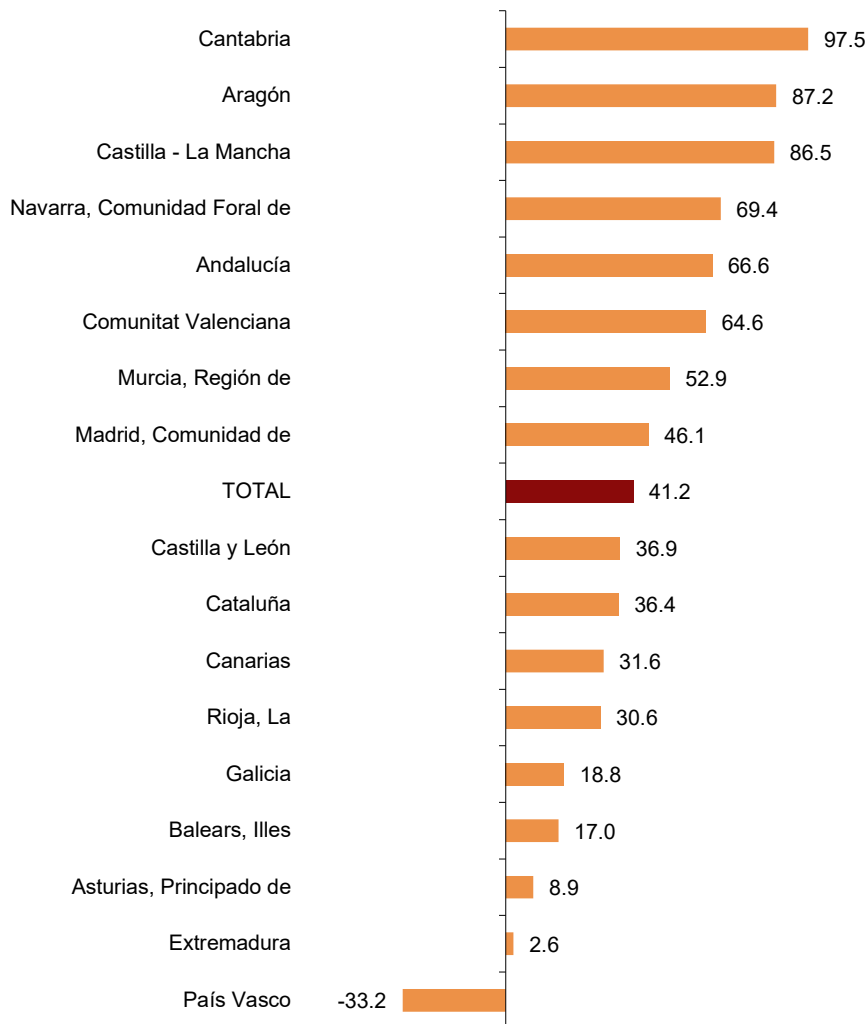
	Number	Variation rate		Capital loaned (thousands of euros)	Variation rate	
		Monthly	Annual		Monthly	Annual
TOTAL	37,961	7.8	41.2	5,331,866	13.3	49.0
Andalucía	7,853	16.4	66.6	983,314	27.2	93.8
Aragón	1,230	34.9	87.2	150,024	56.1	109.1
Asturias, Principado de	623	-12.1	8.9	59,537	-22.7	-0.3
Balears, Illes	852	10.9	17.0	147,172	9.5	22.3
Canarias	1,084	-3.2	31.6	136,070	11.0	55.2
Cantabria	721	24.1	97.5	72,411	24.4	80.5
Castilla y León	1,529	12.2	36.9	146,481	10.5	28.5
Castilla - La Mancha	1,608	21.3	86.5	141,393	9.4	81.6
Cataluña	5,889	-4.7	36.4	968,669	-2.6	40.6
Comunitat Valenciana	4,047	0.2	64.6	400,742	-0.9	79.3
Extremadura	562	-28.5	2.6	45,988	-30.3	2.8
Galicia	971	-20.7	18.8	103,921	-17.2	21.5
Madrid, Comunidad de	7,372	31.1	46.1	1,520,488	38.0	51.8
Murcia, Región de	1,136	-2.6	52.9	94,118	-6.2	52.2
Navarra, Comunidad Foral de	459	-11.2	69.4	56,210	-2.8	70.7
País Vasco	1,782	-4.9	-33.2	280,657	-7.4	-18.5
Rioja, La	175	-16.3	30.6	15,942	-18.6	44.6

The Autonomous Communities presenting the highest annual rates in the number of mortgages constituted on dwellings were Cantabria (97.5%), Aragón (87.2%) and Castilla – La Mancha (86.5%).

In turn, the only autonomous community with a negative annual variation rate was País Vasco (-33.2%).

## Monthly variation in the number of mortgages on dwellings

June 2021. Percentage



## Revision and updating of data

2021 data is provisional and will be revised when the data for the same period of the following year is published. In other words, when the data for June 2022 is published, the finalised data for the same month in 2021 will be released.

## 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:** the calendar month.

**Reference period of 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 the methodology can be accessed at:  
[https://www.ine.es/en/metodologia/t30/t3030149\\_en.pdf](https://www.ine.es/en/metodologia/t30/t3030149_en.pdf)

The standardized methodological report is at:

<https://www.ine.es/dynt3/metadatos/en/RespuestaDatos.html?oper=40>

INE statistics are produced in accordance with the Code of Good Practice for European Statistics, which is the basis for the institution's quality policy and strategy. For more information see the section on [Quality at INE and the Code of Best Practices](#) on the INE website.

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## Mortgages Statistics

### June 2021. Provisional data

#### M.1 Total mortgaged rustic and urban buildings

Capital in thousands of euros

	Total buildings		Rustic buildings		Urban buildings	
	Number	Capital	Number	Capital	Number	Capital
TOTAL	49.382	7.264.180	1.243	234.814	48.139	7.029.366
Andalucía	10.287	1.300.690	345	75.610	9.942	1.225.080
Aragón	1.768	234.336	144	9.209	1.624	225.127
Asturias, Principado de	898	87.140	49	6.059	849	81.081
Balears, Illes	1.116	354.222	54	19.032	1.062	335.190
Canarias	1.467	179.085	44	7.523	1.423	171.562
Cantabria	1.058	109.469	13	1.911	1.045	107.558
Castilla y León	2.197	228.057	109	20.206	2.088	207.851
Castilla - La Mancha	2.043	193.763	73	24.687	1.970	169.076
Cataluña	7.293	1.214.655	62	15.699	7.231	1.198.956
Comunitat Valenciana	5.305	590.896	100	17.028	5.205	573.868
Extremadura	762	74.744	73	10.913	689	63.831
Galicia	1.358	129.815	51	6.199	1.307	123.616
Madrid, Comunidad de	9.120	1.961.746	1	191	9.119	1.961.555
Murcia, Región de	1.537	134.741	65	11.951	1.472	122.790
Navarra, Comunidad Foral de	594	75.600	22	891	572	74.709
País Vasco	2.254	359.604	36	7.246	2.218	352.358
Rioja, La	228	25.680	1	297	227	25.383
Ceuta	21	2.182	0	0	21	2.182
Melilla	76	7.755	1	162	75	7.593

#### M.2 Urban buildings, according to type of building

Capital in thousands of euros

	Urban buildings		Dwellings		Lots		Other urban land	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	48.139	7.029.366	37.961	5.331.866	512	291.054	9.666	1.406.446
Andalucía	9.942	1.225.080	7.853	983.314	152	73.249	1.937	168.517
Aragón	1.624	225.127	1.230	150.024	10	2.175	384	72.928
Asturias, Principado de	849	81.081	623	59.537	7	3.088	219	18.456
Balears, Illes	1.062	335.190	852	147.172	10	3.483	200	184.535
Canarias	1.423	171.562	1.084	136.070	11	1.637	328	33.855
Cantabria	1.045	107.558	721	72.411	11	10.944	313	24.203
Castilla y León	2.088	207.851	1.529	146.481	31	12.909	528	48.461
Castilla - La Mancha	1.970	169.076	1.608	141.393	20	3.815	342	23.868
Cataluña	7.231	1.198.956	5.889	968.669	61	53.223	1.281	177.064
Comunitat Valenciana	5.205	573.868	4.047	400.742	40	10.428	1.118	162.698
Extremadura	689	63.831	562	45.988	19	1.897	108	15.946
Galicia	1.307	123.616	971	103.921	12	2.243	324	17.452
Madrid, Comunidad de	9.119	1.961.555	7.372	1.520.488	66	73.373	1.681	367.694
Murcia, Región de	1.472	122.790	1.136	94.118	10	903	326	27.769
Navarra, Comunidad Foral de	572	74.709	459	56.210	10	10.973	103	7.526
País Vasco	2.218	352.358	1.782	280.657	37	21.905	399	49.796
Rioja, La	227	25.383	175	15.942	4	4.571	48	4.870
Ceuta	21	2.182	17	1.986	0	0	4	196
Melilla	75	7.593	51	6.743	1	238	23	612

## June 2021. Provisional data

### M.3 Rustic buildings, according to loaning bank

Capital in thousands of euros

	Rustic buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	1.243	234.814	831	181.703	412	53.111
Andalucía	345	75.610	242	59.477	103	16.133
Aragón	144	9.209	70	6.967	74	2.242
Asturias, Principado de	49	6.059	28	3.937	21	2.122
Balears, Illes	54	19.032	46	17.664	8	1.368
Canarias	44	7.523	37	6.772	7	751
Cantabria	13	1.911	13	1.911	0	0
Castilla y León	109	20.206	27	6.580	82	13.626
Castilla - La Mancha	73	24.687	35	18.999	38	5.688
Cataluña	62	15.699	54	13.352	8	2.347
Comunitat Valenciana	100	17.028	79	15.007	21	2.021
Extremadura	73	10.913	62	9.620	11	1.293
Galicia	51	6.199	46	5.011	5	1.188
Madrid, Comunidad de	1	191	1	191	0	0
Murcia, Región de	65	11.951	42	9.820	23	2.131
Navarra, Comunidad Foral de	22	891	20	88	2	803
País Vasco	36	7.246	27	5.848	9	1.398
Rioja, La	1	297	1	297	0	0
Ceuta	0	0	0	0	0	0
Melilla	1	162	1	162	0	0

### M.4 Urban buildings, according to loaning bank

Capital in thousands of euros

	Urban buildings		Banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital
<b>TOTAL</b>	48.139	7.029.366	43.609	6.424.137	4.530	605.229
Andalucía	9.942	1.225.080	9.032	1.116.534	910	108.546
Aragón	1.624	225.127	1.507	205.786	117	19.341
Asturias, Principado de	849	81.081	602	58.208	247	22.873
Balears, Illes	1.062	335.190	999	309.043	63	26.147
Canarias	1.423	171.562	1.320	157.173	103	14.389
Cantabria	1.045	107.558	985	103.066	60	4.492
Castilla y León	2.088	207.851	1.730	180.018	358	27.833
Castilla - La Mancha	1.970	169.076	1.632	133.668	338	35.408
Cataluña	7.231	1.198.956	6.851	1.122.056	380	76.900
Comunitat Valenciana	5.205	573.868	4.606	520.543	599	53.325
Extremadura	689	63.831	631	58.107	58	5.724
Galicia	1.307	123.616	1.238	116.226	69	7.390
Madrid, Comunidad de	9.119	1.961.555	8.788	1.889.053	331	72.502
Murcia, Región de	1.472	122.790	1.284	110.244	188	12.546
Navarra, Comunidad Foral de	572	74.709	329	40.986	243	33.723
País Vasco	2.218	352.358	1.796	279.145	422	73.213
Rioja, La	227	25.383	195	15.865	32	9.518
Ceuta	21	2.182	21	2.182	0	0
Melilla	75	7.593	63	6.234	12	1.359



## June 2021. Provisional data

### M.5 Total mortgages cancelled, according to type of building

	Total buildings	Rustic buildings	Dwellings	Lots	Other urban land
<b>TOTAL</b>	<b>51.727</b>	<b>2.242</b>	<b>34.011</b>	<b>907</b>	<b>14.567</b>
Andalucía	10.812	578	7.197	211	2.826
Aragón	1.455	49	1.005	23	378
Asturias, Principado de	946	92	615	10	229
Balears, Illes	1.230	64	896	7	263
Canarias	1.716	64	1.096	34	522
Cantabria	569	26	340	7	196
Castilla y León	2.810	132	1.738	119	821
Castilla - La Mancha	2.422	531	1.242	90	559
Cataluña	7.208	76	4.994	129	2.009
Comunitat Valenciana	6.600	219	4.144	62	2.175
Extremadura	1.035	62	716	47	210
Galicia	1.643	83	1.072	27	461
Madrid, Comunidad de	8.719	94	6.031	70	2.524
Murcia, Región de	1.844	117	1.203	39	485
Navarra, Comunidad Foral de	334	12	242	4	76
País Vasco	1.852	41	1.145	18	648
Rioja, La	461	2	276	9	174
Ceuta	19	0	17	0	2
Melilla	52	0	42	1	9

### M.6 Total cancelled mortgages, according to type of building and loaning bank

	Total buildings		Rustic buildings		Urban buildings	
	Banks	Other banks	Banks	Other banks	Banks	Other banks
<b>TOTAL</b>	<b>45.414</b>	<b>6.313</b>	<b>1.743</b>	<b>499</b>	<b>43.671</b>	<b>5.814</b>
Andalucía	9.581	1.231	408	170	9.173	1.061
Aragón	1.168	287	39	10	1.129	277
Asturias, Principado de	793	153	72	20	721	133
Balears, Illes	1.104	126	55	9	1.049	117
Canarias	1.555	161	56	8	1.499	153
Cantabria	505	64	26	0	479	64
Castilla y León	2.380	430	78	54	2.302	376
Castilla - La Mancha	2.169	253	507	24	1.662	229
Cataluña	6.131	1.077	37	39	6.094	1.038
Comunitat Valenciana	5.727	873	122	97	5.605	776
Extremadura	945	90	55	7	890	83
Galicia	1.550	93	76	7	1.474	86
Madrid, Comunidad de	8.024	695	77	17	7.947	678
Murcia, Región de	1.645	199	105	12	1.540	187
Navarra, Comunidad Foral de	200	134	4	8	196	126
País Vasco	1.504	348	24	17	1.480	331
Rioja, La	370	91	2	0	368	91
Ceuta	17	2	0	0	17	2
Melilla	46	6	0	0	46	6

## June 2021. Provisional data

### M.7 Total mortgages with changes, according to type of change and type of building

	Total buildings	Type of change			Type of building		
		Novation	Subrogations Debtor	Subrogations Creditor	Rustic buildings	Urban buildings	Dwellings
<b>TOTAL</b>	27.488	23.072	1.051	3.365	613	26.875	21.055
Andalucía	5.660	4.927	122	611	147	5.513	4.574
Aragón	587	386	156	45	6	581	482
Asturias, Principado de	489	410	10	69	24	465	336
Balears, Illes	819	803	0	16	65	754	543
Canarias	1.551	1.074	8	469	44	1.507	985
Cantabria	221	147	1	73	0	221	170
Castilla y León	1.088	976	30	82	18	1.070	653
Castilla - La Mancha	1.050	841	111	98	71	979	687
Cataluña	5.137	4.445	119	573	37	5.100	4.187
Comunitat Valenciana	4.124	3.226	275	623	84	4.040	3.088
Extremadura	322	309	7	6	9	313	249
Galicia	807	763	7	37	50	757	540
Madrid, Comunidad de	4.418	3.722	145	551	7	4.411	3.653
Murcia, Región de	507	438	29	40	21	486	374
Navarra, Comunidad Foral de	93	93	0	0	0	93	72
País Vasco	490	399	31	60	13	477	386
Rioja, La	113	105	0	8	17	96	69
Ceuta	8	8	0	0	0	8	6
Melilla	4	0	0	4	0	4	1