

Mortgage Statistics (Base 2003)

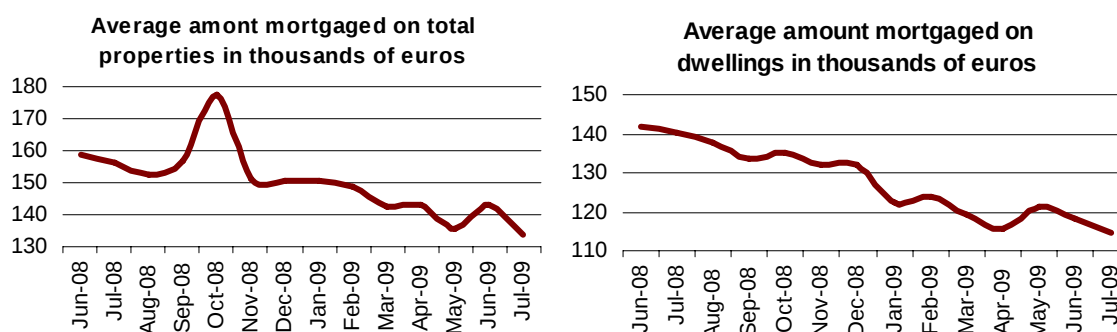
July 2009. *Provisional data*

The average value of the mortgages constituted in July decreases 14.4% in the interannual rate and reaches 133,873 euros

The number of mortgages that change conditions increases 37.5%, while registered cancellations decrease 23.0%

During the month of July, the average amount per mortgage constituted stood at 133,873 euros, 14.4% less than for the same month the previous year, and 6.2% less than the amount recorded in June 2009.

In mortgages constituted for dwellings, the average amount was 114,740 euros, 18.3% less than in the same month of 2008, and 2.6% lower than that registered in June 2009.



The value of the mortgages constituted on urban properties exceeded 12,096 million euros in July, indicating an interannual decrease of 28.2%. In dwellings, the capital loaned surpassed 6,769 million euros, 33.9% less than in July 2008.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	99,112	-0.6	-13.8	-22.2
Capital loaned (thousands of euros)	13,268,394	-6.8	-26.2	-31.7
Average amount (euros)	133,873	-6.2	-14.4	-12.2
Rustic properties				
Number of mortgaged properties	5,600	19.0	62.2	40.5
Capital loaned (thousands of euros)	1,171,882	16.2	4.0	2.2
Average amount (euros)	209,265	-2.3	-35.9	-27.3
Urban properties				
Number of mortgaged properties	93,512	-1.6	-16.2	-24.0
Capital loaned (thousands of euros)	12,096,512	-8.5	-28.2	-33.8
Average amount (euros)	129,358	-7.0	-14.4	-12.8
Dwellings				
Number of mortgaged properties	58,995	-4.5	-19.1	-29.7
Capital loaned (thousands of euros)	6,769,075	-7.0	-33.9	-41.4
Average amount (euros)	114,740	-2.6	-18.3	-16.5

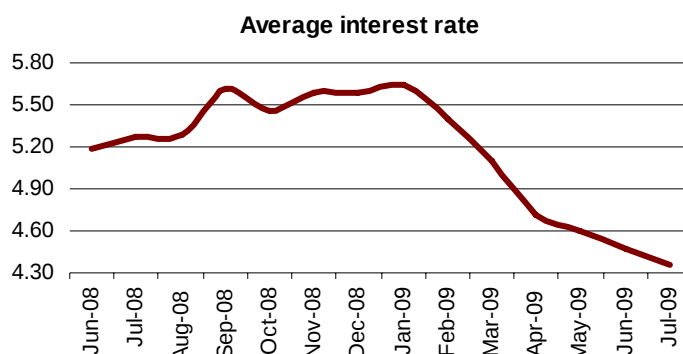
Mortgages by institution

Savings Banks were the institutions that granted the highest number of mortgage loans in July (51.5% of the total), followed by Banks (37.1%) and Other financial institutions (11.4%).

Regarding the capital loaned, Savings Banks granted 49.0% of the total, Banks 40.6% and Other financial institutions 10.4%.

Mortgage interest rates

The average interest rate in July 2009 was 4.36%, representing a 17.3% decrease in the interannual rate, and a 2.5% decrease as compared with June 2009.

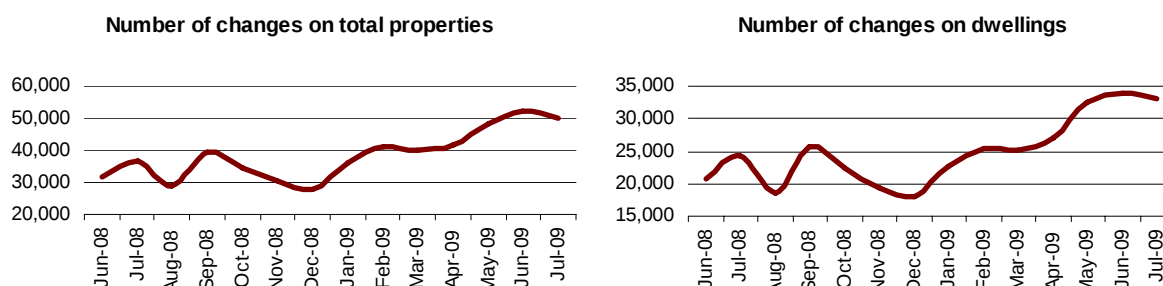


By institution, the average interest rate of Savings Bank mortgage loans was 4.51%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 4.22%, and the average term was 20 years.

96.0% of the mortgages constituted in July used a variable interest rate, as opposed to the 4.0% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 87.9% of new contracts.

Mortgages with modified conditions

In July, the total number of mortgages with modified conditions was 50,149, with an interannual increase of 37.5%. In the case of dwellings, the number of mortgages that modified their conditions was 33,074, that is, 36.4% more than the number registered in July 2008.



Considering the type of modification of the conditions, in July, 39,621 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 53.6%.

The number of loans that changed institution (subrogations creditor) was 7,910, for a 30.5% increase in the interannual rate. In turn, 2,618 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 43.3%.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	50,149	-3.7	37.5	35.7
-Novations	39,621	-5.4	53.6	52.7
-Subrogations Debtor	2,618	16.6	-43.3	-41.3
-Subrogations Creditor	7,910	-0.2	30.5	15.0

Number of mortgages with changes in interest rate conditions

Of the 50,149 mortgages with modified conditions during the month of July, 46.0% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 3.8% to 2.1% 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 before the change was that referring to the Mortgage Reference Trend for Savings Banks and to the Savings Bank Active Interest Rate (both with 4.38%), whereas the lowest average interest rate after the change was that referring to Other interest rates (4.13%).

After the modification of conditions, the average interest of the loans decreased 0.70 points in fixed interest rate mortgages, and decreased 0.35 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 interest rate structure (%)	Original average interest of loan	No. of mortgages	Final interest rate structure (%)	Final average interest of loan
Fixed	875	3.8	4.96	489	2.1	4.26
Variable	22,084	95.7	4.56	22,418	97.2	4.21
-MRTI Banks	341	1.5	4.91	211	0.9	5.06
-MRTI Savings Banks	996	4.3	4.38	501	2.2	4.73
-MRTI All institutions	643	2.8	4.57	346	1.5	4.71
-Type Act. Ref. Savings Banks	73	0.3	4.38	37	0.2	4.49
-Euribor	19,366	83.9	4.56	20,945	90.8	4.18
-Other interest rates	665	2.9	4.41	378	1.6	4.13
Without interest	111	0.5	-	163	0.7	-
Total interest rate changes	23,070	100.0		23,070	100.0	

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In July, 43,507 mortgage cancellations were registered, 23.0% less than in the same month of 2008. Mortgages cancelled on rustic properties decreased 7.4%, and those cancelled on urban properties decreased 23.4%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 24.7% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total registered mortgage cancellations	43,507	-9.4	-23.0	-25.8
Rustic	1,515	-3.9	-7.4	-11.3
Urban	41,992	-9.6	-23.4	-26.3
-Dwellings	29,340	-10.7	-24.7	-28.8

Geographical distribution

The highest numbers of properties with mortgages constituted per 100,000 inhabitants¹ were recorded in La Rioja (446) and Cantabria (440). The only Autonomous Communities that recorded a positive variation rate were Galicia (29.1%), Aragón (19.5%) and País Vasco (5.0%). The most negative evolution was registered in Castilla-La Mancha (-37.3%) and Comunidad de Madrid (-31.3%).

The Autonomous Communities with the greatest average mortgaged amount were Comunidad de Madrid (188,850 euros) and País Vasco (186,085 euros). Those experiencing a positive interannual variation rate were Extremadura (28.9%), Castilla-La Mancha (9.1%) and Principado de Asturias (1.9%), while those recording the most negative evolution were Región de Murcia (-49.2%) and Galicia (-26.3%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Comunitat Valenciana (289) and Castilla-La Mancha (229). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (192) and Región de Murcia (169).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with registered mortgage cancellations
	Number*	Interannual variation	Amount	Interannual variation	Number*	Number*
TOTAL	267	-15.5	133,873	-14.4	135	117
Andalucía	258	-25.4	117,814	-13.7	140	129
Aragón	380	19.5	110,896	-21.1	121	95
Asturias (Principado de)	206	-9.9	131,897	1.9	105	103
Baleares (Illes)	374	-3.3	130,344	-20.9	90	129
Canarias	316	-19.0	110,370	-8.3	173	120
Cantabria	440	-23.3	87,924	-19.9	49	101
Castilla y León	284	-14.7	110,552	-8.2	96	123
Castilla-La Mancha	291	-37.3	135,411	9.1	229	137
Cataluña	228	-7.3	155,807	-23.1	118	87
Comunitat Valenciana	326	-7.2	125,960	-9.1	289	165
Extremadura	270	-19.4	133,364	28.9	69	95
Galicia	232	29.1	106,372	-26.3	71	92
Madrid (Comunidad de)	214	-31.3	188,850	-10.3	94	115
Murcia (Región de)	327	-17.4	96,745	-49.2	194	169
Navarra (Comunidad Foral de)	196	-4.5	161,238	-24.6	73	92
País Vasco	224	5.0	186,085	-4.3	23	72
Rioja (La)	446	-12.2	124,793	-0.8	215	192
Ceuta	47	-82.2	145,556	-10.9	21	40
Melilla	119	150.9	149,984	-3.8	8	135

*Per hundred thousand inhabitants

¹This data was calculated from the revision of the figures of the Municipal Register for the year 2008. Only the population aged 18 to 84 years old was considered.

Provincial information

The provincial results that were provided in this Press release may henceforth be viewed at the following address of the INE website:

http://www.ine.es/en/daco/daco42/daco426/hpro0709_en.pdf

For further information see **INEbase-www.ine.es** All press releases at: **www.ine.es/prensa/prensa_en.htm**

Press office: Telephone numbers: 91 583 93 63 / 94 08 – Fax: 91 583 90 87 - gprensa@ine.es

Information area: Telephone number: 91 583 91 00 – Fax: 91 583 91 58 – www.ine.es/infoine

Mortgages Statistics (Closures)

July 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	99,112	13,268,394	5,600	1,171,882	93,512	12,096,512
Andalucía	16,653	1,961,964	1,314	242,848	15,339	1,719,116
Aragón	4,107	455,451	169	35,231	3,938	420,220
Asturias (Ppdo de)	1,884	248,494	178	21,033	1,706	227,461
Balears (Illes)	3,224	420,228	225	70,113	2,999	350,115
Canarias	5,288	583,638	196	19,302	5,092	564,336
Cantabria	2,109	185,432	43	5,128	2,066	180,304
Castilla y León	5,989	662,098	331	67,830	5,658	594,268
Castilla-La Mancha	4,708	637,517	363	70,817	4,345	566,700
Cataluña	13,500	2,103,389	201	62,213	13,299	2,041,176
Comunitat Valenciana	13,229	1,666,328	1,109	251,201	12,120	1,415,127
Extremadura	2,357	314,340	212	32,707	2,145	281,633
Galicia	5,373	571,538	253	30,390	5,120	541,148
Madrid (Comunidad de)	10,854	2,049,775	163	168,778	10,691	1,880,997
Murcia (Región de)	3,633	351,474	555	65,789	3,078	285,685
Navarra (Com. Foral de)	975	157,207	31	3,442	944	153,765
Pais Vasco	3,995	743,409	86	12,299	3,909	731,110
Rioja (La)	1,145	142,888	171	12,764	974	130,124
Ceuta	27	3,930	0	0	27	3,930
Melilla	62	9,299	0	0	62	9,299

28 September 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	93,512	12,096,512	58,995	6,769,075	4,239	1,780,373	30,278	3,547,064
Andalucía	15,339	1,719,116	9,686	1,008,215	760	289,945	4,893	420,956
Aragón	3,938	420,220	1,892	236,930	72	61,373	1,974	121,917
Asturias (Ppdo de)	1,706	227,461	1,225	134,963	43	25,023	438	67,475
Balears (Illes)	2,999	350,115	1,827	219,681	97	49,727	1,075	80,707
Canarias	5,092	564,336	3,264	269,669	147	38,379	1,681	256,288
Cantabria	2,066	180,304	1,290	143,229	22	5,076	754	31,999
Castilla y León	5,658	594,268	3,418	382,754	314	88,125	1,926	123,389
Castilla-La Mancha	4,345	566,700	2,632	285,302	486	165,529	1,227	115,869
Cataluña	13,299	2,041,176	9,070	1,117,874	489	219,300	3,740	704,002
Comunitat Valenciana	12,120	1,415,127	7,798	752,132	772	274,848	3,550	388,147
Extremadura	2,145	281,633	1,195	119,332	246	109,219	704	53,082
Galicia	5,120	541,148	2,984	312,170	101	37,331	2,035	191,647
Madrid (Comunidad de)	10,691	1,880,997	6,765	1,036,736	317	238,981	3,609	605,280
Murcia (Región de)	3,078	285,685	2,015	174,112	153	40,930	910	70,643
Navarra (Com. Foral de)	944	153,765	655	76,664	83	44,792	206	32,309
Pais Vasco	3,909	731,110	2,566	402,368	104	73,935	1,239	254,807
Rioja (La)	974	130,124	640	87,017	32	17,576	302	25,531
Ceuta	27	3,930	25	3,829	0	0	2	101
Melilla	62	9,299	48	6,102	1	283	13	2,914

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	5,600	1,171,882	2,035	551,963	2,520	484,614	1,045	135,305
Andalucía	1,314	242,848	425	98,782	635	116,410	254	27,656
Aragón	169	35,231	46	11,616	72	20,527	51	3,088
Asturias (Ppdo de)	178	21,033	57	6,066	60	12,184	61	2,783
Balears (Illes)	225	70,113	81	32,629	112	25,863	32	11,621
Canarias	196	19,302	74	9,173	66	5,827	56	4,302
Cantabria	43	5,128	24	2,791	16	1,943	3	394
Castilla y León	331	67,830	93	34,107	157	22,357	81	11,366
Castilla-La Mancha	363	70,817	199	30,030	128	24,956	36	15,831
Cataluña	201	62,213	77	24,845	77	28,989	47	8,379
Comunitat Valenciana	1,109	251,201	322	142,346	603	88,555	184	20,300
Extremadura	212	32,707	76	11,095	113	18,685	23	2,927
Galicia	253	30,390	140	15,253	102	12,339	11	2,798
Madrid (Comunidad de)	163	168,778	84	98,763	18	63,239	61	6,776
Murcia (Región de)	555	65,789	288	28,191	197	27,217	70	10,381
Navarra (Com. Foral de)	31	3,442	9	1,354	18	986	4	1,102
Pais Vasco	86	12,299	23	2,567	44	6,633	19	3,099
Rioja (La)	171	12,764	17	2,356	102	7,905	52	2,503
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	93,512	12,096,512	34,767	4,832,311	48,505	6,011,354	10,240	1,252,847
Andalucía	15,339	1,719,116	6,736	851,539	6,735	679,685	1,868	187,892
Aragón	3,938	420,220	855	143,838	2,315	199,903	768	76,479
Asturias (Ppdo de)	1,706	227,461	651	73,353	779	125,894	276	28,214
Balears (Illes)	2,999	350,115	1,452	135,845	1,363	172,118	184	42,152
Canarias	5,092	564,336	2,762	273,546	2,000	258,071	330	32,719
Cantabria	2,066	180,304	342	46,314	1,632	127,687	92	6,303
Castilla y León	5,658	594,268	2,684	225,356	2,407	310,265	567	58,647
Castilla-La Mancha	4,345	566,700	1,666	195,673	2,368	337,159	311	33,868
Cataluña	13,299	2,041,176	4,136	758,812	7,931	1,113,777	1,232	168,587
Comunitat Valenciana	12,120	1,415,127	4,254	641,206	5,944	592,764	1,922	181,157
Extremadura	2,145	281,633	684	85,065	1,391	190,854	70	5,714
Galicia	5,120	541,148	2,311	276,567	2,706	241,725	103	22,856
Madrid (Comunidad de)	10,691	1,880,997	3,929	769,072	5,994	939,336	768	172,589
Murcia (Región de)	3,078	285,685	797	81,148	1,778	169,615	503	34,922
Navarra (Com. Foral de)	944	153,765	194	35,053	368	67,534	382	51,178
Pais Vasco	3,909	731,110	832	178,784	2,337	421,100	740	131,226
Rioja (La)	974	130,124	422	53,674	432	58,508	120	17,942
Ceuta	27	3,930	16	2,355	11	1,575	0	0
Melilla	62	9,299	44	5,113	14	3,783	4	403

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	43,507	1,515	29,340	1,218	11,434
Andalucía	8,339	429	5,676	240	1,994
Aragón	1,023	61	684	16	262
Asturias (Ppdo de)	938	51	576	13	298
Balears (Illes)	1,116	66	701	38	311
Canarias	2,005	52	1,390	60	503
Cantabria	486	11	329	15	131
Castilla y León	2,599	104	1,688	165	642
Castilla-La Mancha	2,215	84	1,437	79	615
Cataluña	5,148	88	3,611	95	1,354
Comunitat Valenciana	6,680	219	4,554	124	1,783
Extremadura	833	73	527	36	197
Galicia	2,128	85	1,463	17	563
Madrid (Comunidad de)	5,802	18	3,885	161	1,738
Murcia (Región de)	1,875	116	1,212	96	451
Navarra (Com. Foral de)	457	26	308	16	107
Pais Vasco	1,277	18	913	41	305
Rioja (La)	493	14	319	5	155
Ceuta	23	0	16	0	7
Melilla	70	0	51	1	18

M - (TABLES ANNEX) July 2009 (5/7)

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	15,723	21,163	6,621	461	624	430	15,262	20,539	6,191
Andalucía	3,508	3,396	1,435	107	179	143	3,401	3,217	1,292
Aragón	278	545	200	19	8	34	259	537	166
Asturias (Ppdo de)	334	401	203	18	12	21	316	389	182
Balears Illes	472	535	109	20	37	9	452	498	100
Canarias	1,144	680	181	7	34	11	1,137	646	170
Cantabria	165	274	47	4	4	3	161	270	44
Castilla-León	942	1,150	507	51	18	35	891	1,132	472
Castilla-la-Mancha	556	1,360	299	28	46	10	528	1,314	289
Cataluña	1,541	3,087	520	31	31	26	1,510	3,056	494
Comunitat Valenciana	2,217	3,505	958	72	82	65	2,145	3,423	893
Extremadura	365	393	75	33	31	9	332	362	66
Galicia	977	943	208	42	33	10	935	910	198
Madrid (Comunidad de)	2,154	2,770	878	11	2	5	2,143	2,768	873
Murcia (Región de)	451	1,140	284	3	86	27	448	1,054	257
Navarra (Com. Foral de)	137	185	135	4	8	14	133	177	121
Pais Vasco	326	534	417	7	6	5	319	528	412
Rioja (La)	111	226	156	4	7	3	107	219	153
Ceuta	10	13	0	0	0	0	10	13	0
Melilla	35	26	9	0	0	0	35	26	9

M - (TABLES ANNEX) July 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		Rustic buildings	Urban buildings	Dwellings
			Debtor	Creditor			
TOTAL	50,149	39,621	2,618	7,910	1,597	48,552	33,074
Andalucía	9,028	7,152	363	1,513	255	8,773	6,100
Aragón	1,304	1,117	65	122	45	1,259	836
Asturias (Ppdo de)	959	728	129	102	37	922	550
Balears Illes	778	713	6	59	54	724	495
Canarias	2,898	1,774	46	1,078	44	2,854	2,073
Cantabria	234	198	1	35	6	228	173
Castilla-León	2,023	1,618	119	286	141	1,882	1,109
Castilla-la-Mancha	3,700	3,160	89	451	127	3,573	2,202
Cataluña	6,984	5,539	231	1,214	73	6,911	4,915
Comunitat Valenciana	11,724	8,528	1,120	2,076	360	11,364	7,861
Extremadura	601	536	3	62	40	561	422
Galicia	1,637	1,248	233	156	83	1,554	1,011
Madrid (Comunidad de)	4,782	4,182	135	465	132	4,650	3,458
Murcia (Región de)	2,154	1,939	33	182	101	2,053	1,100
Navarra (Com. Foral de)	365	353	2	10	41	324	177
Pais Vasco	409	307	23	79	15	394	285
Rioja (La)	553	518	19	16	43	510	296
Ceuta	12	11	0	1	0	12	8
Melilla	4	0	1	3	0	4	3

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