

Mortgage Statistics (Base 2003)

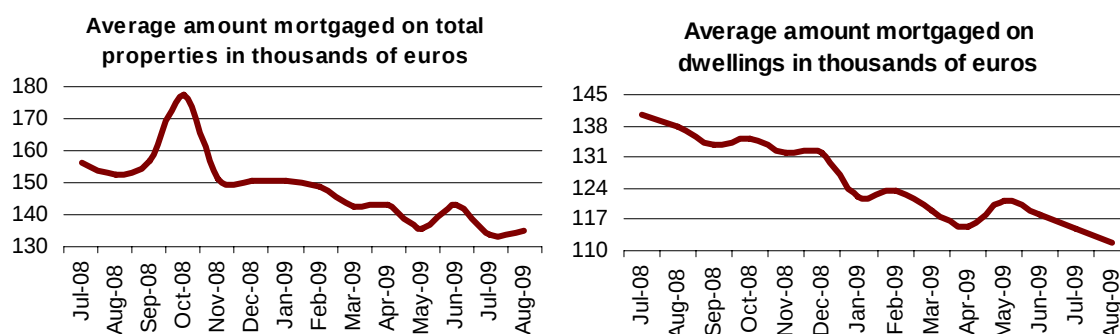
August 2009. *Provisional data*

The average value of the mortgages constituted in August decreases 11.6% in the interannual rate and reaches 134,923 euros

The number of mortgages that change conditions increases 61.7%, while registered cancellations decrease 15.4%

During the month of August, the average amount per mortgage constituted stood at 134,923 euros, 11.6% less than for the same month the previous year, and 0.8% more than the amount recorded in July 2009.

In mortgages constituted for dwellings, the average amount was 111,753 euros, 18.8% less than in the same month of 2008, and 2.6% lower than that registered in July 2009.



The value of the mortgages constituted on urban properties almost reached 10,518 million euros in August, indicating an interannual decrease of 14.2%. In dwellings, the capital loaned surpassed 5,865 million euros, 24.2% less than in August 2008.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total properties				
Number of mortgaged properties	84,919	-14.3	-3.7	-20.4
Capital loaned (thousands of euros)	11,457,503	-13.6	-14.9	-30.2
Average amount (euros)	134,923	0.8	-11.6	-12.3
Rustic buildings				
Number of mortgaged properties	4,686	-16.3	4.7	34.8
Capital loaned (thousands of euros)	939,653	-19.8	-21.9	-1.0
Average amount (euros)	200,523	-4.2	-25.4	-26.6
Urban buildings				
Number of mortgaged properties	80,233	-14.2	-4.1	-22.2
Capital loaned (thousands of euros)	10,517,850	-13.1	-14.2	-32.0
Average amount (euros)	131,091	1.3	-10.5	-12.7
Dwellings				
Number of mortgaged properties	52,482	-11.0	-6.6	-27.6
Capital loaned (thousands of euros)	5,865,043	-13.4	-24.2	-39.8
Average amount (euros)	111,753	-2.6	-18.8	-16.9

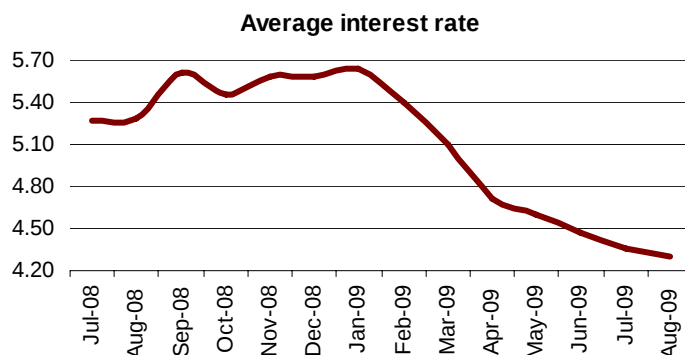
Mortgages by institution

Savings Banks were the institutions that granted the highest number of mortgage loans in August (50.6% of the total), followed by Banks (38.2%) and Other financial institutions (11.2%).

Regarding the capital loaned, Savings Banks granted 45.4% of the total, Banks 43.2% and Other financial institutions 11.4%.

Mortgage interest rates

The average interest rate in August 2009 was 4.30%, representing a 18.6% decrease in the interannual rate, and a 1.4% decrease as compared with July 2009.

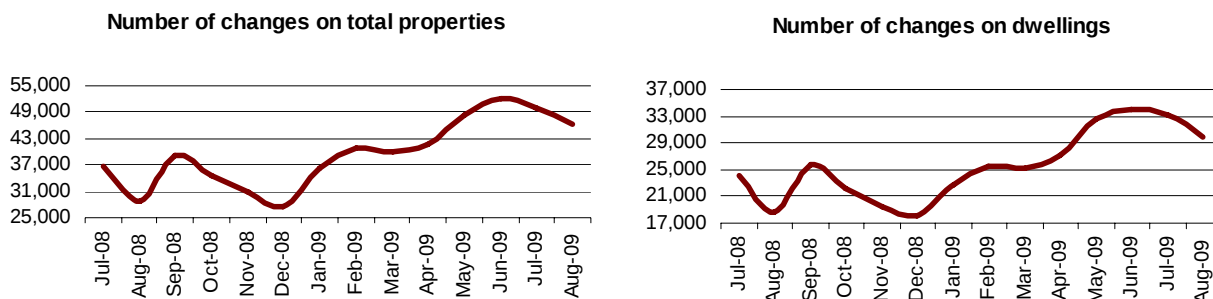


By institution, the average interest rate of Savings Bank mortgage loans was 4.46%, and the average term was 22 years. Regarding Banks, the average interest rate for mortgage loans was 4.15%, and the average term was 19 years.

95.6% of the mortgages constituted in August used a variable interest rate, as opposed to the 4.4% that used a fixed rate. Within the variable rates, the Euribor was the reference interest rate most used in constituting mortgages, specifically in 88.0% of new contracts.

Mortgages with modified conditions

In August, the total number of mortgages with modified conditions was 46,289, with an interannual increase of 61.7%. In the case of dwellings, the number of mortgages that modified their conditions was 29,864, that is, 61.2% more than the number registered in August 2008.



Considering the type of modification of the conditions, in August, 38,027 novations (or modifications within the same financial institution) were recorded, representing an interannual increase of 91.5%.

The number of loans that changed institution (subrogations creditor) was 5,679, for a 32.3% increase in the interannual rate. In turn, 2,583 mortgages changed the holder of the mortgaged property (subrogations debtor), which implied a decrease of 42.3%.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total mortgages with changes	46,289	-7.7	61.7	38.6
-Novations	38,027	-4.0	91.5	56.9
-Subrogations Debtor	2,583	-1.3	-42.3	-41.5
-Subrogations Creditor	5,679	-28.2	32.3	16.8

Number of mortgages with changes in interest rate conditions

Of the 46,289 mortgages with modified conditions during the month of August, 40.8% were due to changes in interest rates.

The percentage of mortgages at a fixed interest rate decreased after the change in conditions (from 3.7% 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 before the change was that referring to the Mortgage Reference Trend for Savings Banks (4.43%), whereas the lowest average interest rate after the change was that referring to Other interest rates (4.03%).

After the modification of conditions, the average interest of the loans decreased 0.66 points in fixed interest rate mortgages, and decreased 0.39 points in variable interest rate mortgages.

Interest rate modality	No. of mortgages	Before the change in interest rate		After the change in interest rate		
		Original structure of interest rates (%)	Original average interest of loan	No. of mortgages	Final structure of interest rates (%)	Average interest after change
Fixed	689	3.7	4.78	283	1.5	4.12
Variable	18,040	95.6	4.47	18,479	98.0	4.08
-MRTI* Banks	220	1.2	4.89	105	0.6	4.28
-MRTI* Savings banks	728	3.9	4.43	330	1.7	4.66
-MRTI* All institutions	562	3.0	4.56	292	1.5	4.72
-Type Act. Ref. Saving Banks	67	0.4	4.61	29	0.2	4.40
-Euribor	15,897	84.3	4.45	17,336	91.9	4.06
-Others interest rates	566	3.0	4.61	387	2.1	4.03
Without interest	136	0.7	-	103	0.5	-
Total interest rate changes	18,865	100.0	-	18,865	100.0	-

*MRTI: Mortgage Reference Trend

Registered mortgage cancellations

In August, 37,393 mortgage cancellations were registered, 15.4% less than in the same month of 2008. Mortgages cancelled on rustic properties decreased 8.5%, and those cancelled on urban properties decreased 15.6%. In the case of cancellations of mortgages constituted on dwellings, their number decreased 13.3% in the interannual rate.

	Total	Variation rate		
		Inter-monthly	Interannual	Interannual accumulated
Total cancelled mortgages	37,393	-14.0	-15.4	-24.9
Rustic	1,093	-27.9	-8.5	-11.1
Urban	36,300	-13.5	-15.6	-25.3
-Dwellings	25,551	-12.9	-13.3	-27.5

Geographical distribution

The highest numbers of properties with mortgages constituted per 100,000 inhabitants¹ were recorded in La Rioja (402) and Cantabria (304). The only Autonomous Communities that recorded a positive variation rate were País Vasco (29.0%), Andalucía (14.8%), Aragón (12.5%) and Comunitat Valenciana (6.1%). The most negative evolution was registered in Comunidad de Madrid (-26.7%) and Extremadura (-26.4%).

The Autonomous Communities with the greatest average mortgaged amount were Comunidad de Madrid (215,388 euros) and Cantabria (162,896 euros). Those experiencing a positive interannual variation rate were La Rioja (21.4%), Comunidad Foral de Navarra (14.0%) and Comunidad de Madrid (13.3%), while those recording the most negative evolution were Illes Balears (-33.5%) and País Vasco (-31.8%).

The Communities showing the highest number of properties with condition changes per 100,000 inhabitants¹ were Castilla-La Mancha (330) and Comunitat Valenciana (256). Those having the greatest number of registered mortgage cancellations per 100,000 inhabitants¹ were La Rioja (255) and Región de Murcia (164).

Autonomous Community	Mortgaged properties		Average amount mortgaged in euros		Mortgaged properties with changes in conditions	Properties with cancelled mortgage
	Number*	Variation interannual	Amount	Variation interannual	Number*	Number*
TOTAL	228	-5.5	134,923	-11.6	124	101
Andalucía	268	14.8	121,118	-17.8	140	118
Aragón	290	12.5	117,218	-29.2	100	85
Asturias (Principado de)	186	-4.6	120,471	-20.3	75	75
Balears (Illes)	263	-4.0	137,141	-33.5	81	141
Canarias	285	-14.5	126,555	13.0	87	110
Cantabria	304	-9.7	162,896	4.2	39	78
Castilla y León	215	-24.7	124,020	-14.2	105	95
Castilla-La Mancha	217	-20.5	114,613	-14.5	330	88
Cataluña	175	-9.8	148,837	-12.7	86	79
Comunitat Valenciana	282	6.1	120,660	-14.2	256	141
Extremadura	169	-26.4	122,729	-0.5	101	75
Galicia	209	-5.5	104,083	-3.2	66	89
Madrid (Comunidad de)	174	-26.7	215,388	13.3	91	77
Murcia (Región de)	271	-11.2	99,969	-28.2	168	164
Navarra (Comunidad Foral de)	195	-7.2	150,697	14.0	50	107
País Vasco	228	29.0	139,478	-31.8	23	64
Rioja (La)	402	-5.9	121,727	21.4	200	255
Ceuta	317	183.3	74,454	-69.6	9	144
Melilla	89	-69.0	242,739	89.3	12	67

*Per each hundred thousands 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/hpro0809_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)

August 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	84,919	11,457,503	4,686	939,653	80,233	10,517,850
Andalucía	17,287	2,093,768	1,246	256,893	16,041	1,836,875
Aragón	3,132	367,126	225	57,281	2,907	309,845
Asturias (Ppdo de)	1,703	205,162	91	12,542	1,612	192,620
Balears (Illes)	2,268	311,035	131	43,577	2,137	267,458
Canarias	4,768	603,415	150	64,300	4,618	539,115
Cantabria	1,459	237,665	23	4,758	1,436	232,907
Castilla y León	4,523	560,941	310	49,275	4,213	511,666
Castilla-La Mancha	3,515	402,864	201	51,821	3,314	351,043
Cataluña	10,357	1,541,502	187	32,371	10,170	1,509,131
Comunitat Valenciana	11,461	1,382,882	876	146,951	10,585	1,235,931
Extremadura	1,477	181,271	226	55,007	1,251	126,264
Galicia	4,827	502,407	332	34,521	4,495	467,886
Madrid (Comunidad de)	8,838	1,903,599	146	69,408	8,692	1,834,191
Murcia (Región de)	3,018	301,707	365	27,091	2,653	274,616
Navarra (Com. Foral de)	969	146,025	40	6,141	929	139,884
Pais Vasco	4,056	565,721	82	20,837	3,974	544,884
Rioja (La)	1,032	125,622	54	6,130	978	119,492
Ceuta	183	13,625	0	0	183	13,625
Melilla	46	11,166	1	750	45	10,416

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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	80,233	10,517,850	52,482	5,865,043	3,810	1,683,764	23,941	2,969,043
Andalucía	16,041	1,836,875	10,206	1,018,030	1,294	381,084	4,541	437,761
Aragón	2,907	309,845	1,660	181,628	46	36,375	1,201	91,842
Asturias (Ppdo de)	1,612	192,620	1,156	137,729	24	18,608	432	36,283
Balears (Illes)	2,137	267,458	1,463	158,430	55	20,601	619	88,427
Canarias	4,618	539,115	2,621	248,774	150	30,765	1,847	259,576
Cantabria	1,436	232,907	1,115	130,837	38	64,888	283	37,182
Castilla y León	4,213	511,666	2,488	297,052	312	110,725	1,413	103,889
Castilla-La Mancha	3,314	351,043	2,243	220,647	200	40,525	871	89,871
Cataluña	10,170	1,509,131	7,382	862,075	438	255,189	2,350	391,867
Comunitat Valenciana	10,585	1,235,931	7,094	634,214	362	204,489	3,129	397,228
Extremadura	1,251	126,264	840	72,664	175	30,934	236	22,666
Galicia	4,495	467,886	2,707	298,109	108	44,870	1,680	124,907
Madrid (Comunidad de)	8,692	1,834,191	6,146	941,772	224	276,663	2,322	615,756
Murcia (Región de)	2,653	274,616	1,784	150,634	170	47,825	699	76,157
Navarra (Com. Foral de)	929	139,884	653	89,131	57	11,958	219	38,795
Pais Vasco	3,974	544,884	2,215	326,117	96	93,277	1,663	125,490
Rioja (La)	978	119,492	598	79,922	59	12,588	321	26,982
Ceuta	183	13,625	76	11,652	1	850	106	1,123
Melilla	45	10,416	35	5,625	1	1,550	9	3,241

MS.3 Rustic buildings, according to loaning bank

	Rustic buildings		Banks		Savings banks		Other banks	
	Number	Capital	Number	Capital	Number	Capital	Number	Capital
TOTAL	4,686	939,653	2,015	411,076	1,820	370,844	851	157,733
Andalucía	1,246	256,893	382	94,470	571	103,568	293	58,855
Aragón	225	57,281	106	14,375	80	35,584	39	7,322
Asturias (Ppdo de)	91	12,542	21	2,902	41	4,668	29	4,972
Balears (Illes)	131	43,577	54	20,720	62	21,232	15	1,625
Canarias	150	64,300	72	54,121	54	7,401	24	2,778
Cantabria	23	4,758	10	1,655	5	366	8	2,737
Castilla y León	310	49,275	122	14,926	151	27,016	37	7,333
Castilla-La Mancha	201	51,821	55	9,220	95	16,094	51	26,507
Cataluña	187	32,371	59	14,553	91	15,055	37	2,763
Comunitat Valenciana	876	146,951	390	61,178	309	64,928	177	20,845
Extremadura	226	55,007	118	31,740	81	19,674	27	3,593
Galicia	332	34,521	241	23,999	79	9,094	12	1,428
Madrid (Comunidad de)	146	69,408	87	42,586	49	20,987	10	5,835
Murcia (Región de)	365	27,091	216	9,656	88	11,345	61	6,090
Navarra (Com. Foral de)	40	6,141	20	2,078	16	3,855	4	208
Pais Vasco	82	20,837	25	8,928	38	8,151	19	3,758
Rioja (La)	54	6,130	36	3,217	10	1,829	8	1,084
Ceuta	0	0	0	0	0	0	0	0
Melilla	1	750	1	750	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	80,233	10,517,850	30,408	4,536,041	41,182	4,836,545	8,643	1,145,264
Andalucía	16,041	1,836,875	6,244	853,358	7,903	815,428	1,894	168,089
Aragón	2,907	309,845	843	91,396	1,476	172,150	588	46,299
Asturias (Ppdo de)	1,612	192,620	648	67,512	797	104,378	167	20,730
Balears (Illes)	2,137	267,458	953	126,207	949	124,048	235	17,203
Canarias	4,618	539,115	2,552	266,993	1,799	191,180	267	80,942
Cantabria	1,436	232,907	653	77,858	678	112,215	105	42,834
Castilla y León	4,213	511,666	1,332	150,492	2,305	254,687	576	106,487
Castilla-La Mancha	3,314	351,043	957	113,776	1,873	184,121	484	53,146
Cataluña	10,170	1,509,131	3,601	676,143	5,861	736,619	708	96,369
Comunitat Valenciana	10,585	1,235,931	3,826	622,228	5,203	480,886	1,556	132,817
Extremadura	1,251	126,264	557	66,787	658	55,815	36	3,662
Galicia	4,495	467,886	1,808	196,038	2,563	259,438	124	12,410
Madrid (Comunidad de)	8,692	1,834,191	4,016	910,316	4,067	736,560	609	187,315
Murcia (Región de)	2,653	274,616	773	107,363	1,478	137,453	402	29,800
Navarra (Com. Foral de)	929	139,884	125	16,981	486	74,169	318	48,734
Pais Vasco	3,974	544,884	1,218	133,432	2,257	321,905	499	89,547
Rioja (La)	978	119,492	273	50,803	638	60,726	67	7,963
Ceuta	183	13,625	3	287	180	13,338	0	0
Melilla	45	10,416	26	8,069	11	1,429	8	918

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

	Total	Rustic buildings	Dwellings	Lots	Other urban land
TOTAL	37,393	1,093	25,551	1,053	9,696
Andalucía	7,604	379	5,034	220	1,971
Aragón	918	32	567	38	281
Asturias (Ppdo de)	687	25	518	6	138
Balears (Illes)	1,219	40	694	142	343
Canarias	1,838	31	1,180	81	546
Cantabria	374	8	276	8	82
Castilla y León	2,006	82	1,374	65	485
Castilla-La Mancha	1,426	63	947	33	383
Cataluña	4,687	38	3,179	84	1,386
Comunitat Valenciana	5,740	134	4,054	77	1,475
Extremadura	656	33	402	52	169
Galicia	2,059	77	1,306	87	589
Madrid (Comunidad de)	3,909	30	3,028	38	813
Murcia (Región de)	1,822	59	1,299	63	401
Navarra (Com. Foral de)	529	3	377	31	118
Pais Vasco	1,146	26	810	16	294
Rioja (La)	655	33	399	11	212
Ceuta	83	0	78	0	5
Melilla	35	0	29	1	5

M - (TABLES ANNEX) August 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	12,316	19,518	5,559	346	381	366	11,970	19,137	5,193
Andalucía	2,695	3,567	1,342	103	123	153	2,592	3,444	1,189
Aragón	186	559	173	3	10	19	183	549	154
Asturias (Ppdo de)	216	342	129	8	7	10	208	335	119
Balears Illes	450	672	97	14	19	7	436	653	90
Canarias	860	751	227	14	9	8	846	742	219
Cantabria	130	199	45	5	1	2	125	198	43
Castilla-León	708	968	330	21	24	37	687	944	293
Castilla-la-Mancha	380	829	217	23	32	8	357	797	209
Cataluña	1,276	2,998	413	12	21	5	1,264	2,977	408
Comunitat Valenciana	1,916	3,010	814	51	60	23	1,865	2,950	791
Extremadura	267	337	52	24	4	5	243	333	47
Galicia	855	1,006	198	29	18	30	826	988	168
Madrid (Comunidad de)	1,430	1,806	673	12	8	10	1,418	1,798	663
Murcia (Región de)	406	1,192	224	15	33	11	391	1,159	213
Navarra (Com. Foral de)	111	276	142	2	0	1	109	276	141
Pais Vasco	311	592	243	7	11	8	304	581	235
Rioja (La)	92	328	235	3	1	29	89	327	206
Ceuta	11	72	0	0	0	0	11	72	0
Melilla	16	14	5	0	0	0	16	14	5

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	46,289	38,027	2,583	5,679	1,453	44,836	29,864
Andalucía	9,063	7,559	577	927	261	8,802	6,412
Aragón	1,082	803	135	144	35	1,047	674
Asturias (Ppdo de)	690	618	27	45	27	663	462
Balears Illes	695	638	12	45	35	660	419
Canarias	1,453	1,039	19	395	32	1,421	991
Cantabria	186	162	0	24	6	180	145
Castilla-León	2,211	1,945	85	181	114	2,097	1,329
Castilla-la-Mancha	5,335	4,713	76	546	254	5,081	3,359
Cataluña	5,114	4,151	200	763	58	5,056	3,450
Comunitat Valenciana	10,397	7,439	1,181	1,777	322	10,075	6,688
Extremadura	886	842	2	42	44	842	315
Galicia	1,520	1,294	106	120	46	1,474	776
Madrid (Comunidad de)	4,608	4,103	82	423	68	4,540	3,020
Murcia (Región de)	1,871	1,737	10	124	69	1,802	1,109
Navarra (Com. Foral de)	246	244	0	2	54	192	135
Pais Vasco	408	246	57	105	27	381	257
Rioja (La)	513	488	14	11	1	512	314
Ceuta	5	5	0	0	0	5	3
Melilla	6	1	0	5	0	6	6

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