



June 19th 2024

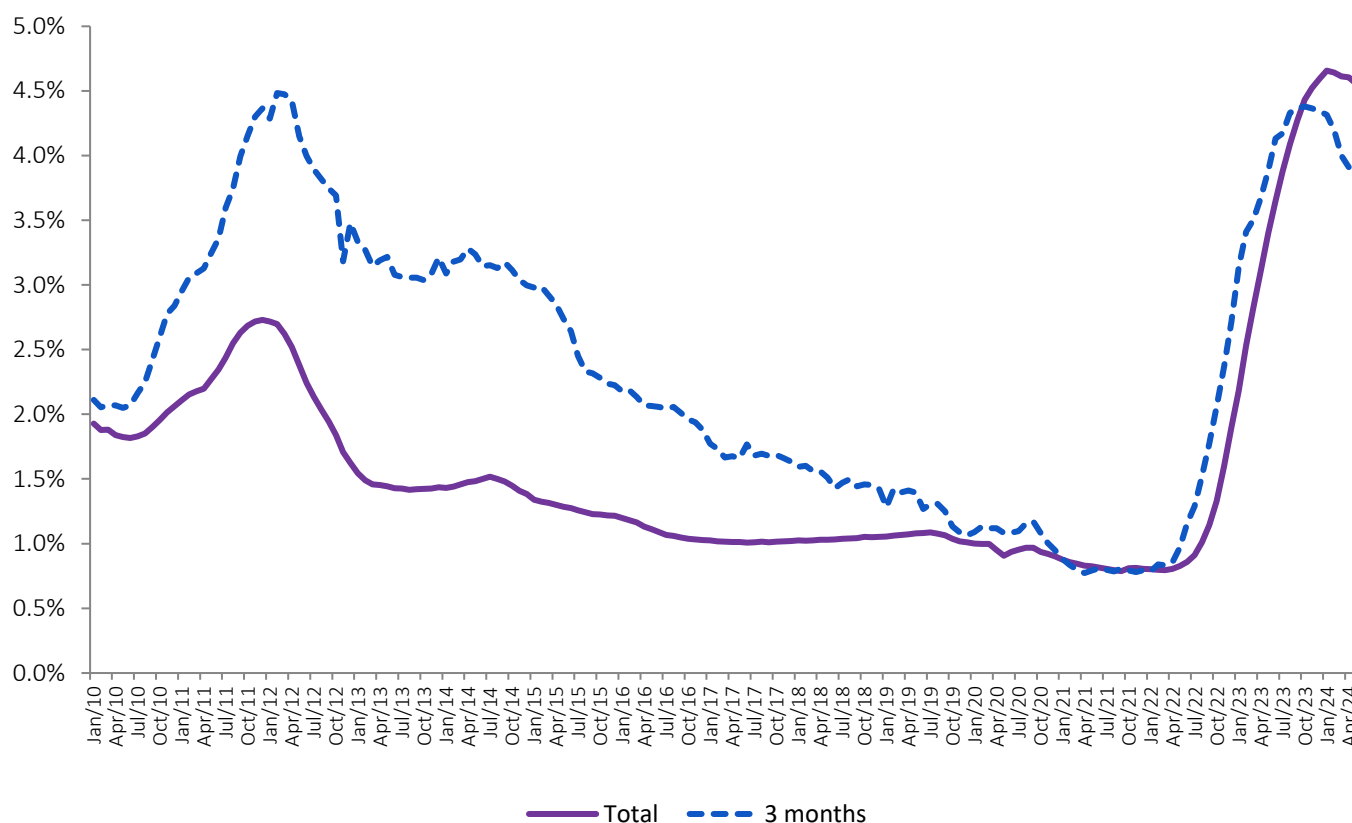
IMPLICIT INTEREST RATES IN HOUSING

May 2024

INTEREST RATE DECREASED FOR THE FORTH MONTH IN A ROW, TO 4.556%

The implicit interest rate for all housing loan agreements decreased for the fourth month in a row, from 4.606% in April to 4.556% in May. For the contracts that were closed in the previous three months, the interest rate decreased for the seventh consecutive month, from 3.910% to 3.845%. The average value of owed capital increased 347 Euros, reaching 65,924 Euros. The average value of loan repayments stood at 404 euros, the same amount as in the previous month, an increase of 52 euros compared to the value observed in May 2023 (14.8% more). In the last month, interest represented 61% of the average repayments, which compares with 51% one year before. In the contracts celebrated in the last 3 months, the average value of loan repayments decreased 8 euros to 603 euros (2.0% higher than the same month of the previous year).

Figure 1. Implicit interest rates in housing loans



The implicit interest rates, average owed capital and monthly loan repayment figures can be found in the next table.



IMPLICIT INTEREST RATES IN HOUSING

Period	Monthly Average			
	Total		3 months	
	from which Housing		from which Housing	
	Acquisition		Acquisition	
Implicit interest rates in housing loans (%)				
May/23	3.398%	3.383%	3.882%	3.871%
Jun/23	3.649%	3.631%	4.132%	4.123%
Jul/23	3.878%	3.858%	4.173%	4.161%
Aug/23	4.089%	4.067%	4.331%	4.320%
Sep/23	4.270%	4.247%	4.366%	4.351%
Oct/23	4.433%	4.408%	4.380%	4.364%
Nov/23	4.524%	4.497%	4.366%	4.353%
Dec/23	4.593%	4.564%	4.342%	4.326%
Jan/24	4.657%	4.623%	4.315%	4.297%
Feb/24	4.641%	4.606%	4.197%	4.182%
Mar/24	4.613%	4.578%	4.000%	3.983%
Apr/24	4.606%	4.567%	3.910%	3.889%
May/24	4.556%	4.518%	3.845%	3.826%
Average of owed capital (Euros)				
May/23	63,169	70,718	124,065	132,767
Jun/23	63,296	70,797	122,570	131,036
Jul/23	63,555	71,051	123,098	131,130
Aug/23	63,740	71,204	122,964	130,736
Sep/23	63,962	71,416	123,392	130,929
Oct/23	64,186	71,599	125,103	132,354
Nov/23	64,438	71,829	126,115	133,945
Dec/23	64,597	71,979	125,928	133,509
Jan/24	64,790	72,166	125,210	132,348
Feb/24	65,158	72,531	124,216	131,327
Mar/24	65,391	72,760	125,354	132,509
Apr/24	65,577	72,921	125,159	132,518
May/24	65,924	73,298	124,516	132,151
Loan repayments (Euros)				
May/23	352	385	591	632
Jun/23	361	395	609	652
Jul/23	370	404	604	642
Aug/23	379	414	623	662
Sep/23	386	422	628	665
Oct/23	392	429	644	680
Nov/23	396	434	655	694
Dec/23	400	438	651	689
Jan/24	404	442	639	675
Feb/24	403	441	628	661
Mar/24	403	442	619	652
Apr/24	404	443	611	645
May/24	404	443	603	639

Date of the next press release – July 19th 2024