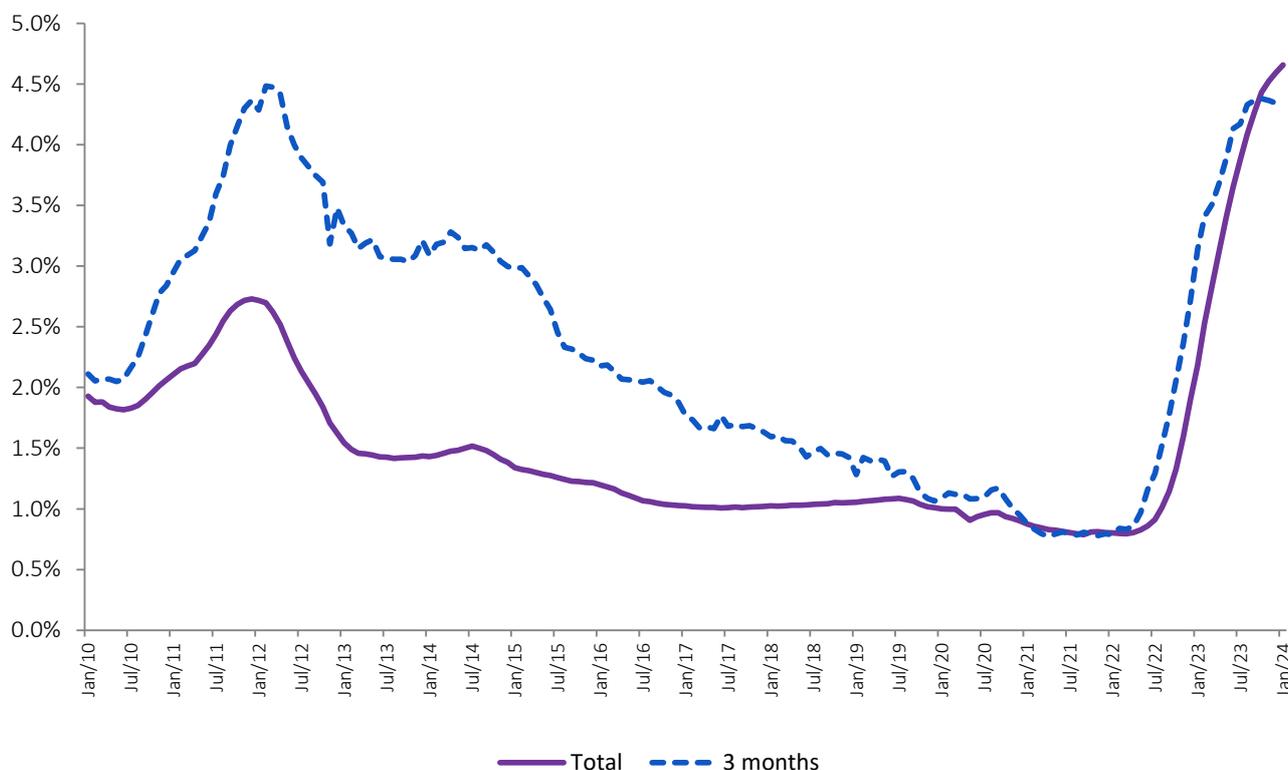




INTEREST RATE INCREASED TO 4.657%, HAVING DIMINISHED TO 4.315% FOR NEW CONTRACTS

The implicit interest rate for all housing loan agreements increased from 4.593% in December 2023 to 4.657% in January 2024, the highest value since March 2009. For the contracts that were closed in the previous three months, the interest rate decreased for the third month in a row, from 4.342% to 4.315%. The average value of owed capital increased 193 Euros, reaching 64,790 Euros. The average value of loan repayments increased 4 euros to 404 euros, an increase of 89 euros compared to the value observed in January 2023 (28.3% more), achieving its maximum value since the beginning of the series (January 2009). In the last month, interest represented 61% of the average repayments, which compares with only 36% one year before. In the contracts celebrated in the last 3 months, the average value of loan repayments decreased 12 euros to 639 euros (20.3% 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	Total		3 months	
		from which Housing		from which Housing
		Acquisition		Acquisition
Implicit interest rates in housing loans (%)				
Jan/23	2.183%	2.188%	3.139%	3.145%
Feb/23	2.532%	2.528%	3.409%	3.396%
Mar/23	2.829%	2.823%	3.507%	3.501%
Apr/23	3.110%	3.098%	3.675%	3.661%
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%
Average of owed capital (Euros)				
Jan/23	62,356	69,994	126,262	135,651
Feb/23	62,533	70,145	125,215	134,375
Mar/23	62,699	70,273	125,170	134,157
Apr/23	62,972	70,534	125,734	134,154
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
Loan repayments (Euros)				
Jan/23	315	345	531	574
Feb/23	322	352	569	609
Mar/23	331	362	576	617
Apr/23	341	373	590	628
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

Date of the next press release – March 18th 2024