



Statistics Netherlands

Press release

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Increase in mortgages stagnates in second half of 2002

According to figures from Statistics Netherlands, half a million new mortgages were registered in 2002, for a record amount of 82 billion euro. After two years of decrease, the number of registered house mortgages rose slightly again in 2002. The increase was concentrated in the first half of the year; in the second half it stabilised. Renegotiated and second mortgages accounted for nearly all of the increase in newly registered mortgages.

The average house price was 200 thousand euro last year, 6 percent higher than in 2001. This price increase was less than in previous years.

More renegotiated and second mortgages

The number of newly registered mortgages rose by four percent last year, to 501 thousand. This is the first yearly increase since 1999, and it consisted mainly of renegotiated and second mortgages prompted by falling interest rates. The number of transfers of ownership was about the same in 2002 as in 2001.

Peak in first half of 2002

The mortgage market picked up in the first half of 2002 compared with the same period in 2001, and subsequently fell gradually so that in the second half of the year slightly fewer mortgages than twelve months previously were registered.

Slower increase in house prices

Average house prices rose by 6 percent on average in 2002, to 200 thousand euro. This increase is smaller than in previous years: in 2001 house prices rose by 9 percent, in 2000 by 20 percent and in 1999 by 19 percent compared with the preceding year.

The average amount of mortgage loans rose by 9 percent in 2002 to 164 thousand euro. This increase was mainly connected with the increase in house prices.

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Interest rates down

The mortgage interest rate rose slightly in the first half of 2002, but subsequently fell slightly to 5.1 percent in the fourth quarter. This was partly related to the development in interest rates on the capital market. All in all the mortgage interest for new dwellings was half a percent point lower on average than in 2001.

Average mortgage debt 110 thousand euro

The total outstanding debt for house mortgages rose to 350 billion euro in 2002, 11 percent up on the end of 2001. The average outstanding debt per mortgaged dwelling 110 thousand euro at the end of last year. Nearly 90 percent of owner-occupiers have mortgage outstanding.