



May 9th 2023

Loans to individuals – France • March 2023

Housing loan production stands at €14.4 billion

- In March, the seasonally adjusted flow of new housing loans stands at €14.4 billion (€12.2 billion excluding renegotiations). The narrowly defined effective rate – NDER–, i.e. excluding fees and insurance, stands at 2.56%.
- The annual growth rate of outstanding home loans is +4.5% in March 2023 (after +4.8% in February).
- Housing financing remains more abundant and less expensive in France than in its European neighbours.
- The growth rate of consumer loans decreases slightly in March, at +3.8% down from +4.0% in February.

Outstanding amounts and annual growth rates (without seasonal adjustment)

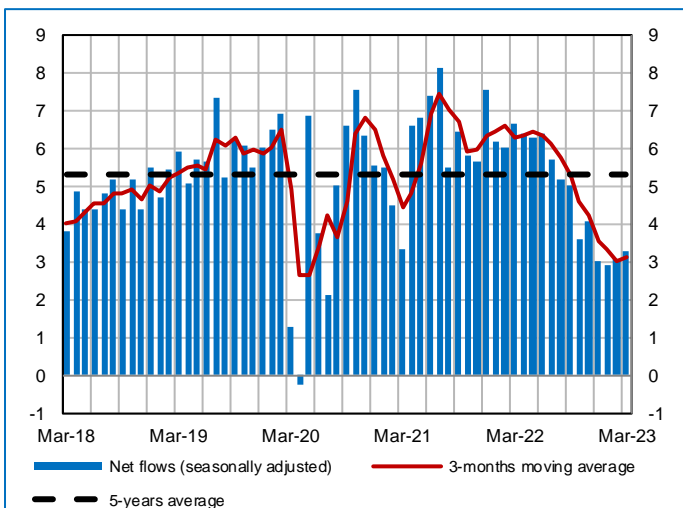
(Outstanding amounts in € Bn, annual growth rate in %)

	End-of-month level	Annual growth rate			
	Mar-23	Jan-23	Feb-23	Mar-23	Apr-23*
Total	1 516	4.9	4.6	4.4	-
<i>Lending for house purchase</i>	<i>1 285</i>	<i>5.1</i>	<i>4.8</i>	<i>4.5</i>	<i>4.2</i>
<i>Credit for consumption</i>	<i>202</i>	<i>3.9</i>	<i>4.0</i>	<i>3.8</i>	<i>-</i>
<i>Other lending</i>	<i>29</i>	<i>3.1</i>	<i>0.6</i>	<i>1.4</i>	<i>-</i>

(*) Nowcasting

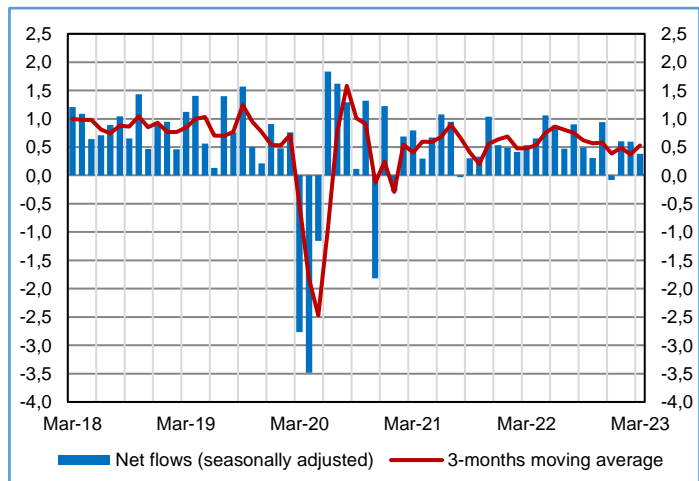
Housing loans to individuals (seasonally adjusted)

(In billion euros)



Credit for consumption (seasonally adjusted)

(In billion euros)





Production of new loans

(excluding overdrafts, monthly flows seasonally adjusted (a))

(volumes in billion euros, proportion in percentage)	Nov-22	Dec-22	Jan-23	Feb-23 (e)	Mar-23 (f)	Apr-23 (g)
- loans for consumption purposes (b)	5.6	5.5	5.8	5.5	5.6	
- housing loans	18.2	15.0	15.7	14.6	14.4	14.4
of which housing loans excluding renegotiations	15.9	14.0	13.4	12.2	12.2	12.0
- proportion of renegotiation (not seasonally adjusted) in % (c)	12.8	12.5	15.1	16.4	15.4	

Interest rates on new loans (narrow defined effective rate, monthly average)

(in percentage)	Nov-22	Dec-22	Jan-23	Feb-23 (e)	Mar-23 (f)	Apr-23 (g)
- housing loans	1.91	2.05	2.20	2.36	2.56	2.71
of which housing loans long term and fixed rates	1.92	2.05	2.20	2.36	2.55	
of which housing loans short term and floating rates	1.81	2.05	2.18	2.32	2.56	
of which housing loans excluding renegotiations	1.96	2.12	2.31	2.51	2.72	
- loans for consumption purposes (b)	4.64	4.80	4.98	5.29	5.45	
- overdrafts for individuals (d)	5.49	5.34	5.49	5.80	5.79	

(a) Parameters for seasonal adjustment are updated each month, taking into account monthly data under review.

(b) Excluding revolving loans. Loans for splitted-cost payments (mainly "loans granted on market place" and "extended credit-card credits" are included into consumption loans.

(c) Ratio of renegotiated loans on housing loans, both not seasonally adjusted

(d) Overdrafts: negative balance of ordinary accounts + commercial credits + factoring + cash credits without fixed repayment schedule (including mobilization of revolving loans).

(e) Revised data

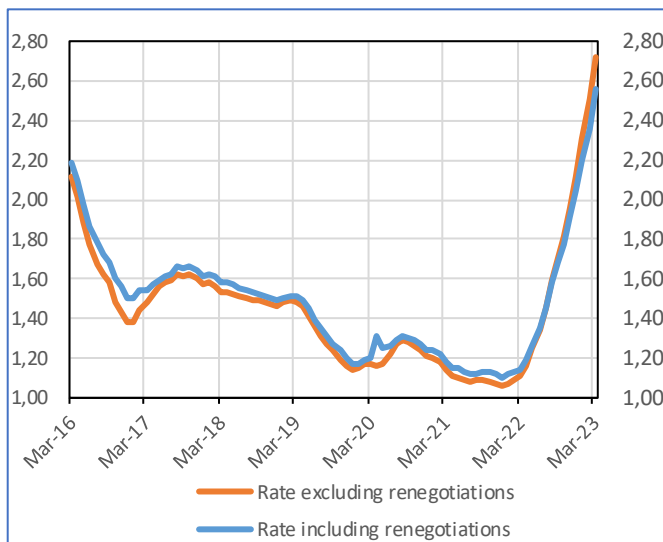
(f) Provisional data

(g) Nowcasting

Renegotiated loans are loans where at least one of the terms of the initial contract is modified with the active participation of the borrower, giving rise to the declaration of a new contract. They include in particular loans for which the insurance contract has been modified (since February 2022 the Lemoine law authorizes the termination at any time of the borrower's insurance contracts, without any notice period or fees or penalties) even if the other characteristics of the loan remain unchanged.

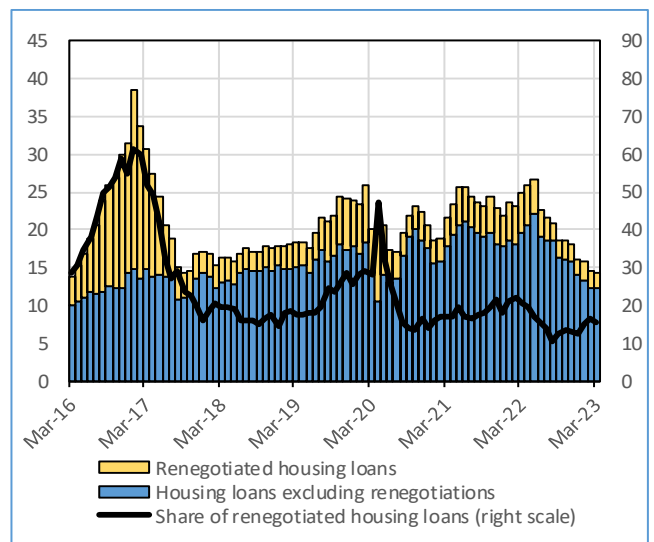
Interest rates on housing loans, all maturities

(Narrowly defined effective rate, average weighted by long and short term flows, in %)



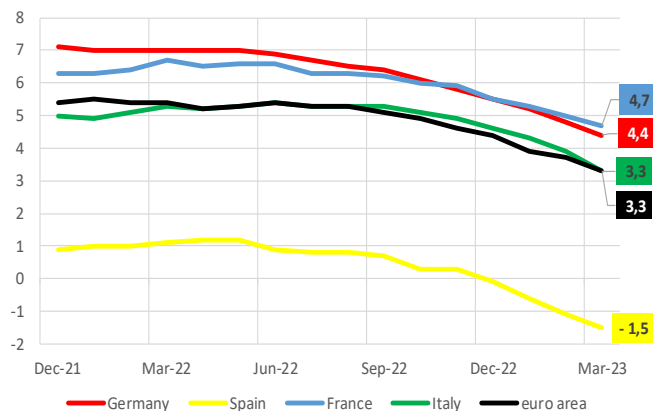
Share of renegotiated loans in new housing loans

(Monthly seasonally adjusted new loans in € Bn, share in %)



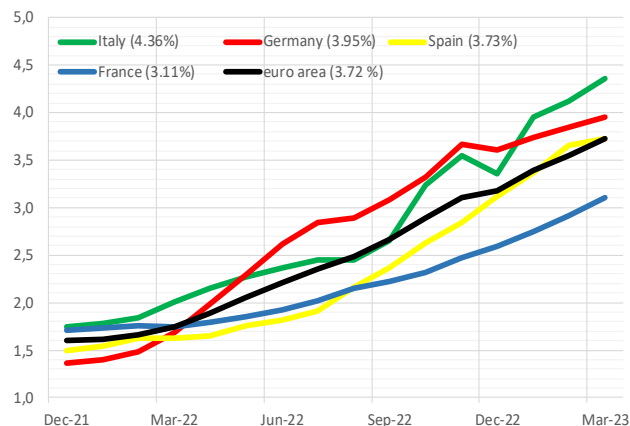


Euro area : Change in the annual growth of outstanding housing loans to households(1) (in %)

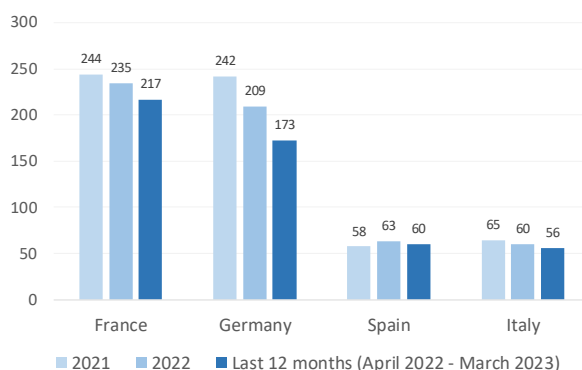


(1) Households = Individuals + sole entrepreneurs + non-profit institutions serving households. The annual growth rate of outstanding housing loans to households in France is +4.7% in March 2023 and +4.5% for individuals alone

Euro area : Interest rates for new housing loans (overall effective rate including fees and insurance, in %)

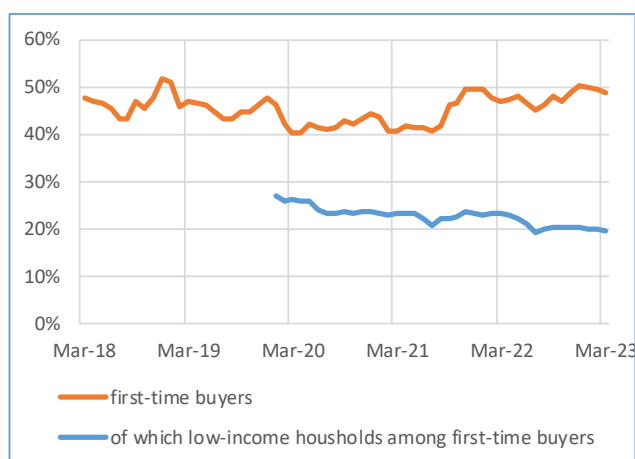


Euro area: New housing loans (excluding renegotiations) to households, cumulative in €Bn



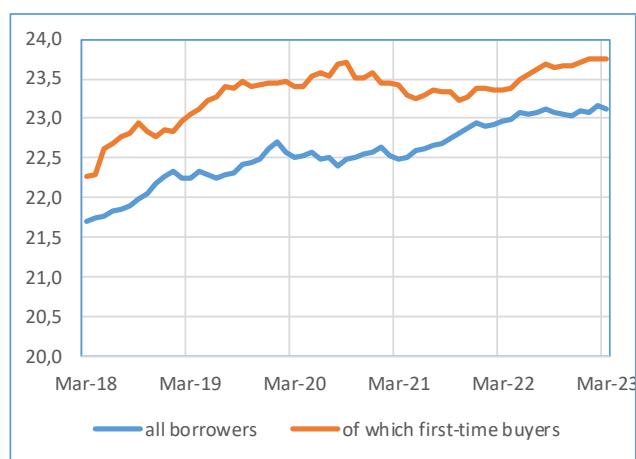
France : Share of first-time buyers in the production of housing loans for the acquisition of a principal residence

(in %)



France : Average maturity of housing loans for the purchase of a principal residence

(in years)



Additional information

Only loans granted to individuals (households excluding sole proprietors and unincorporated partnerships) by resident monetary financial institutions are presented here. The outstanding growth rates are calculated from monthly changes in stocks (including sales and securitization) by correcting from modifications that do not reflect economic changes, especially, the accounting derecognition of loans from the MFI's statistical balance sheet due to write-offs/write-downs. Conversely, exchange rate effects are taken into account without any change for technical reasons. Monthly growth rates are those of new loans agreed, i.e. disbursed. Nevertheless, new loan production represents new loans granted, even when they are not actually disbursed to the borrower, in accordance with the Eurosystem harmonised methodology, which aims to provide the public with an indicator that rapidly reflects changes in loan production. For this reason, the production of new loans differs from monthly changes in outstanding loans. Indeed, on the one hand, outstanding loans are recorded after the effective disbursement of funds and, on the other hand, they are reduced by the amortization of old loans. The weighted average rates and new business volumes are calculated according to the harmonized definitions of the Eurosystem. Published rates are the narrowly defined effective rate (NDER). They correspond to the interest component of the Annual Percentage Rate of Charge (APRC). Renegotiated loans also include external mortgage repurchases. As of October 1st, 2021, the Banque de France start offering a nowcasting on new business loans and interest rates based on a model which takes into account market conditions (reference interest rate, property transfer duties...) and the past values of the estimated variables. The absolute nowcasting deviation is on average 0.3 billion euros over the long term, i.e. 1.5% of the average gross flow. For interest rates, the absolute deviation is 1 basis point on average. For the European comparison, the scope of borrowers is extended to households, which includes, in addition to individuals, sole entrepreneurs and non-profit institutions serving households

