

Loans to individuals – France • August 2021

Housing loans production remained high in August and is expected to remain so in September

- Home loan production reached 23.7 billion in August (19.6 billion excluding renegotiated loans), close to the July figure (24.4 billion) and significantly above the monthly average for the last five years (21.2 billion).
- The growth rate of consumer credit - which takes into account cost-split payments granted by credit institutions – decelerated slightly (+2.9%, after +3.3% in July) despite a gross production almost unchanged (5.6 billion, after 5.5 billion in July).
- The annual growth rate of outstanding loans to individuals stood at a high level in August (+6.0%, same as July), still supported by the "housing loans" component, which increased slightly (+6.7%, after +6.6% in July). This confirms that the High Council for Financial Stability recommendations on lending conditions strengthened the safety of borrowers without harming real estate financing.
- Interest rates on new loans stabilized at its lowest point at 1.12%.
- The forecast (see additional information) shows that the production of housing loans would remain virtually unchanged in September (23.4 billion). The interest rate on new loans would remain at its lowest level.

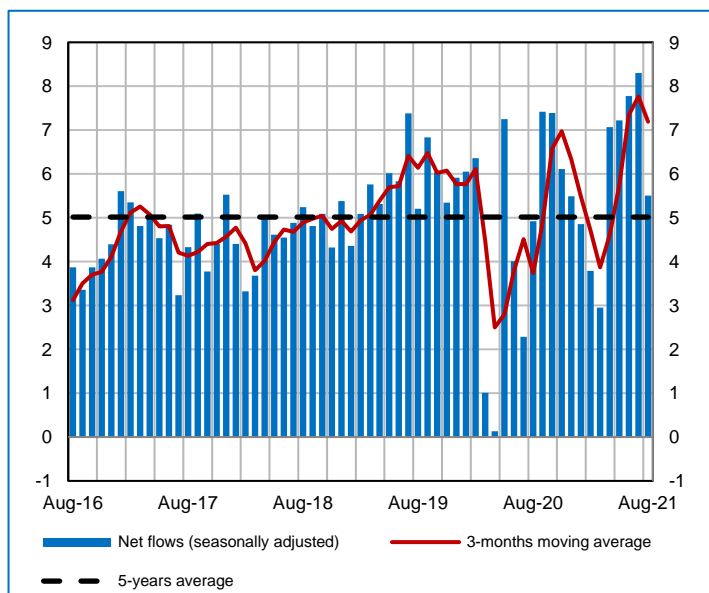
Outstanding amounts and annual growth rates (without seasonal adjustment)

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

	End-of-month level	Annual growth rate		
	Aug-21	Jun-21	Jul-21	Aug-21
Total	1 411	5.6	6.0	6.0
<i>Lending for house purchase</i>	1 187	6.1	6.6	6.7
<i>Credit for consumption</i>	193	3.8	3.3	2.9
<i>Other lending</i>	31	-1.3	-1.0	0.0

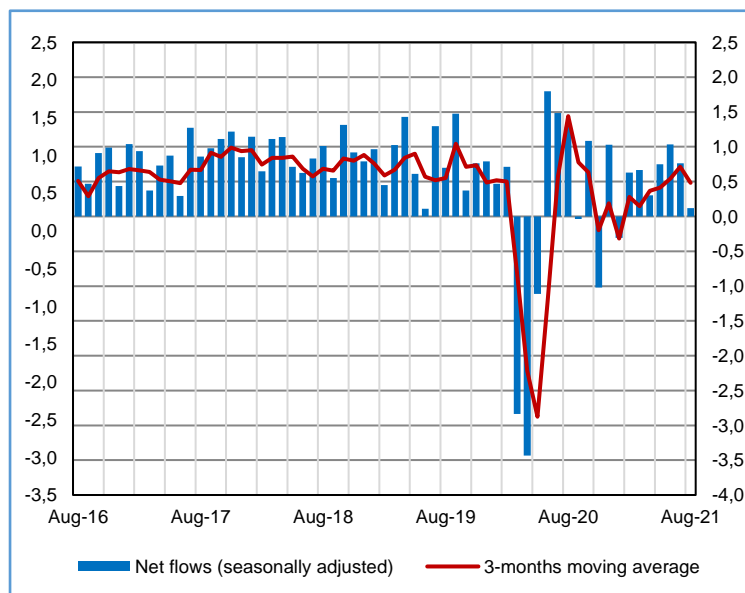
Housing loans to individuals (seasonally adjusted)

(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)	Apr-21	May-21	Jun-21	July-21 (e)	Aug-21 (f)	Sept-21 (g)
- loans for consumption purposes (b)	5.5	5.6	5.8	5.5	5.6	
- housing loans	23.4	26.0	25.6	24.4	23.7	23.4
of which housing loans excluding renegotiations	19.4	21.0	21.3	20.3	19.6	
- proportion of renegotiation (not seasonally adjusted) in % (c)	17.1	19.3	17.0	16.7	17.4	

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

(in percentage)	Apr-21	May-21	Jun-21	July-21 (e)	Aug-21 (f)	Sept-21 (g)
- housing loans	1.15	1.15	1.13	1.12	1.12	1.12
of which housing loans long term and fixed rates	1.15	1.14	1.12	1.12	1.12	
of which housing loans short term and floating rates	1.23	1.23	1.23	1.23	1.25	
of which housing loans excluding renegotiations	1.11	1.10	1.09	1.08	1.09	
- loans for consumption purposes (b)	3.56	3.61	3.46	3.44	3.58	
- overdrafts for individuals (d)	5.15	5.16	4.96	4.90	4.92	

(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

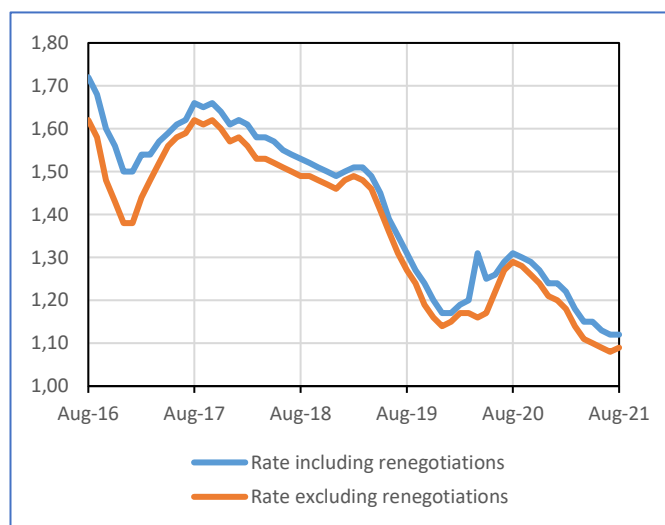
(f) Provisional data

(g) Forecast

Interest rates on housing loans, all maturities



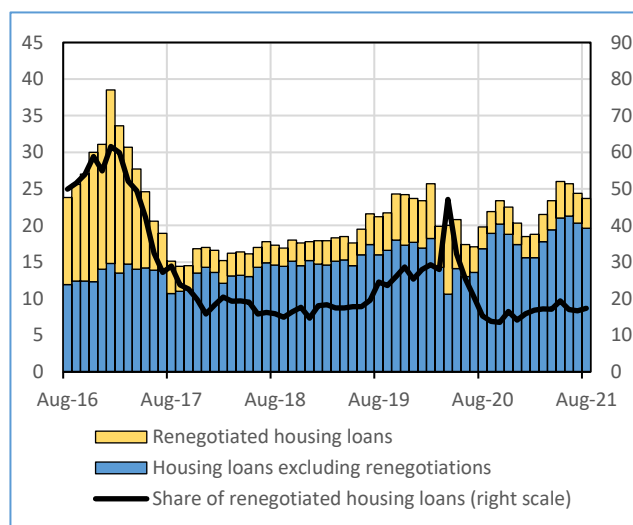
(Narrowly defined effective rate, average weighted by long and short term flows, in %)



Share of renegotiated loans in new housing loans



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



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 will also offer a forecast of the new loans production and interest rates by using a model which takes into account market conditions (reference interest rate, property transfer duties...) and the past values of the estimated variables.

