



**Titularizadora  
Colombiana**  
UNA CASA PARA TODOS

## **Sector Hipotecario**

Julio de 2013

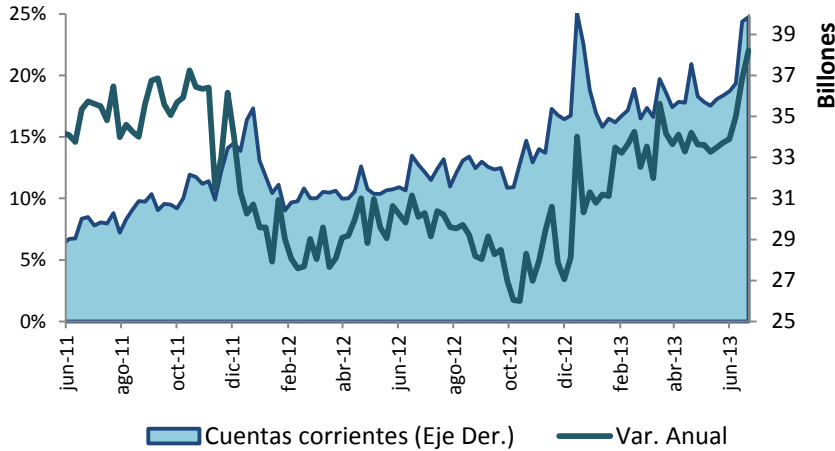


# Agregados Monetarios y Crediticios

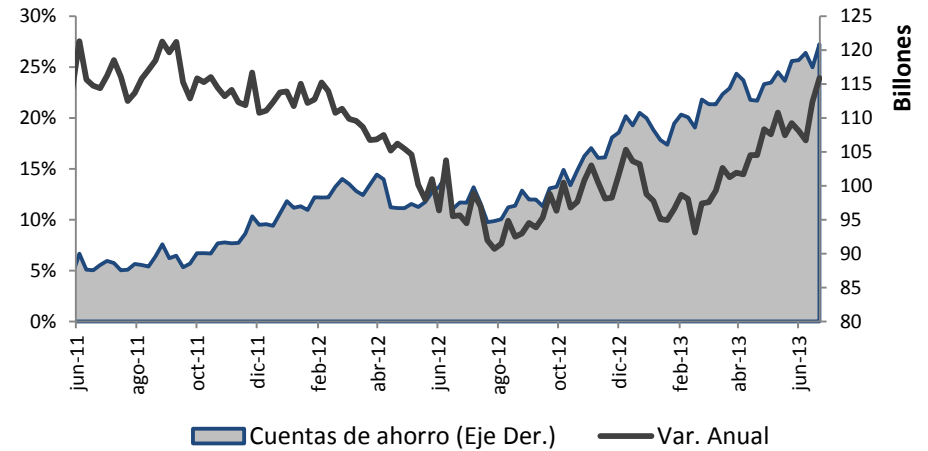


# Agregados Monetarios

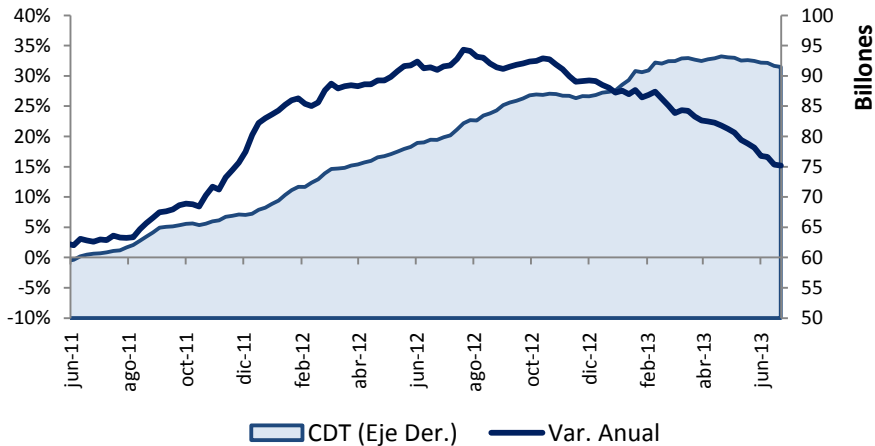
## Cuentas Corrientes (\$Billones)



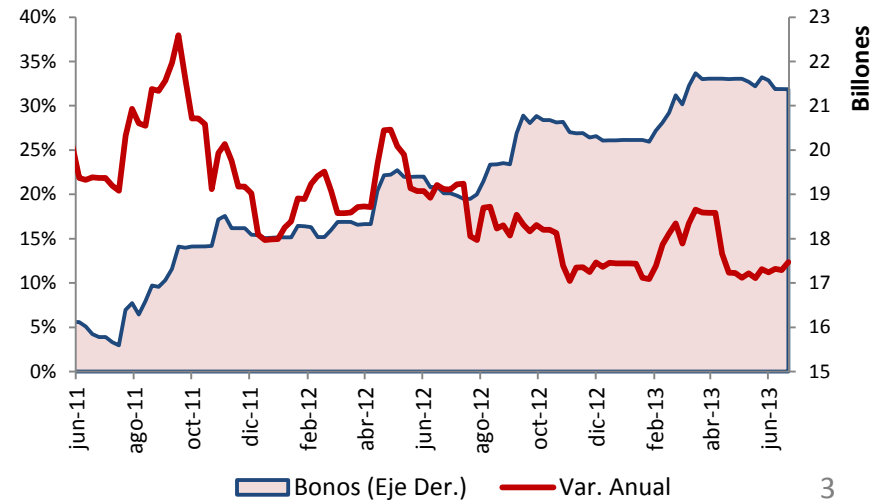
## Cuentas de Ahorro (\$Billones)



## CDT (\$Billones)



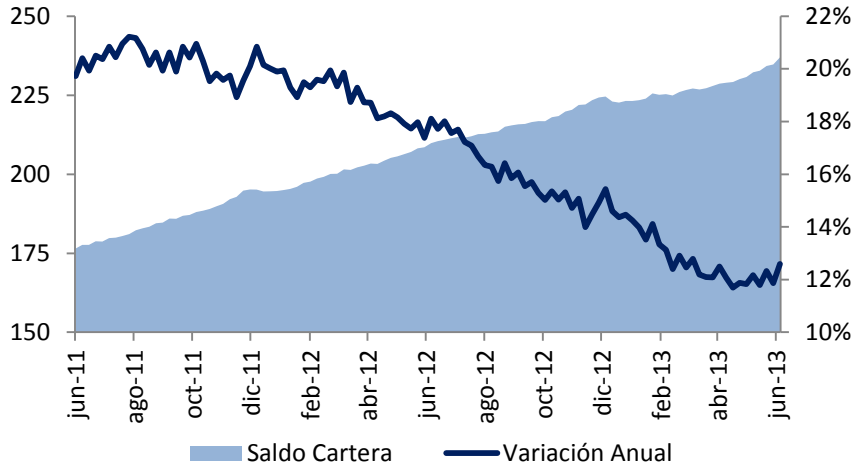
## Bonos (\$Billones)



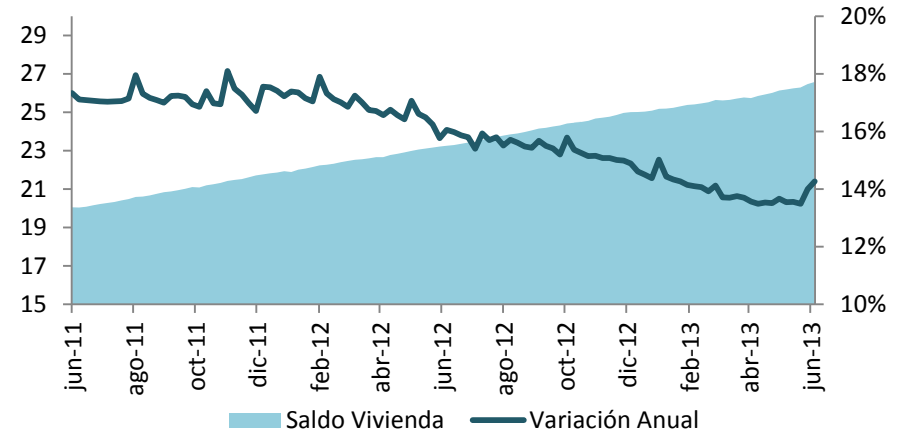


# Cartera de Crédito

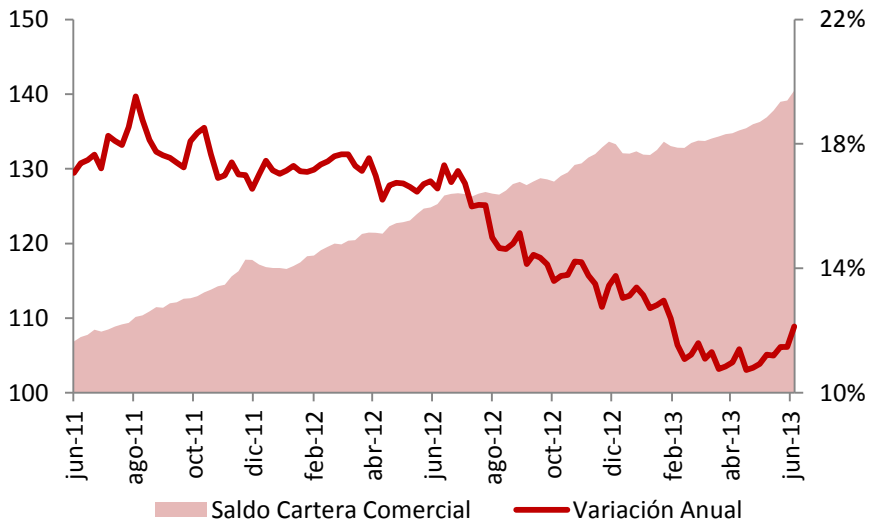
## Cartera Total (\$Billones)



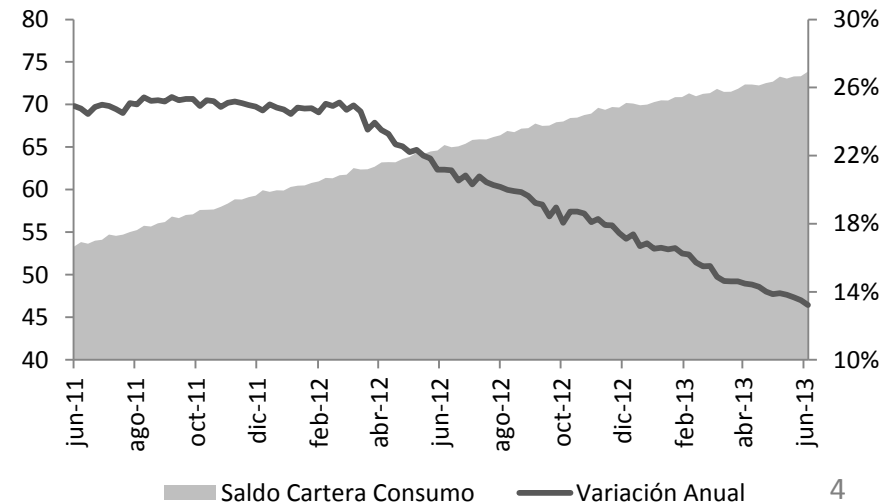
## Cartera Vivienda (\$Billones)



## Cartera Comercial (\$Billones)

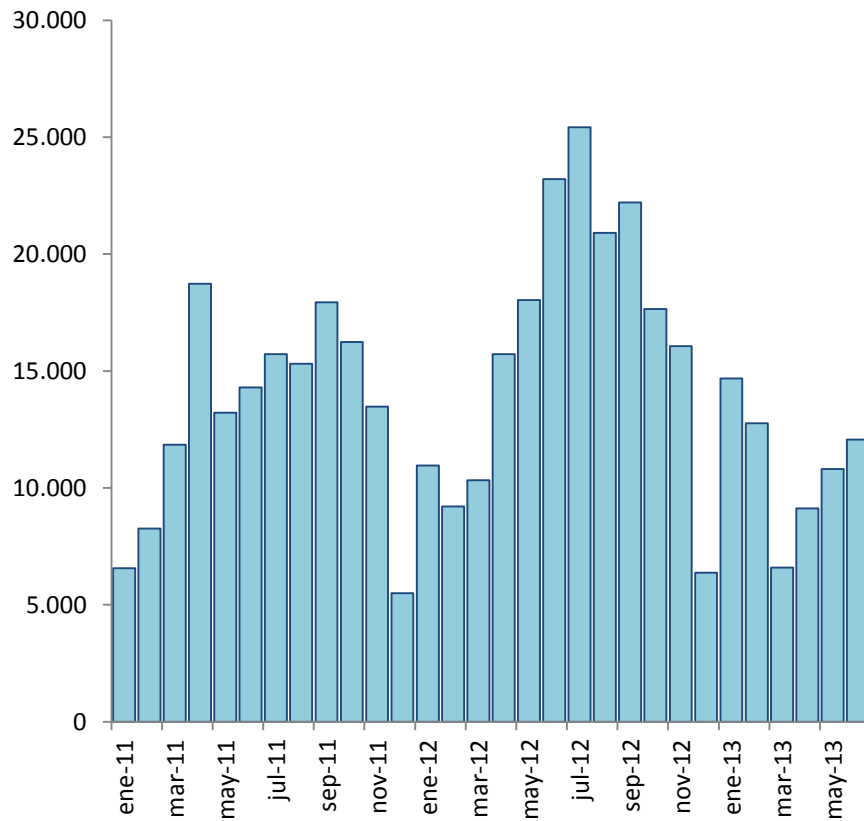


## Cartera Consumo (\$Billones)

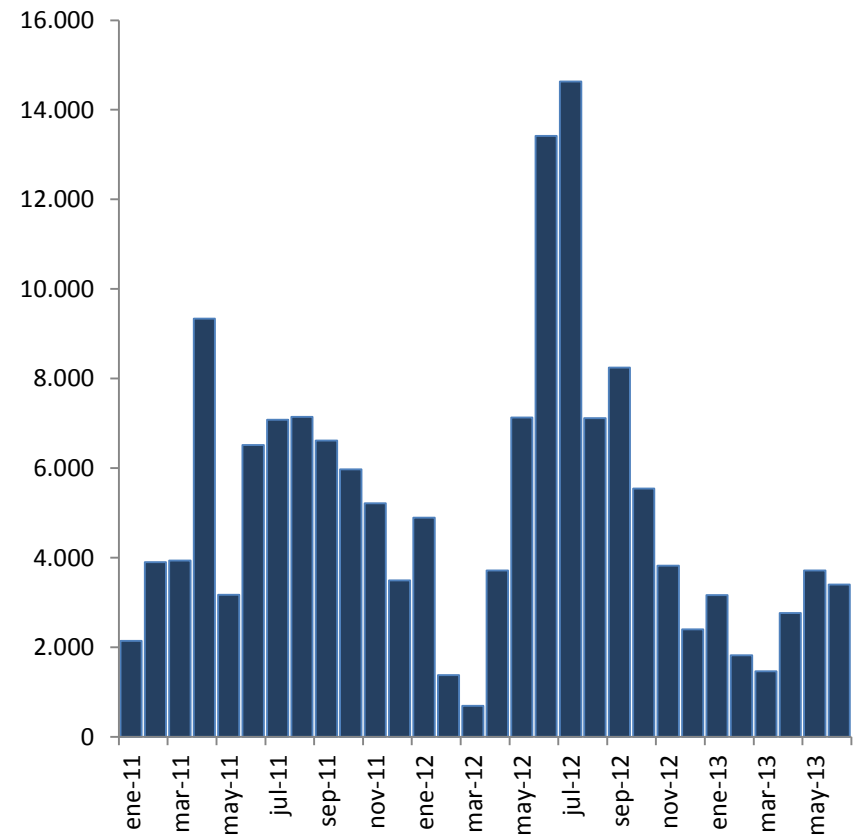




## Depósitos Tesorería (\$Billones)



## REPOS Int. Financieros (\$Billones)





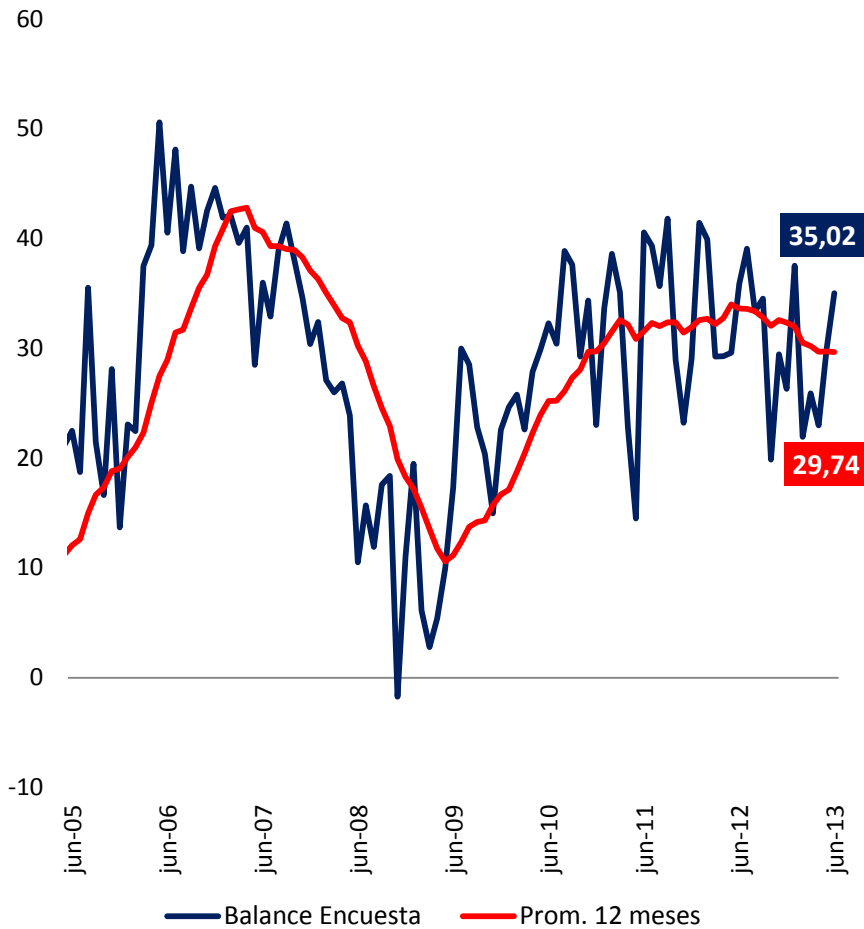
## Sector Hipotecario



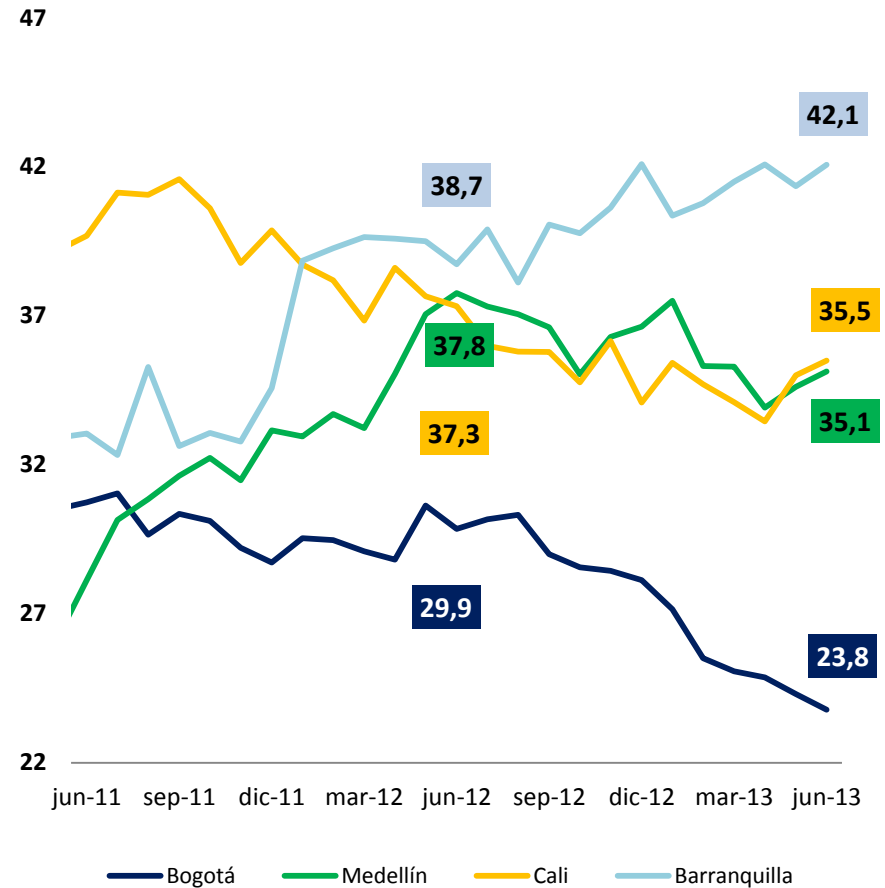
- Indicadores del Sector Vivienda **cambiaron de tendencia negativa** a máximos históricos (ventas) desde mayo, debido a:
  - Implementación de **Política Sectorial**
  - **Disminución de Tasa de Interés Hipotecaria**
  - Mejores Condiciones **Mercado Laboral**



## Confianza Compra Vivienda (Colombia)



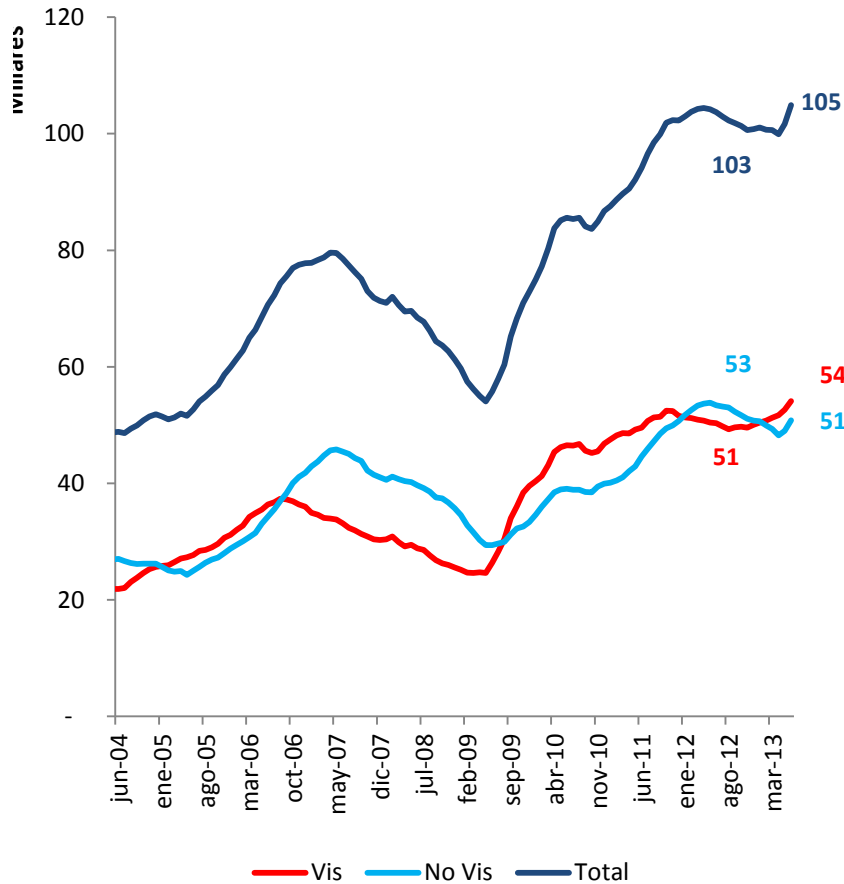
## Confianza Compra Vivienda (Ciudades)



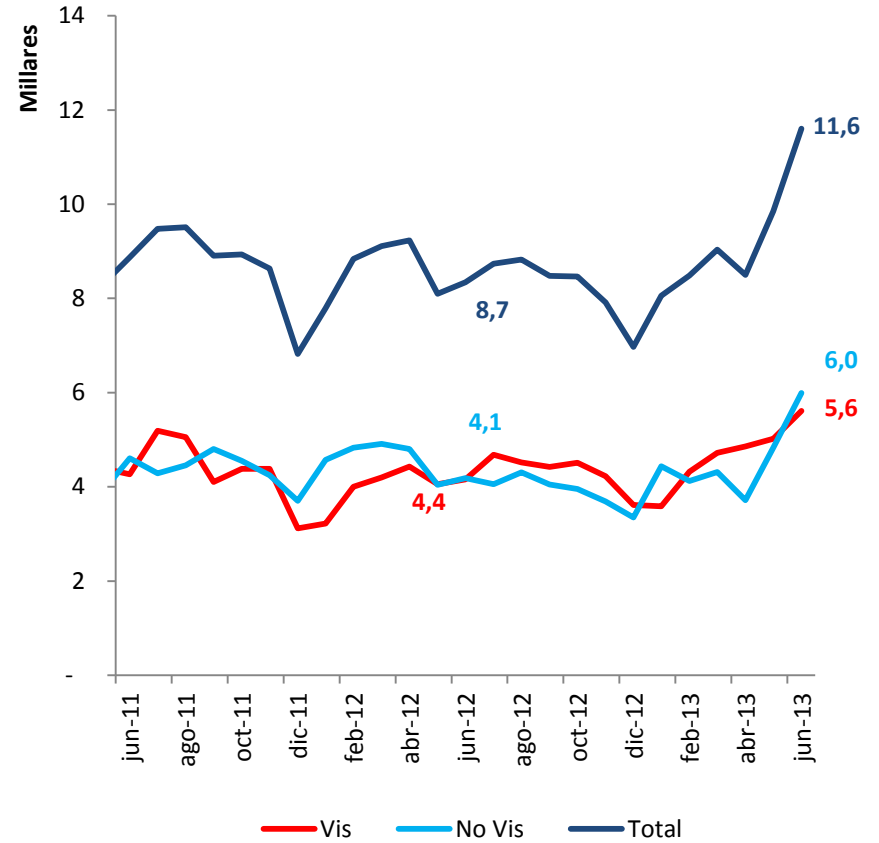




Unidades Vendidas  
(Ac. Anual)

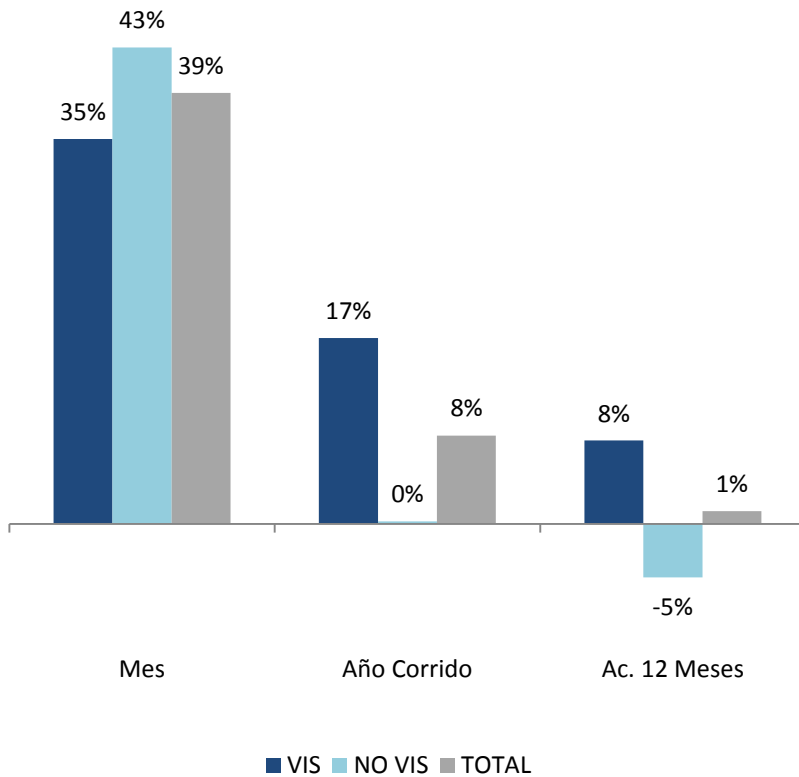


Unidades Vendidas  
(Mensual)

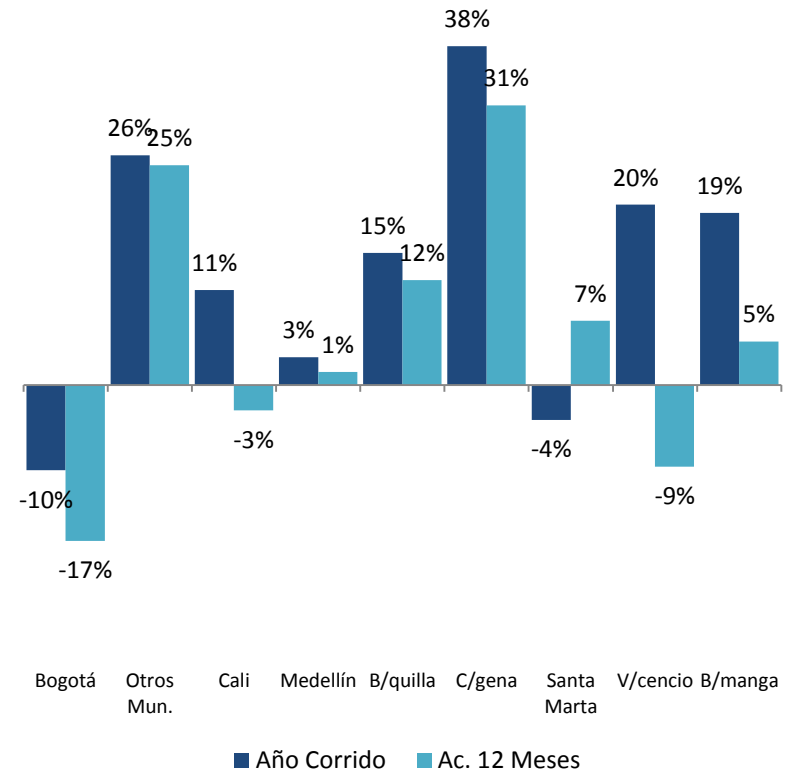




### Var. Unidades Vendidas - Colombia (%)



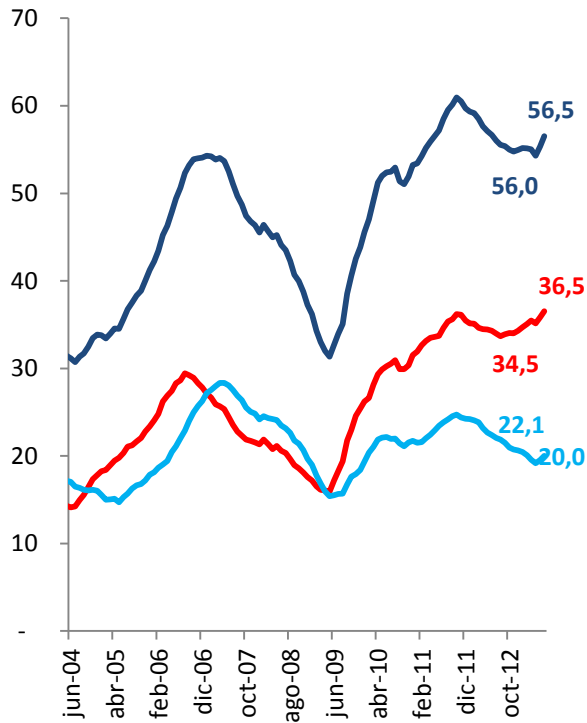
### Var. Unidades Vendidas - Ciudades (%)





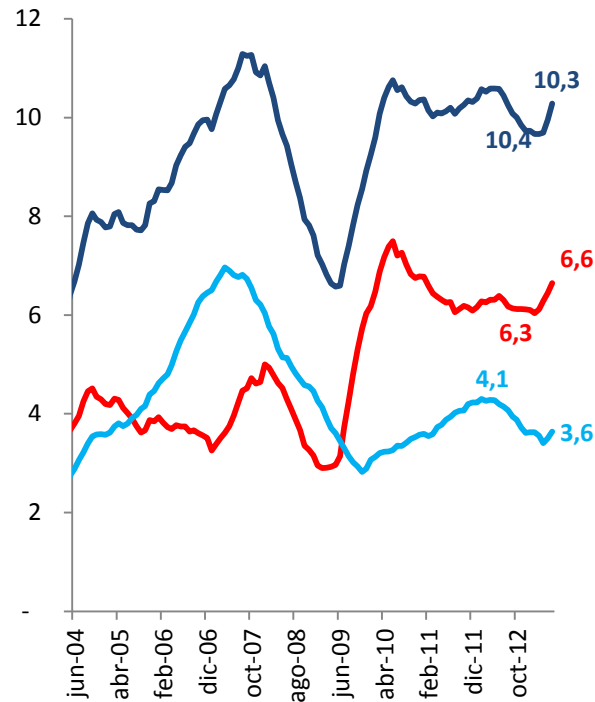
## Unidades Vendidas (Ac. Anual)

### Bogotá



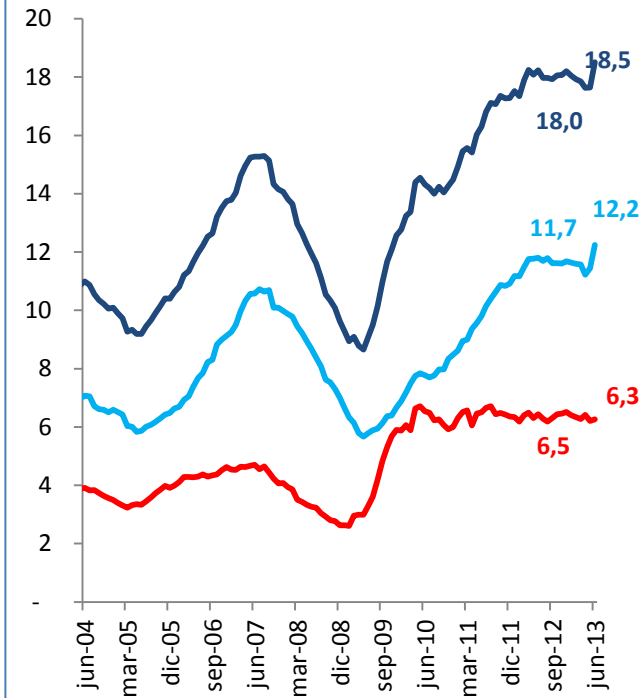
— Vis — No Vis — Total

### Cali



— Vis — No Vis — Total

### Medellín

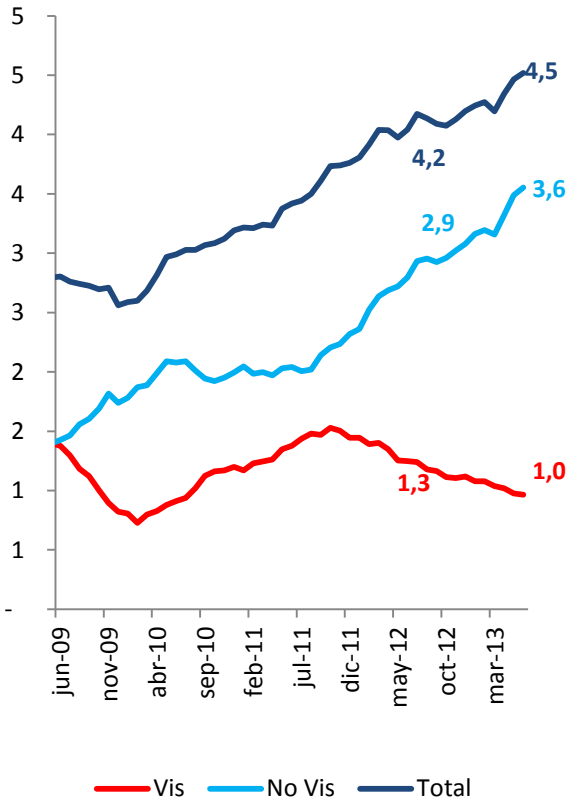


— Vis — No Vis — Total

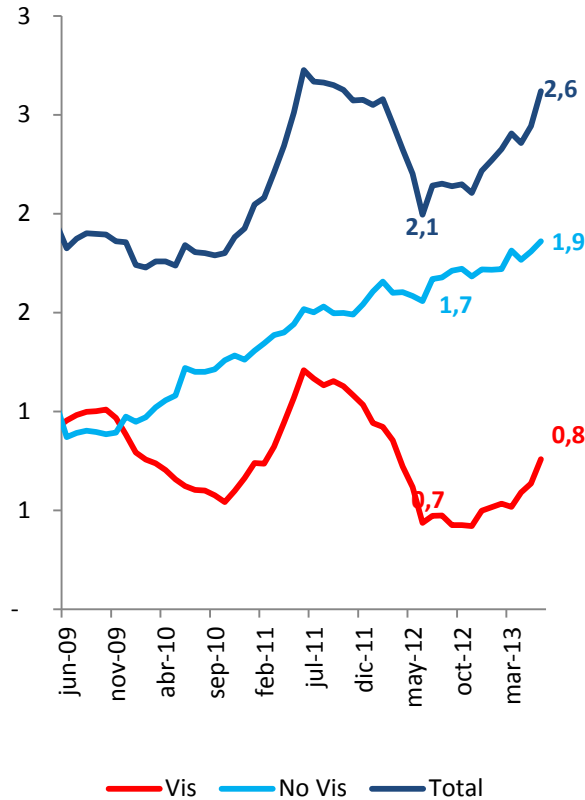


## Unidades Vendidas (Ac. Anual)

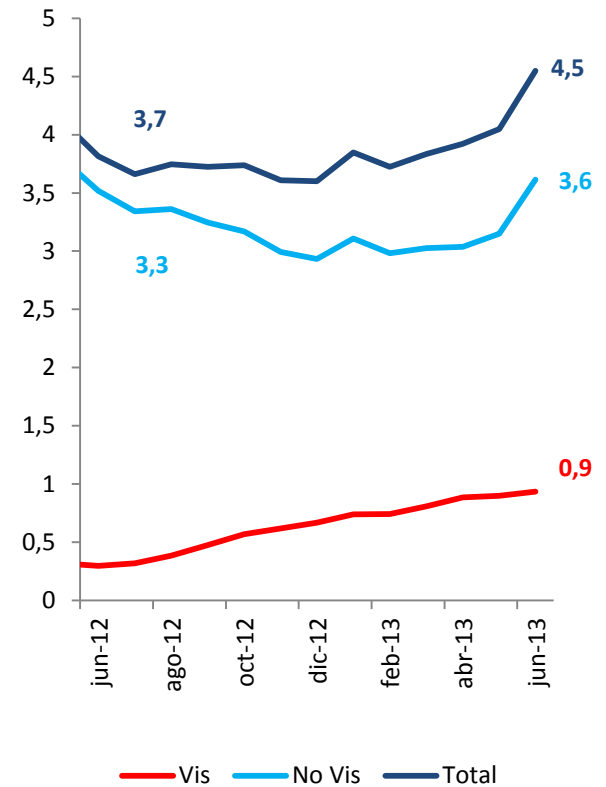
### Barranquilla



### Cartagena

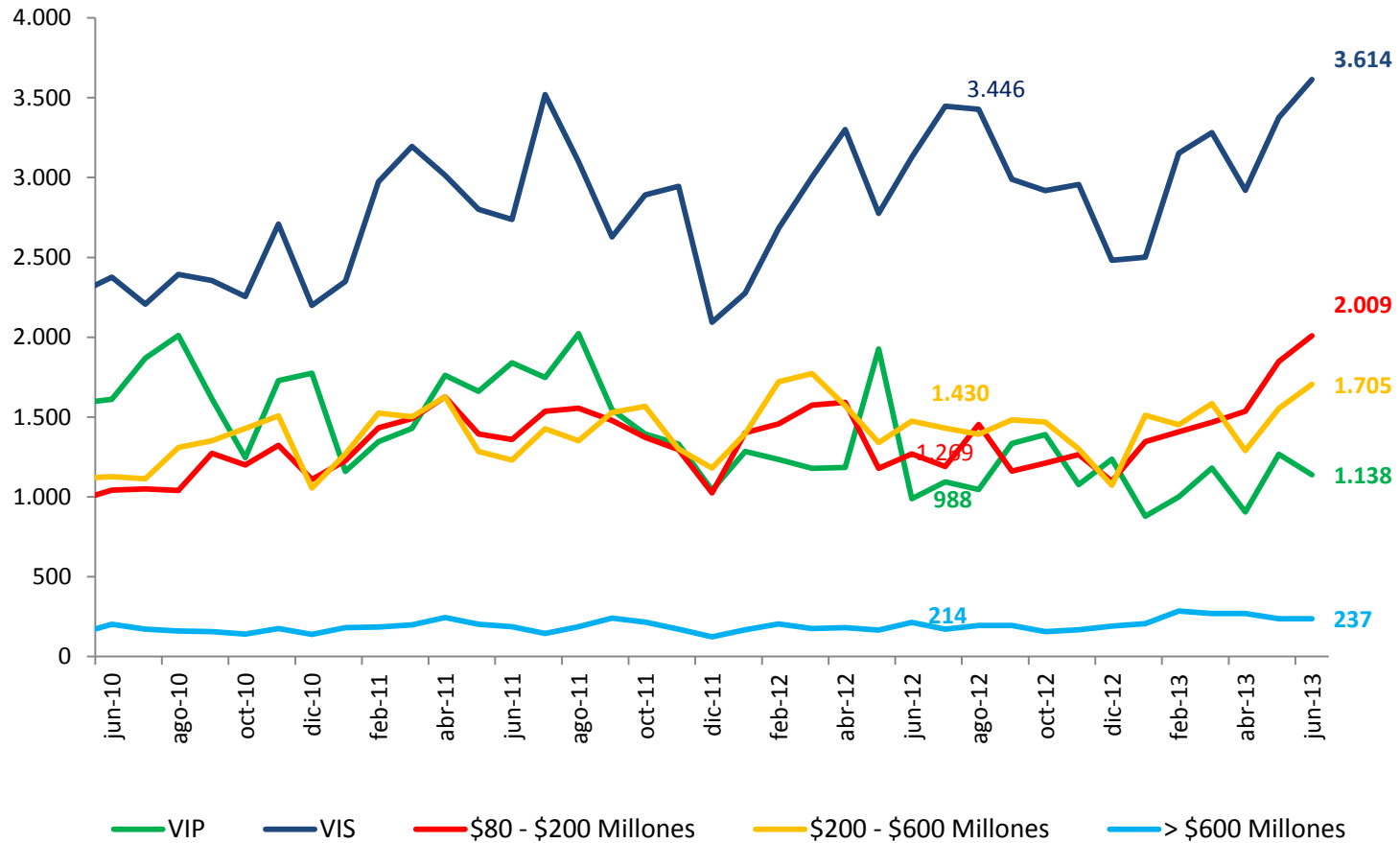


### Bucaramanga



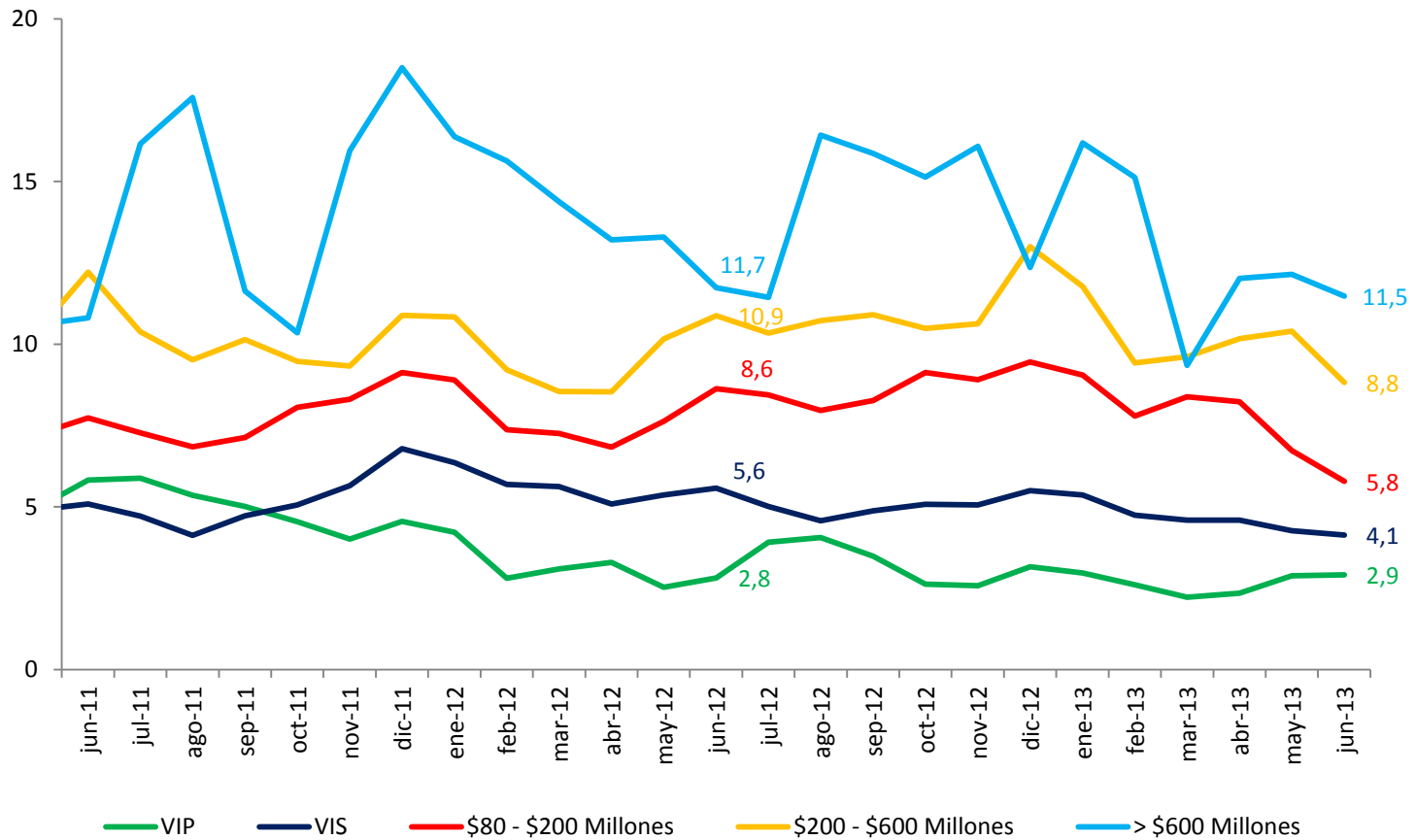


## Unidades Vendidas (Mensual; BTA, MDE, CLO)





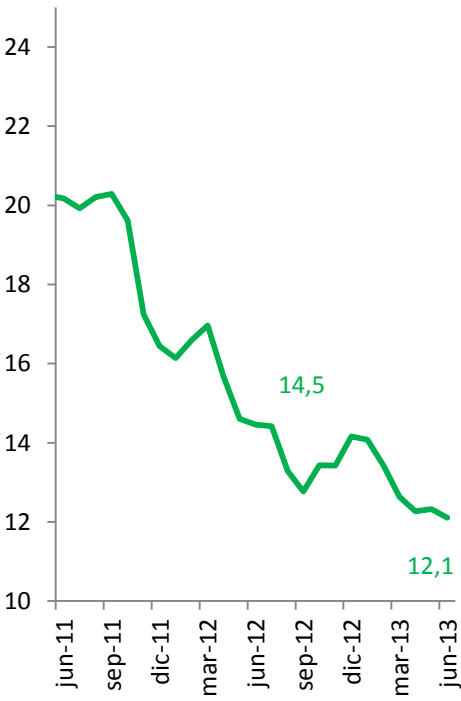
## Rotación Inventario (Mensual; BTA, MDE, CLO)



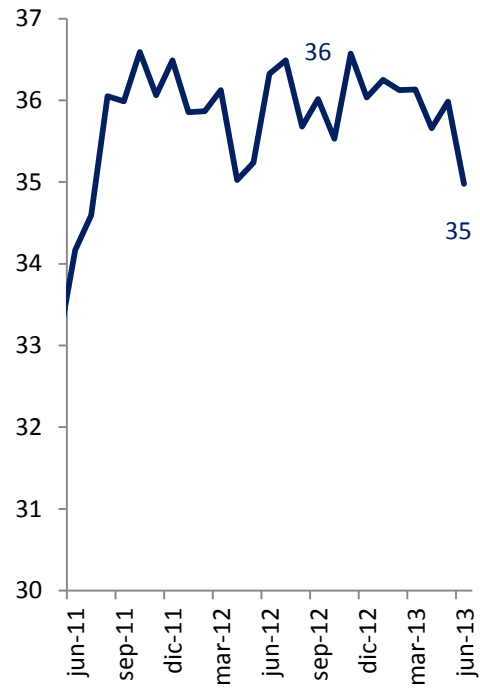


## Lanzamientos (Ac. Anual; BTA, MDE, CLO)

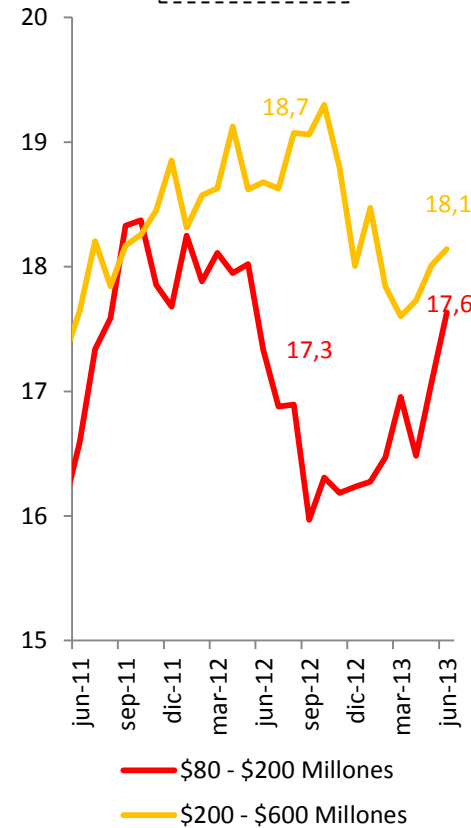
VIP



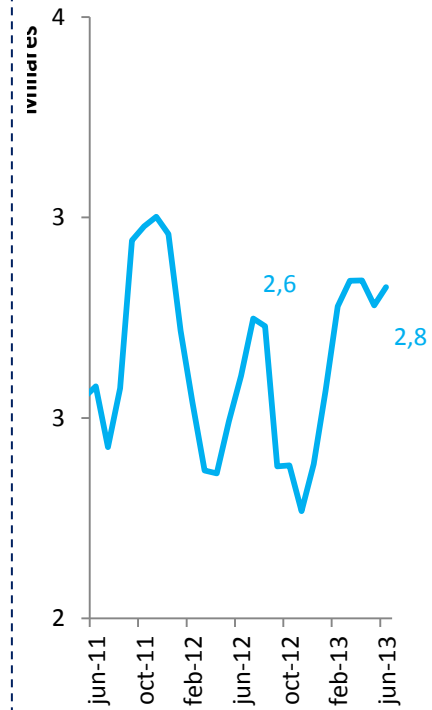
VIS



No VIS



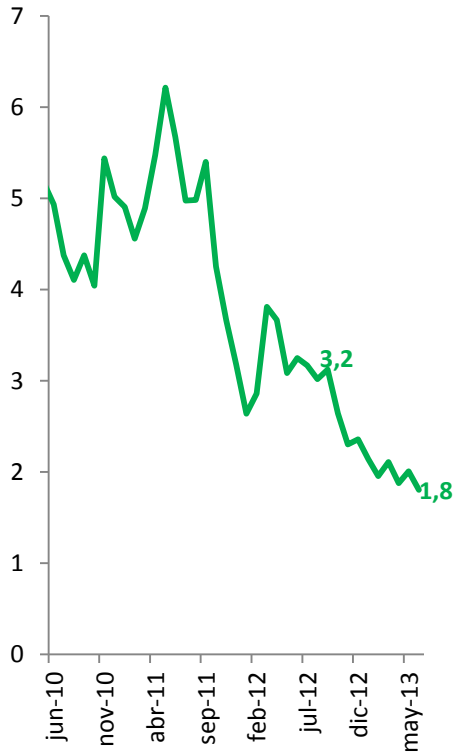
No VIS Alto



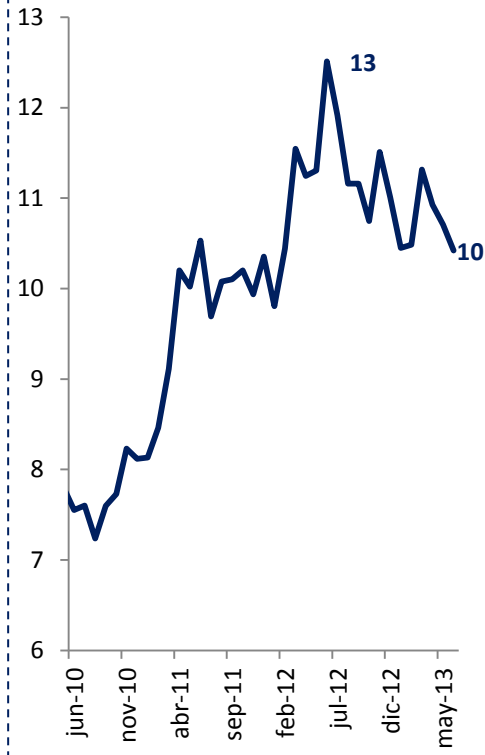


## Oferta (Mensual; BTA, MDE, CLO)

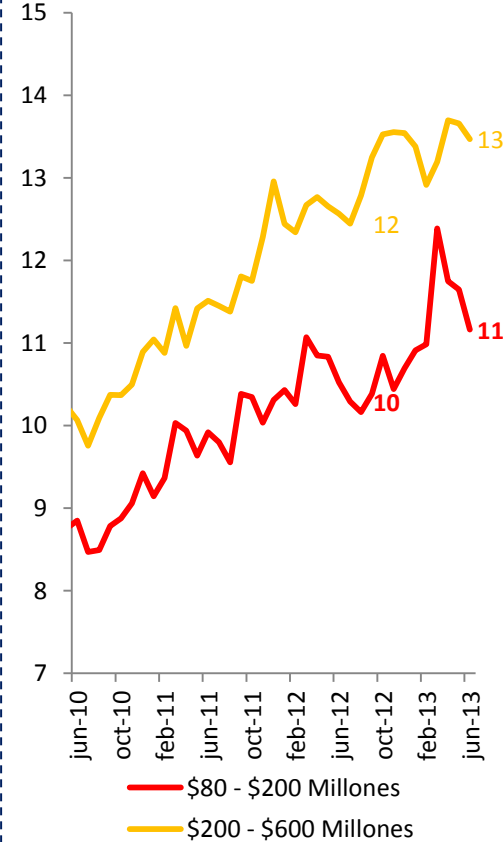
### VIP



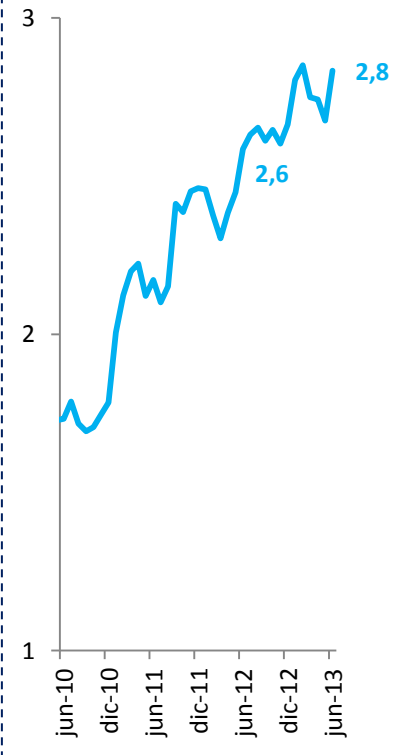
### VIS



### No VIS



### No VIS Alto

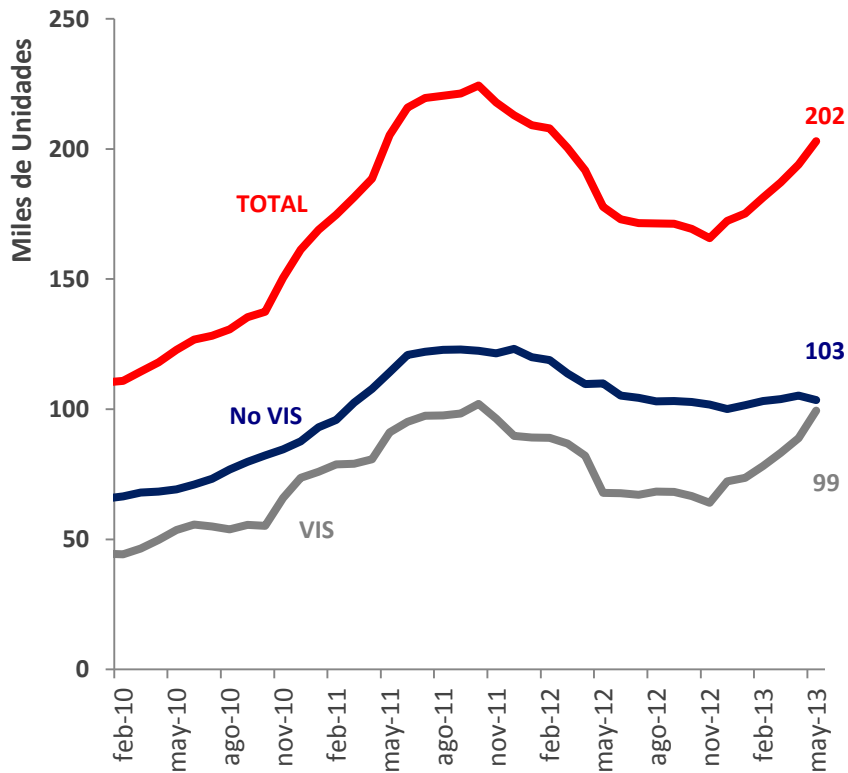




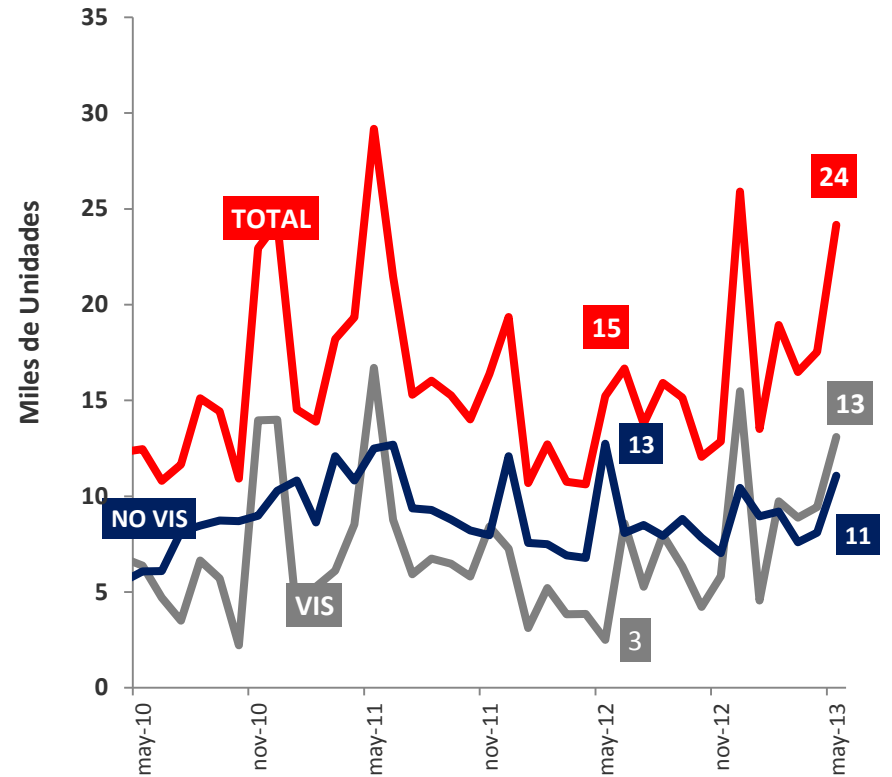


# Actividad Edificadora

Licencias de Construcción 88 Municipios  
(Unidades; Ac. Anual)

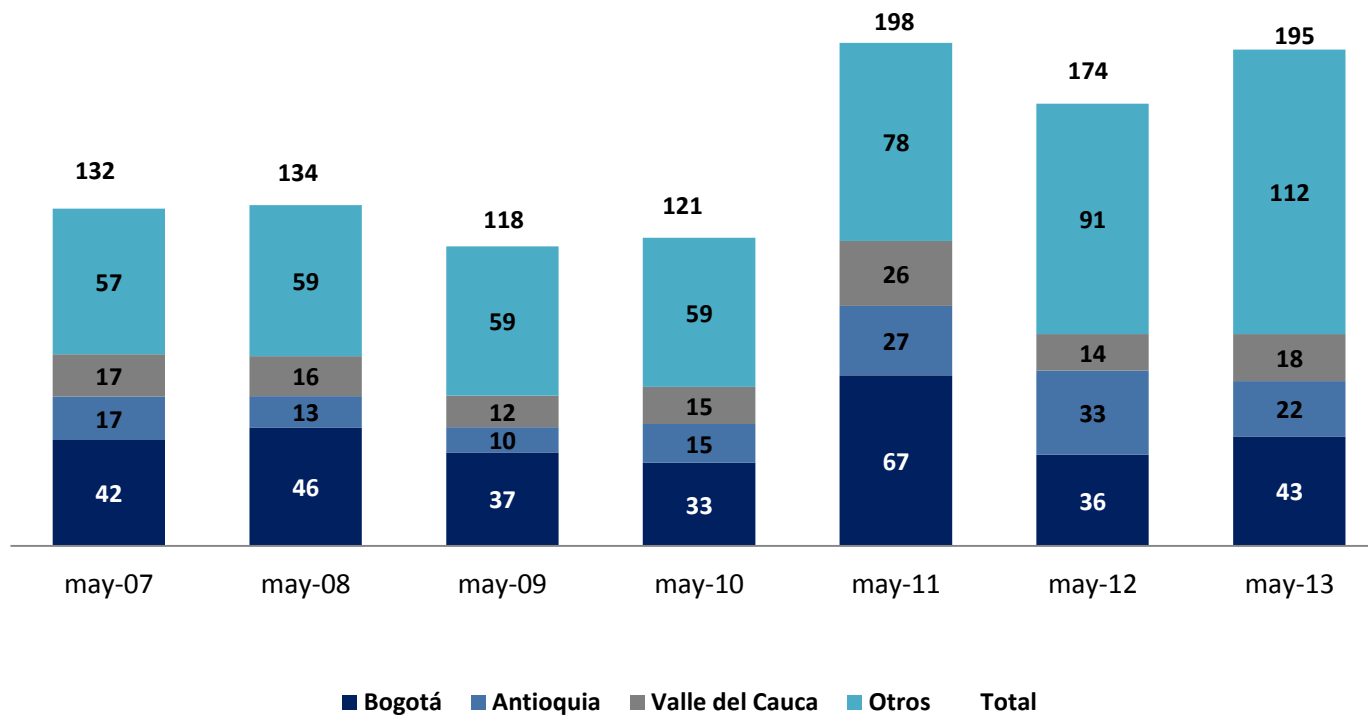


Licencias de Construcción 88 Municipios  
(Unidades; Mensual)



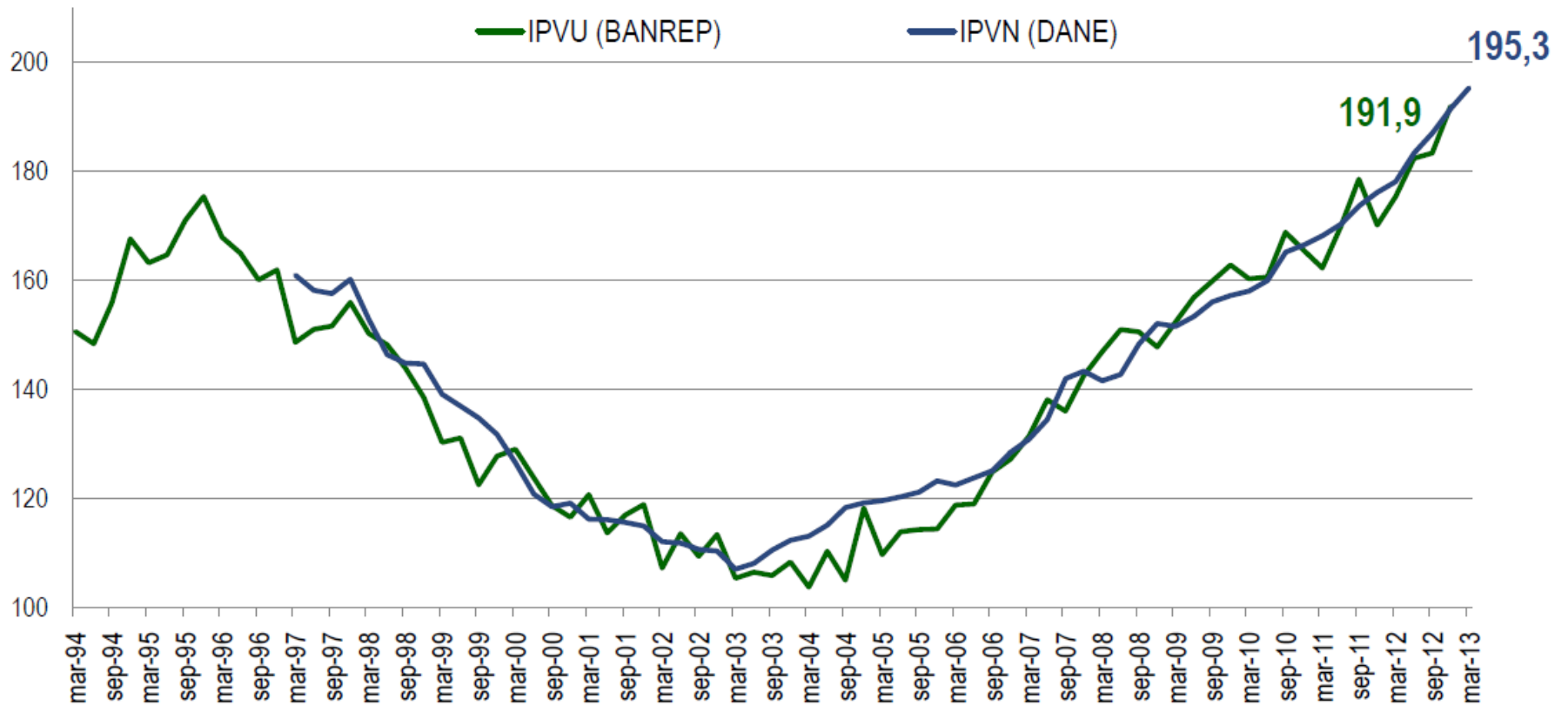


## Licencias de Construcción 77 Municipios (Miles de Unidades; Ac. Anual)



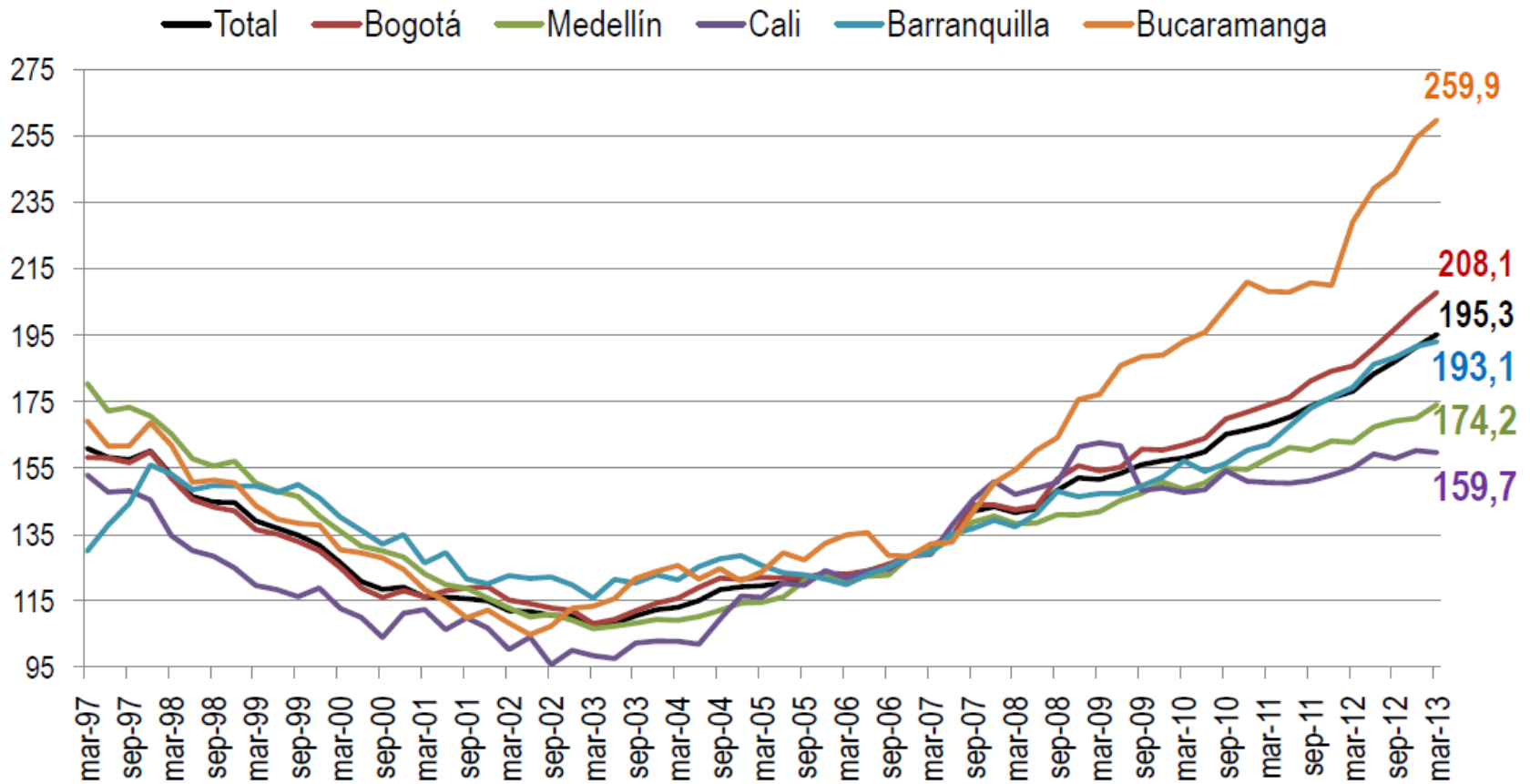


## Precios de Vivienda



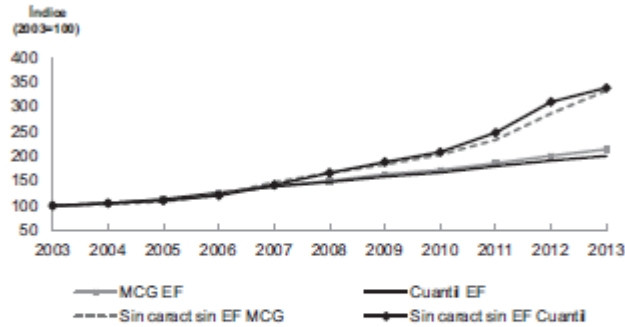


## Precios de Vivienda Nueva (Base 100 = Mar 2007)

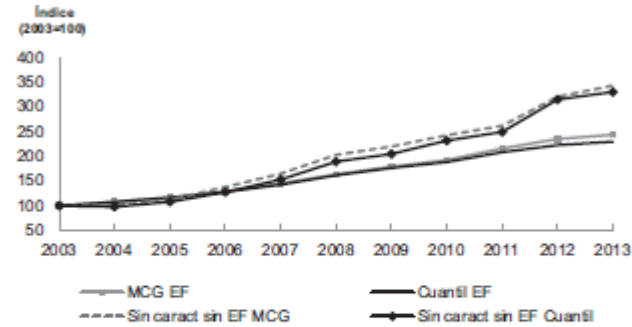




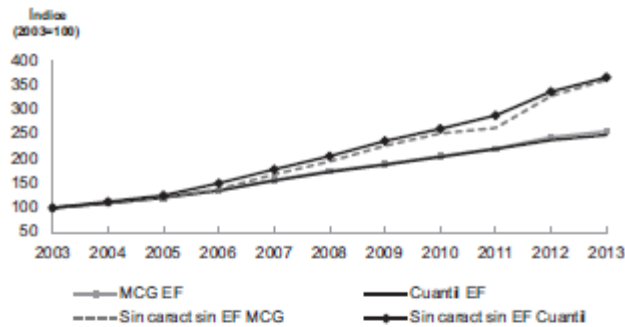
### A. Estrato 2



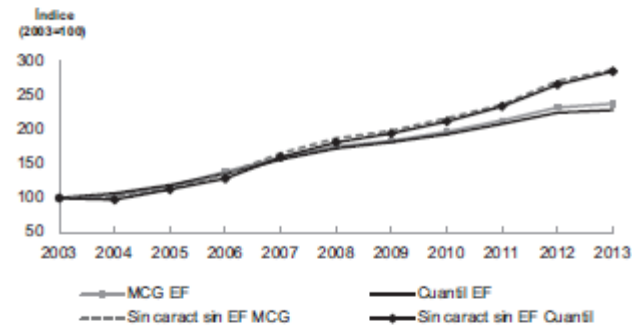
### B. Estrato 3



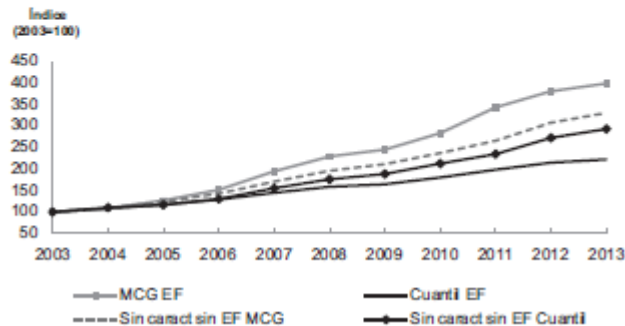
### C. Estrato 4



### D. Estrato 5

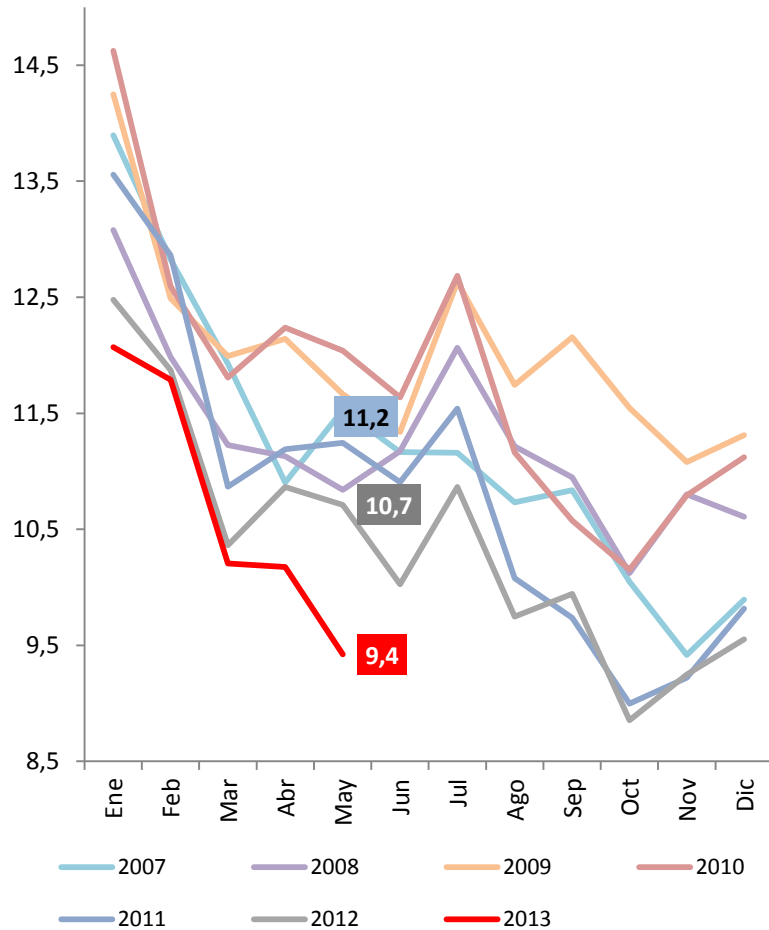


### E. Estrato 6

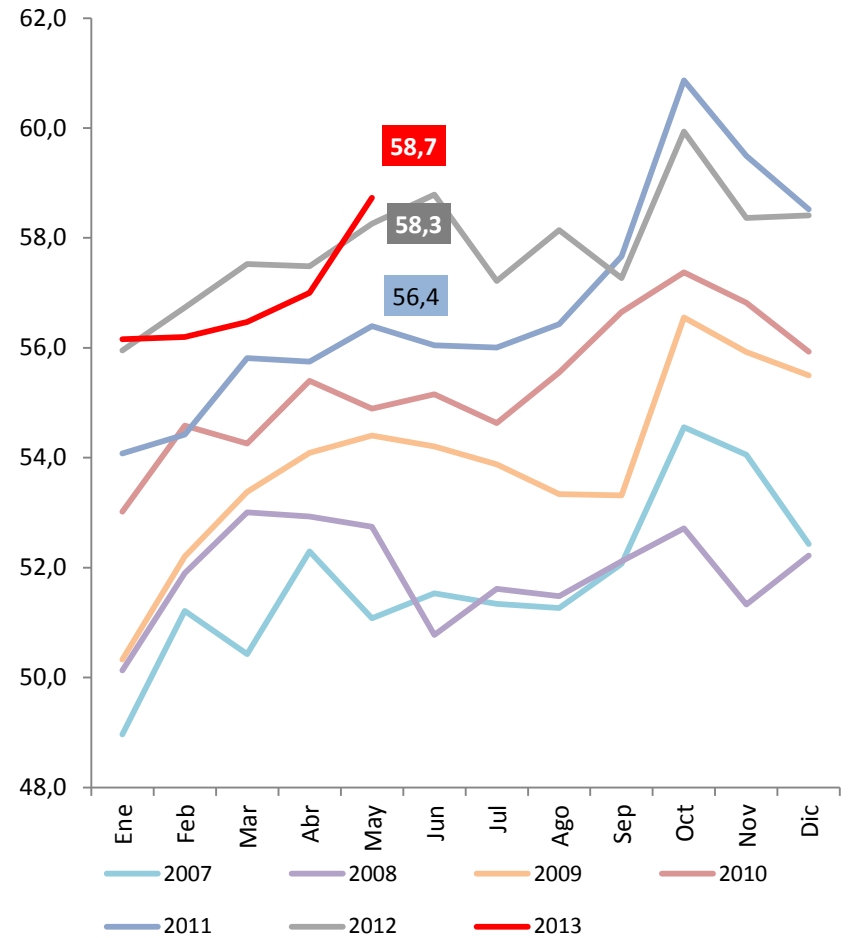




## Tasa de Desempleo (%)

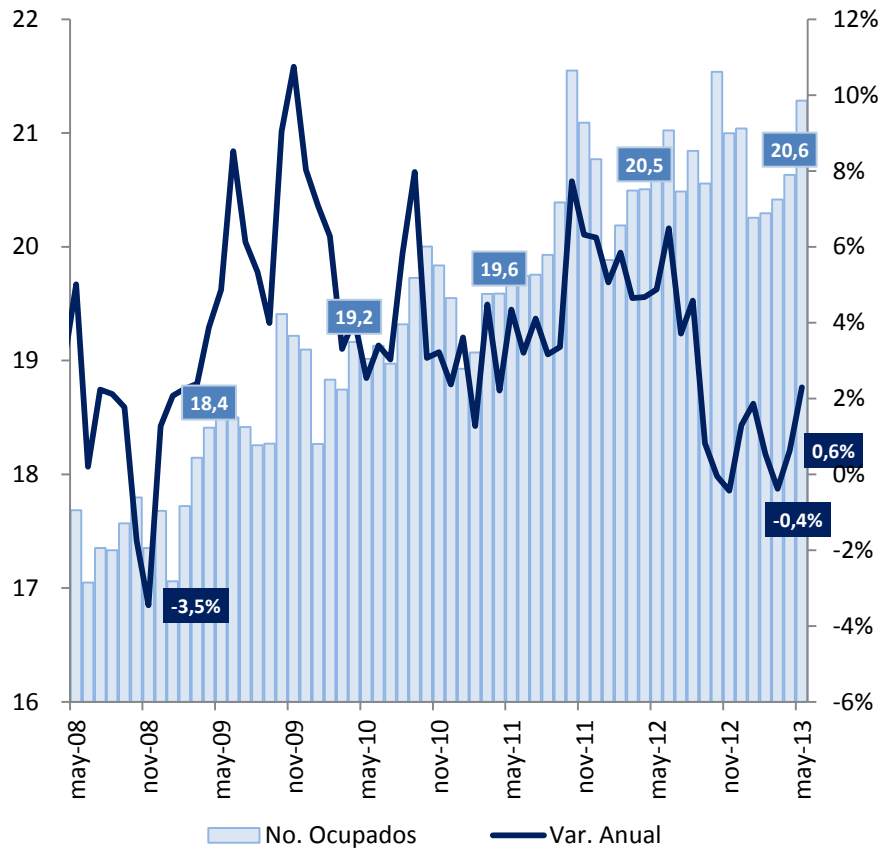


## Tasa de Ocupación (%)

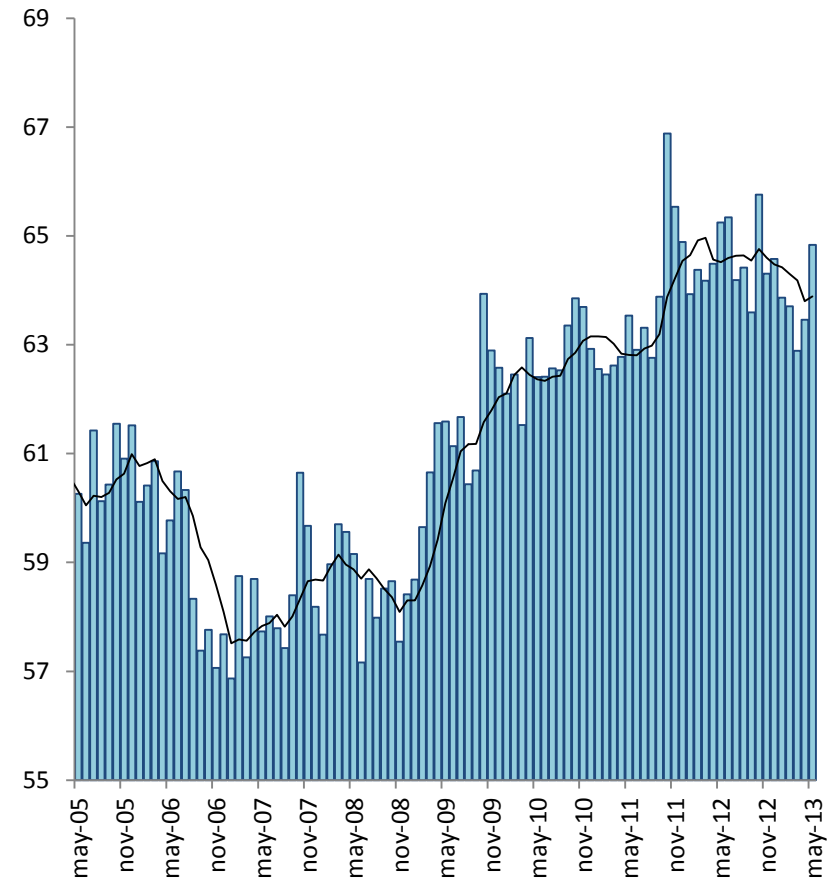




## Ocupados (Millones de Ocupados)

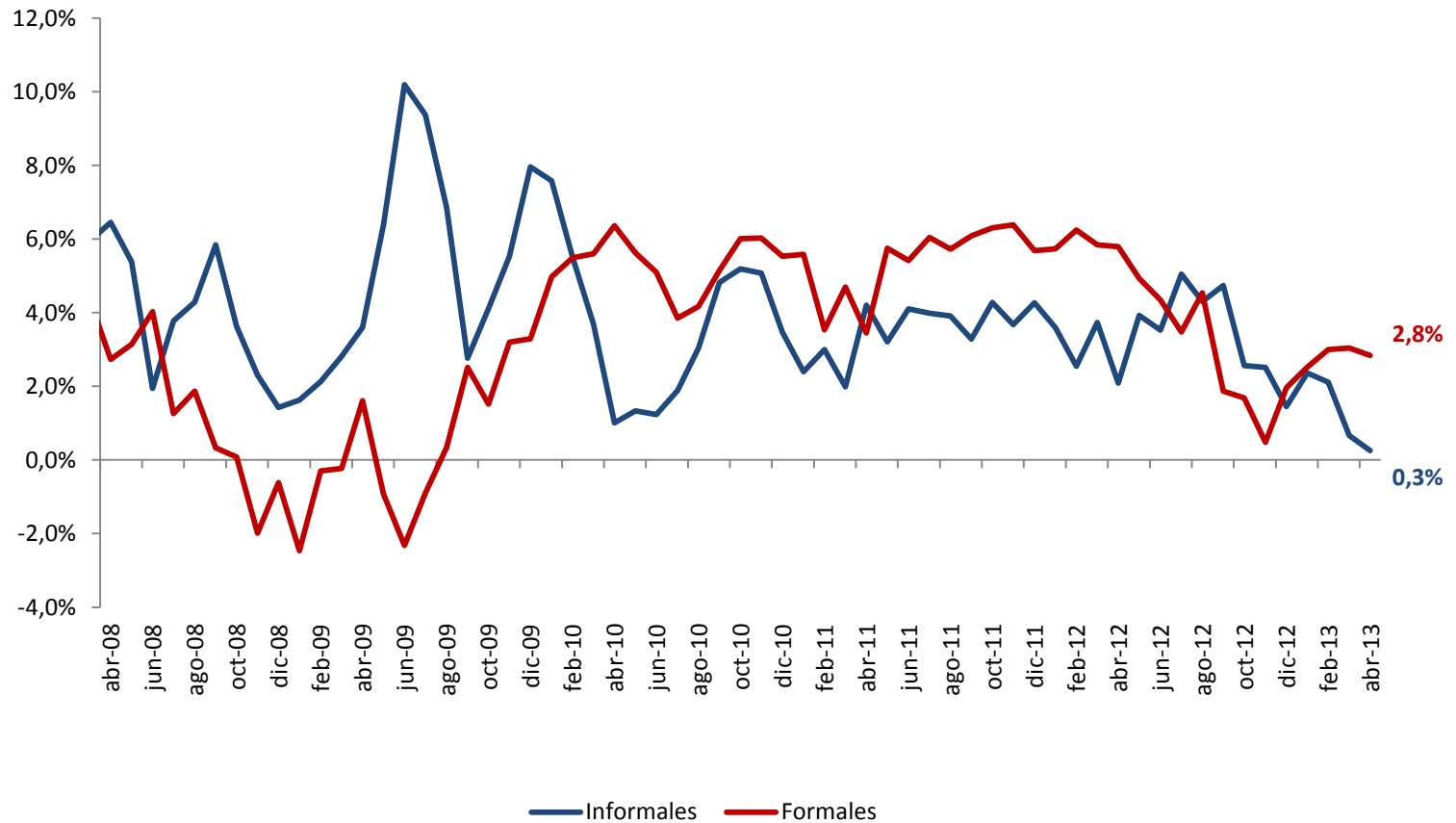


## Tasa Global de Participación (%)





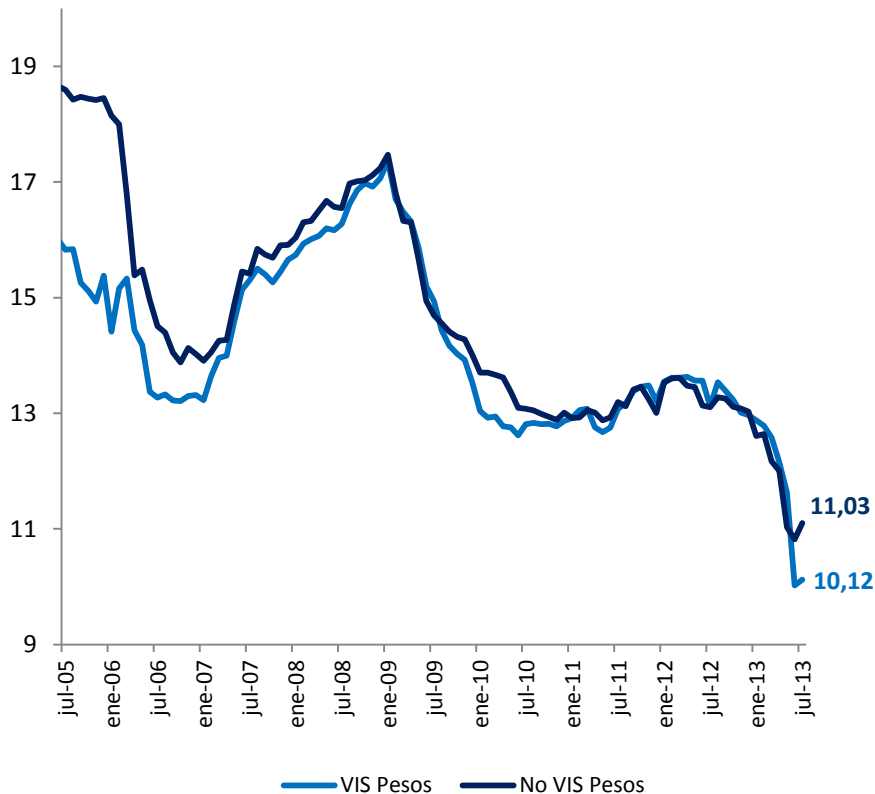
## Formalidad del Empleo (%, Var. Anual)



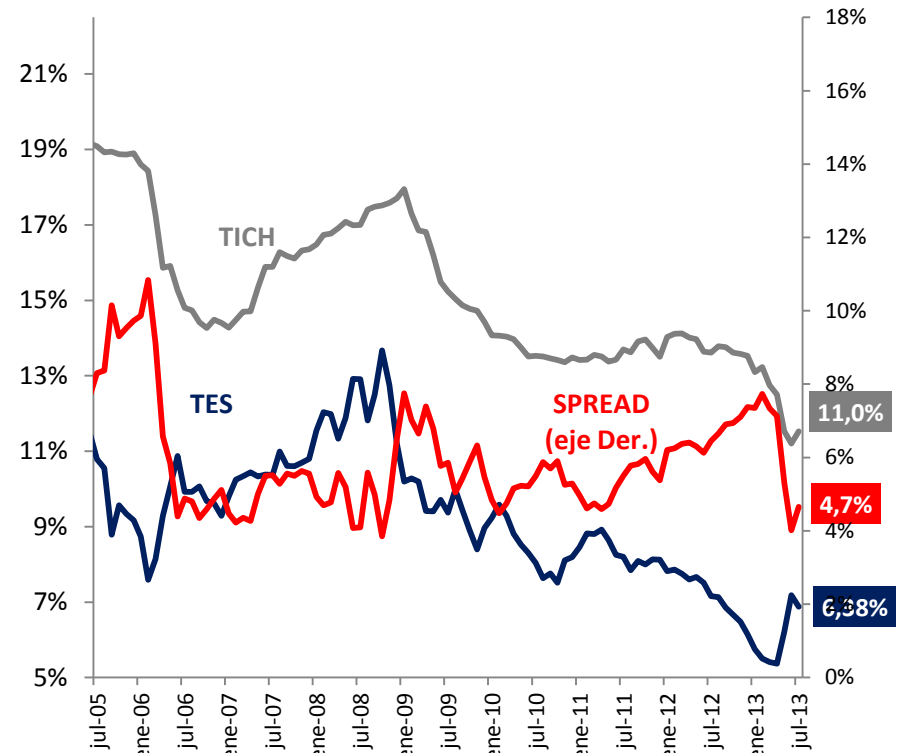




Tasa de Interés Hipotecaria  
No VIS – Pesos (%)

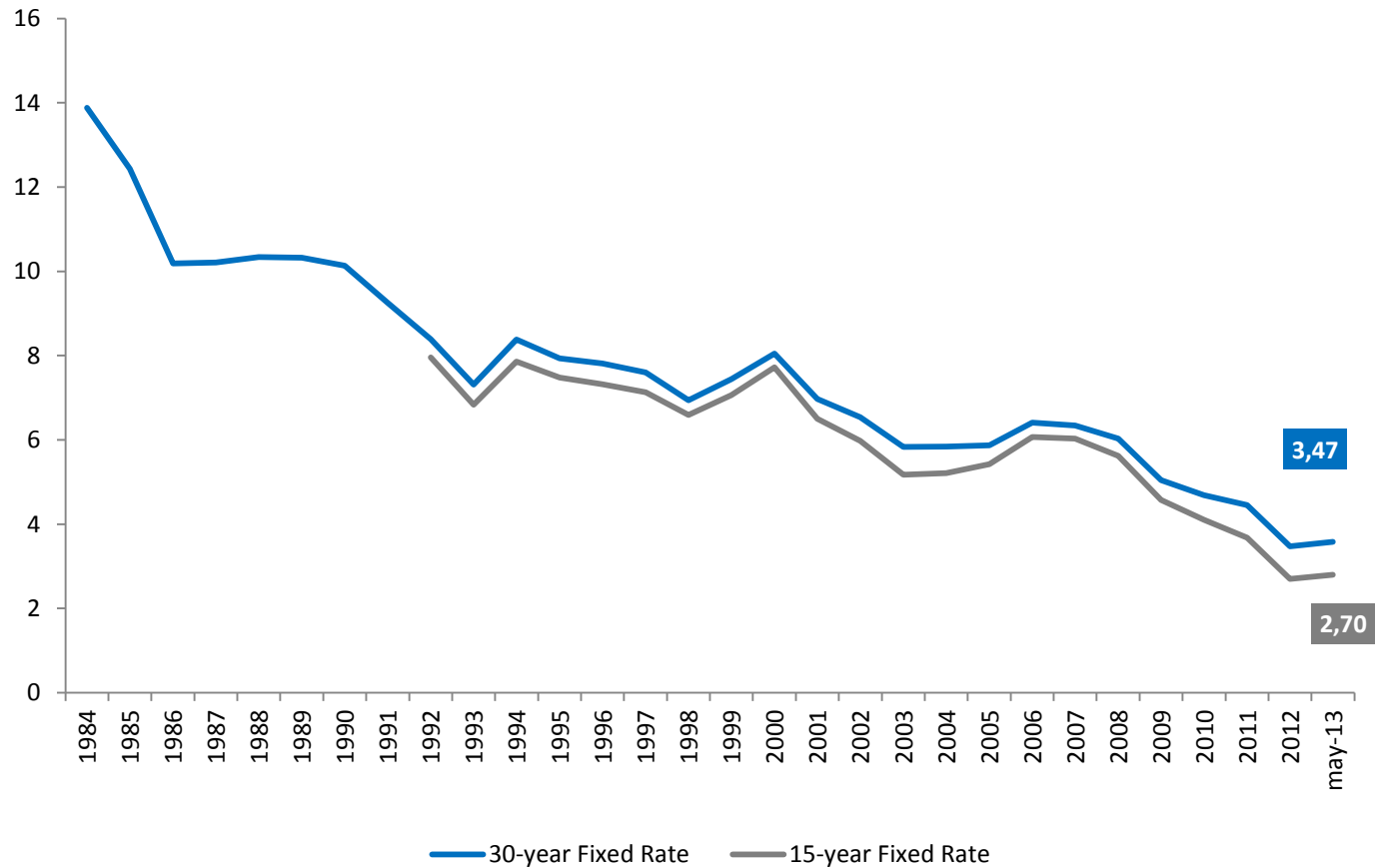


Bonos Gobierno 10 años  
vs Tasa de Interés Hipotecaria



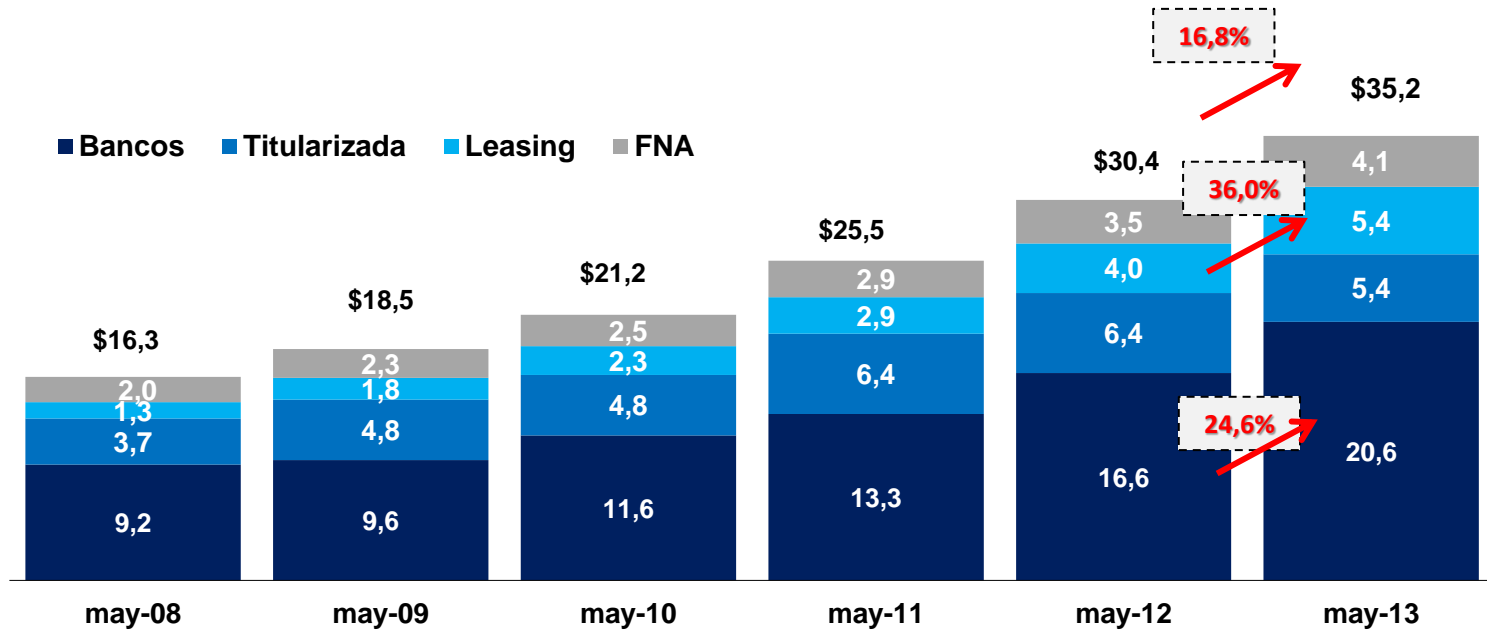


## Tasas de Interés Crédito Hipotecario EE.UU





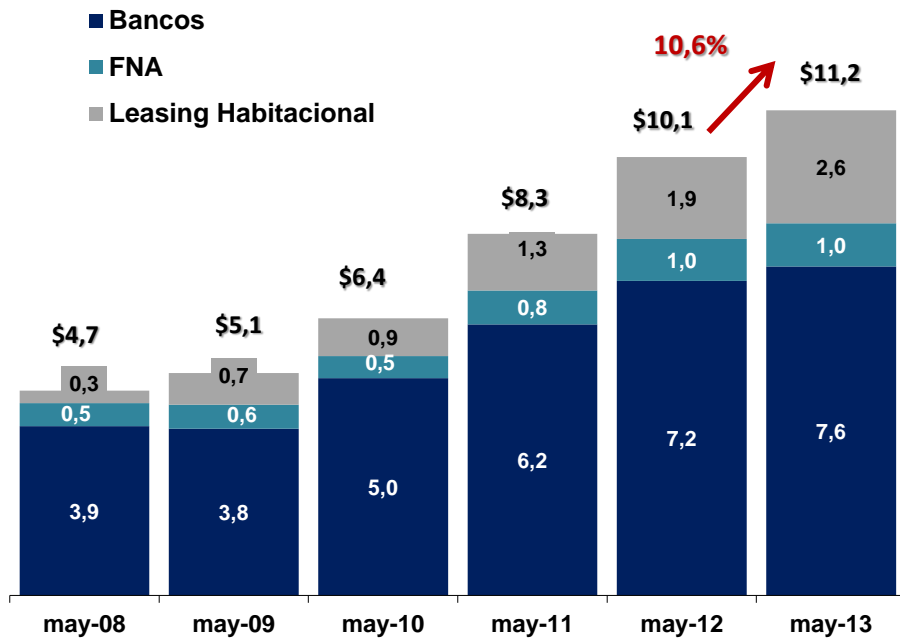
## Saldo Cartera Hipotecaria (\$Billones)



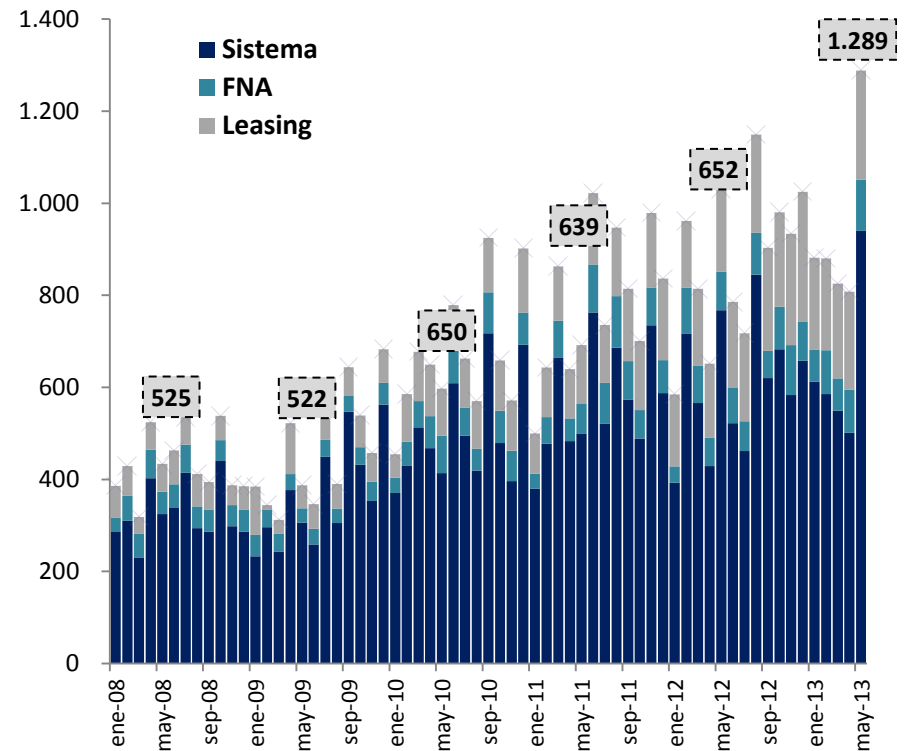


# Financiación de Vivienda

Desembolsos Anuales Crédito Hipotecario  
(Billones de Pesos)

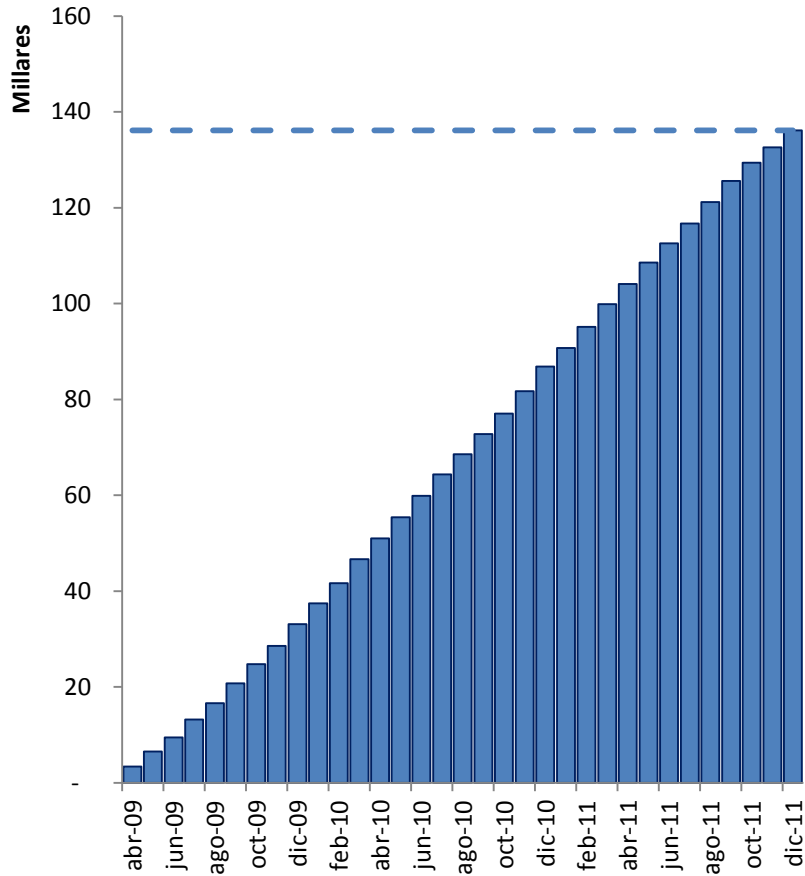


Desembolsos Mensuales Crédito Hipotecario  
(Miles de Millones)

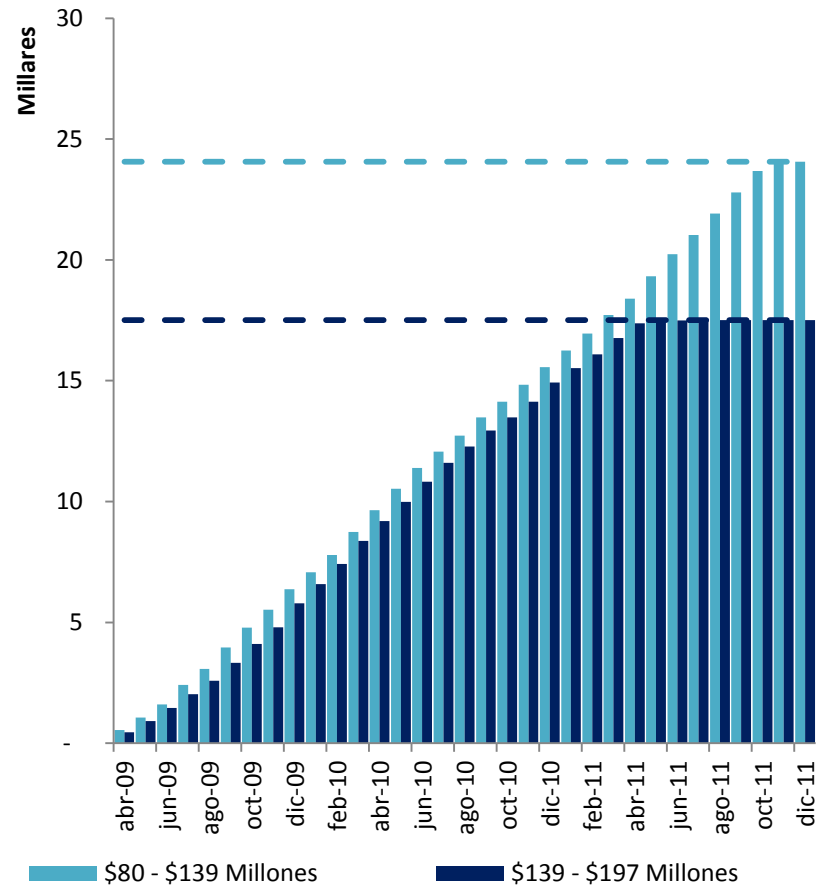




## Ejecución FRECH 1 (Cupos Utilizados)



## Ejecución FRECH 1 No VIS (Cupos Utilizados)



■ \$80 - \$139 Millones      ■ \$139 - \$197 Millones  
- - - Meta \$80 - \$139 Millones      - - - Meta \$139 - \$197 Millones



**FRECH II**  
**(Enero de 2012 - Julio 12 de 2013)**

<b>Balance</b>	<b>VIP</b>	<b>VIS</b>	<b>Total</b>
Número asignado	20.951	30.685	51.636
Número Utilizado	<b>5.606</b>	<b>13.275</b>	<b>18.881</b>
No. cupos disponibles	15.345	17.410	32.755
% Utilizado a la fecha	<b>26,8%</b>	<b>43,3%</b>	<b>36,6%</b>
Valor desembolsos (\$MM)	115,9	504,0	620,0

**FRECH III**  
**(Mayo de 2013 - Julio 12 de 2013)**

<b>Balance</b>	<b>Hasta 235</b>	<b>Hasta 335</b>	<b>Total</b>
Número asignado	10.508	8.759	19.267
Número Utilizado	<b>1.963</b>	<b>2.283</b>	<b>4.246</b>
No. cupos disponibles	8.545	6.476	15.021
% Utilizado a la fecha	<b>18,7%</b>	<b>26,1%</b>	<b>22,0%</b>
Valor desembolsos (\$MM)	131,3	223,5	354,8



Indicador de Calidad Cartera Hipotecaria  
(%, Colombia)

Indicador de Calidad Cartera Hipotecaria  
(%, LATAM)

