

FONDO SOCIAL PARA LA VIVIENDA
Síntesis Estadística 1973 - Junio 2014
(Monto en miles de Dólares)

AÑO	CRÉDITOS ESCRITURADOS 1/		SALVADOREÑOS BENEFICIADOS	CRÉDITOS ESCRITURADOS VIVIENDA NUEVA		SALDOS CARTERA HIPOTECARIA		TASA DE INTERÉS PONDERADA	
	NÚMERO	MILES DE US\$		NÚMERO	MILES DE US\$	NÚMERO	MILES DE US\$	ACTIVA	PASIVA
1973	-	-	-	ND	ND	-	-	-	-
1974	230	\$250.3	1,150	ND	ND	D.N.D	\$248.0	6.70%	0.50%
1975	1,516	\$1,900.3	7,580	ND	ND	D.N.D	\$2,121.9	6.90%	0.50%
1976	2,008	\$2,722.3	10,040	ND	ND	D.N.D	\$4,759.6	6.30%	0.50%
1977	2,239	\$3,169.7	11,195	ND	ND	D.N.D	\$7,777.9	6.20%	0.50%
1978	1,876	\$2,899.5	9,380	ND	ND	D.N.D	\$10,459.2	7.10%	0.50%
1979	3,583	\$7,169.6	17,915	ND	ND	D.N.D	\$17,328.4	6.80%	0.50%
1980	2,870	\$6,155.4	14,350	ND	ND	D.N.D	\$22,446.7	7.20%	0.50%
1981	2,922	\$5,995.0	14,610	ND	ND	D.N.D	\$27,827.6	6.90%	0.50%
1982	7,019	\$14,569.0	35,095	ND	ND	D.N.D	\$41,653.8	6.70%	0.50%
1983	7,665	\$15,602.4	38,325	ND	ND	30,790	\$56,260.8	6.70%	0.50%
1984	4,246	\$8,966.7	21,230	ND	ND	34,721	\$63,799.3	6.90%	0.50%
1985	4,565	\$9,845.2	22,825	ND	ND	38,786	\$71,767.1	7.20%	0.50%
1986	4,867	\$14,393.8	24,335	ND	ND	43,002	\$83,250.7	7.00%	0.50%
1987	5,552	\$19,604.4	27,760	ND	ND	47,441	\$98,452.1	7.60%	0.50%
1988	4,731	\$16,450.8	23,655	3,158	\$11,569.7	50,588	\$109,349.6	7.60%	0.50%
1989	5,127	\$16,805.3	25,635	3,223	\$11,996.3	53,911	\$119,823.3	7.40%	0.50%
1990	6,837	\$23,855.9	34,185	4,566	\$18,611.2	59,170	\$137,216.7	8.50%	0.50%
1991	7,327	\$29,409.2	36,635	5,758	\$24,490.7	64,592	\$158,420.6	8.80%	0.50%
1992	8,212	\$34,721.3	41,060	6,432	\$27,890.4	70,456	\$183,381.4	9.00%	0.50%
1993	10,283	\$50,680.2	51,415	8,099	\$40,653.2	77,531	\$222,469.6	8.10%	1.30%
1994	10,523	\$61,714.3	52,615	7,851	\$46,551.5	84,655	\$273,355.8	10.70%	2.80%
1995	9,056	\$58,763.9	45,280	6,232	\$41,638.7	89,412	\$322,598.6	11.80%	6.10%
1996	8,770	\$66,578.1	43,850	5,871	\$46,043.2	92,685	\$366,950.9	11.90%	7.00%
1997	9,953	\$77,418.9	49,765	6,777	\$54,936.8	99,062	\$442,547.7	11.60%	7.50%
1998	13,939	\$119,920.3	69,695	10,689	\$96,426.7	107,324	\$539,115.3	8.70%	6.25%
1999	15,982	\$148,272.5	79,910	12,350	\$121,079.5	118,325	\$657,408.4	8.97%	5.97%
2000	12,904	\$126,103.1	64,520	9,904	\$102,531.2	125,587	\$751,562.3	6.47%	4.41%
2001	11,807	\$115,075.5	59,035	9,548	\$97,176.5	130,849	\$819,988.1	6.60%	2.63%
2002	9,105	\$85,829.9	45,525	6,567	\$66,667.2	130,676	\$842,078.6	6.60%	2.34%
2003	9,956	\$87,749.7	49,780	5,448	\$54,148.0	130,171	\$852,304.8	6.67%	2.52%
2004	9,717	\$84,688.9	48,585	4,590	\$45,281.9	131,287	\$871,962.4	6.68%	2.55%
2005	8,084	\$72,455.5	40,420	3,890	\$40,109.8	129,619	\$871,493.7	6.79%	2.81%
2006	6,569	\$62,695.4	32,845	2,907	\$30,443.7	126,381	\$866,529.2	6.90%	3.45%
2007	5,650	\$57,720.8	28,250	1,986	\$22,391.4	123,105	\$855,272.6	7.32%	3.25%
2008	5,675	\$65,311.9	28,375	923	\$14,467.7	114,180	\$807,261.6	7.46%	3.66%
2009	6,656	\$98,532.4	27,955	967	\$26,081.4	108,046	\$804,779.2	7.68%	2.82%
2010	5,423	\$84,735.3	22,777	991	\$24,457.2	104,429	\$813,334.5	7.84%	1.80%
2011	6,255	\$92,529.8	26,271	1,929	\$36,237.9	104,734	\$844,597.7	7.90%	1.71%
2012	5,895	\$83,436.2	24,759	1,656	\$29,875.6	103,942	\$854,970.9	7.94%	2.53%
2013	6,415	\$93,573.6	26,943	2,004	\$38,046.8	100,065	\$841,134.0	7.94%	2.85%
2014	2,774	\$41,189.4	11,651	748	\$15,493.4	99,643	\$843,549.8	7.95%	2.96%
TOTAL	274,783	\$2,069,461.8	1,347,181	135,064	\$1,185,297.5				

1/ A PARTIR DE 1996 LOS CREDITOS ESCRITURADOS INCLUYE GENERACION DE HIPOTECAS

ND : NO DISPONIBLE

FONDO SOCIAL PARA LA VIVIENDA
Síntesis Estadística 1973 - Junio 2014
(Monto en miles de Dólares)

AÑO	SALDOS BALANCE			ESTADO DE RESULTADOS			COLOCACIÓN TÍTULOS VALORES	DEVOLUCIÓN COTIZACIONES		SALDOS DEPÓSITOS COTIZACIONES
	ACTIVO	PASIVO	CAPITAL	INGRESOS	GASTOS	SUPERÁVIT		CASOS	MONTO	
1973	\$989.9	\$704.2	\$285.7	\$5.6	\$22.1	-\$16.5	\$0.0	-	-	\$704.1
1974	\$5,034.3	\$4,747.8	\$286.5	\$127.8	\$164.4	-\$36.6	\$0.0	338	\$3.9	\$3,224.6
1975	\$10,267.2	\$9,400.4	\$866.8	\$267.3	\$257.5	\$9.8	\$0.0	699	\$20.0	\$6,771.9
1976	\$12,257.9	\$10,704.6	\$1,553.3	\$494.4	\$369.7	\$124.7	\$0.0	594	\$29.3	\$10,527.2
1977	\$18,066.8	\$15,365.9	\$2,700.9	\$824.9	\$491.1	\$333.8	\$0.0	653	\$39.9	\$15,239.0
1978	\$24,617.3	\$20,992.8	\$3,624.5	\$967.5	\$617.3	\$350.2	\$0.0	798	\$65.7	\$20,659.3
1979	\$31,387.8	\$27,321.1	\$4,066.7	\$1,259.6	\$817.5	\$442.1	\$0.0	763	\$78.8	\$26,725.5
1980	\$38,820.4	\$33,979.0	\$4,841.4	\$1,747.3	\$972.6	\$774.7	\$0.0	1,350	\$163.0	\$33,424.1
1981	\$46,329.4	\$40,610.9	\$5,718.5	\$2,229.3	\$1,352.2	\$877.1	\$0.0	1,799	\$246.5	\$39,867.8
1982	\$56,068.5	\$49,356.0	\$6,712.5	\$2,479.5	\$1,485.5	\$994.0	\$0.0	1,280	\$221.6	\$46,245.9
1983	\$67,969.4	\$59,774.1	\$8,195.3	\$3,809.1	\$2,212.1	\$1,597.0	\$0.0	1,159	\$231.6	\$53,238.5
1984	\$77,239.5	\$72,870.4	\$4,369.1	\$4,512.3	\$3,457.4	\$1,054.9	\$0.0	1,033	\$242.4	\$60,455.3
1985	\$83,801.0	\$78,202.2	\$5,598.8	\$5,342.8	\$4,113.1	\$1,229.6	\$0.0	1,338	\$360.4	\$68,129.0
1986	\$94,771.0	\$86,363.9	\$8,407.1	\$6,639.8	\$3,831.5	\$2,808.3	\$0.0	1,564	\$448.2	\$76,274.9
1987	\$106,199.8	\$91,000.2	\$15,199.6	\$9,912.4	\$3,119.8	\$6,792.6	\$0.0	1,672	\$602.7	\$83,526.7
1988	\$117,494.4	\$99,604.5	\$17,889.8	\$8,358.9	\$4,145.7	\$4,213.1	\$0.0	1,730	\$678.3	\$92,631.8
1989	\$132,419.6	\$110,499.8	\$21,919.7	\$9,137.6	\$5,107.7	\$4,029.9	\$0.0	2,340	\$920.8	\$103,463.7
1990	\$149,835.3	\$121,669.9	\$28,165.3	\$11,076.4	\$4,830.8	\$6,245.6	\$0.0	3,524	\$1,406.9	\$114,183.9
1991	\$171,003.3	\$133,289.9	\$37,713.4	\$14,141.3	\$4,593.3	\$9,548.0	\$0.0	3,318	\$1,413.6	\$126,071.5
1992	\$195,114.7	\$148,571.7	\$46,543.0	\$15,013.0	\$6,183.4	\$8,829.6	\$0.0	3,308	\$1,504.2	\$140,399.0
1993	\$231,664.9	\$172,450.0	\$59,214.8	\$19,826.8	\$7,155.0	\$12,671.8	\$0.0	4,844	\$2,052.1	\$160,418.6
1994	\$264,111.2	\$212,592.3	\$51,518.9	\$27,134.0	\$16,031.3	\$11,102.7	\$8,000.0	3,985	\$1,845.9	\$191,705.2
1995	\$324,708.9	\$250,277.5	\$74,431.4	\$35,971.7	\$18,677.3	\$17,294.4	\$0.0	5,653	\$2,720.5	\$230,698.1
1996	\$382,472.6	\$287,999.9	\$94,472.7	\$44,393.5	\$27,878.9	\$16,514.6	\$0.0	6,387	\$3,232.0	\$275,673.5
1997	\$446,969.0	\$337,405.3	\$109,563.7	\$49,001.3	\$32,767.3	\$16,233.9	\$0.0	6,584	\$3,769.7	\$326,735.7
1998	\$544,015.5	\$417,740.9	\$126,274.6	\$50,521.6	\$33,810.7	\$16,710.9	\$49,085.7	5,792	\$3,332.0	\$354,438.8
1999	\$667,321.5	\$534,420.9	\$132,900.6	\$55,610.1	\$50,127.0	\$5,483.1	\$61,485.7	6,097	\$3,885.1	\$360,884.7
2000	\$759,822.3	\$617,109.1	\$142,713.3	\$71,650.6	\$61,801.0	\$9,849.6	\$133,742.9	6,894	\$5,364.2	\$359,969.9
2001	\$758,103.5	\$657,752.1	\$100,351.4	\$54,923.3	\$45,404.1	\$9,519.2	\$75,991.1	7,248	\$5,559.9	\$356,408.8
2002	\$810,539.5	\$700,577.2	\$109,962.4	\$57,469.6	\$47,694.7	\$9,774.9	\$96,000.0	7,633	\$6,294.3	\$352,030.1
2003	\$795,538.4	\$677,353.2	\$118,185.2	\$77,179.5	\$69,146.3	\$8,033.2	\$42,300.0	10,380	\$7,789.9	\$327,454.4
2004	\$804,298.7	\$686,327.9	\$117,970.8	\$60,566.8	\$55,469.3	\$5,097.5	\$53,700.0	10,286	\$8,052.8	\$321,510.2
2005	\$775,188.5	\$648,914.0	\$126,274.5	\$61,800.9	\$53,783.9	\$8,017.0	\$0.0	12,442	\$9,120.0	\$313,101.6
2006	\$748,236.7	\$619,316.7	\$128,920.0	\$63,876.1	\$52,669.5	\$11,206.6	\$0.0	9,252	\$5,781.8	\$300,265.9
2007	\$740,959.7	\$596,675.1	\$144,284.6	\$68,212.8	\$53,112.1	\$15,100.8	\$0.0	7,332	\$4,501.9	\$292,552.4
2008	\$740,460.5	\$575,299.4	\$165,161.1	\$76,068.5	\$54,871.5	\$21,197.0	\$0.0	8,382	\$5,012.3	\$285,945.7
2009	\$738,235.3	\$553,207.7	\$185,027.5	\$76,025.5	\$55,621.0	\$20,404.5	\$0.0	8,971	\$5,369.1	\$279,290.0
2010	\$737,779.8	\$532,036.7	\$205,743.1	\$75,901.1	\$53,355.0	\$22,546.1	\$0.0	9,125	\$5,446.5	\$272,789.9
2011	\$766,630.8	\$531,048.5	\$235,582.3	\$80,383.4	\$54,788.8	\$25,594.6	\$0.0	10,221	\$6,222.7	\$265,741.9
2012	\$780,428.1	\$515,360.4	\$265,067.7	\$81,857.1	\$51,996.5	\$29,860.7	\$0.0	12,139	\$7,422.7	\$257,708.6
2013	\$808,870.8	\$517,112.7	\$291,758.2	\$91,162.7	\$60,927.1	\$30,235.6	\$22,500.0	12,858	\$7,878.0	\$249,127.6
2014	\$806,789.1	\$511,075.2	\$295,713.9	\$46,370.6	\$29,766.6	\$16,603.9	\$6,166.5	5,827	\$3,698.5	\$244,803.8
TOTAL							\$548,971.9	207,592	\$123,029.5	

1/ A PARTIR DE 1996 LOS CREDITOS ESCRITURADOS INCLUYE GENERACION DE HIPOTECAS
ND : NO DISPONIBLE

Cifras Relevantes acumulado 1973 - Junio 2014 RUBROS (MONTOS EN MILES)	
TOTAL CRÉDITOS OTORGADOS	
Número	274,783
Monto	\$2,069,461.8
CRÉDITOS OTORGADOS VIVIENDA NUEVA	
Número	135,064
Monto	\$1,185,297.5
Familias Beneficiadas	274,783
Salvadoreños Beneficiados	1,347,181
DEVOLUCIÓN DE COTIZACIONES	
Número	207,592
Monto	\$123,029.5
CARTERA HIPOTECARIA	
Número	99,643
Monto	\$843,549.8
REGISTRO DE HIPOTECAS (Números)	
Cartera Hipotecaria Total	99,643
Hipotecas Inscritas	99,138
Hipotecas en proceso de Inscripción	505

GESTIÓN OPERATIVA Período junio 2010-2014. (MONTOS EN MILES)					
RECURSOS	2010	2011	2012	2013	2014
RECUPERACIÓN DE CUOTAS	\$51,817.5	\$56,696.7	\$59,877.9	\$62,264.5	\$63,851.8
INGRESOS DE COTIZACIONES	\$3.2	\$8.0	\$5.0	\$4.2	\$3.1
EMISIÓN DE TÍTULOS VALORES	\$0.0	\$0.0	\$0.0	\$11,630.4	\$6,166.5
TOTAL CRÉDITOS OTORGADOS					
	2010	2011	2012	2013	2014
Número de Créditos	2,627	3,017	2,717	3,217	2,774
Monto en Dólares	\$41,801.0	\$44,143.3	\$39,100.0	\$45,231.3	\$41,189.4
VIVIENDA NUEVA					
Número de Créditos	481	897	645	969	748
Monto en Dólares	\$12,532.2	\$16,437.5	\$12,925.6	\$17,113.5	\$15,493.4
VIVIENDA USADA					
Número de Créditos	1,488	1,515	1,465	1,516	1,398
Monto en Dólares	\$23,317.1	\$22,350.3	\$20,974.9	\$21,794.5	\$20,072.5
ACTIVOS EXTRAORDINARIOS					
Número de Créditos	465	399	422	496	465
Monto en Dólares	\$3,628.6	\$2,932.3	\$3,341.1	\$4,215.6	\$3,950.4
OTRAS LÍNEAS					
Número de Créditos	193	206	185	236	163
Monto en Dólares	\$2,323.1	\$2,423.2	\$1,858.3	\$2,107.6	\$1,673.3

FUENTE: MONITOR DE OPERACIONES, GERENCIA DE PLANIFICACIÓN, FSV.

ESTADOS FINANCIEROS
Al mes de Junio 2014
(MONTOS EN MILES)

RUBROS

BALANCE

Activo	\$806,789.1
Pasivo	\$511,075.2
Patrimonio	\$295,713.9

ESTADO DE RESULTADOS

Ingresos de Operación	\$46,370.6
Gastos de Operación	\$29,766.6
Superávit del Ejercicio	\$16,603.9

FUENTE: MONITOR DE OPERACIONES, GERENCIA DE PLANIFICACIÓN, FSV.