Fondo Social para la Vivienda

Síntesis estadística 1973 – diciembre 2023

(Monto en miles de dólares)

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Año | Créditos escriturados 1/ | | Salvadoreños beneficiados | Créditos escriturados Vivienda nueva | | Saldos cartera hipotecaria 2/ | | Tasa de interés ponderada | |
|  |
| Número | Miles de US$ | Número | Miles de US$ | Número | Miles de US$ | Activa | Pasiva |  |
| 1973 - 1998 | 145,916 | $669,561.8 | 729,580 | 68,656 | $420,808.4 | 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 | 5,972 | $93,693.9 | 25,082 | 1,577 | $37,229.3 | 99,058 | $851,055.4 | 7.97% | 3.17% |  |
| 2015 | 7,559 | $143,266.6 | 31,748 | 1,937 | $59,166.2 | 99,587 | $908,462.4 | 7.91% | 3.39% |  |
| 2016 | 5,941 | $115,365.5 | 24,952 | 1,546 | $47,800.8 | 99,122 | $936,357.2 | 7.87% | 3.56% |  |
| 2017 | 5,713 | $97,181.1 | 23,995 | 1,177 | $31,271.5 | 98,796 | $945,643.0 | 7.83% | 3.54% |  |
| 2018 | 5,189 | $87,843.2 | 21,794 | 649 | $20,604.5 | 96,465 | $939,278.6 | 7.80% | 3.57% |  |
| 2019 | 6,366 | $115,831.9 | 26,737 | 865 | $29,387.5 | 95,580 | $964,969.9 | 7.69% | 3.62% |  |
| 2020 | 4,925 | $97,419.8 | 20,685 | 866 | $34,271.0 | 92,200 | $961,194.2 | 7.55% | 3.37% |  |
| 2021 | 7,503 | $160,959.1 | 31,513 | 2,082 | $70,776.9 | 90,831 | $1,019,026.0 | 7.31% | 3.58% |  |
| 2022 | 7,926 | $177,965.1 | 33,289 | 2,162 | $73,997.4 | 92,087 | $1,109,377.5 | 7.08% | 4.15% |  |
| 2023 | 8,325 | $183,433.9 | 34,965 | 2,188 | $75,418.9 | 93,780 | $1,202,158.4 | 6.81% | 4.59% |  |
| TOTAL | 337,428 | $3,301,232.4 | 1,610,290 | 149,365 | $1,649,728.1 |  |  |  |  |  |

Fuente: Monitor de Operaciones, Gerencia de Planificación, FSV.

1/ A partir de 1996 los créditos escriturados incluye generación de hipotecas.

2/ Saldo Cartera hipotecaria bruta.

ND: No disponible.

Fondo Social para la Vivienda

Síntesis estadística 1973 – diciembre 2023

(Monto en miles de dólares)

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Año | Saldos balance | | | Estado de resultados | | | Colocación títulos valores | Devolución cotizaciones | | Saldos depósitos cotizaciones |
| Activo | Pasivo | Patrimonio | Ingresos | Gasto | Resultado del ejercicio | Número | Miles de US$ |
| 1973 - 1998 | $544,015.5 | $417,740.9 | $126,274.6 | $50,521.6 | $33,810.7 | $16,710.9 | $57,085.7 | 62,505 | $25,629.8 | $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 | $821,039.3 | $511,412.0 | $309,627.3 | $92,384.0 | $61,866.7 | $30,517.2 | $18,725.3 | 11,368 | $7,149.1 | $241,473.7 |
| 2015 | $852,151.9 | $500,292.0 | $351,859.9 | $98,855.5 | $67,391.9 | $31,463.6 | $12,599.0 | 13,369 | $8,151.6 | $232,709.1 |
| 2016 | $871,422.1 | $487,265.9 | $384,156.2 | $101,943.6 | $69,615.4 | $32,328.2 | $13,762.9 | 16,465 | $9,638.8 | $222,235.6 |
| 2017 | $897,104.8 | $476,528.6 | $420,576.2 | $108,107.3 | $74,731.4 | $33,375.9 | $7,148.2 | 16,535 | $9,503.3 | $212,085.4 |
| 2018 | $930,340.5 | $477,336.5 | $453,004.0 | $110,048.9 | $75,589.6 | $34,459.3 | $0.0 | 16,008 | $8,772.2 | $202,647.4 |
| 2019 | $949,811.7 | $463,144.7 | $486,667.0 | $119,975.8 | $84,454.9 | $35,520.9 | $0.0 | 15,180 | $7,761.7 | $194,080.2 |
| 2020 | $957,070.3 | $437,124.7 | $519,945.7 | $104,900.8 | $69,318.4 | $35,582.4 | $0.0 | 7,702 | $4,106.9 | $189,258.5 |
| 2021 | $963,813.3 | $407,896.9 | $555,916.4 | $127,352.5 | $89,367.0 | $37,985.5 | $0.0 | 17,416 | $8,998.1 | $179,125.3 |
| 2022 | $1,014,224.5 | $417,159.5 | $597,065.0 | $130,742.9 | $90,665.9 | $40,077.0 | $0.0 | 19,578 | $9,195.4 | $169,162.9 |
| 2023 | $1,058,695.6 | $410,139.7 | $648,555.8 | $138,795.0 | $85,688.4 | $53,106.6 | $0.0 | 23,807 | $11,490.9 | $156,351.1 |
| TOTAL |  |  |  |  |  |  | $595,040.8 | 359,193 | $204,099.0 |  |

Fuente: Monitor de Operaciones, Gerencia de Planificación, FSV.

|  |  |
| --- | --- |
| Cifras relevantes | |
| Acumulado 1973 - diciembre 2023 | |
| (monto en miles de US$) | |
| Total histórico de créditos otorgados por el FSV | 337,428 |
| $3,301,232.4 |
| Familias beneficiadas | 337,428 |
| Salvadoreños beneficiados | 1,610,290 |
| Créditos históricos para adquisición de vivienda nueva | 149,365 |
| $1,649,728.1 |
| Devolución de Cotizaciones | 359,193 |
| $204,099.0 |
| Cartera hipotecaria 1/ | 93,780 |
| $1,202,158.4 |
| Registro en número de hipotecas | |
| Total hipotecas | 93,780 |
| Hipotecas inscritas | 92,956 |
| Hipotecas en proceso de inscripción | 824 |

1/ Saldo Cartera hipotecaria bruta.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Gestión operativa | | | | | |
| Período diciembre 2019 - 2023 | | | | | |
| (monto en miles de US$) | | | | | |
| Recursos | 2019 | 2020 | 2021 | 2022 | 2023 |
| Recaudación de cuotas | $156,023.8 | $141,916.1 | $178,640.6 | $186,449.1 | $192,258.1 |
| Ingresos de cotizaciones | $16.2 | $5.0 | $16.0 | $10.2 | $21.7 |
| Total créditos otorgados | 6,366 | 4,925 | 7,503 | 7,926 | 8,325 |
| $115,831.9 | $97,419.8 | $160,959.1 | $177,965.1 | $183,433.9 |
| Vivienda nueva | 865 | 866 | 2,082 | 2,162 | 2,188 |
| $29,387.5 | $34,271.0 | $70,776.9 | $73,997.4 | $75,418.9 |
| Vivienda usada | 4,290 | 2,543 | 3,798 | 4,109 | 2,954 |
| $72,140.1 | $45,091.3 | $69,683.4 | $80,408.3 | $60,833.4 |
| Viviendas del FSV | 640 | 1,220 | 1,231 | 1,235 | 2,698 |
| $6,703.2 | $14,216.9 | $14,808.8 | $16,413.3 | $38,721.9 |
| Otras líneas | 571 | 296 | 392 | 420 | 485 |
| $7,601.0 | $3,840.5 | $5,690.1 | $7,146.1 | $8,459.8 |

Fuente: Monitor de Operaciones, Gerencia de Planificación, FSV.

|  |  |
| --- | --- |
| Estados financieros | |
| Al mes de diciembre 2023 | |
| (monto en miles de US$) | |
| Balance general | |
| Activo | $1,058,695.6 |
| Pasivo | $410,139.7 |
| Patrimonio | $648,555.8 |
| Estado de resultados | |
| Ingresos de operación | $138,795.0 |
| Gastos de operación | $85,688.4 |
| Resultado del ejercicio | $53,106.6 |

Fuente: Monitor de Operaciones, Gerencia de Planificación, FSV.

Otras Líneas incluye Reparación Ampliación y Mejora, Construcción, Lotes, Refinanciamiento y Financiamiento de deuda.

El dato de género presentado corresponde al deudor principal del crédito.