

25 June 2026

## Loan to valuation ratio new commitments summary

### Key points for May 2026

- Total monthly new mortgage commitments were \$8.6bn, up 8.0 per cent from \$8.0bn in Apr-26 (Figure 1). The total monthly value of new commitments has increased by 0.5 per cent compared to May-25.
- Annual growth in the total value of new commitments increased for two of the three main borrower categories, while the third decreased. The total value of lending for Other Owner Occupiers increased by 4.8 per cent, for First Home Buyers (FHB) it increased by 2.2 per cent, and for Investors it decreased by 12.2 per cent (Figure 2).
- The share of new mortgage commitments to FHB decreased to 19.5 per cent in May-26, down from 20.7 per cent in Apr-26. Compared to May-25, there was an annual increase of 0.3 per cent (Figure 3).
- The share of new commitments to Investors increased to 18.6 per cent, up from 18.3 per cent in Apr-26. There was a decrease compared to May-25, when the share for Investors was 21.3 per cent (Figure 3).
- The share of new mortgage commitments to Other Owner Occupiers increased to 60.6 per cent this month, up from 59.6 per cent in Apr-26. In May-25, the share for Other Owner Occupiers was 58.2 per cent (Figure 3).
- There were 22,839 new mortgage commitments this month, up 7.2 per cent from 21,314 in Apr-26. Compared to May-25, the number of new mortgage commitments has increased by 3.1 per cent from 22,156.
- The average new loan value across all purpose types increased to \$377,780 this month, up 0.8 per cent from \$374,787 in Apr-26.<sup>1</sup> Compared to May-25, average values across all purpose types have decreased by 2.5 per cent from \$387,396. The average loan value of new commitments for the purpose of changes in loan provider decreased by 0.5 per cent from Apr-26, from \$649,209 to \$645,703, and the average value for property purchases increased by 1.1 per cent over the same monthly period, from \$607,402 to \$613,809 (Figure 4).
- The number of new commitments for a change in loan provider increased by 5.6 per cent compared to May-25. The number of new commitments for top ups increased by 7.6 per cent, while property purchases decreased by 6.5 per cent compared to May-25.
- The share of the value of new commitments for property purchases decreased to 57.5 per cent, compared to Apr-26, when it stood at 58.7 per cent. The share of borrowers changing loan providers increased to 25.2 per cent this month, up from 23.5 per cent. The share for top ups decreased to 12.3 per cent, down from 12.7 per cent in Apr-26 (Figure 5).

<sup>1</sup> Average mortgage values rounded to the nearest \$100.

Figure 1: Total monthly value of new mortgage commitments before exemptions

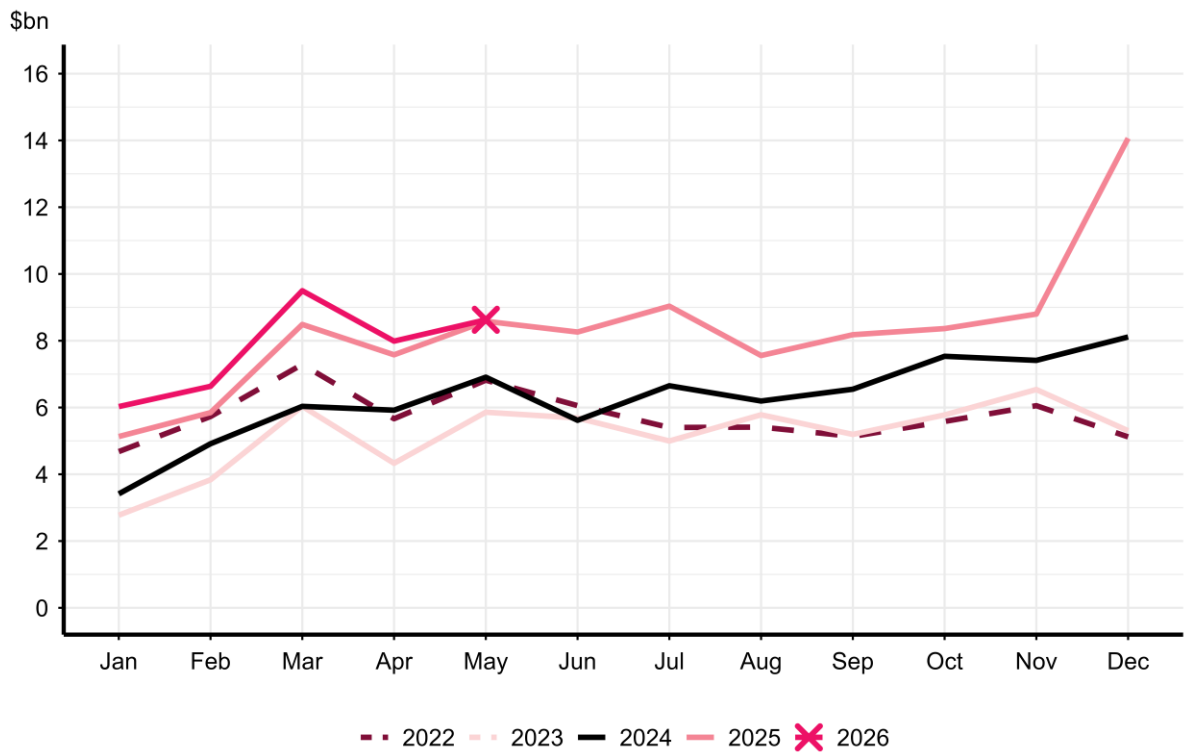


Figure 2: Annual growth in the value of new mortgage commitments

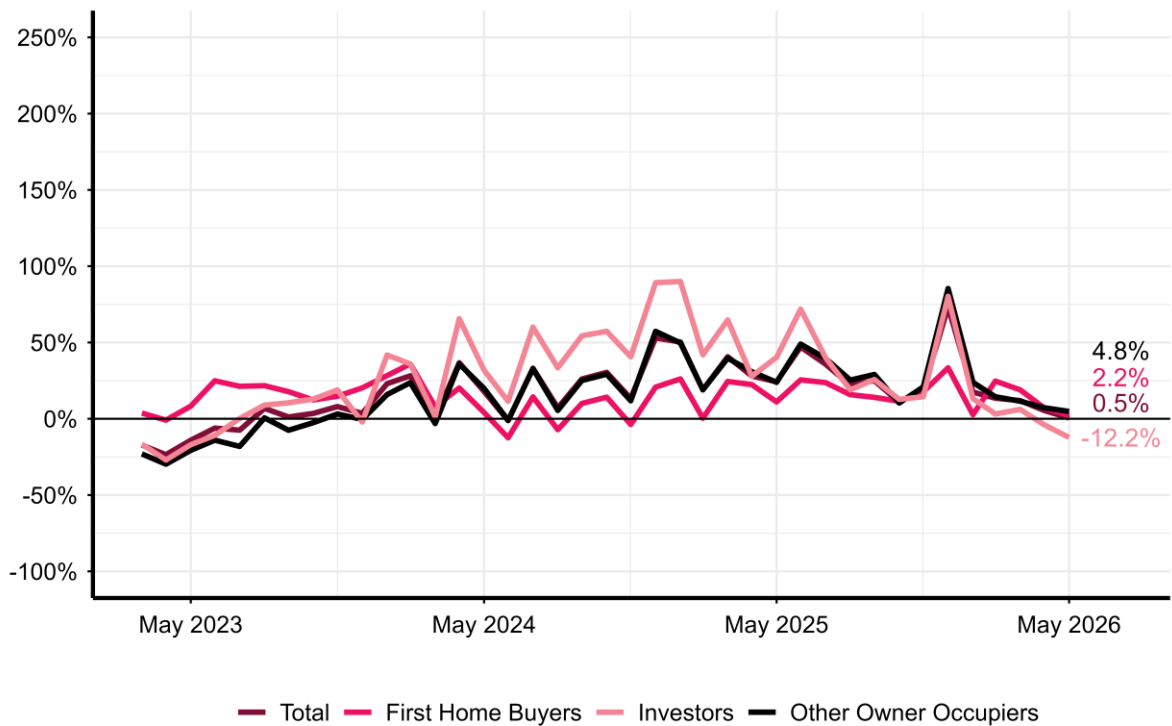


Figure 3: Share of value of total new mortgage commitments by borrower type

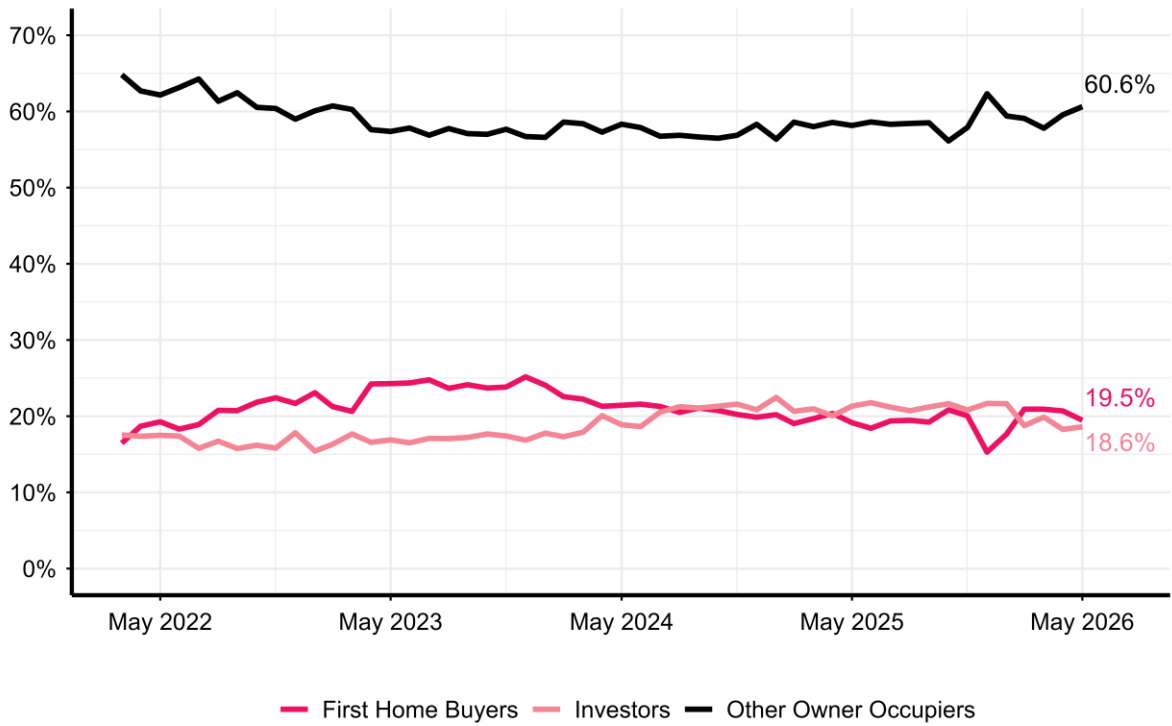


Figure 4: Average loan size by purpose type

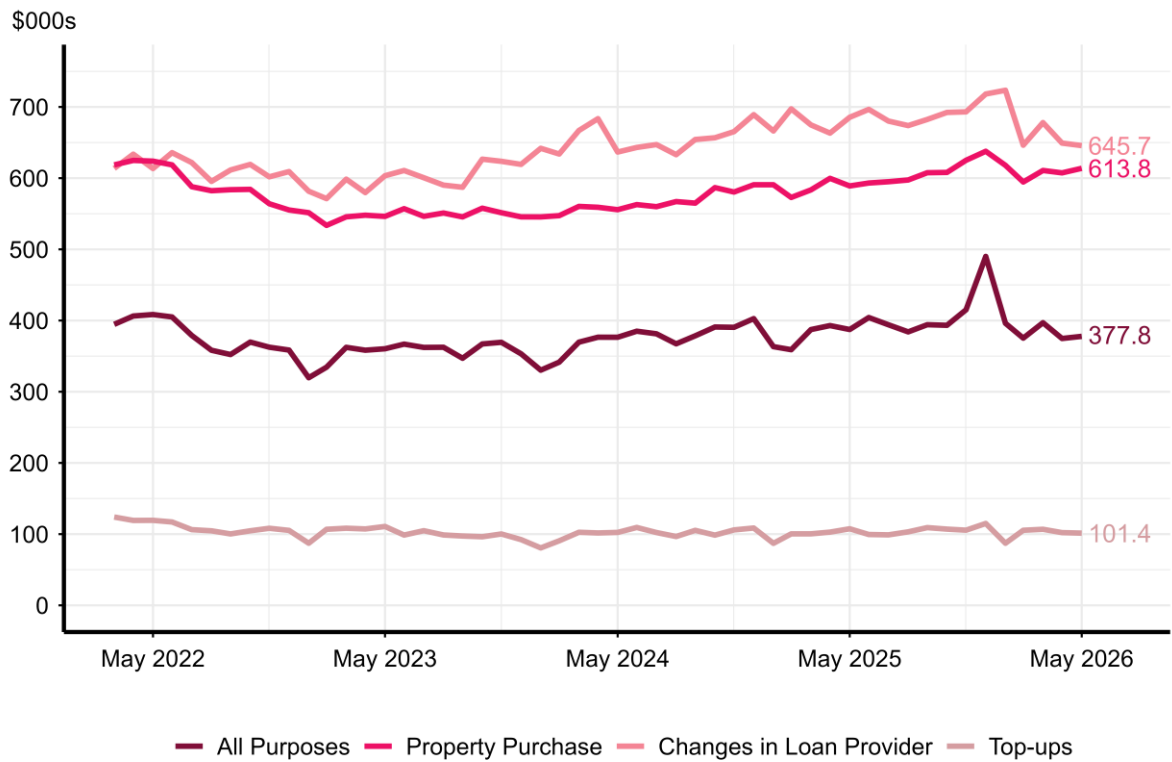


Figure 5: Share of value of total new mortgage commitments by loan purpose

