

26 March 2025

Debt to Income new commitments summary

Key Points for February 2025

- Total monthly new mortgage commitments were \$5.8bn, up 14.0 per cent from \$5.1bn in January-25 (Figure 1). The total monthly value of new commitments has increased by 19.0 per cent when compared to February-24.
- There were 16,286 new mortgage commitments this month, up 15.3 per cent from 14,122 in January-25. In comparison to February-24, the number of new mortgage commitments has increased by 13.2 per cent from 14,391.
- The share of total new commitments for First Home Buyers (FHB) was 18.9 per cent in February-25, down from 20.1 per cent in January-25. The share for Other Owner Occupiers without investment collateral (OOO without investment collateral) was 40.9 per cent this month up slightly from 40.2 per cent in January-25 (Figure 2).
- The share of new commitments to Other Owner Occupiers with investment collateral (OOO with investment collateral) saw an increase from 17.5 per cent in January-25 to 19.2 per cent in February-25. The share to Investors decreased to 21.0 per cent this month, down from 22.2 per cent in January-25 (Figure 2).
- This month, the share of new commitments to FHB and OOO without investment collateral, with a DTI > 5, were 26.8 and 24.3 per cent¹ respectively. The share to OOO with investment collateral and Investors with a DTI > 5 was 51.8 per cent and 45.1 per cent respectively (Figure 3).
- 5.2 per cent of new commitments to FHB had a DTI > 6, up from 4.4 per cent in January-25. Of the total new commitments to OOO without investment collateral, 9.1 per cent had a DTI > 6, this is up slightly from 9.0 per cent in January-25 (Figure 4).
- 10.1 per cent of new commitments to OOO with investment collateral had a DTI > 7 up from 8.9 per cent in January-25. Of the new commitments to Investors, 8.4 per cent were with a DTI > 7 which is an increase from 6.6 per cent in January-25 (Figure 4).
- Borrower gross income is the amount a bank is prepared to count in its servicing analysis and can include the income of more than one person. The average gross income for FHB was \$144,148 in February-25, down 3.4 per cent from January-25.² The average gross income for OOO without investment collateral is \$189,538 which saw an increase from January-25. Average gross income for Investors was \$298,995 which is a 3.2 per cent increase from January-25 (Figure 5).
- Of the total new lending to FHB, 11.2 per cent had a DTI > 5 and LVR > 80, down from 11.5 per cent in January-25. The share of lending to OOO without investment collateral with DTI > 5 and LVR > 80 per cent decreased to 1.6 per cent from 2.5 per cent in January-25 (Figure 6).

¹ We include DTI unknown in all our 'higher' DTI and LVR subtotals.

² Unrounded figures are used in these calculations.

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

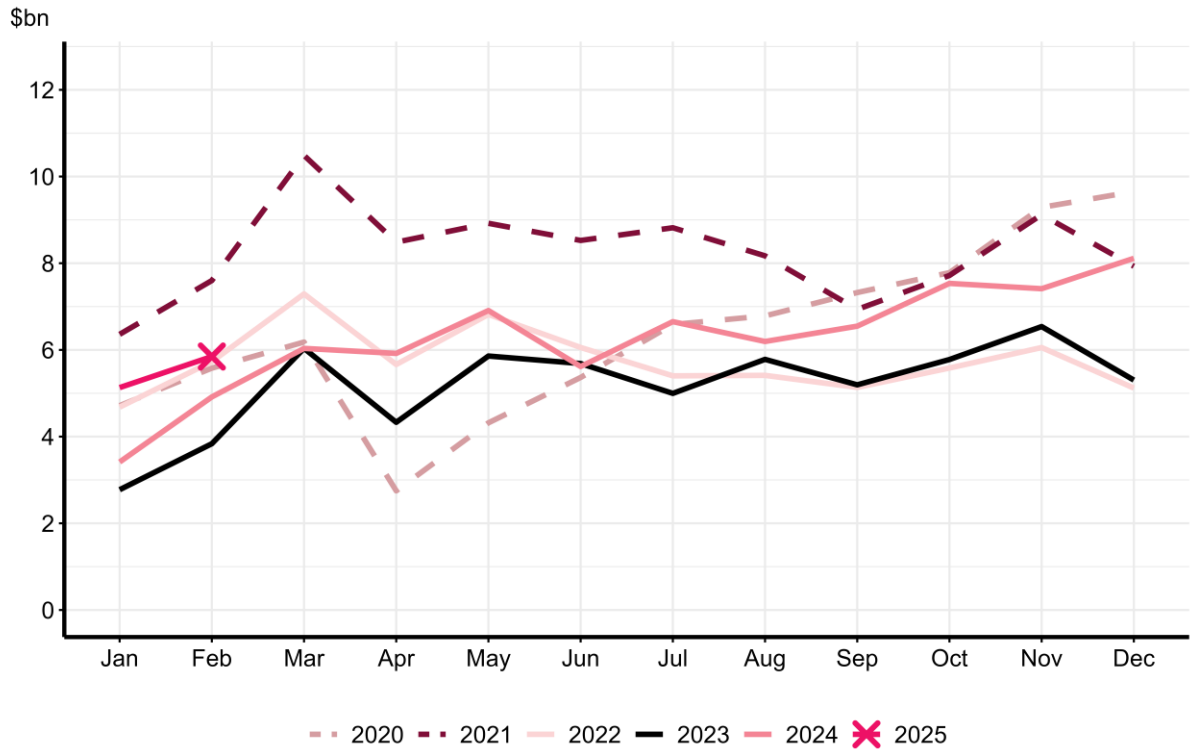


Figure 2: Share of new commitments by borrower type

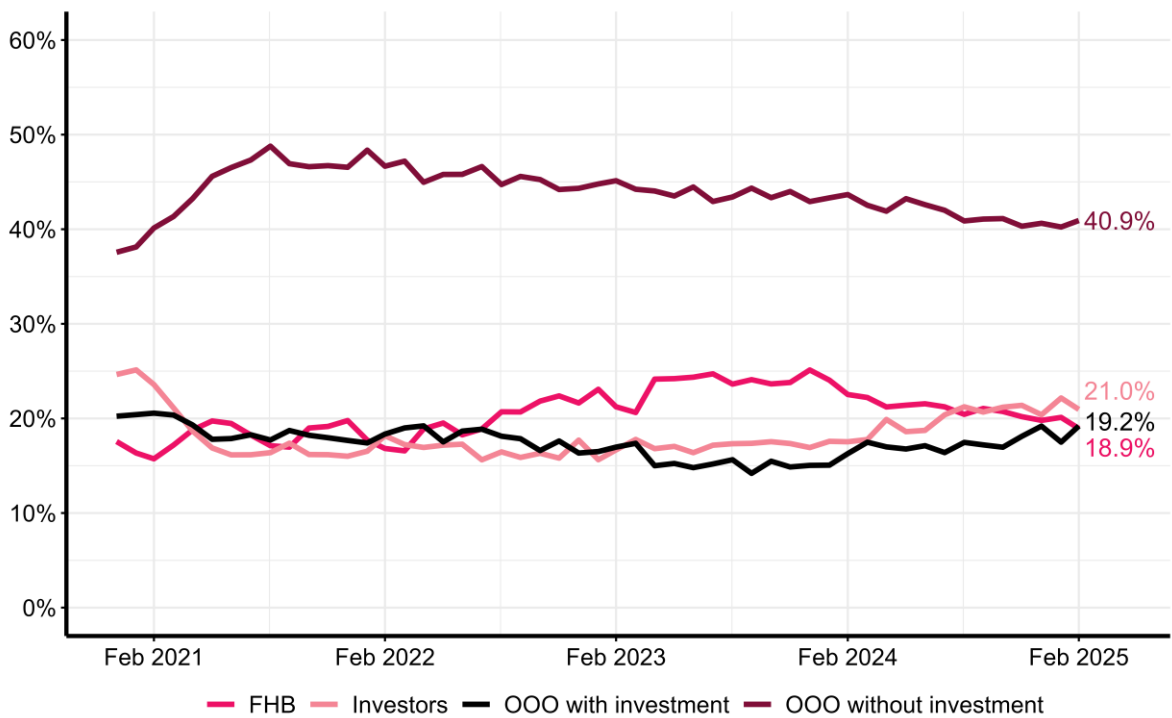


Figure 3: Share of new commitments to each borrower type with DTI > 5

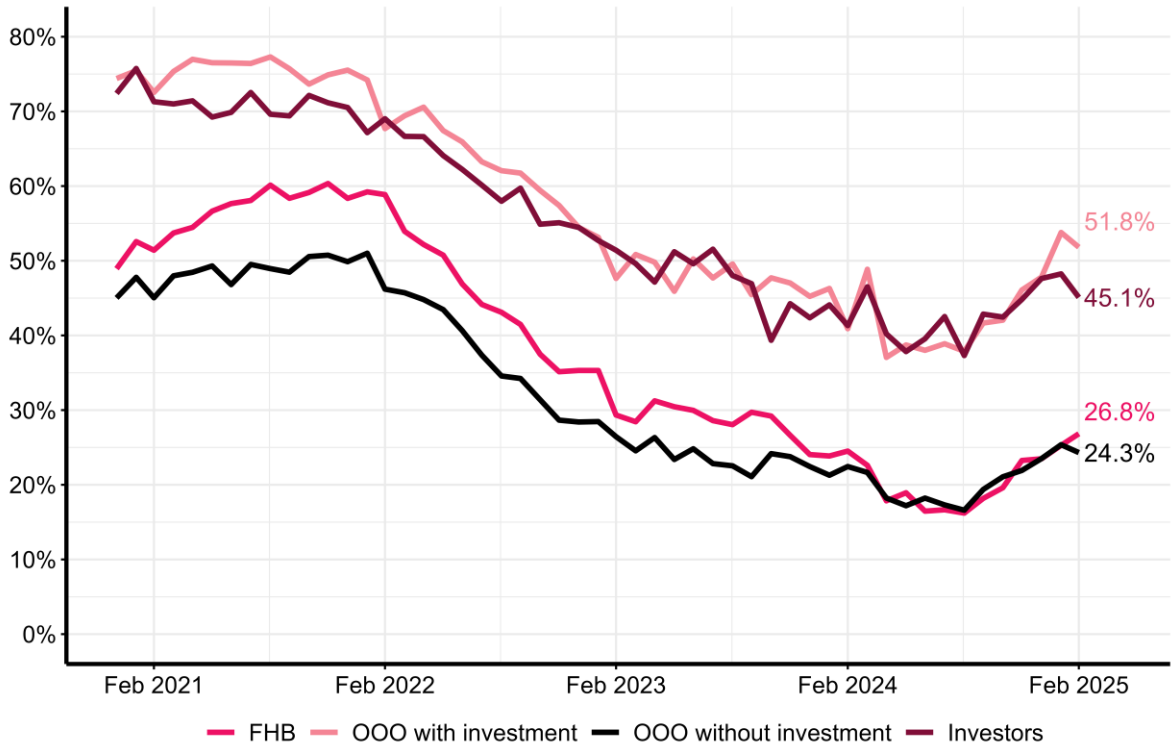


Figure 4: Share of new commitments to each borrower type with DTI > 6 or DTI > 7

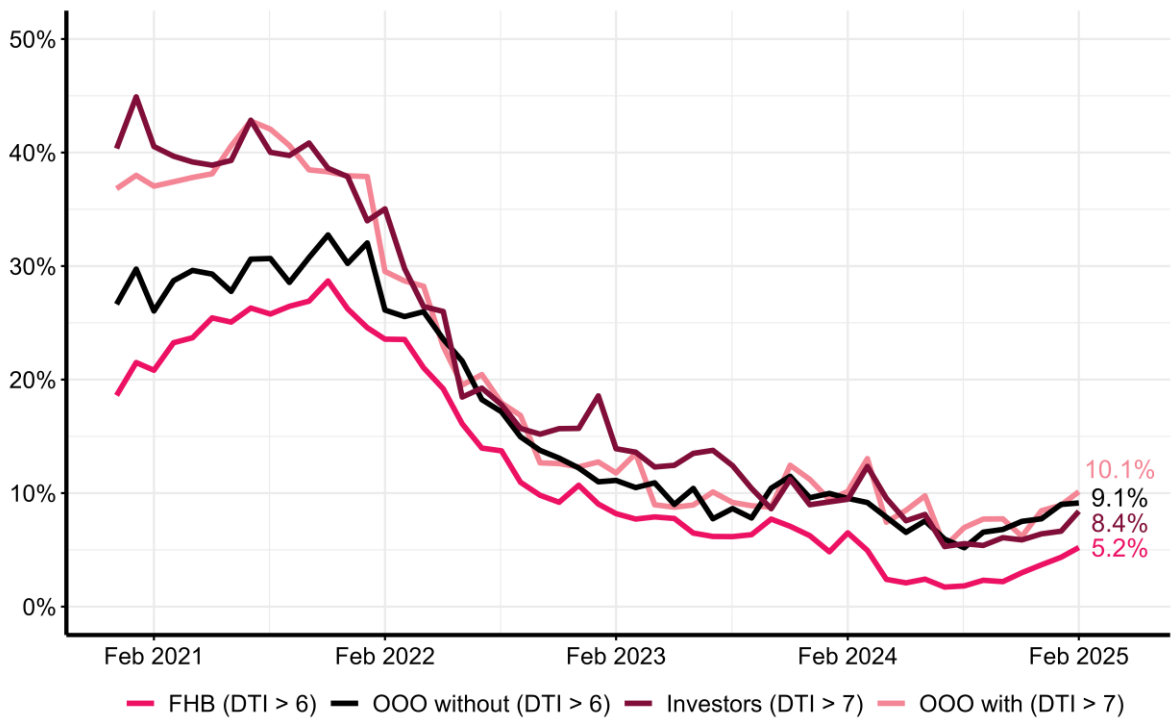


Figure 5: Average borrower gross income

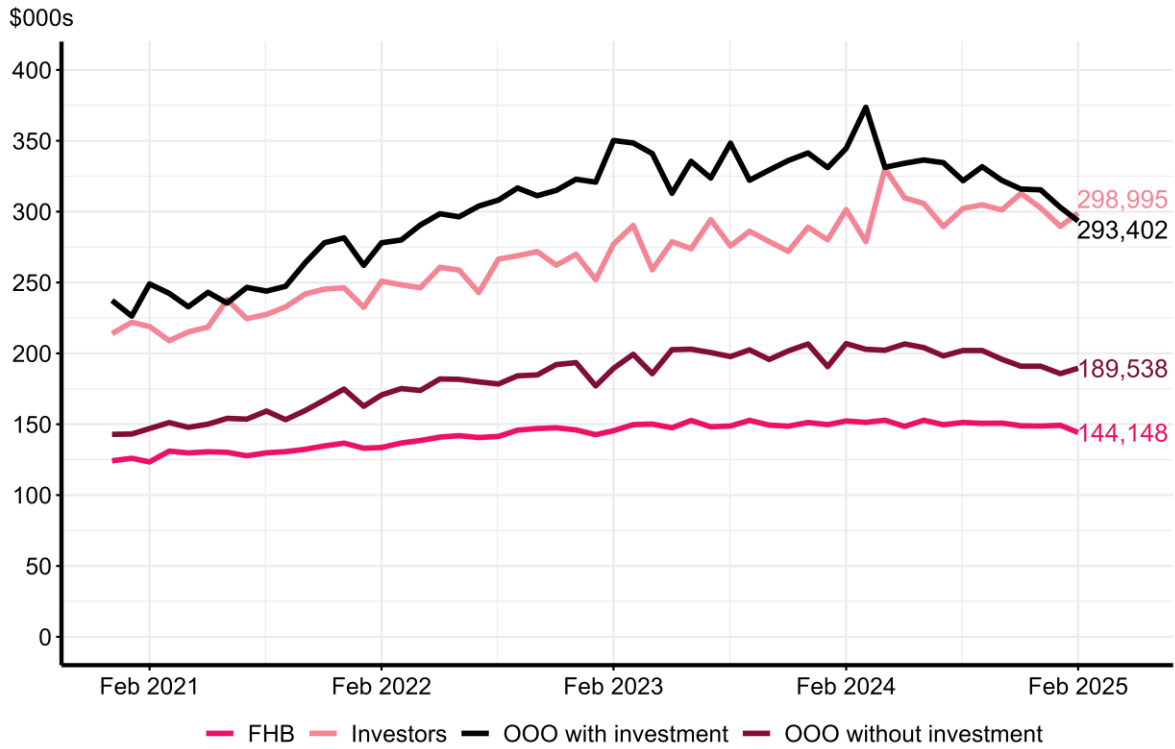


Figure 6: Share of new commitments to each borrower type with DTI > 5 (incl. unknown) and LVR > 80 (incl. unknown)

