

26 May 2026

Debt to Income new commitments summary

Key Points for April 2026

- Total monthly new mortgage commitments were \$8.0bn, down 15.9 per cent from \$9.5bn in Mar-26 (Figure 1). The total monthly value of new commitments has increased by 5.4 per cent compared to Apr-25.
- There were 21,314 new mortgage commitments this month, down 10.9 per cent from 23,928 in Mar-26. Compared to Apr-25, the number of new mortgage commitments has increased by 10.5 per cent from 19,289.
- The share of total new commitments for First Home Buyers (FHB) decreased to 20.6 per cent in Apr-26, down from 20.9 per cent in Mar-26. The share for Other Owner Occupiers without investment collateral (OOO without investment collateral) was 44.3 per cent this month, up from 41.2 per cent in Mar-26 (Figure 2).
- The share of new commitments for Other Owner Occupiers with investment collateral (OOO with investment collateral) decreased to 17.1 per cent from 18.3 per cent in Mar-26. The share for Investors decreased to 18.0 per cent this month, down from 19.7 per cent in Mar-26 (Figure 2).
- This month, the share of new commitments to FHB and OOO without investment collateral with a DTI > 5 was 34.3 and 29.4 per cent, respectively.¹ The share for OOO with investment collateral and Investors with a DTI > 5 was 58.1 per cent and 53.6 per cent, respectively (Figure 3).
- 8.2 per cent of new commitments to FHB had a DTI > 6, down from 10.2 per cent in Mar-26. Of the total new commitments to OOO without investment collateral, 12.8 per cent had a DTI > 6, down from 13.5 per cent in Mar-26 (Figure 4).
- 14.7 per cent of new commitments to OOO with investment collateral had a DTI > 7, down from 14.8 per cent in Mar-26. Of the new commitments to Investors, 15.5 per cent were with a DTI > 7, which is an increase from 15.0 per cent in Mar-26 (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 \$144,660 in Apr-26, down 2.2 per cent from Mar-26.² The average gross income for OOO with investment collateral was \$293,164, down from \$316,760 in Mar-26. Average gross income for OOO without investment collateral was \$191,767, which is a 1.4 per cent decrease from \$194,514 in Mar-26 (Figure 5).
- Of total new lending to FHB, 18.8 per cent had both a DTI > 5 and an LVR > 80 per cent, up from 18.2 per cent in Mar-26. The share of lending to OOO without investment collateral with a DTI > 5 and an LVR > 80 per cent decreased to 3.6 per cent from 3.7 per cent in Mar-26 (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

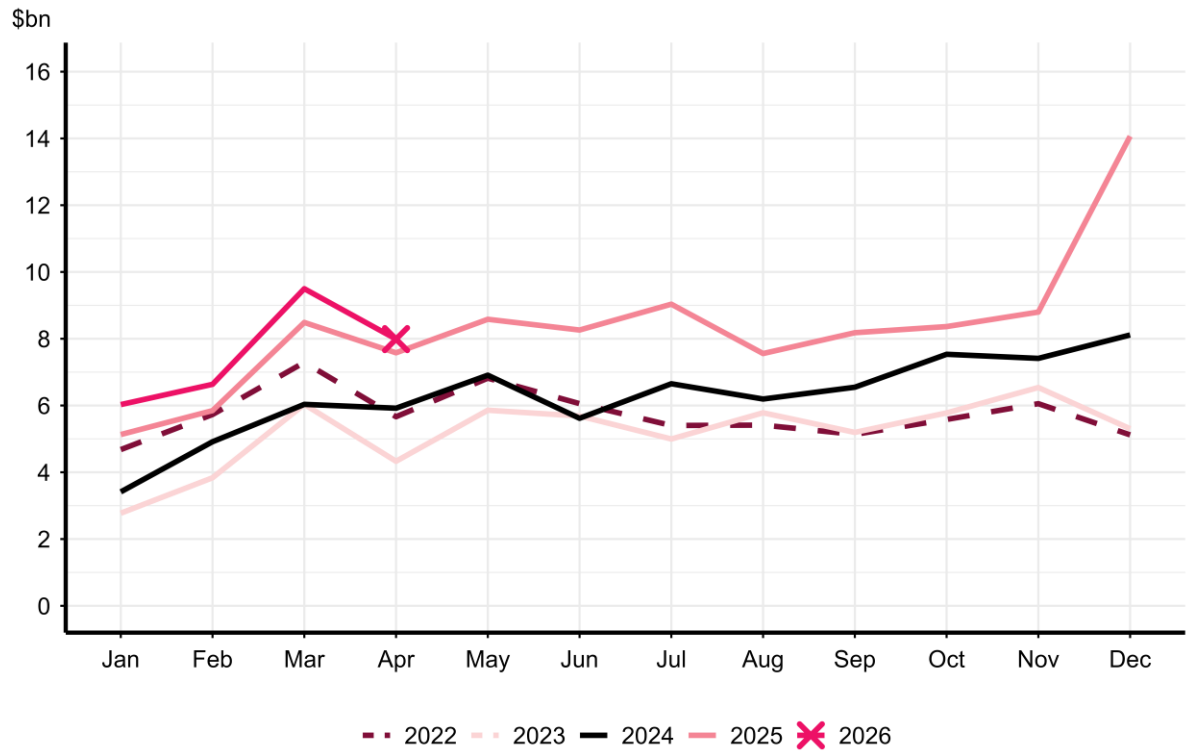


Figure 2: Share of new commitments by borrower type

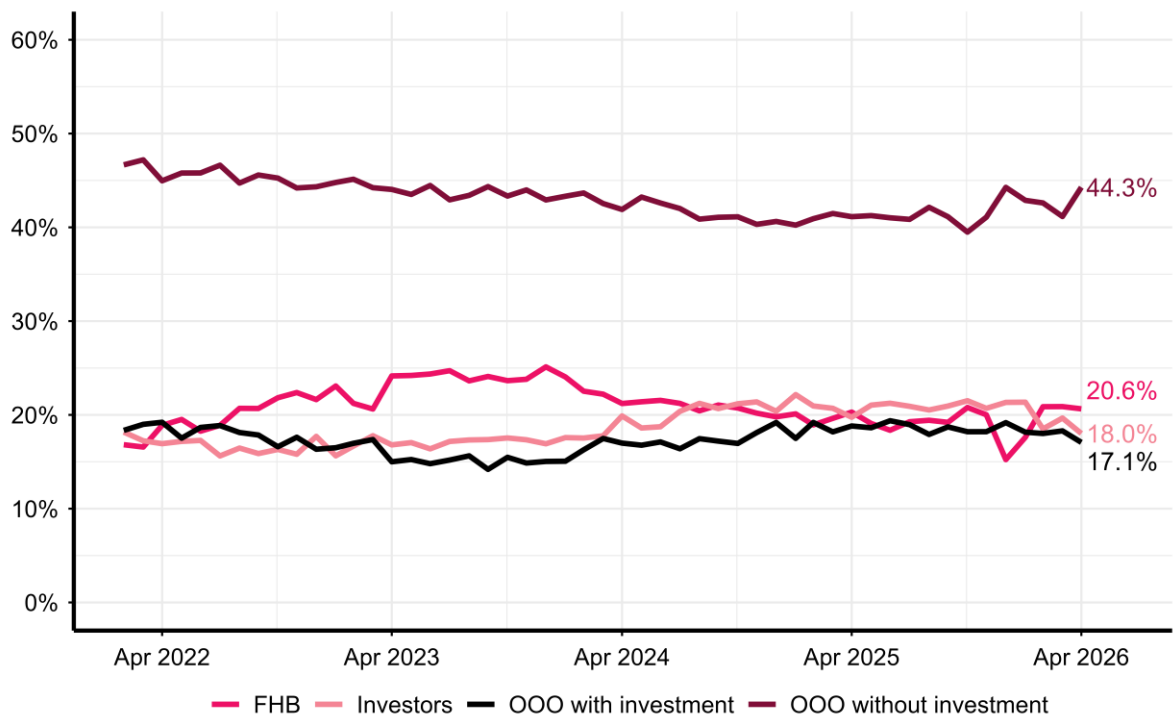


Figure 3: Share of new commitments to each borrower type with DTI > 5

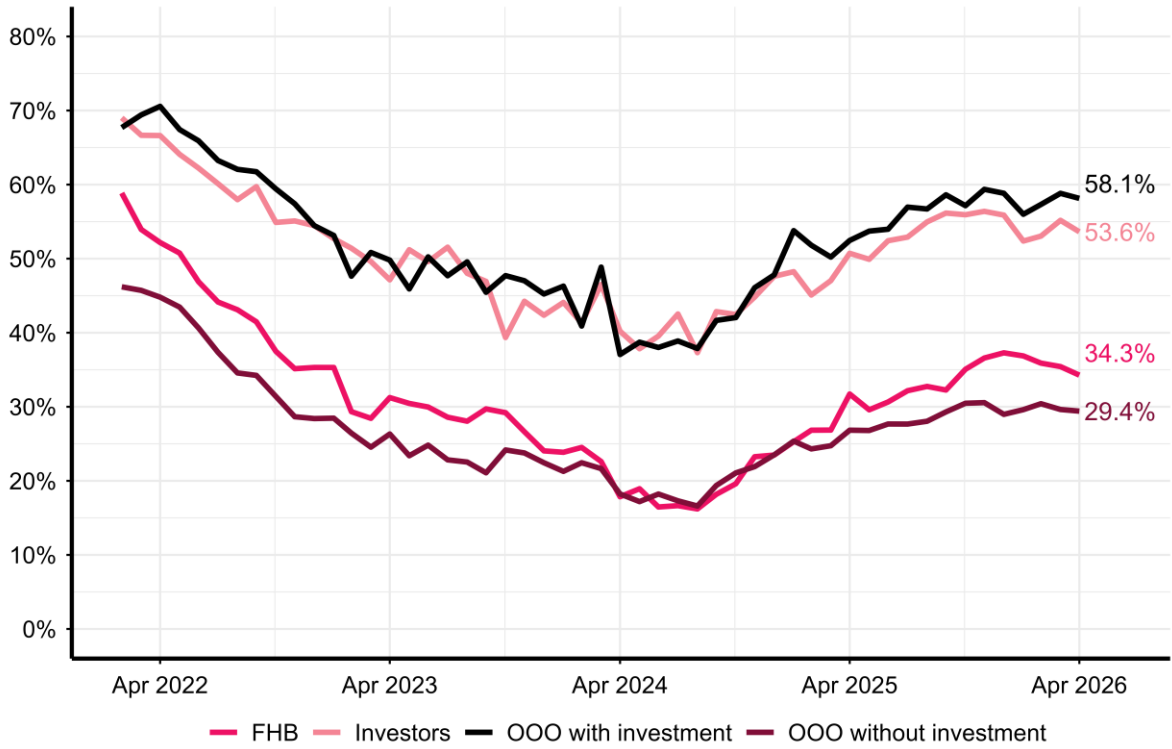


Figure 4: Share of new commitments to each borrower type with DTI > 6 or DTI > 7

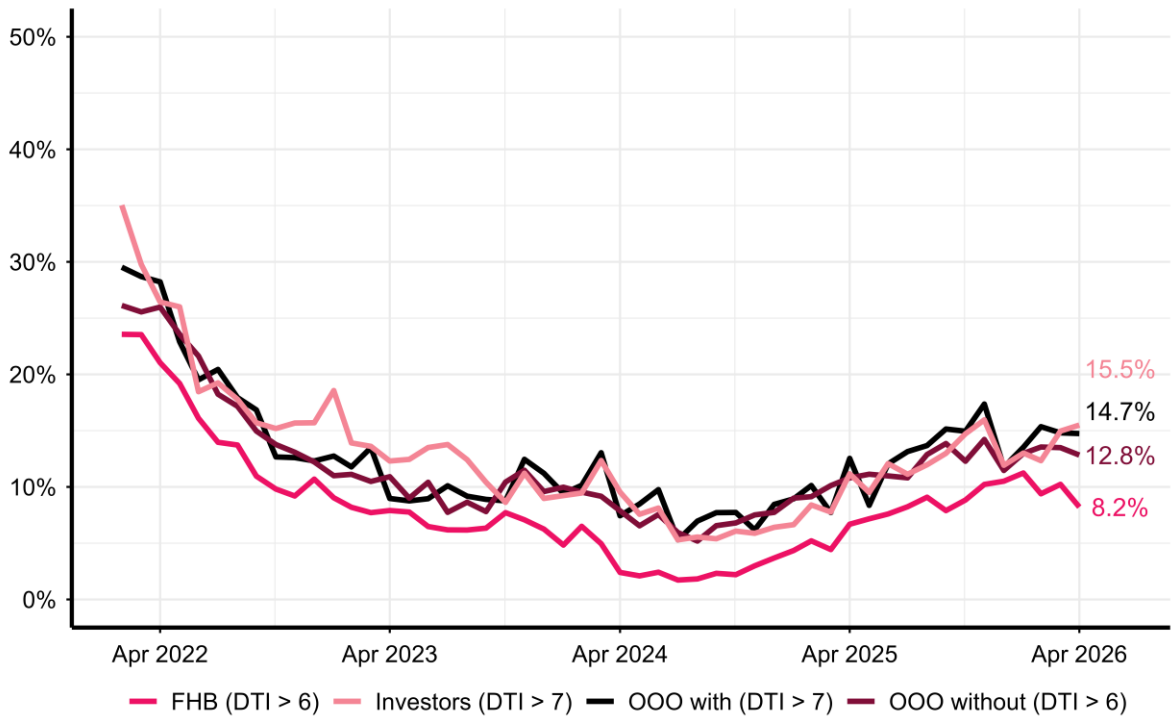


Figure 5: Average borrower gross income

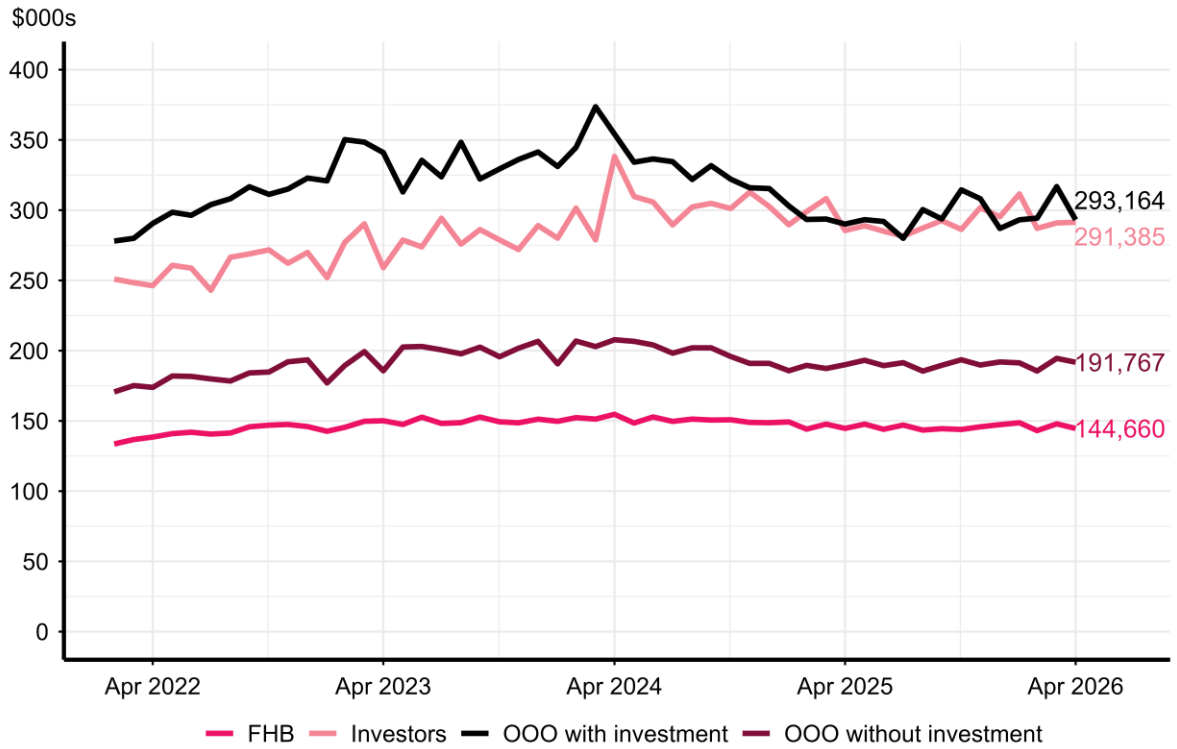


Figure 6: Share of new commitments to each borrower type with DTI > 5 (incl. unknown) and LVR > 80 (incl. unknown)

