

25 June 2026

Debt to Income 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.
- 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 share of total new commitments for First Home Buyers (FHB) decreased to 19.4 per cent in May-26, down from 20.6 per cent in Apr-26. The share for Other Owner Occupiers without investment collateral (OOO without investment collateral) was 43.9 per cent this month, down from 44.3 per cent in Apr-26 (Figure 2).
- The share of new commitments for Other Owner Occupiers with investment collateral (OOO with investment collateral) increased to 18.1 per cent from 17.1 per cent in Apr-26. The share for Investors increased to 18.5 per cent this month, up from 18.0 per cent in Apr-26 (Figure 2).
- This month, the share of new commitments to FHB and OOO without investment collateral with a DTI > 5 was 36.6 and 29.2 per cent, respectively.¹ The share for OOO with investment collateral and Investors with a DTI > 5 was 53.3 per cent and 53.2 per cent, respectively (Figure 3).
- 9.3 per cent of new commitments to FHB had a DTI > 6, up from 8.2 per cent in Apr-26. Of the total new commitments to OOO without investment collateral, 12.6 per cent had a DTI > 6, down from 12.8 per cent in Apr-26 (Figure 4).
- 14.5 per cent of new commitments to OOO with investment collateral had a DTI > 7, down from 14.7 per cent in Apr-26. Of the new commitments to Investors, 12.9 per cent were with a DTI > 7, which is a decrease from 15.5 per cent in Apr-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 \$146,100 in May-26, up 1.0 per cent from \$144,660 in Apr-26.² The average gross income for OOO with investment collateral increased by 0.5 per cent, from \$293,164 in Apr-26 to \$294,682 in May-26. Average gross income for OOO without investment collateral was \$195,956, which is a 2.2 per cent increase from \$191,757 in Apr-26 (Figure 5).
- Of total new lending to FHB, 19.9 per cent had both a DTI > 5 and an LVR > 80 per cent, up from 18.8 per cent in Apr-26. The share of lending to OOO without investment collateral with a DTI > 5 and an LVR > 80 per cent decreased to 3.2 per cent from 3.6 per cent in Apr-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

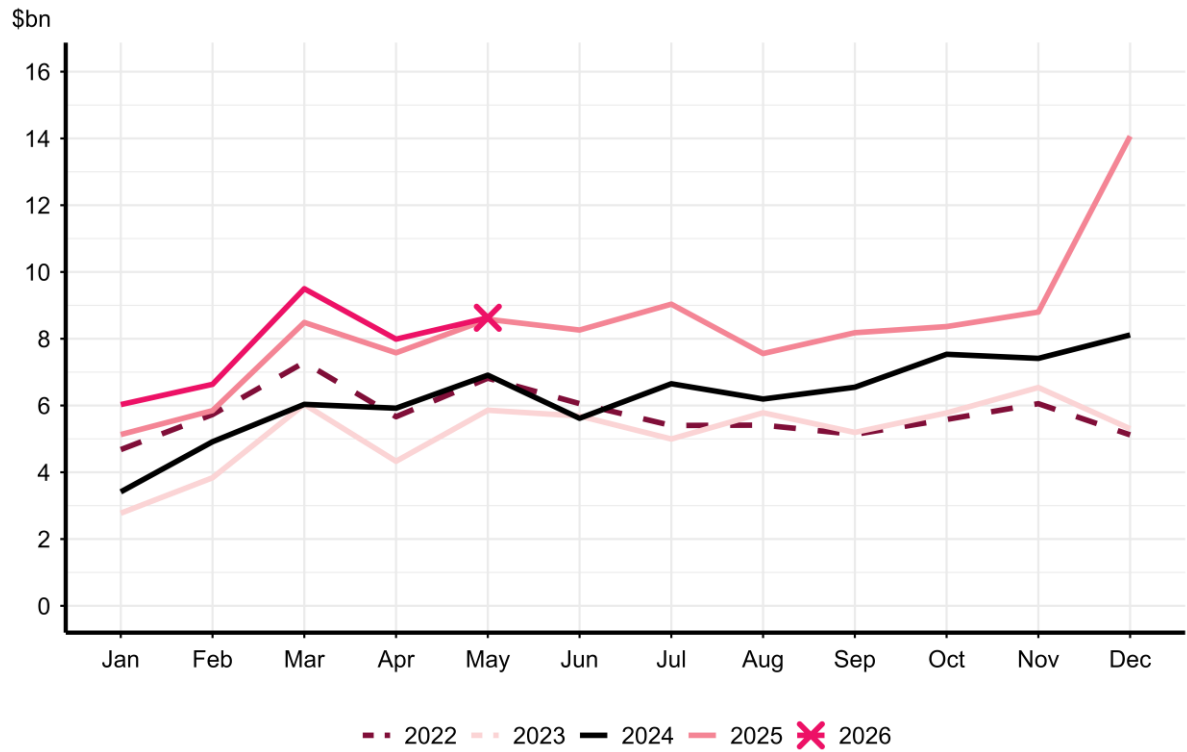


Figure 2: Share of new commitments by borrower type

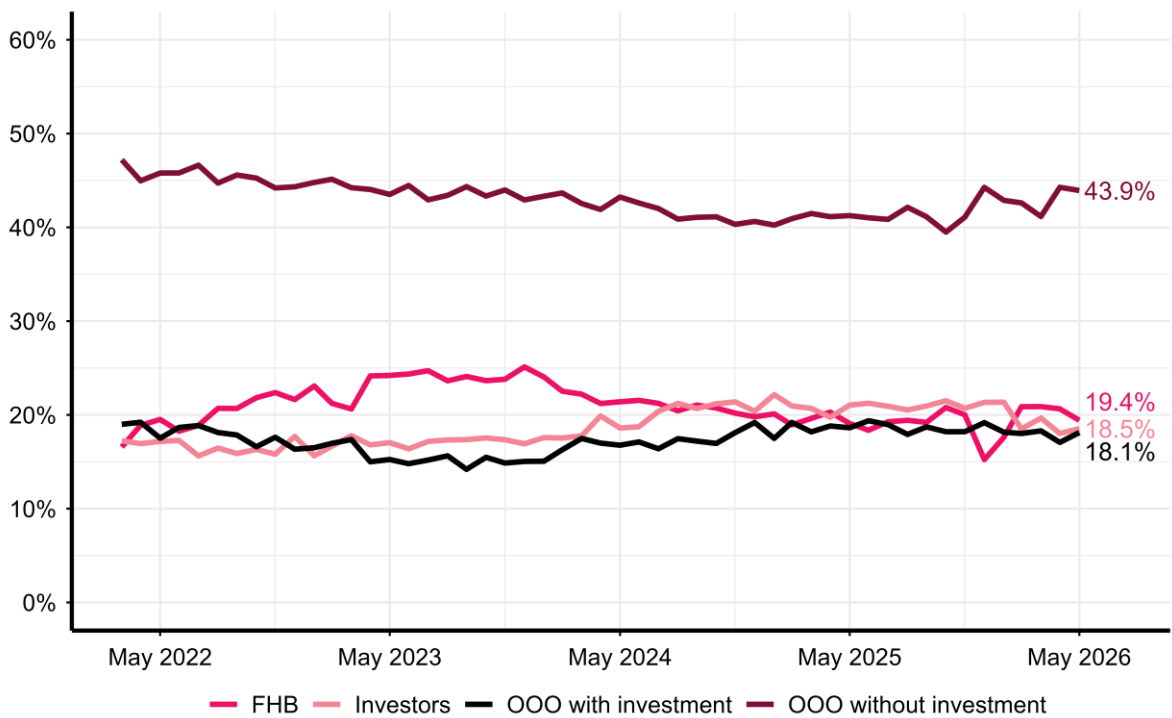


Figure 3: Share of new commitments to each borrower type with DTI > 5

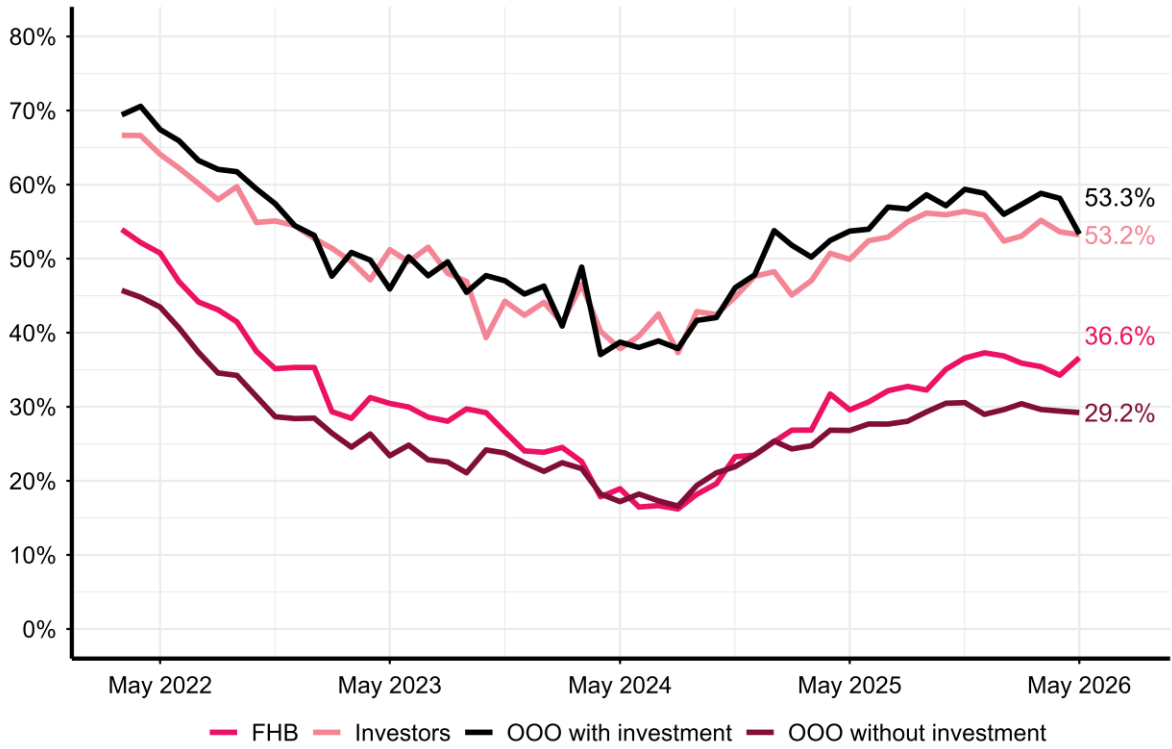


Figure 4: Share of new commitments to each borrower type with DTI > 6 or DTI > 7

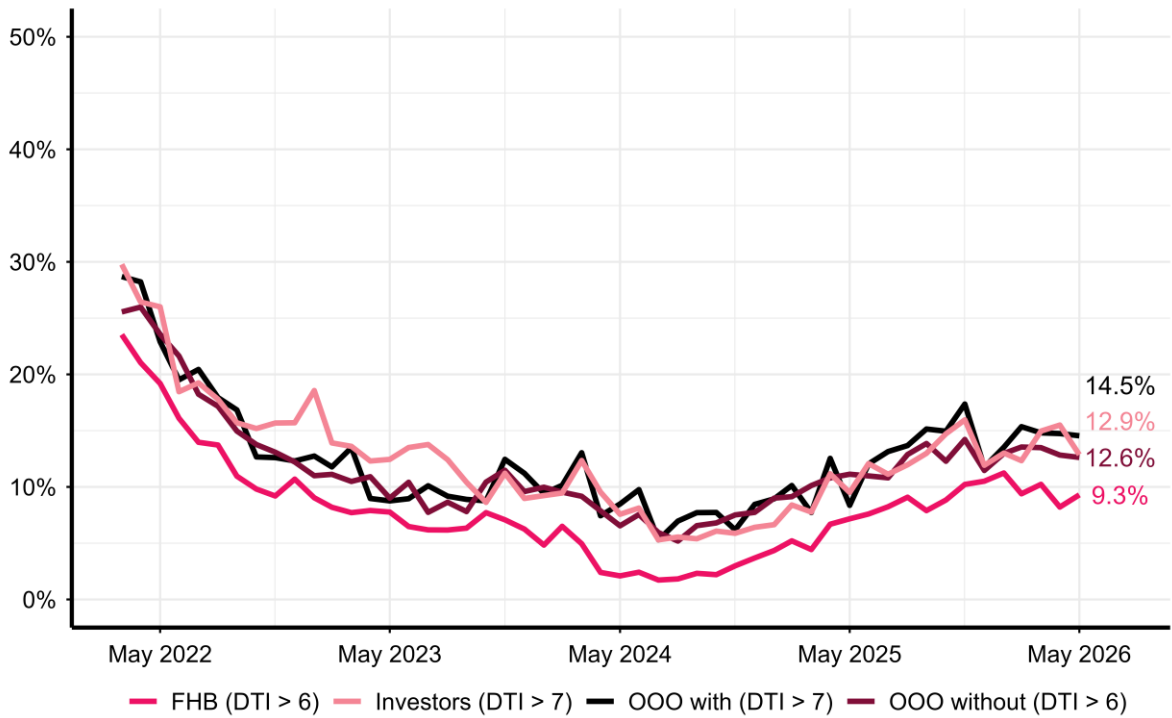


Figure 5: Average borrower gross income

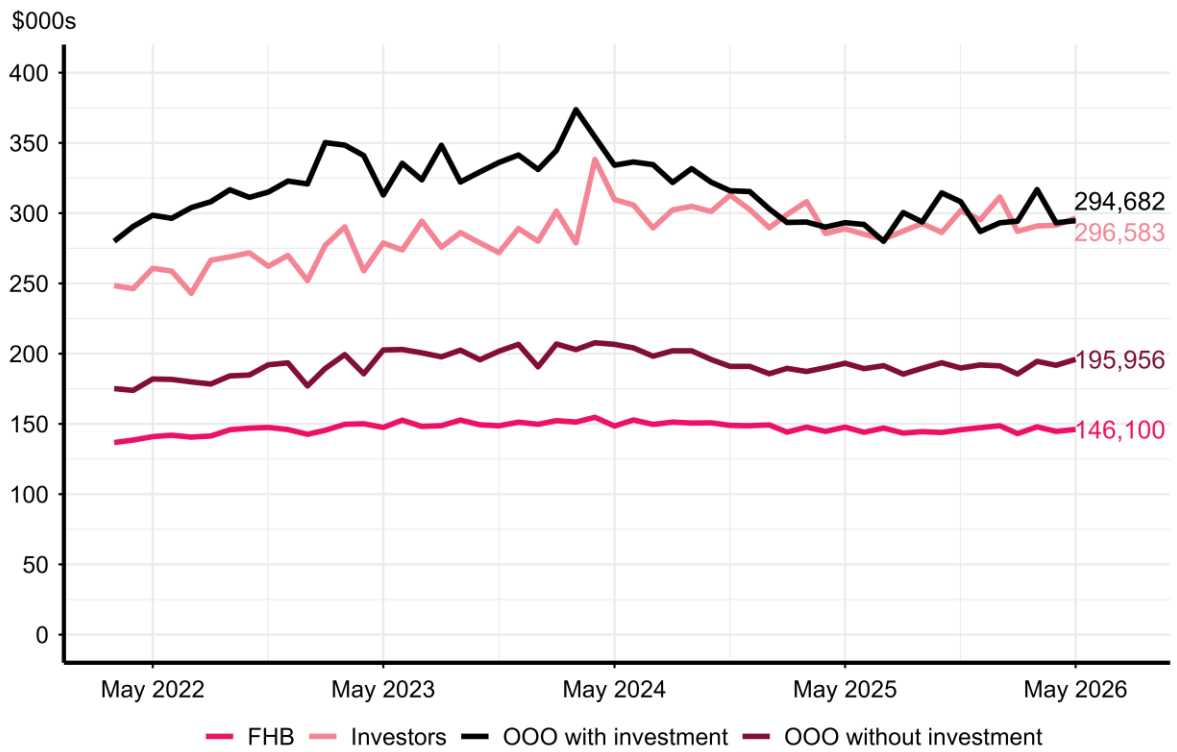


Figure 6: Share of new commitments to each borrower type with DTI > 5 (incl. unknown) and LVR > 80 (incl. unknown)

