

Housing finance for owner occupation

June quarter 2025 | Economic brief

Housing finance commitments

	NT	Aust
Year-ended change excl. refinancing (seasonally adjusted, number)	↑15.9%	↓0.2%
Quarterly change excl. refinancing (seasonally adjusted, value)	↑5.1%	↑2.4%
Year-ended change excl. refinancing (seasonally adjusted, value)	↑26.4%	↑7.4%

The number of owner-occupier loans excluding refinancing in the Territory increased by 15.9% to 604 over the year to the June quarter 2025. This is the second strongest result of the jurisdictions which ranged from a decline of 3.9% in New South Wales to an increase of 16.6% in Tasmania (Chart 1). This reflects an increase in first home buyers (up by 23.5%) and an increase in non-first home buyers (up by 10.5%).

The value of housing finance commitments excluding refinancing in the Territory increased by 5.1% to \$282 million in the June quarter 2025, and increased by 26.4% over the year. Nationally the value increased by 2.4% in the quarter and increased by 7.4% over the year (Chart 2).

Number of first home buyer commitments

	NT	Aust
Year-ended change (original)	↑23.4%	↓1.9%

Over the year to the June quarter 2025, the number of commitments by first home buyers in the Territory increased by 23.4% to 258 (Chart 3). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 11.8% in Western Australia to an increase of 20.8% in Tasmania. Nationally, the number of commitments declined by 1.9% to 30,047.

Number of non-first home buyer commitments (excl. refinancing)

	NT	Aust
Year-ended change (original)	↑9.7%	↑1.0%

The number of commitments by non-first home buyers in the Territory increased by 9.7% to 327 over the year to the June quarter 2025. Nationally, the number of commitments increased by 1.0% to 53,369 over the same period.

Chart 1: Dwelling finance commitments excluding refinancing (number, year-ended percentage change)

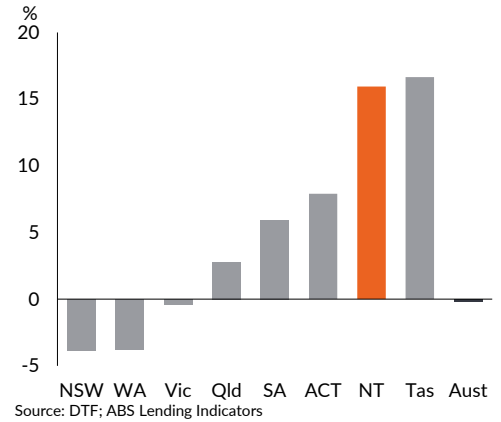


Chart 2: Dwelling finance commitments excluding refinancing (value, quarterly, seasonally adjusted)

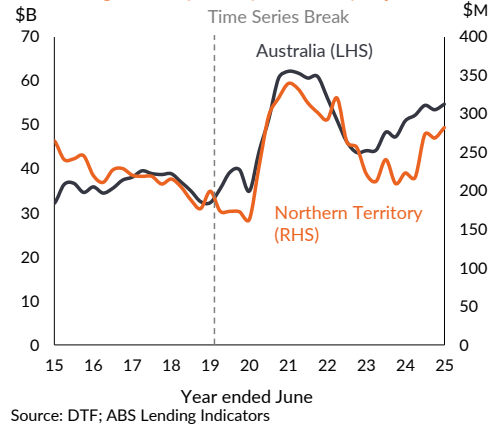
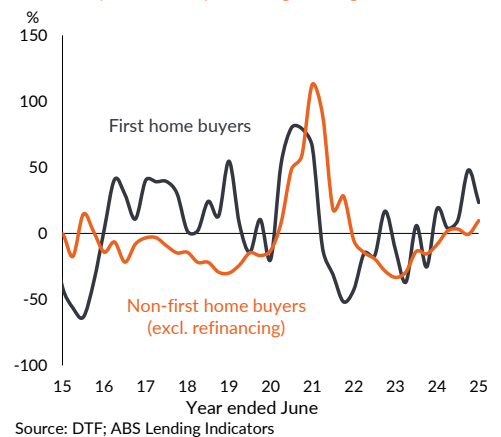


Chart 3: Dwelling finance commitments (number, year-ended percentage change)



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Table 1: Housing finance for owner occupation

	Period				Change		
	Jun 24	Mar 25	Jun 25	Year to date	Quarterly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Total dwelling commitments							
Original	883	929	1 079	3 960	n.p.	22.2%	10.5%
– total excl. refinancing	507	515	585	2 225	n.p.	15.4%	9.7%
Type							
– first home buyers	209	222	258	896	n.p.	23.4%	20.3%
– non-first home buyers (excl. refinancing)	298	293	327	1 329	n.p.	9.7%	3.5%
Purpose (excluding refinancing)							
– new dwellings (incl. construction and purchases of new dwellings)	54	83	97	307	n.p.	79.6%	58.2%
– purchases of established dwellings	453	432	488	1 918	n.p.	7.7%	4.5%
Refinancing of established dwellings	376	414	494	1 735	n.p.	31.4%	11.6%
Seasonally adjusted							
– total excl. refinancing	521	547	604	2 217	10.4%	15.9%	9.2%
Type							
– first home buyers	217	236	268	895	13.6%	23.5%	20.9%
– non-first home buyers (excl. refinancing)	304	311	336	1 322	8.0%	10.5%	2.4%
Trend							
– total excl. refinancing	541	572	586	2 262	2.4%	8.3%	7.0%
Other (original) ⁴	66	50	69	234	n.p.	4.5%	0.9%
Value (\$M)							
Total dwelling commitments (excl. refinancing)							
Original	224	251	283	1 043	n.p.	26.4%	17.4%
Seasonally adjusted	223	269	282	1 042	5.1%	26.4%	17.6%
Trend	227	275	282	1 068	2.5%	24.1%	24.2%
Australia							
Number							
Total dwelling commitments							
Original	172 541	169 788	196 257	729 552	n.p.	13.7%	7.7%
– total excl. refinancing	83 472	72 858	83 416	324 972	n.p.	-0.1%	4.1%
Type							
– first home buyers	30 636	25 957	30 047	116 280	n.p.	-1.9%	1.3%
– non-first home buyers (excl. refinancing)	52 836	46 901	53 369	208 692	n.p.	1.0%	5.8%
Purpose (excluding refinancing)							
– new dwellings (incl. construction and purchases of new dwellings)	14 843	11 317	13 233	52 392	n.p.	-10.8%	-1.2%
– purchases of established dwellings	68 629	61 541	70 183	272 580	n.p.	2.3%	5.2%
Refinancing of established dwellings	89 069	96 930	112 841	404 580	n.p.	26.7%	10.7%
Seasonally adjusted							
– total excl. refinancing	81 051	80 171	80 929	324 863	0.9%	-0.2%	4.1%
Type							
– first home buyers	29 486	28 369	28 861	116 039	1.7%	-2.1%	1.6%
– non-first home buyers (excl. refinancing)	51 565	51 802	52 068	208 824	0.5%	1.0%	5.6%
Trend							
– total excl. refinancing	79 903	81 161	80 712	325 233	-0.6%	1.0%	6.5%
Other (original) ⁴	13 327	11 214	13 154	49 780	n.p.	-1.3%	2.2%
Value (\$M)							
Total dwelling commitments (excl. refinancing)							
Original	52 654	48 101	56 557	214 980	n.p.	7.4%	12.5%
Seasonally adjusted	50 980	53 485	54 743	214 938	2.4%	7.4%	12.5%
Trend	50 343	54 167	54 638	215 042	0.9%	8.5%	15.0%

n.p.: not published

1 Compares the latest quarter with the previous quarter.

2 Compares the latest quarter with the quarter last year.

3 Compares the 4 quarters up to and including the latest quarter with the previous 4 quarter period.

4 Includes purchases of residential land, alterations, additions and repairs.

Source: Department of Treasury and Finance; ABS Lending Indicators

Term	Definition
Refinancing	A new loan obtained to replace an existing loan.
First home buyers	First home buyers are borrowers entering the home ownership market for the first time, whether or not they are purchasing a dwelling for owner-occupation or investment purposes. This includes all borrowers entering the home ownership market for the first time, regardless of whether or not they have received or are eligible for a first-home buyer grant.
Quarterly change	Compares the latest quarter with the previous quarter
Year-ended change	Compares the latest quarter with the same quarter last year
Year-average change	Compares the 4 quarters up to and including the latest quarter with the previous 4 quarter period
Seasonally adjusted	A seasonally adjusted series involves estimating and removing the cyclical and seasonal effects from the original data. Seasonally adjusting a time series is useful if you wish to understand the underlying patterns of change or movement in a population, without the impact of the seasonal or cyclical effects.
Trend	A trend series is a seasonally adjusted series that has been further adjusted to remove irregular effects and 'smooth' out the series to show the overall 'trend' of the data over time.

Caution is advised when using data for the Territory, as it is often derived from small samples and can be highly volatile. Although due care has been exercised in preparing this material, no responsibility is accepted for any errors or omission.

This brief is based on the 'Lending Indicators, Australia' ABS publication and includes content sourced from the Economic and Financial Statistics collection effective from July 2019. Data for some indicators is not directly comparable to the historical time series. Some data has been revised and should therefore be used with caution.

[Lending Indicators, Australia | Australian Bureau of Statistics \(abs.gov.au\)](https://abs.gov.au)

More information

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