

Housing finance for owner occupation

March quarter 2025 | Economic brief

Housing finance commitments

	NT	Aust
Year-ended change excl. refinancing (seasonally adjusted, number)	↑16.5%	↑4.4%
Quarterly change excl. refinancing (seasonally adjusted, value)	↓3.0%	↓2.5%
Year-ended change excl. refinancing (seasonally adjusted, value)	↑28.0%	↑13.1%

The number of owner-occupier loans excluding refinancing in the Territory increased by 16.5% to 550 over the year to the March quarter 2025. This is the strongest result of the jurisdictions which otherwise ranged from an increase of 0.9% in Western Australia to an increase of 13.6% in the Australian Capital Territory (Chart 1). This reflects an increase in first home buyers (up by 48.0%), partially offset by a decline in non-first home buyers (down by 0.7%).

The value of housing finance commitments excluding refinancing in the Territory declined by 3.0% to \$265 million in the March quarter 2025, and increased by 28.0% over the year. Nationally the value declined by 2.5% in the quarter and increased by 13.1% over the year (Chart 2).

Number of first home buyer commitments

	NT	Aust
Year-ended change (original)	↑48.0%	↑1.0%

Over the year to the March quarter 2025, the number of commitments by first home buyers in the Territory increased by 48.0% to 222 (Chart 3). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 9.0% in Western Australia to an increase of 15.3% in Tasmania. Nationally, the number of commitments increased by 1.0% to 26,091.

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

	NT	Aust
Year-ended change (original)	↓0.7%	↑5.9%

The number of commitments by non-first home buyers in the Territory declined by 0.7% to 293 over the year to the March quarter 2025. Nationally, the number of commitments increased by 5.9% to 46,900 over the same period.

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

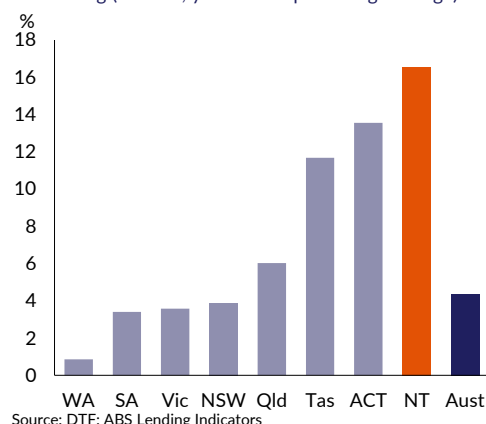


Chart 2: Dwelling finance commitments excluding refinancing (value, quarterly, seasonally adjusted)

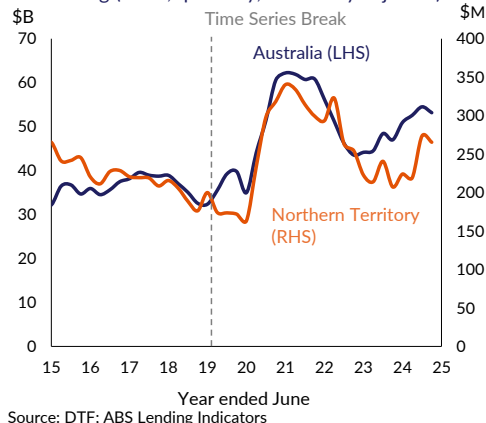


Chart 3: Dwelling finance commitments (number, year-ended percentage change)

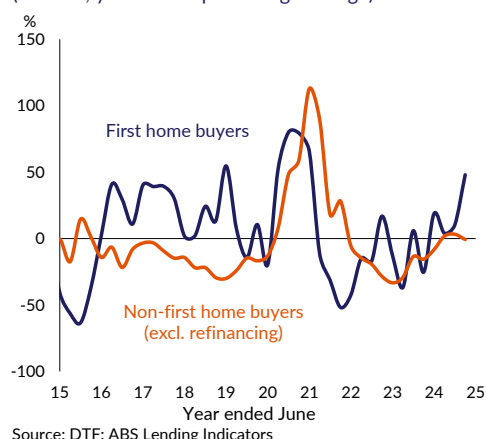


Table 1: Housing finance for owner occupation

	Period				Change		
	Mar 24	Dec 24	Mar 25	Year to date	Quarterly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Total dwelling commitments							
Original	779	1 062	929	3 764	n.p.	19.3%	1.8%
– total excl. refinancing	445	632	515	2 147	n.p.	15.7%	6.1%
Type							
– first home buyers	150	258	222	847	n.p.	48.0%	19.0%
– non-first home buyers (excl. refinancing)	295	374	293	1 300	n.p.	-0.7%	-0.8%
Purpose (excluding refinancing)							
– new dwellings (incl. construction and purchases of new dwellings)	41	81	83	264	n.p.	102.4%	41.9%
– purchases of established dwellings	404	551	432	1 883	n.p.	6.9%	2.5%
Refinancing of established dwellings	334	430	414	1 617	n.p.	24.0%	-3.4%
Seasonally adjusted							
– total excl. refinancing	472	593	550	2 137	-7.3%	16.5%	5.6%
Trend							
– total excl. refinancing	478	549	570	2 134	3.8%	19.2%	9.1%
Other (original) ⁴	45	74	50	231	n.p.	11.1%	-0.4%
Value (\$M)							
Total dwelling commitments (excl. refinancing)							
Original	196	294	251	984	n.p.	28.0%	10.9%
Seasonally adjusted	207	274	265	982	-3.0%	28.0%	11.0%
Trend	210	255	273	981	6.8%	30.1%	13.9%
Australia							
Number							
Total dwelling commitments							
Original	148 121	188 256	169 985	706 031	n.p.	14.8%	2.0%
– total excl. refinancing	70 105	86 880	72 991	325 159	n.p.	4.1%	6.0%
Type							
– first home buyers	25 824	31 036	26 091	117 178	n.p.	1.0%	3.9%
– non-first home buyers (excl. refinancing)	44 281	55 844	46 900	207 981	n.p.	5.9%	7.2%
Purpose (excluding refinancing)							
– new dwellings (incl. construction and purchases of new dwellings)	11 744	14 009	11 350	54 032	n.p.	-3.4%	5.2%
– purchases of established dwellings	58 361	72 871	61 641	271 127	n.p.	5.6%	6.1%
Refinancing of established dwellings	78 016	101 376	96 994	380 872	n.p.	24.3%	-1.2%
Seasonally adjusted							
– total excl. refinancing	76 549	82 744	79 890	325 102	-3.4%	4.4%	5.9%
Trend							
– total excl. refinancing	76 687	81 709	80 989	324 253	-0.9%	5.6%	8.2%
Other (original) ⁴	11 230	12 767	11 226	49 965	n.p.	0.0%	4.0%
Value (\$M)							
Total dwelling commitments (excl. refinancing)							
Original	42 700	57 860	48 168	211 143	n.p.	12.8%	14.7%
Seasonally adjusted	47 007	54 511	53 169	211 206	-2.5%	13.1%	14.7%
Trend	47 330	53 688	54 117	210 732	0.8%	14.3%	17.0%

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)

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