

MORTGAGE INSIGHTS: STATE BY STATE

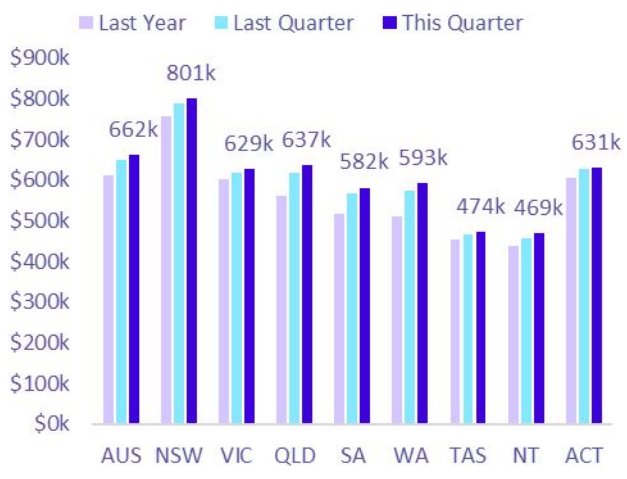
Nationally, owner occupier loan numbers remain 19.5% below mid-2022 levels, while investor loans are down only 2.9%, showing that borrowing activity has yet to fully recover from the market slowdown triggered by aggressive post-COVID interest rate hikes.

Nationally, the average homebuyer loan size rose 8% year-on-year, outpacing 4% growth in loan numbers. This means bigger loans are fuelling the comeback rather than loan volumes.

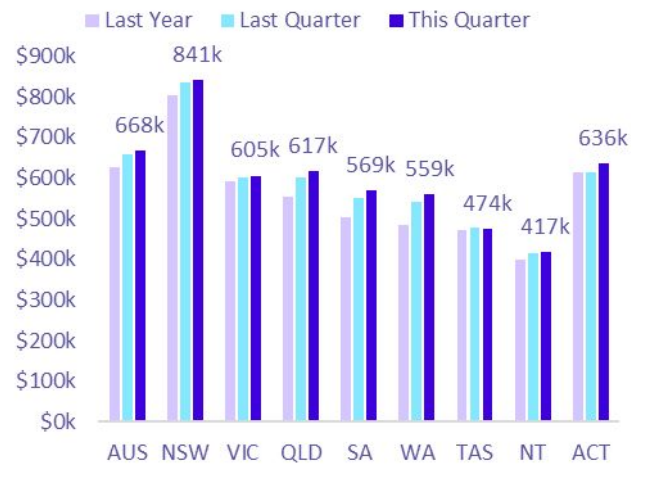
Notably, Queensland, South Australia and Western Australia recorded larger increases in average loan size, compared to New South Wales and Victoria.

Note: Annual figures are for the year to June 2025.

Avg loan size – Owner occupier new & existing



Avg loan size – Investor new & existing



Nationally, owner occupier loan numbers are still 19.5% below mid-2022 levels, while investor loans are down only 2.9%. Borrowing activity has yet to fully recover from the market slowdown triggered by aggressive post-COVID interest rate hikes.

Annual growth in loans by type



WESTERN AUSTRALIA

Overview

New South Wales

Victoria

Queensland

South Australia

Western Australia

Tasmania

After three years of breakneck gains, Western Australia's loan market is catching its breath. Growth in homebuyer lending was flat at 0% with 40,760 loans issued. Some green shoots remain, however: WA leads the nation in alteration loans (up 22% annually) and land loans (up 13%).

Despite sluggish growth in loan numbers, Western Australia recorded the sharpest increase in average loan size for owner occupiers, climbing 16% to \$593,027.

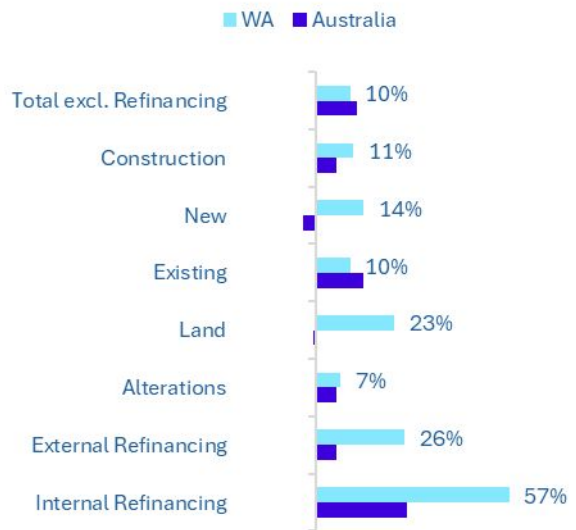
Investor lending in WA is also subdued, rising 10% to 25,178 loans over the year, below the national average. Even so, WA ranks second nationally for investor land loan growth (23%) and new dwelling loan growth (14%).

Western Australia also leads the nation in external refinancing for both owner occupiers and investors, with annual growth of 9% and 26% respectively.

Annual growth in owner occupier loans



Annual growth in investor loans



"WA is a market that's cooling and consolidating.

Homeowners are choosing to improve their properties and optimise their mortgages."

Annual growth in annual new loan numbers

