Annex

Residential Mortgage Survey

Results of Survey for September 2026

(Value in HK$ million)

		Sep 2026	Aug 2026
1.	**New applications received during the month**		
	a. Number	7,560	8,446
	(M-o-M % change)	(-10.5%)	(-8.3%)
2.	**New loans approved during the month**		
	a. Value	31,835	32,191
	(M-o-M % change)	(-1.1%)	(-28.2%)
	b. Number	6,240	6,090
	(M-o-M % change)	(2.5%)	(-28.1%)
	c. Average size	5.10	5.29
	d. Loan-to-value ratio (%)	60.1	59.1
	e. Contractual life (months)	320	317
	f. Loans associated with co-financing schemes		
	- Value	193	207
	- Number	32	38
	g. Type of property transaction		
	Value		
	- Primary market	8,452	9,067
	- Secondary market	14,443	15,320
	- Refinancing	8,940	7,804
	Number		
	- Primary market	1,499	1,337
	- Secondary market	2,974	3,167
	- Refinancing	1,767	1,586
	h. New loans approved during the month but not yet drawn		
	- Value	29,669	29,324
	- Number	5,809	5,541
3.	**New loans drawn down during the month**		
	a. Value	25,291	32,768
	(M-o-M % change)	(-22.8%)	(11.6%)
	b. Number	4,788	6,233
	(M-o-M % change)	(-23.2%)	(11.4%)

(Value in HK$ million)

		Sep 2026	Aug 2026
4.	**Outstanding loans**		
	a. Value	1,980,257	1,975,355
	(M-o-M % change)	(0.2%)	(0.6%)
	(Y-o-Y % change)	(4.7%)	(4.6%)
	b. Loans associated with co-financing schemes		
	Government-funded schemes:		
	- Value	2,404	2,407
	- Number	1,113	1,121
	Schemes offered by the private sector:		
	- Value	16,067	16,188
	- Number	3,893	3,920
	c. Delinquency ratio (%)		
	- More than 3 months	0.11	0.11
	- More than 6 months	0.07	0.08
	d. Rescheduled loan ratio (%)	0.00	0.00
5.	**Loans written off**		
	a. Value of loans written off during the month	0	0
	b. Loans written off over the past 12 months		
	- Value	10	11
	- As % of the average outstanding loans	*	*
6.	**Interest rates on new loans approved during the month**		
	a. With reference to Hong Kong Interbank Offered Rate (HIBOR)	52.7%	57%
	b. With reference to Best Lending Rate (BLR)	1.3%	1.9%
	c. Fixed rate	42.4%	37.4%
	d. Others	3.7%	3.7%

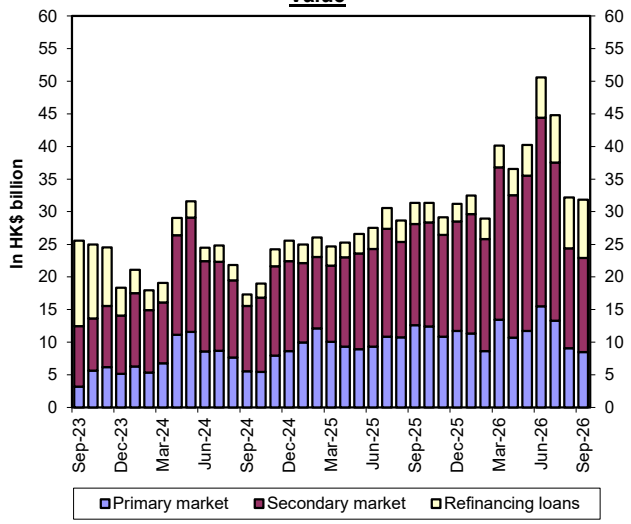
* less than 0.05%

Notes: Figures may not add up to total due to rounding.

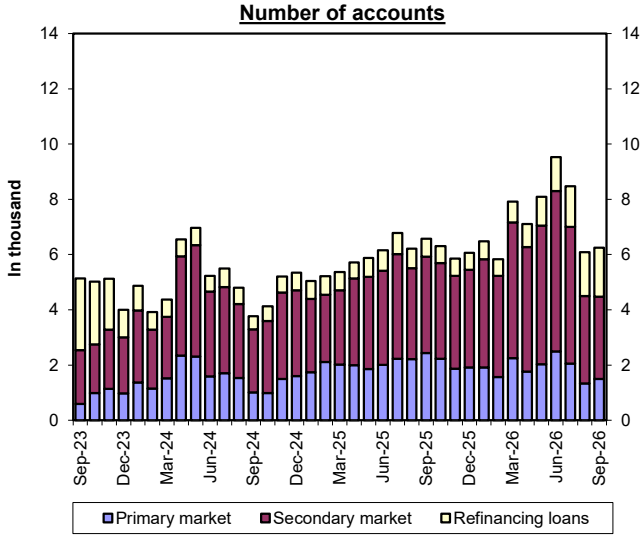
Residential Mortgage Loans in Hong Kong

New Loans Approved During the Month

Value

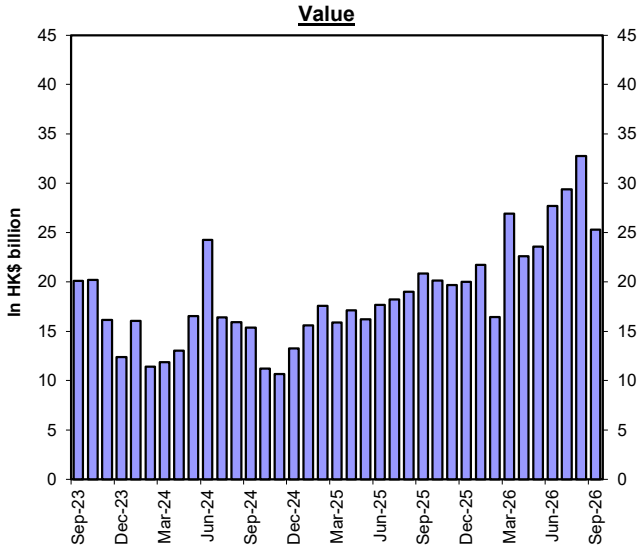


Number of accounts

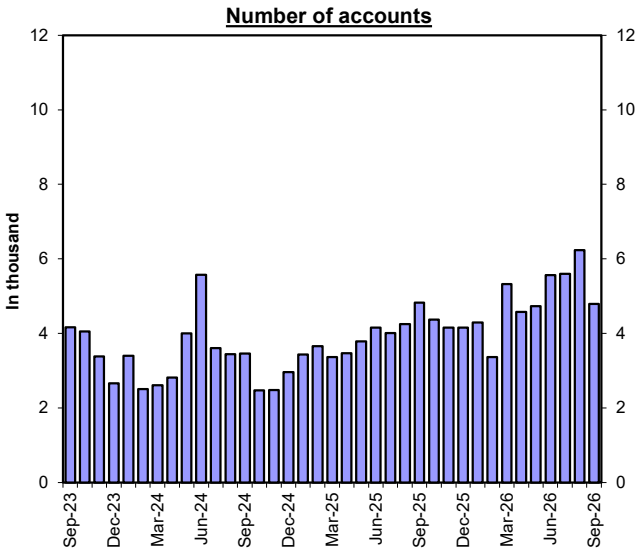


New Loans Drawn Down During the Month

Value



Number of accounts



Residential Mortgage Survey

Notes to Annex

1. **Residential mortgage loans** (RMLs) of the authorized institutions covered in this survey represent about 99% of the banking sector.

2. **RMLs** in this survey are loans (including refinancing loans) to private individuals for the purchase of residential properties, including uncompleted units, but other than those properties under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme.

3. **New loans approved** are mortgage loans approved during the surveyed month. The loans can either be drawn down in the same month or in the following months. Loans that are approved but not yet drawn, which have implications for the amount of gross new loans made in the following months, are shown under the item "New loans approved during the month but not yet drawn".

4. **Delinquency ratio** is measured by a ratio of total amount of overdue loans to total outstanding loans.

5. **Rescheduled loan ratio** is measured by a ratio of total amount of rescheduled loans to total outstanding loans.

6. **Co-financing schemes** refer to those schemes that involve the provision of top-up finance by property developer(s) or other co-financier(s) in addition to mortgage loans advanced by authorized institutions. For loans associated with co-financing schemes, only the portion of loans advanced by reporting institutions is included in this survey.

7. **Average loan-to-value ratio and average contractual life** for new loans approved during the surveyed month are average figures weighted by the amount of new loans approved during the surveyed month by individual reporting institutions.

8. **Loans written off** over the past 12 months as a percentage of the average outstanding loans is calculated as: total value of loans written off during the past 12-month period as a percentage of the average outstanding loan value over the 12-month period [i.e. (opening + closing) ÷ 2].