

AMCM News:

Mortgage loans statistics – January 2024

According to statistics released today (12 March) by the Monetary Authority of Macao, new approvals of residential mortgage loans (RMLs) and commercial real estate loans (CRELs) both increased month-on-month in January 2024. With regard to the outstanding balances, both RMLs and CRELs witnessed declines on a monthly basis.

New lending approved

In January 2024, new RMLs approved by Macao banks rose by 28.6% month-on-month to MOP1.19 billion. Of which, new RMLs to residents, representing 97.8% of the total, grew by 27.4% to MOP1.17 billion; the non-resident component increased to MOP26.60 million. The monthly average of new RMLs approved between November 2023 and January 2024 was MOP1.03 billion, up 11.1% from the previous period (October to December 2023).

New CRELs increased by 63.6% month-on-month to MOP1.42 billion. Within this total, new CRELs to residents, which occupied 96.5% of the total, rose by 63.0% to MOP1.37 billion; new CRELs to non-residents grew by 82.8% to MOP50.26 million. The monthly average of new CRELs approved between November 2023 and January 2024 was MOP1.06 billion, up 9.4% when compared with the previous period (October to December 2023).

Outstanding balances

As at end-January 2024, the outstanding value of RMLs was 228.54 billion, which fell by 0.3% from the preceding month or 3.9% from a year ago. Of which, the resident component made up 95.5% of the total. When compared with the previous month, outstanding RMLs to residents and non-residents dropped by 0.3% and 0.4% respectively.

The outstanding value of CRELs fell by 0.8% month-on-month or 2.6% year-on-year to MOP157.32 billion, attributable to the repayment of loans with large denomination. Of which, the resident component made up 93.4% of the total. When compared with the previous month, outstanding CRELs to residents and non-residents fell by 0.8% and 1.7% respectively.

Delinquency ratios

At the end of January 2024, the delinquency ratio for RMLs stood at 1.1%, which went up by 0.1 percentage point from a month ago or 0.6 percentage points over a year earlier. The ratio for CRELs was 3.4%, up 0.3 percentage points from a month ago or 2.4 percentage points from end-January 2023.

Residential mortgage loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by residential real estate in Macao. They include loans to finance purchase of residential properties and other purposes (such as refinancing loans, working capital and trade financing). Commercial real estate loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by commercial real estate in Macao. They include loans to construction companies and loans to finance property development and investment.

12 March 2024

Detailed figures on Mortgage Loans Statistics are available on:

<https://www.amcm.gov.mo/en/research-statistics/statistics-page/official-statistics-summary-page>.

	2023	2024	與上月比較	與上年度同期比較
	月份 / Mês / Month		Varição relativamente ao mês anterior	Varição homóloga
	12	1	Month-on-month rate of change	Year-on-year rate of change
	(千澳門元·除特別指明外) (MOP mil, salvo aviso contrário) (MOP thousand, unless stated otherwise)		(%)	(%)
1. 新批核的住宅按揭貸款 (期內數字) Novos Empréstimos Hipotecários para Habitação (EHHs) aprovados (Dados do período) New Residential Mortgage Loans (RMLs) approved (Period figures)	928,525	1,193,956	28.6	-17.4
居民 / Residentes / Residents	916,261	1,167,359	27.4	-15.8
非居民 / Não Residentes / Non-residents	12,264	26,597	116.9	-54.5
當中，抵押品為在建樓宇 (樓花按揭) Entre estes, as hipotecas (colaterais) garantiam empréstimos para aquisição de fracções autónomas de prédios em construção Of which, collateralised by uncompleted units (equitable mortgage)	53,952	61,644	14.3	549.7
居民 / Residentes / Residents	53,952	61,644	14.3	549.7
非居民 / Não Residentes / Non-residents	-	-
2. 未償還住宅按揭貸款總額 (期末數字) Saldo bruto dos EHHs (Fim do período) Gross outstanding of RMLs (End-of-period figures)	229,268,818	228,538,336	-0.3	-3.9
居民 / Residentes / Residents	219,026,021	218,337,939	-0.3	-3.4
非居民 / Não Residentes / Non-residents	10,242,797	10,200,397	-0.4	-14.3
3. 新批核的商用物業貸款 (期內數字) Novos Empréstimos Comerciais para Actividades Imobiliárias (ECAIs) aprovados (Dados do período) New Commercial Real Estate Loans (CRELs) approved (Period figures)	868,694	1,421,452	63.6	45.6
居民 / Residentes / Residents	841,193	1,371,193	63.0	40.4
非居民 / Não Residentes / Non-residents	27,501	50,259	82.8	..
4. 未償還商用物業貸款總額 (期末數字) Saldo bruto dos ECAIs (Fim do período) Gross outstanding of CRELs (End-of-period figures)	158,668,666	157,322,897	-0.8	-2.6
居民 / Residentes / Residents	148,062,100	146,895,422	-0.8	-2.7
非居民 / Não Residentes / Non-residents	10,606,566	10,427,475	-1.7	-1.1
5. 貸款拖欠比率 (%) Rácio das dívidas não pagas Delinquency ratios	1.9	2.0	0.1 ^	1.3 ^
住宅按揭貸款 / EHHs / RMLs	1.0	1.1	0.1 ^	0.6 ^
商用物業貸款 / ECAIs / CRELs	3.1	3.4	0.3 ^	2.4 ^

符號註釋 / *Sinais Convencionais* / *Symbols*

^ 百分點/ponto percentual/percentage point

- 絕對數值為零/valor absoluto igual a zero/absolute value equals zero

.. 不適用/não aplicável/not applicable