

AMCM News:

Mortgage loans statistics – January 2025

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 rose month-on-month in January 2025. With regard to the outstanding balances, RMLs dropped whereas CRELs witnessed an increment on a monthly basis.

New lending approved

In January 2025, new RMLs approved by Macao banks rose by 31.4% month-on-month to MOP1.33 billion. Among them, new RMLs to residents, representing 97.3% of the total, grew by 32.3% to MOP1.29 billion; the non-resident component increased by 5.2% to MOP36.20 million. The monthly average of new RMLs approved between November 2024 and January 2025 was MOP1.19 billion, up 0.8% from the previous period (October to December 2024).

New CRELs increased by 113.2% month-on-month to MOP1.46 billion. Among them, new CRELs to residents, which occupied 80.4% of the total, rose by 78.7% to MOP1.18 billion; new CRELs to non-residents grew to MOP285.86 million. The monthly average of new CRELs approved between November 2024 and January 2025 was MOP1.01 billion, up 37.0% when compared with the previous period (October to December 2024).

Outstanding balances

As at end-January 2025, the outstanding value of RMLs fell by 0.2% month-on-month or 4.8% year-on-year to MOP217.63 billion, attributable to the repayment of loans with large denomination. Among them, the resident component made up 96.6%. When compared with the previous month, outstanding RMLs to residents fell by 0.2% whereas those to non-residents remained stable.

The outstanding value of CRELs was MOP150.19 billion, which rose by 0.2% from the previous month but dropped by 4.6% from a year ago. Among them, the resident component made up 92.0%. When compared with the previous month, outstanding CRELs to residents increased by 0.2% whereas those to non-residents fell by 0.3%.

Delinquency ratios

At end-January 2025, the delinquency ratio for RMLs was 3.6%, which went up by 0.1 percentage point from a month ago or 2.7 percentage points over a year earlier. The ratio for CRELs was 5.4%, up 0.1 percentage point from a month ago or 2.1 percentage points from end-January 2024.

Residential mortgage loans refer to credit facilities provided by banks to individuals and enterprises that are collateralised by residential real estate in Macao Special Administrative Region (SAR). 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 SAR. They include loans to construction companies and loans to finance property development and investment.

12 March 2025

Detailed figures on Mortgage Loans Statistics are available on:

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

	2024	2025	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)	1,009,790	1,326,957	31.4	11.1
居民 / Residentes / Residents	975,392	1,290,762	32.3	10.6
非居民 / Não Residentes / Non-residents	34,398	36,195	5.2	36.1
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)	93,929	44,782	-52.3	-27.4
居民 / Residentes / Residents	87,386	44,782	-48.8	-27.4
非居民 / Não Residentes / Non-residents	6,543	-	-100.0	..
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)	218,136,640	217,627,647	-0.2	-4.8
居民 / Residentes / Residents	210,792,045	210,285,311	-0.2	-3.7
非居民 / Não Residentes / Non-residents	7,344,595	7,342,336	0 [#]	-28.0
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)	685,509	1,461,641	113.2	2.8
居民 / Residentes / Residents	658,008	1,175,783	78.7	-14.3
非居民 / Não Residentes / Non-residents	27,501	285,858	939.4	468.8
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)	149,921,231	150,188,508	0.2	-4.6
居民 / Residentes / Residents	137,810,483	138,114,668	0.2	-6.0
非居民 / Não Residentes / Non-residents	12,110,748	12,073,840	-0.3	15.4
5. 貸款拖欠比率 (%) Rácio das dívidas não pagas (%) Delinquency ratios (%)	4.2	4.3	0.1[^]	2.4[^]
住宅按揭貸款 / EHHs / RMLs	3.5	3.6	0.1 [^]	2.7 [^]
商用物業貸款 / ECAIs / CRELs	5.3	5.4	0.1 [^]	2.1 [^]

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

0[#] 數字小於採用單位半數/resultado inferior a metade da unidade adoptada/magnitude less than half of the unit employed

.. 不適用/não aplicável/not applicable