



## TANZANIA MORTGAGE MARKET UPDATE – 31 MARCH 2025

### 1. Highlights

- The mortgage market in Tanzania registered a **3.6 percent** growth in the value of residential mortgages to TZS 683.03bn<sup>1</sup> as of 31 March 2025 from TZS 659.30bn recorded on 31 December 2024. On a year-to-year comparison, **11.14 percent** growth was registered in value of mortgage loans as of 31 March 2025 (TZS 614.57bn: Q1 2024)
- The number of banks and financial institutions reporting to have mortgage portfolios stood at 31 as of 31 March 2025.
- The overall average mortgage debt size as of 31 March 2025 was **TZS 118.66 million** equivalent to **US\$ 44,438.12**<sup>2</sup> compared to **TZS 114.78 million** equivalent to **US\$ 42,985.06** reported on previous quarter.
- The ratio of outstanding mortgage debt to Gross Domestic Product (GDP) stood at **0.42 percent** compared to the previous quarter, 0.40 percent.
- Mortgage debt advanced by the top 5 Primary Mortgage Lenders (PMLs) accounted for **62 percent** of the total outstanding mortgage debt.
- Typical interest rates offered by mortgage lenders ranged between averages of 15 - 19 percent.
- The Tanzanian housing sector's fast-growing demand is mainly driven by the strong and sustained economic growth with GDP growth averaging 5.8 percent over the past decade, the fast-growing Tanzanian population, which is estimated to more than double by 2050, and efforts by the Government in partnership with global non-profit institutions and foreign Governments to meet the growing demand of affordable housing.
- Credit to agricultural activities maintained the highest growth rate at 37.2 percent, primarily driven by government policies and reforms aimed at enhancing investment and productivity in the sector, followed by credit growth in the building and construction sector, at 23.1 percent and manufacturing, at 16.9 percent. In terms of credit distribution across economic activities, personal loans continued to account for the largest share of total credit outstanding, at 37 percent, underscoring the contribution of small and medium-size enterprises in economic activities<sup>3</sup>.
- The overall lending rate averaged at 15.14 percent, down from 15.73 percent the month before. Likewise, the overall deposit rates decreased to 8.13 percent from 8.31 percent, with the negotiated deposit rate declining to 11.40 percent from 11.80 percent, reflecting continued improvement in liquidity conditions in the banking system while negotiated lending rates was 13.42 percent compared to 12.80 percent<sup>4</sup>.

<sup>1</sup> BOT Mortgage Statistics (31 March 2025)

<sup>2</sup> BOT USD Exchange Rate (02 April 2025)

<sup>3</sup> BOT Monthly Economic Review (31 March 2025)

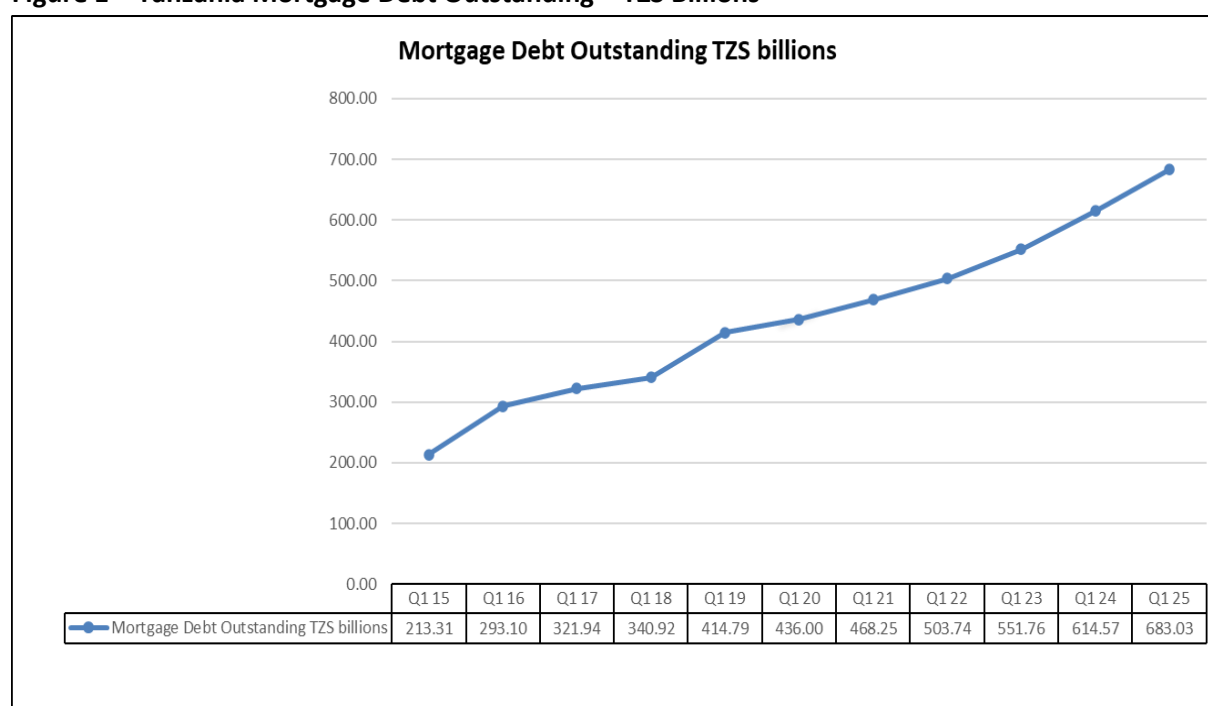
<sup>4</sup> BOT Monthly Economic Review (31 March 2025)

- The Tanzanian housing demand which is estimated at 200,000 houses annually and a total housing shortage of 3 million houses as per the National Housing Corporation [NHC] report has been boosted by easy access to mortgages, with the number of mortgage lenders in the market increasing from 3 in 2009 to 31 by 31 December 2024 and the average mortgage interest rate falling from an average of 22 percent to average of 16 percent.
- High-interest rates and lack of affordable housing remain the prime constraints on mortgage market growth.
- Tanzania Mortgage Refinance Company Ltd (TMRC) continues to play its primary role in extending refinancing and pre-financing facilities to Primary Mortgage Lenders (PMLs).

## 2. Mortgage Market Growth

The mortgage market in Tanzania registered a 3.6 percent growth in the value of residential mortgages as of 31 March 2025. Total mortgage debt outstanding that resulted from lending by the banking sector for the purposes of residential housing was **TZS 683.03 billion** equivalent to **US\$ 255.79million**. Figure 1 below shows the trend of mortgage debt from lending activities in terms of amounts over the years:

**Figure 1 – Tanzania Mortgage Debt Outstanding – TZS Billions**

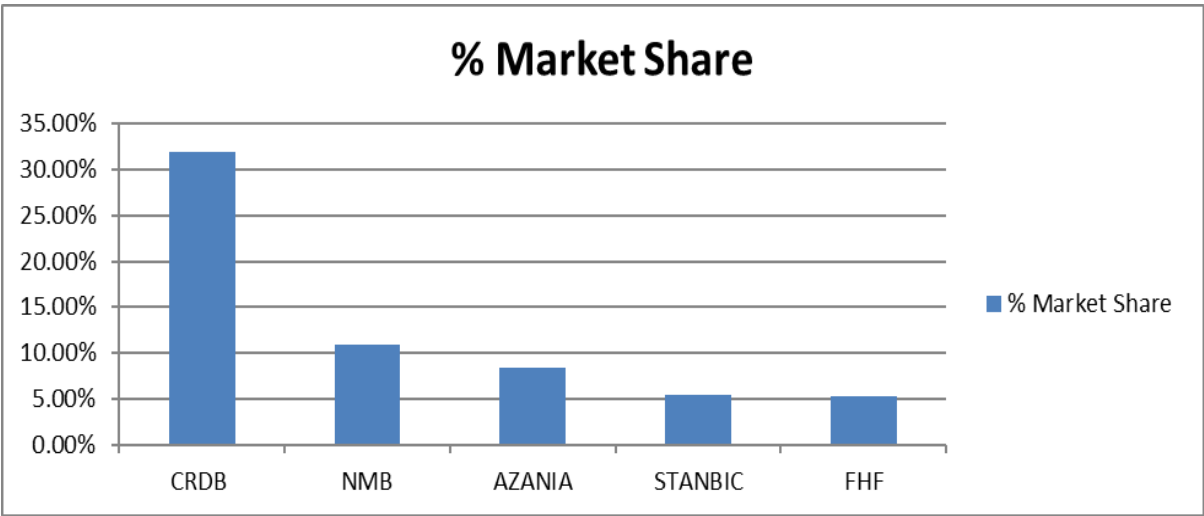


## 3. Increasing Competition in the Mortgage Market

As of 31 March 2025, 31 different banking institutions were offering residential mortgages. The mortgage market was dominated by five top lenders, who commanded 62 percent of the market. CRDB Bank Plc was a market leader commanding 31.99% of the mortgage market share, followed by NMB Bank (10.95%), Azania Bank. (8.34%), Stanbic Bank (5.46%), and First Housing Finance Company Limited (5.30%).

**Figure 2** below shows the market share for the top five mortgage lenders as of 31 March 2025 in terms of outstanding mortgage debt.

**Figure 2 – Mortgage Market Share - Top Five Lenders**



**4. Obstacles to Growth of the Mortgage Market**

Demand for housing and housing loans remains extremely high as it is constrained by inadequate supply of equitable houses and high-interest rates charged on housing loans. Most lenders offer loans for home purchase and equity release while a few offer loans for self-construction which continue to be expensive and beyond the reach of the average Tanzanians. While interests on residential mortgages improved from 22 - 24 percent in 2010 to 13 – 19 percent offered today, market interest rates are still relatively high hence negatively affecting affordability. Additionally, cumbersome processes around the issuance of titles (especially unit titles) continue to pose a challenge by affecting borrowers’ eligibility to access residential mortgages.

Further, competition in the market has led to the emergence of other products that are impacting mortgage market growth as the products have favorable terms than mortgage products and are used for housing purposes. These products compete with mortgage in terms of loan amount and to some extent tenor as they are offering consumer loans for up to seven years amounting to more than **TZS 150 million**, an amount enough to buy a housing unit. The competition comes from the ease with which competing products, specifically, consumer loans are available relatively easily compared to the lengthy process experienced in mortgage loans as well as additional costs in mortgage loans including registration costs, valuation fees and insurance costs which are not applicable in consumer loans.

## 5. TMRC Supporting Market Growth through Provision of longer-Term Funds to Members

A key element in the growth of the mortgage market in Tanzania continues to be the provision of long-term funding both in the forms of refinancing and pre-financing by the TMRC to facilitate PMLs matching their assets (mortgage) and liabilities (funding).

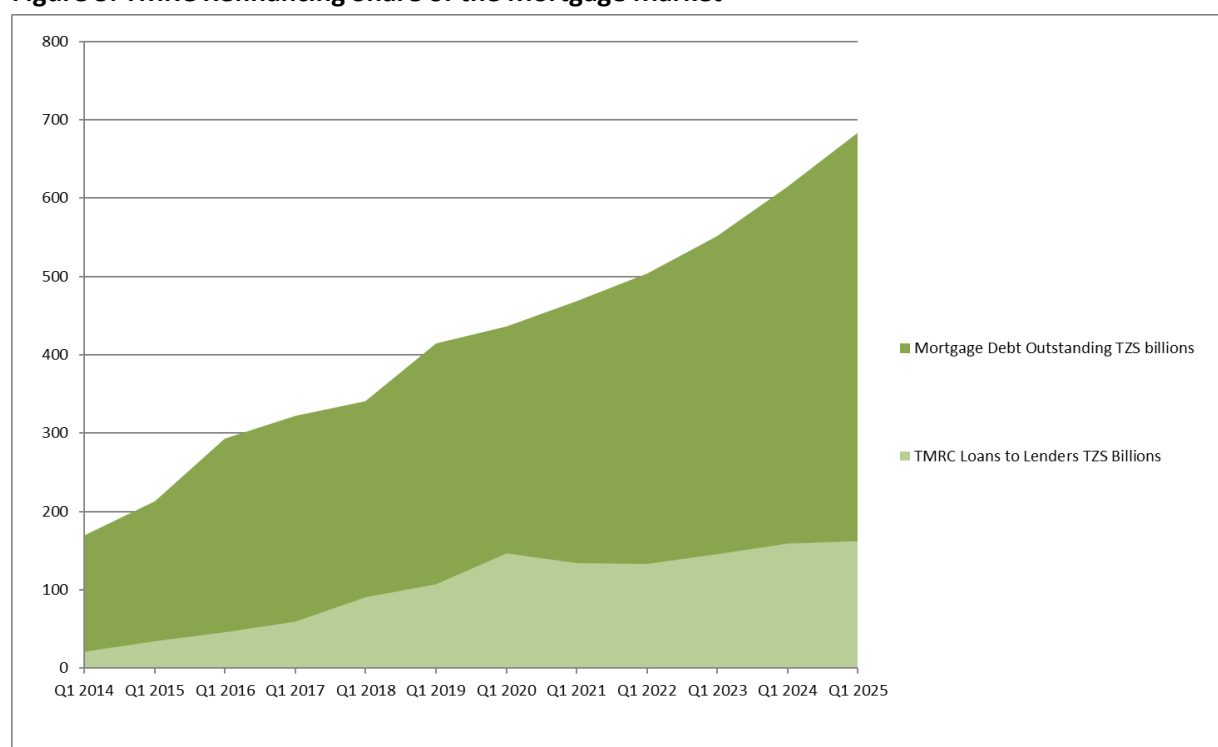
TMRC was established in 2010 under the Housing Finance Project (HFP) which was set up by the Ministry of Finance and Planning in collaboration with the World Bank and the Bank of Tanzania in alignment with Tanzania's five-year National Strategy for Growth and Poverty Reduction (MKUKUTA) and the Tanzania Development Vision 2025, which highlight the importance of affordable housing, access to finance, and capital market development.

**Figure 3** below shows the overall contribution of TMRC to the mortgage market over the years. As of 31 March 2025, TMRC had extended loans worth TZS 162.70 billion (US\$ 60.93 million) to seventeen (17) primary mortgage lenders through refinancing and pre-financing residential mortgages. The loans advanced by TMRC to PMLs were equivalent to 24 percent of the total outstanding mortgage debt, hence a significant opportunity exists for TMRC to continue refinancing the remaining 76 percent of the mortgage market portfolio.

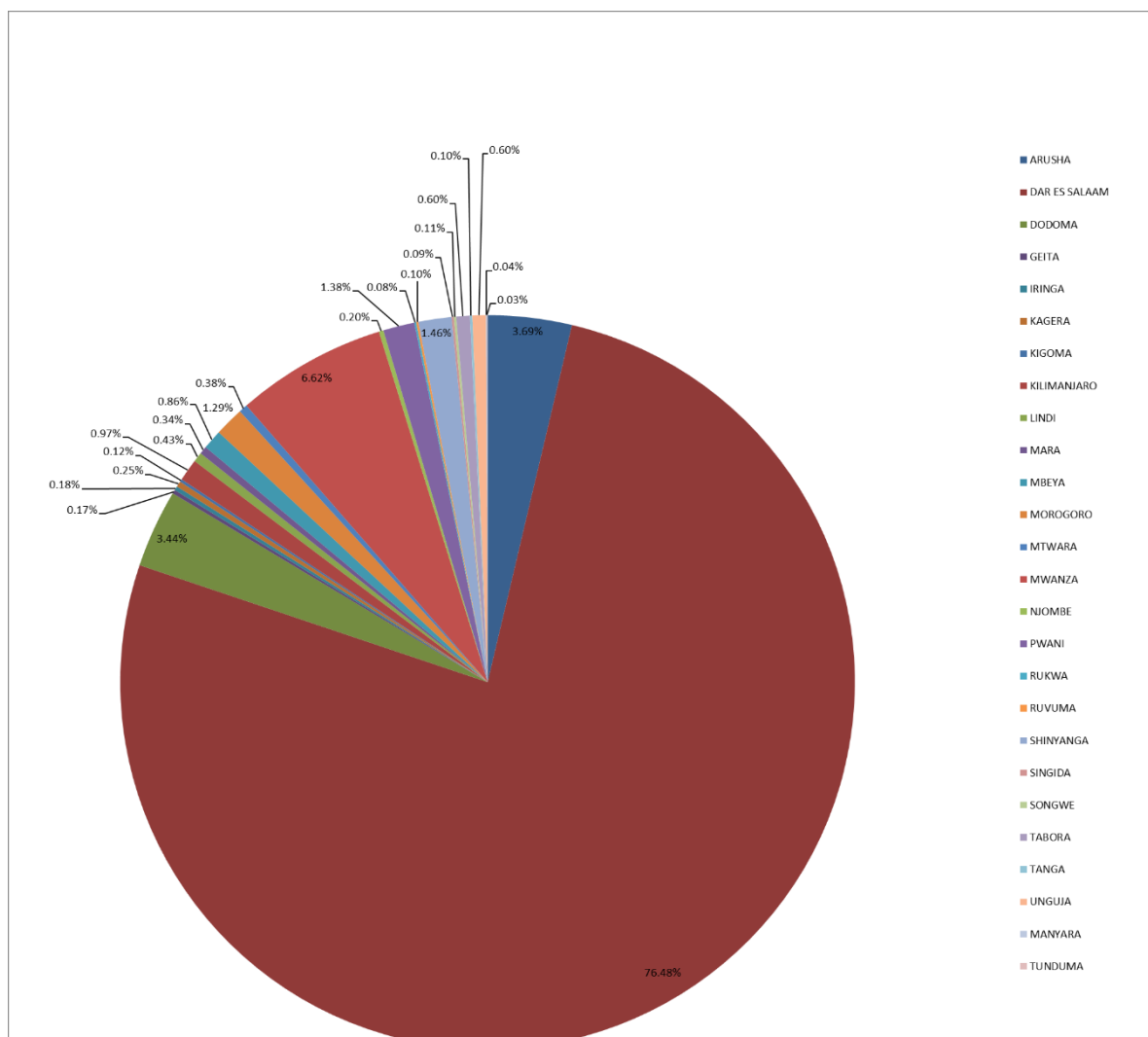
In the fourteen years that TMRC has been operational, a significant impact has been noted in the mortgage market. The number of banks offering residential mortgages has grown from only 3 banks in 2010 to 31 banks by 31 March 2025, mortgage repayment period has increased from the maximum of 5-7 years that was previously offered to 25 years that banks offer now with mortgage interest rates declining from 22-24 percent offered in 2010 to 13-19 percent being offered now.

Another initiative set up under the Housing Finance Project (HFP) was the Housing Microfinance Fund (HMFF) which was geared toward providing long-term loans for lower-income earners who currently lack access to housing finance either for the construction of a home or for home improvements.

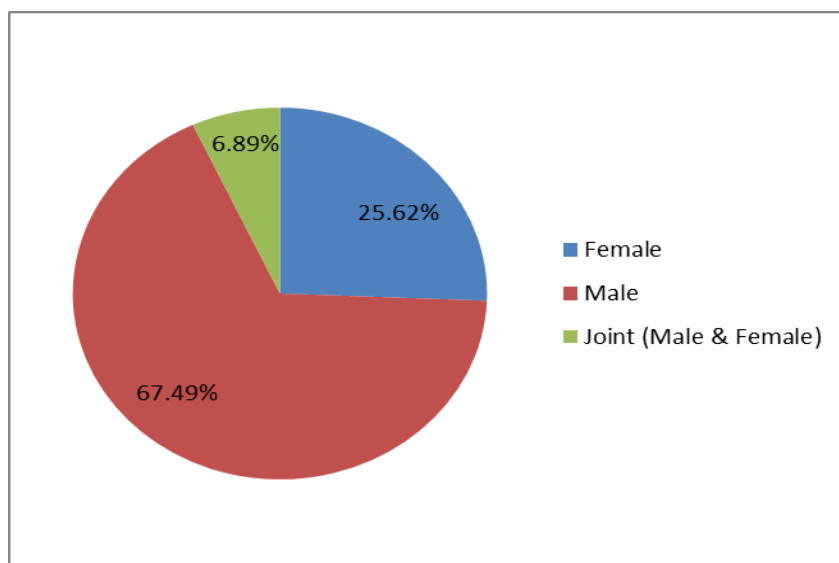
**Figure 3: TMRC Refinancing Share of the Mortgage Market**



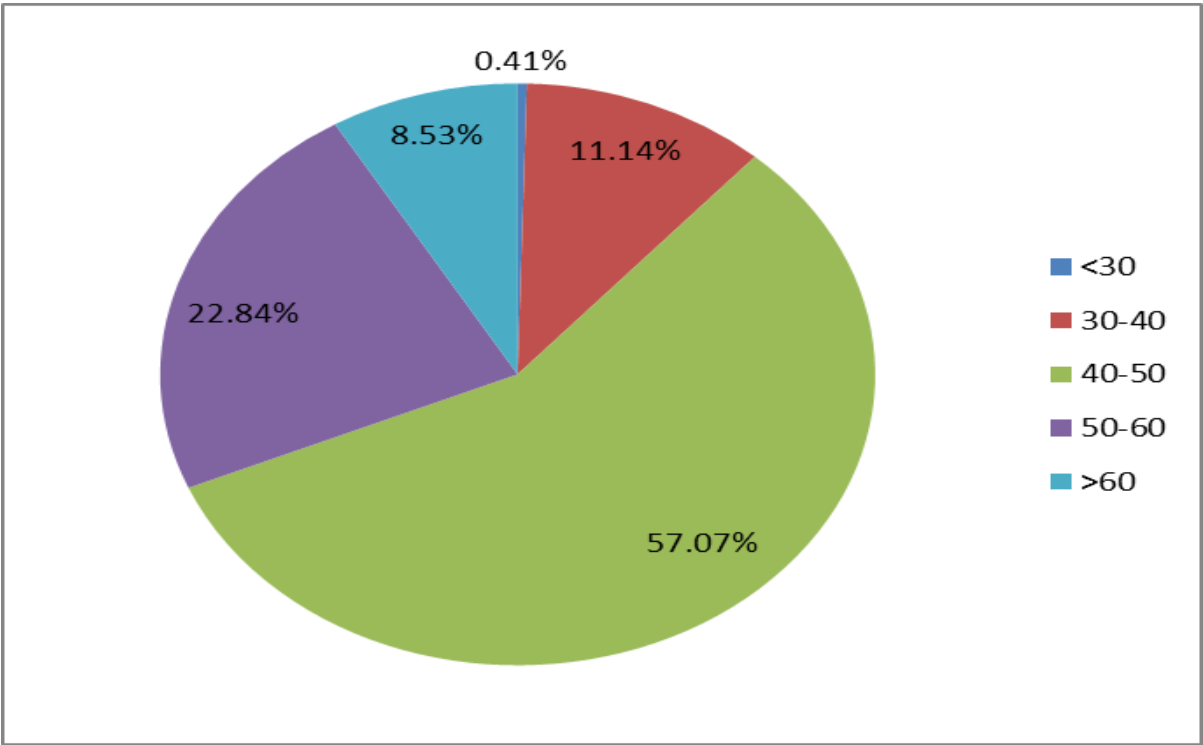
**Figure 4: Geographical Distribution of the Refinanced Mortgages by Primary Mortgage Lenders through TMRC as of 31 March 2025.**



**Figure 5: Gender Distribution of Refinanced Mortgages by Primary Mortgage Lenders through TMRC as of 31 March 2025.**



**Figure 6: Age Distribution of Refinanced Mortgages by Primary Mortgage Lenders through TMRC as of 31 March 2025.**



**6. Awareness Programs by TMRC to impact mortgage market target group**  
Various mortgage awareness programmes have been established including TMRC social media pages in Facebook, Instagram, Twitter and Linked-in to provide mortgage information to the public and stakeholders. Awareness campaigns are conducted by TMRC in collaboration with National Housing Corporation and Primary Mortgage Lenders through TV program sessions and stakeholders’ workshops to further increase information outreach and public understanding of mortgage product and benefits embedded on the product. The awareness also is targeted to address some of market growth impediments including supply, unit titles issuance and awareness hence market growth.

**7. Other ongoing initiatives by TMRC in improving housing access.**  
The mortgage market in Tanzania has not fully catered the country’s population from accessing housing finance to improve their housing opportunities, microfinance segment being under-privileged due to lower level of income, lack of access to formal financial system and informal housing. In support of mortgage market growth to microfinance sector, TMRC in collaboration with Habitat for Humanity International is setting up an initiative to extend residential housing solutions to microfinance sector.

## 8. Annex – Data Tables and Figures

**Table 1 – Total Mortgage Debt Outstanding by Lenders as of 31 March 2025**

SNO	MORTGAGE LENDER	NO. OF ACCOUNTS	AMOUNT IN TZS BILLIONS	% MARKET SHARE
1	CRDB BANK PLC	1,636	218.49	31.99%
2	NMB BANK PLC	666	74.80	10.95%
3	AZANIA BANK PUBLIC LIMITED COMPANY	462	56.95	8.34%
4	STANBIC BANK TANZANIA LIMITED	172	37.30	5.46%
5	FIRST HOUSING FINANCE COMPANY LIMITED	285	36.23	5.30%
6	TANZANIA COMMERCIAL BANK PLC	411	34.53	5.06%
7	DCB COMMERCIAL BANK PLC	260	33.25	4.87%
8	KCB BANK TANZANIA LIMITED	180	31.94	4.68%
9	EXIM BANK TANZANIA LIMITED	186	27.04	3.96%
10	NATIONAL BANK OF COMMERCE LIMITED	155	25.60	3.75%
11	ABSA BANK TANZANIA LIMITED	115	23.15	3.39%
12	EQUITY BANK TANZANIA LIMITED	99	12.35	1.81%
13	BANK OF AFRICA TANZANIA LIMITED	109	11.51	1.68%
14	NCBA BANK TANZANIA LIMITED	58	9.97	1.46%
15	AMANA BANK LIMITED	132	8.69	1.27%
16	ACCESS BANK TANZANIA LIMITED	65	6.84	1.00%
17	DIAMOND TRUST BANK TANZANIA PUBLIC LIMITED COMPANY	41	6.66	0.97%
18	I & M BANK TANZANIA LIMITED	29	5.79	0.85%
19	STANDARD CHARTERED BANK TANZANIA LTD	21	3.65	0.53%
20	AKIBA COMMERCIAL BANK PLC	40	3.19	0.47%
21	PEOPLES BANK OF ZANZIBAR LIMITED	6	3.13	0.46%
22	MAENDELEO BANK PLC	483	2.61	0.38%
23	ECOBANK TANZANIA LIMITED	16	2.28	0.33%
24	MWANGA HAKIKA BANK LIMITED	26	2.00	0.29%
25	MUCOBA BANK PLC	39	1.49	0.22%
26	MKOMBOZI COMMERCIAL BANK PLC	10	1.17	0.17%
27	BANK OF BARODA TANZANIA LIMITED	16	1.02	0.15%
28	TIB DEVELOPMENT BANK LIMITED	8	0.71	0.10%
29	LETSHEGO FAIDIKA BANK TANZANIA LIMITED	10	0.39	0.06%
30	INTERNATIONAL COMMERCIAL BANK TANZANIA LIMITED	3	0.17	0.03%
31	CITIBANK TANZANIA LIMITED	1	0.15	0.02%
	<b>TOTAL</b>	<b>5,740</b>	<b>683.03</b>	<b>100.00%</b>