



# BPFI Housing Market Monitor Q2 / 2024

---

**With a commentary by Dr Ali Uğur**  
Chief Economist,  
Banking & Payments Federation Ireland

# OVERVIEW OF TRENDS

BPFI Housing Market Monitor Q2/2024

Indicator	Latest quarter	One year ago	% change
Dwelling completions	6,884	7,277	-5.4%
Dwelling commencements	21,828	8,212	165.8%
Dwelling planning permissions*	8,387	11,659	-28.1%
Transactions	11,132	11,722	-5.0%
Yr/yr change in transaction prices	8.6%	2.1%	
Mortgage approvals	13,485	13,593	-0.8%
Mortgage drawdowns	10,110	9,896	2.2%

\*Data from Q1



## Recent ramp-up of apartment building could impact momentum in housing and mortgage markets

According to the latest data from the Central Statistics Office (CSO), 12,370 housing units were completed in the first half of 2024 compared with 13,923 units during the same period in 2023, a 9% decrease over the period. The number of units completed across single house, scheme house and apartment segments have all declined during the period, however the majority of the decline is accounted for by the decrease in apartment completions in Dublin, where activity fell by over a quarter between the first half of 2023 and the first half of 2024. Overall, Dublin accounted for around 32% of all completions in the first half of 2024. On a rolling 12 months basis, a total of 31,398 units were completed in the twelve months ending June 2024 compared with 30,393 units during the twelve months ending June 2023.

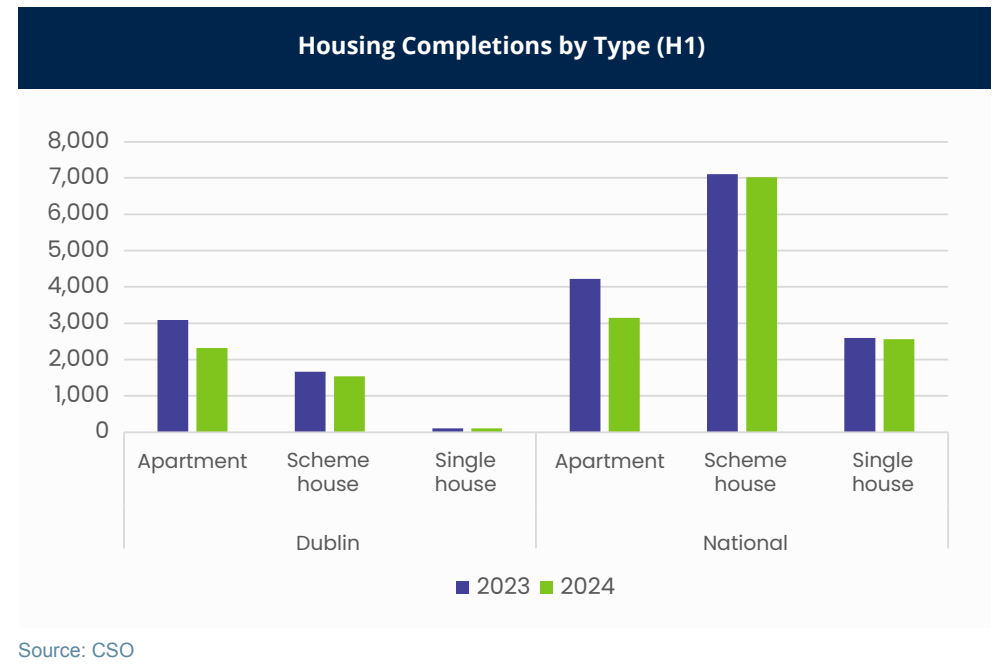
The proportion of apartments being built has been rising over recent years, increasing from 16% of all completions in 2019 to over 35% in 2023. Furthermore, apartments dominate housebuilding activity in Dublin accounting for 70% housing units under construction by the end of Q1 2024, according to the Housing Supply Coordination Task Force for Dublin.

In terms of future activity, we see that 35,358 units were commenced in the first seven months of 2024 compared with 18,546 units in the same period in 2023. There were 49,613 units commenced in the 12 months to July 2024, up 72% from 28,916 during the same period in 2023.

### Increasing share of apartments may affect speed of housing delivery

Seasonally, completion activity is expected to pick up in the second half of the year, hence completion numbers for the third quarter of this year are likely to

indicate the general trend in house building activity in Ireland. It is also important to note that there has been a significant ramp up in the number of apartments commenced recently. Department of Housing, Local Government and Heritage data shows that more than 40% of commencements in the first half of 2024 were apartment units and given that it takes longer to complete apartment units compared to scheme houses, we may see delays in the expected increase in total housing units completed in 2024.



Looking at the mortgage market activity, the latest Banking & Payments Federation Ireland (BPFI) data show that in the first half of 2024, there were 18,529 mortgage drawdowns valued at €5.2 billion. Compared with the first half of 2023, mortgage activity declined by 7% in terms of value and 9% in terms of volumes. The decline was evident in both the home purchase and switching segments, with most of the decline taking place in the first quarter of 2024. We see that home purchase mortgages recovered both in terms of value and volume in the second quarter of 2024. The share of first-time buyers (FTBs) in total mortgage drawdowns increased from 55% in the first half of 2023 to around 61% in the same period in 2024, in volume terms.

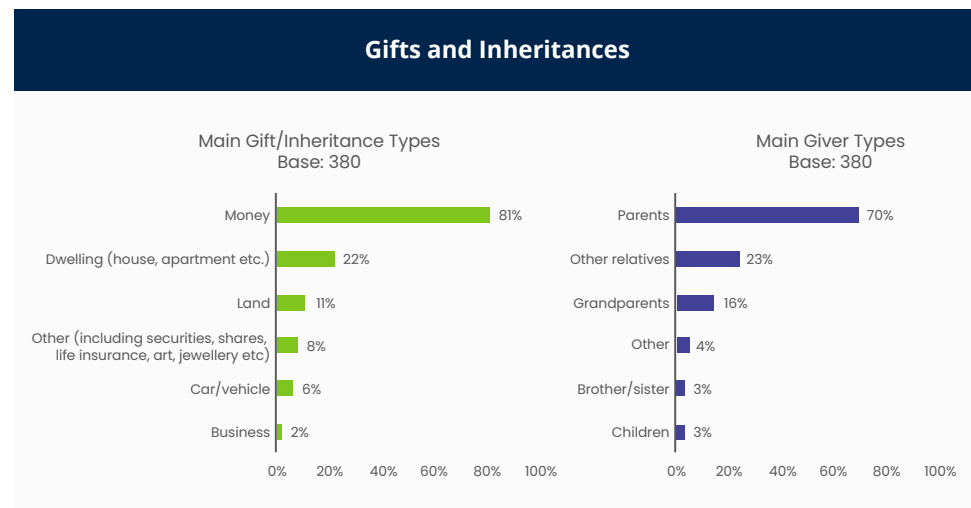
The total number of approvals in the first seven months of 2024 was 29,421, a 2% decline from the volumes observed in the same period in 2023. The total value of mortgage approvals during the same period reached €8.7 billion, increasing slightly from the levels observed during the same period in 2023. Mortgage activity remains robust with 49,384 mortgage approvals in the twelve months ending July 2024, of which almost 31,000 were FTB mortgages the highest annualised levels since the data series began in 2011.

### One in ten have used gifts/inheritance to buy or build a home

The most recent Central Bank of Ireland (CBI) data shows that, in 2023 the average loan to value (LTV) for a FTB mortgage was 86% and 68% for a second and subsequent buyer mortgage, similar to the levels observed in 2019 prior to the pandemic.

However, during this period, as average house prices have increased, the average deposit amount provided by home buyers has also increased, which raises the question of how people are meeting these rising deposits.

Some of the increase in the level of deposit provided is likely to have come from own savings, with average weekly earnings increasing by around 17% during the same period, according to CSO data. Another source is likely to be



Source: Amárach Research survey on inheritances and gifts, July 2024, commissioned by BPFI

the support from the Help to Buy (HTB) scheme, but this is targeted at FTBs buying or building a new home. Applications to the Revenue Commissioners for the HTB scheme increased by 41% year on year in the first eight months of 2024 to 25,359.

In addition, a recent survey carried out by Amárach on behalf of the BPFI shows that 38% of Irish adults have received a substantial gift or inheritance with this figure rising to 47% for those aged 55 or older. The majority of those who received a gift or inheritance received money (81%) while they were most likely to receive the gift or inheritance from parents (70%). In addition, among those who received a gift or inheritance, approximately one third (34%) used it to help them buy or build their own home. This means that nearly 13% of Irish adults have received a gift or inheritance and used it to help them buy or build their own home.

In terms of future expectations, more than one-third (35%) of Irish adults expect to receive a substantial gift or inheritance in the future, with a higher proportion among younger age cohorts of 18-34 and 35-44 expecting to receive a gift or inheritance as well as among those who received a gift or inheritance in the past. The survey further highlighted that parents are the primary expected donors for future gifts or inheritances for this group.

The increase in homebuilding seems to have stalled in the first half of 2024, but output is expected to increase in the second half of the year with annual number of completions to be at or above the levels observed in 2023. In addition, commencement activity points to further increase in output in the short term, however with the share of apartments increasing, it is likely that we may see delays in the expected increase in total housing units. While mortgage activity remains strong, especially in the key FTB segment, the delays in housing delivery could have an impact on the growth rate in the mortgage market.

**Dr Ali Uğur**

Chief Economist, Banking & Payments Federation Ireland



## New dwellings completed

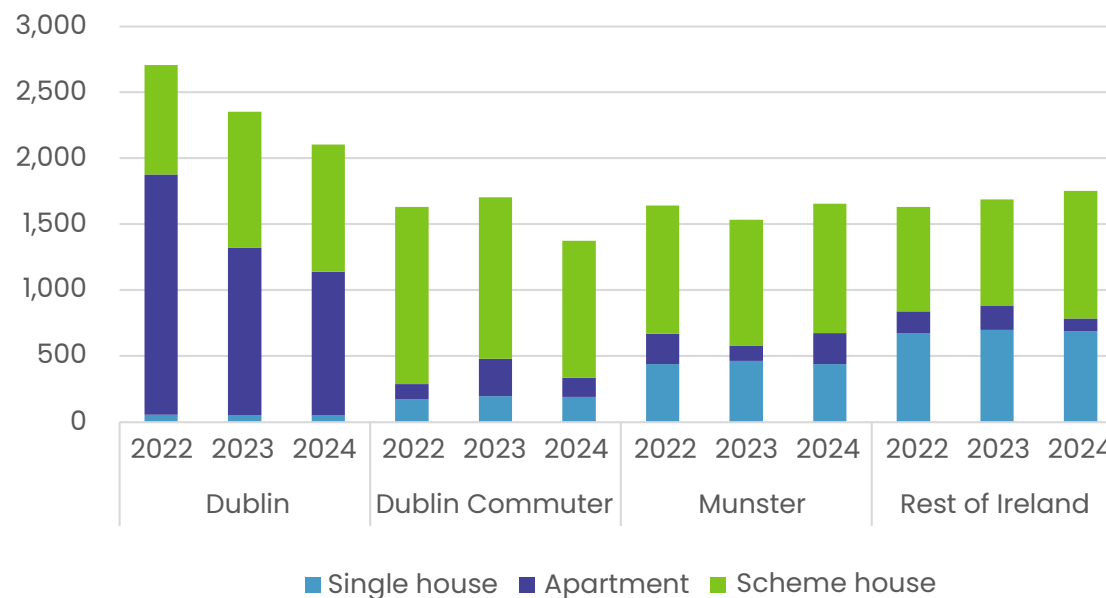
Almost 6,900 new dwellings were completed in Q2 2024, according to the Central Statistics Office (CSO), 5.4% less than in Q2 2023.

There were 3,949 scheme house completions in Q2 2024, a decrease of 1.8% year on year. Scheme houses accounted for 57.4% of completions in the quarter.

Dublin accounted for about 30.5% of all completions in Q2 2024 and 69.5% of apartment completions. Munster and the Dublin Commuter region (Louth, Meath, Kildare and Wicklow) accounted for about 24.1% and 20% of completions, respectively.

There were almost 1,600 apartment completions in Q2 2024, a decrease of 15.1% year on year. Apartment completions in Dublin fell by 14.3% year on year to 1,088.

Note: Q2 only. Source: CSO



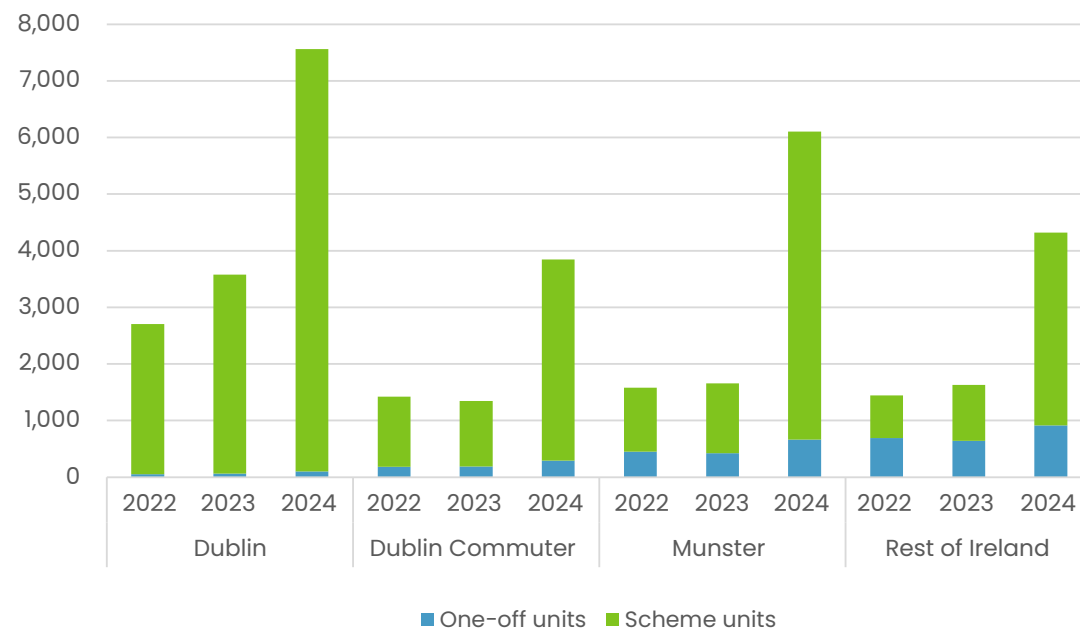
## New dwellings commenced

Almost 22,000 housing units were started in Q2 2024, 166% more than in Q2 2023 and the highest quarterly level since Q2 2006. There were 18,000 housing starts in April 2024 alone.

Dublin and Dublin Commuter accounted for 34.6% and 21.4%, respectively, of housing starts in Q2 2024. Almost 7,600 dwellings were commenced in Dublin and the highest level of any regions since the series began in 2004. All regions recorded more than 2,000 housing starts for the first time since Q1 2007.

On an annualised basis, there were 51,024 housing commencements in the twelve months ending June 2024, 79.9% more than in the twelve months ending June 2023. One-off units accounted for only 11% of annualised commencements in, the lowest level since the data series began in 2004.

Note: Q2 only. Source: Department of Housing



## New dwelling planning permissions

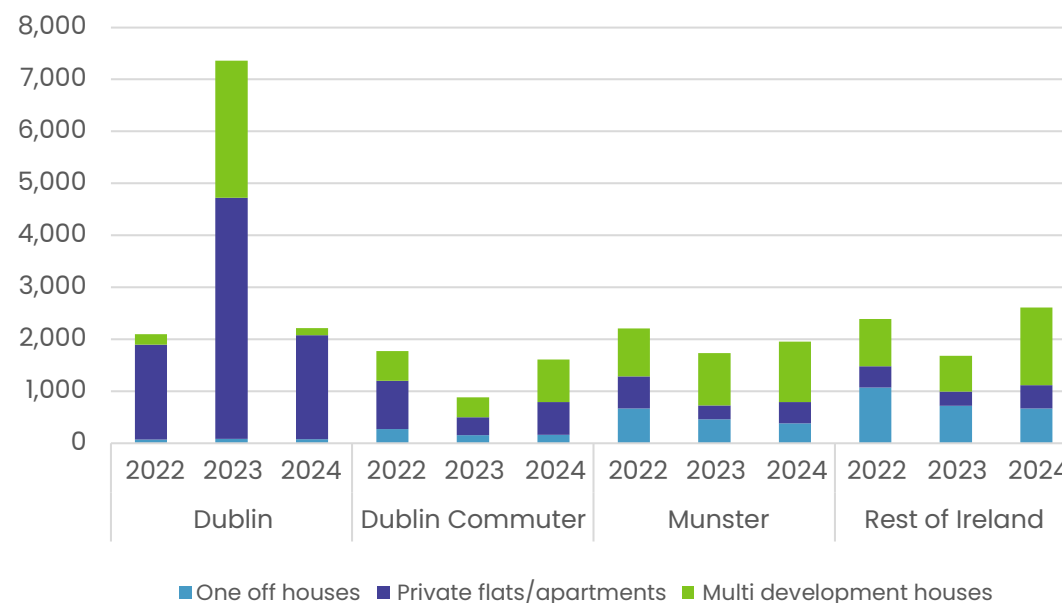
The number of residential units granted planning permission fell by 28.1% year on year in Q1 2024 to 8,387.

Almost 3,500 apartments were granted planning permission in Q1 2024, about 41.6% of all units and 36.7% less than in Q1 2023. Dublin accounted of 57.4% of apartments nationwide and 6% of houses.

The Dublin Commuter region accounted for 19.2% of units granted planning permissions, compared to 7.6% in Q1 2023. The number of dwelling units approved in Munster increased by 12.8% year on year as apartments increased by 54.2%, however, one-off houses in the region decreased by 16.7% compared to Q1 2023.

The number of dwelling units approved in Laois increased by almost 600 (578) year on year while the units approved in Kildare and Kerry increased by 555 and 330 respectively in Q1 2024.

Note: Q1 only. Source: CSO





## Transaction prices

Residential property price inflation increased in Q2 2024, with prices up by 8.6% in the twelve months to June 2024, compared with an increase of 2.1% in the year to June 2023.

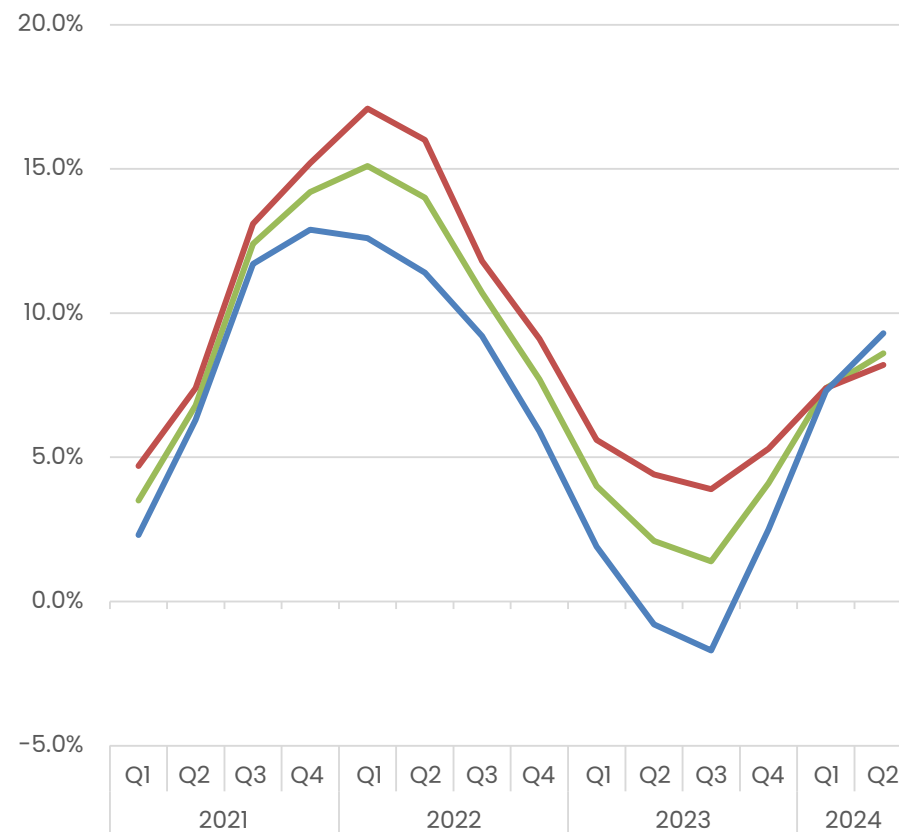
Prices for new dwellings were up 7.4% year on year, while prices of existing dwellings were 8.6% higher.

Residential property price inflation outside Dublin rose by 8.2% year on year, with house prices up by 8%. House prices in Dublin increased by 10% in the 12 months to June 2024, while apartment prices in the county increased by 6.6% year on year.

Prices vary significantly by location, type and status. At €414,275, the median new dwelling price was almost €100,000 higher than the median existing dwelling price in June 2024 (based on filings of household purchases at market prices).

Ten local government areas (all of Dublin, all of Cork, Kildare, Galway City, Meath and Wicklow) had median residential property prices at or above the national median price of about €349,099 in June 2024. By contrast, Donegal, Leitrim, Cavan, Longford, Mayo, and Roscommon have median price of €200,000 or less.

Source: CSO



— Non-Dublin  
 — National  
 — Dublin

Household market purchases of residential property fell by 5% year on year to 11,132 in Q2 2024. On an annualised basis, there were 48,748 purchases in the twelve months ending June 2024. Activity had peaked at 50,687 in the twelve months ending August 2023.

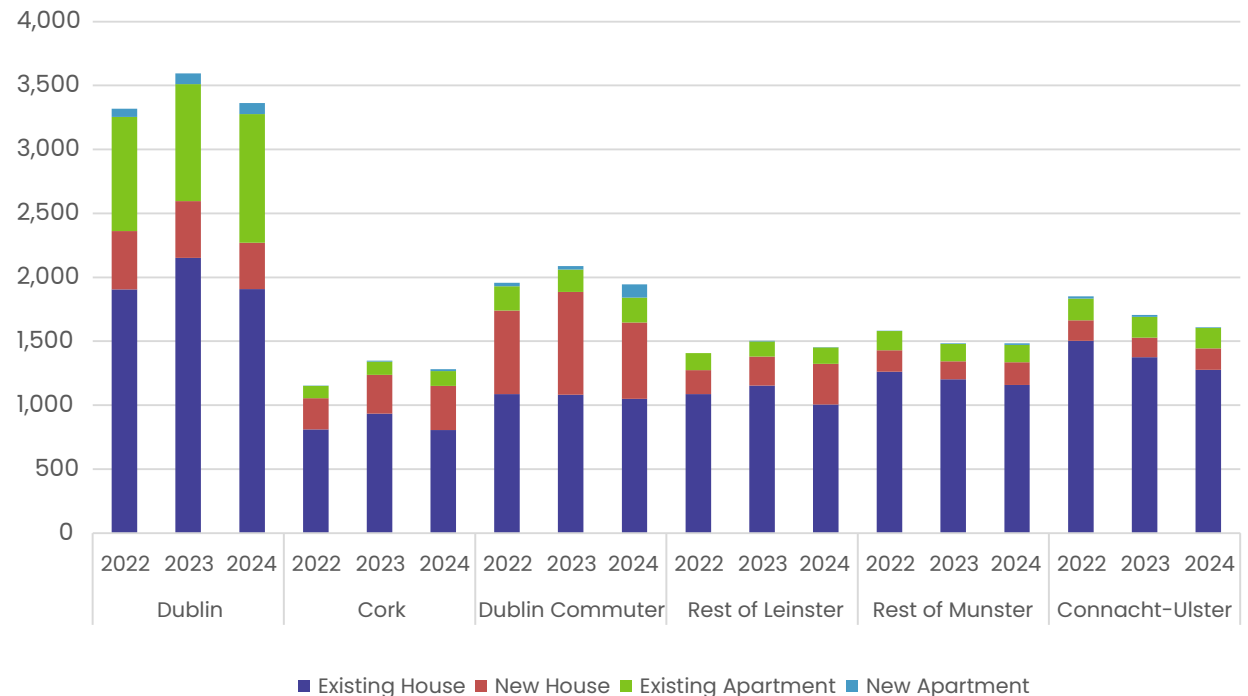
Dublin was the largest housing market in Q2 2024 with 3,361 household market purchases, 6.5% less than in Q2 2023 and giving it a 30.2% share of the national market. Dublin accounted for more than half (55.6%) of apartment sales.

In terms of new property types and dwelling status, new apartments accounted for 2% of sales in Q2 2024, while new houses accounted for 17.7% of sales.

Existing apartments accounted for 15.6% of sales in Q2 2024 while existing houses accounted for 64.7%.

Dublin and Cork accounted for 18.4% and 17.6%, respectively, of new house sales while Kildare and Wicklow accounted for 9.8% and 9.7% respectively in Q2 2024.

Source: CSO



*\*\*This data is based on stamp duty filings with the Revenue Commissioners reported by the CSO for purchases of residential properties by households at market prices. It excludes properties purchased at non-market prices and by non-household buyers.*

## Mortgage Approvals

Mortgage approval volumes decreased by 0.8% year on year in Q2 2024 to about 13,485.

First-time buyer (FTB) approval volumes fell by 2.2% year on year to 8,412 while mover purchase volumes fell by 4.9% to 2,858.

Re-mortgage or switching activity increased by 17.7% year-on-year to 1,093.

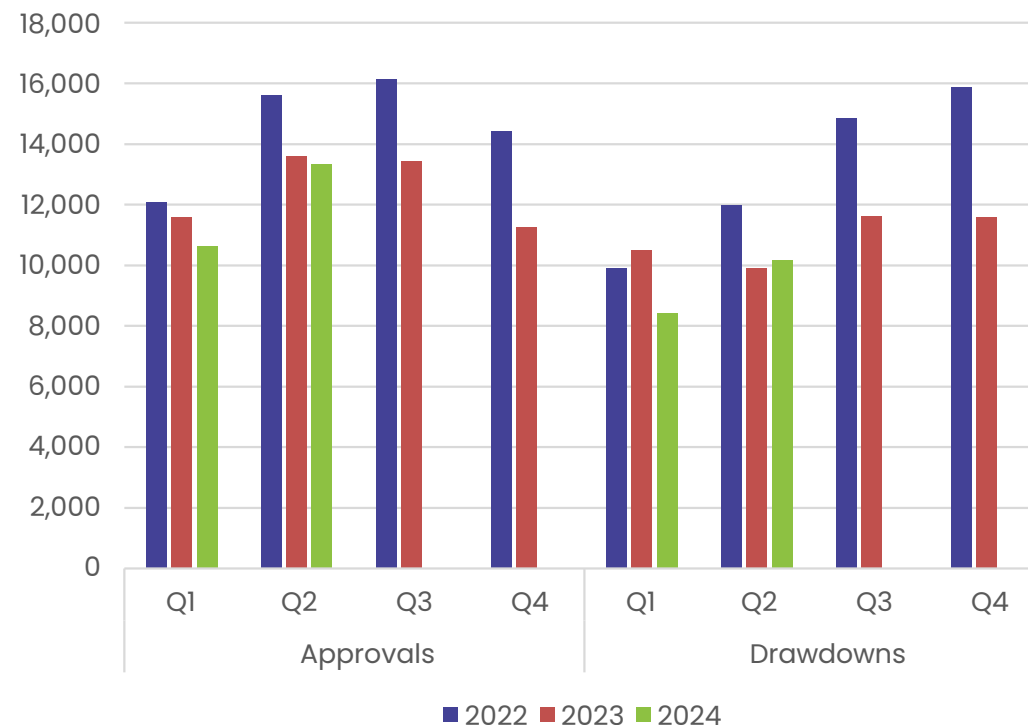
## Mortgage Drawdowns

Mortgage drawdown volumes increased by 2.2% year on year to 10,110 in Q2 2024.

FTBs drew down 6,300 mortgages, up by 5.5% year on year. Mover purchase volumes fell by 3.1% year on year to 2,096. FTBs were the single largest segment by volume (62.3%) and by value (63.9%).

Re-mortgage or switching drawdown volumes fell by 6.9% year on year to 893.

Source: BPFI



# ABOUT THE REPORT

The information presented here is based on a range of publicly available reports and datasets and collated by Banking & Payments Federation of Ireland. It is intended to bring together the range of housing and mortgage market data available and to constructively inform on-going analysis and assessment of the housing and mortgage market.

Figures are presented by quarter and by region, where possible. Unless otherwise specified, quantities given for quarters (and/or regions) are totals, while prices are averages for the last month of the quarter, unless otherwise specified. The sources used for compiling the report are as follows:

- the Department of Housing, Community & Local Government [dwelling commencements]
- the Central Statistics Office [new dwelling completions, planning permissions, number of housing sales transactions, residential property price indices]
- Banking & Payments Federation of Ireland [mortgage approvals, drawdowns]

For information on the data sources and analysis, please contact Anthony O' Brien, Head of Sector Research & Analysis, BPFI or Niall Faherty, Policy and Economic Research Lead, BPFI.





Banking & Payments Federation Ireland,  
Floor 3, One Molesworth Street,  
Dublin 2, D02 RF29, Ireland.

+353 1 671 53 11  
info@bpfi.ie  
www.bpfi.ie

Dublin • Brussels • Frankfurt