



# BPFI Mortgage Approvals

## August 2025

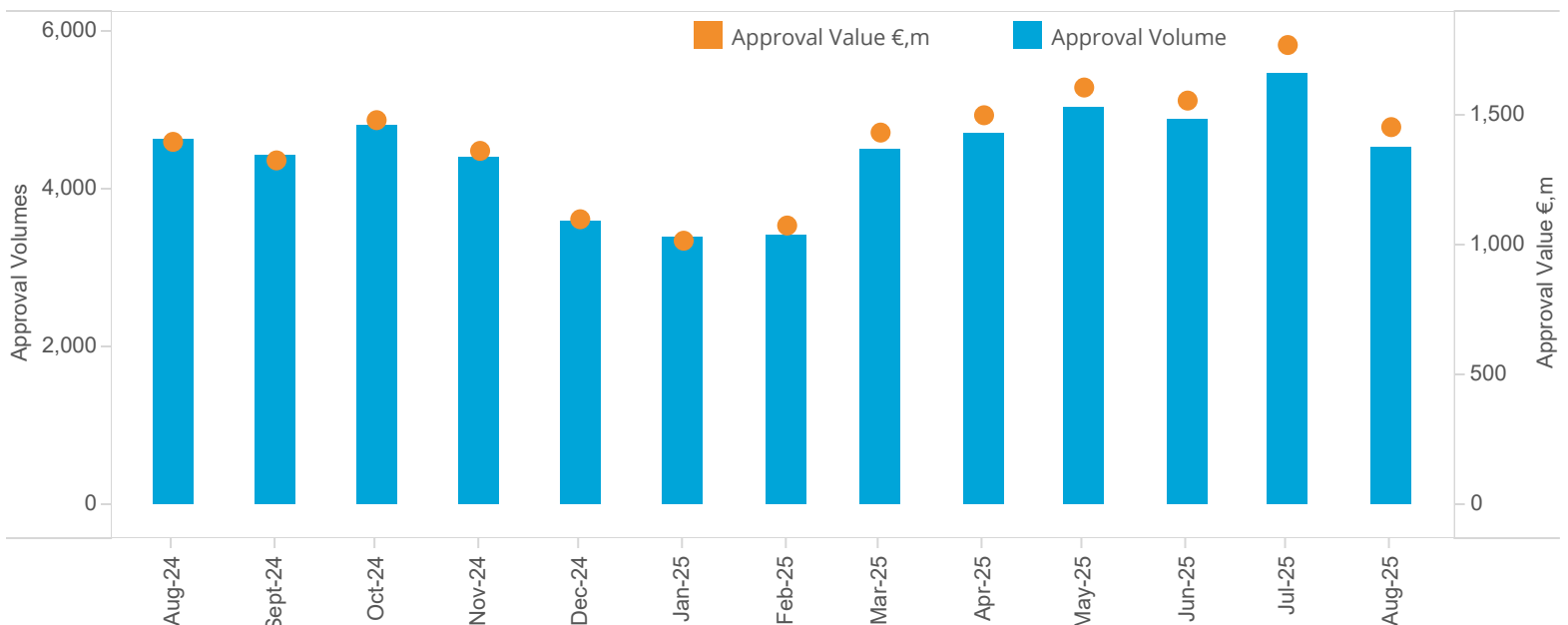
		Aug-24	Jul-25	Aug-25	Month-on-Month	Year-on-Year
Approval Volume	FTB	2,862	3,356	2,822	-15.9%	-1.4%
	Mover Purchase	991	1,142	825	-27.8%	-16.8%
	RIL	80	97	86	-11.3%	7.5%
	Re-mortgage/Switching	443	517	504	-2.5%	13.8%
	Top-up	274	355	299	-15.8%	9.1%
	<b>Total</b>	<b>4,650</b>	<b>5,467</b>	<b>4,536</b>	<b>-17.0%</b>	<b>-2.5%</b>
Approval Value €m	FTB	878	1,105	920	-16.8%	4.7%
	Mover Purchase	351	435	318	-26.9%	-9.5%
	RIL	15	21	18	-13.1%	20.5%
	Re-mortgage/Switching	117	158	152	-3.4%	30.4%
	Top-up	38	53	48	-9.2%	26.4%
	<b>Total</b>	<b>1,399</b>	<b>1,771</b>	<b>1,456</b>	<b>-17.8%</b>	<b>4.1%</b>

There were 4,536 mortgage approvals, valued at €1,456 million in August 2025.

Mortgage approval activity decreased in volume terms by 2.5% year on year and increased in value terms by 4.1% over the same period.

There were 3,733 purchase mortgage approvals, valued at €1,256 million in August 2025.

Purchase mortgage approval activity fell in volume terms by 5.1% year on year and increased in value terms by 0.9% over the same period.





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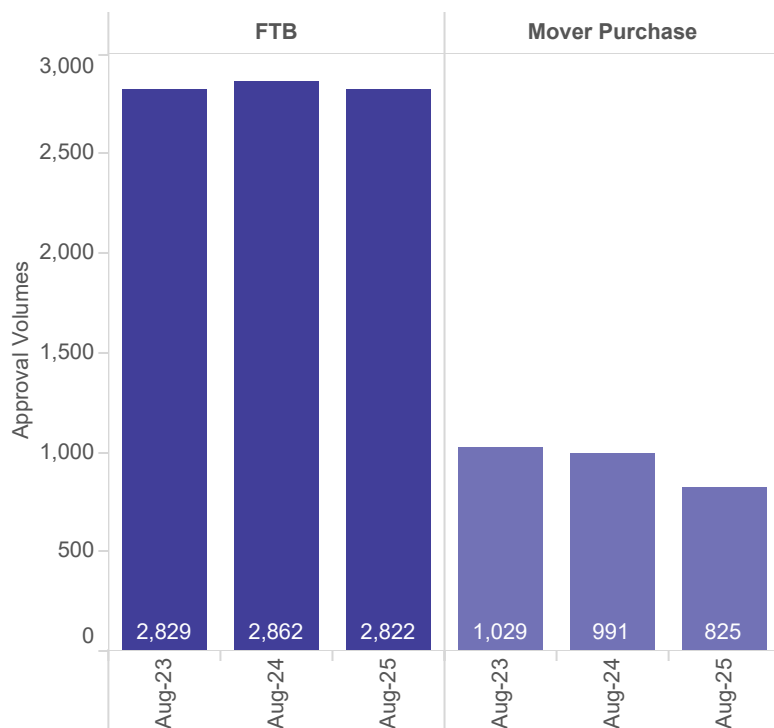
## Mortgage Volumes

In August 2025, mortgage approval volumes for property purchase decreased by 5.1% year-on-year to 3,733.

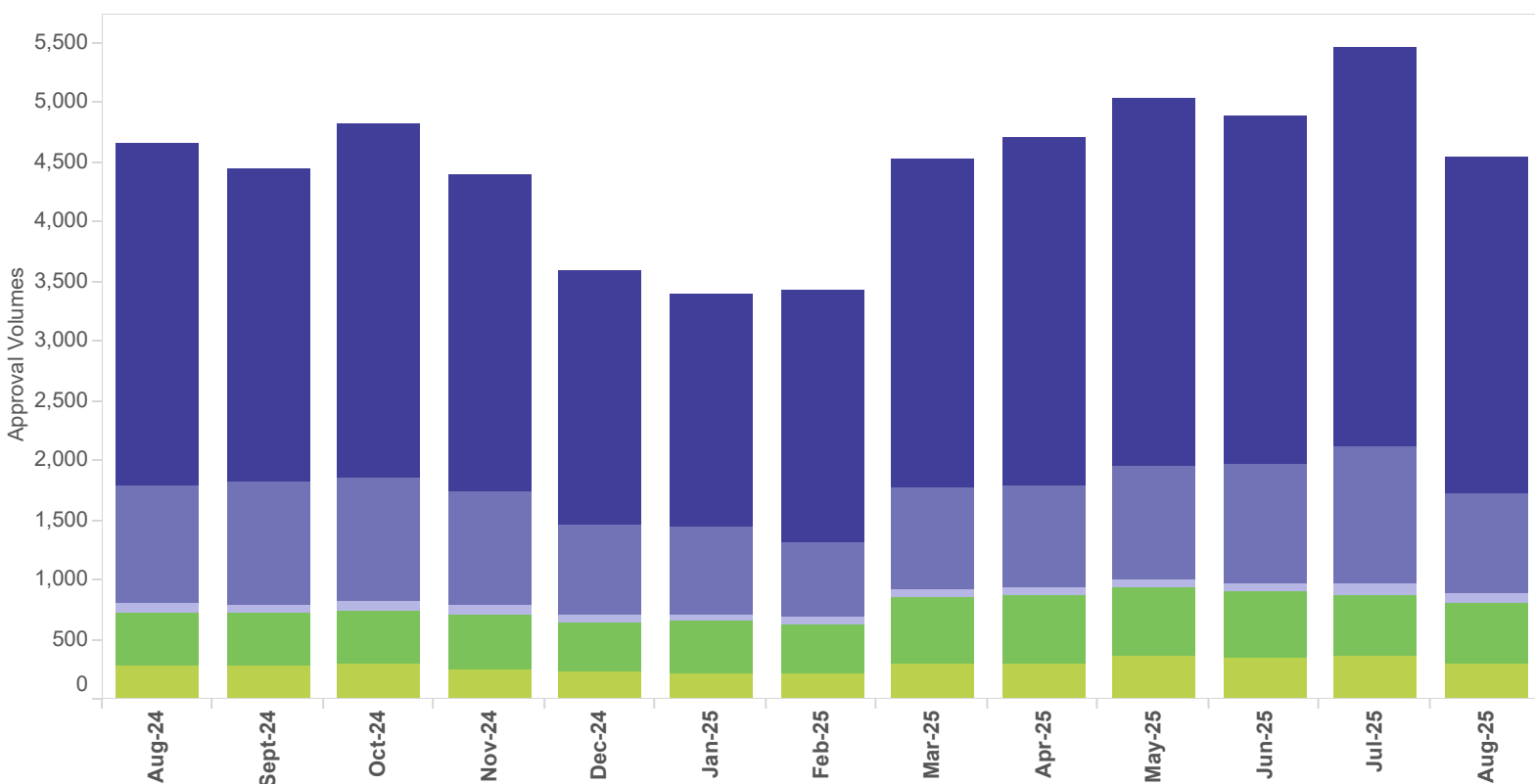
First-time buyer (FTB) mortgage approval volumes decreased by 1.4% year-on-year to 2,822 while mover purchase approval volumes decreased by 16.8% year-on-year to 825.

Residential investment letting (RIL) mortgage approval volumes increased by 7.5% year-on-year to 86.

The number of switching/re-mortgage approvals rose by 13.8% year on year to 504. The number of top-up approvals rose by 9.1% year on year to 299.



■ FTB     
 ■ Mover Purchase     
 ■ RIL     
 ■ Re-mortgage/Switching     
 ■ Top-up





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## Mortgage Values

The value of mortgage approvals for property purchase increased by 0.9% year on year to €1,256 million.

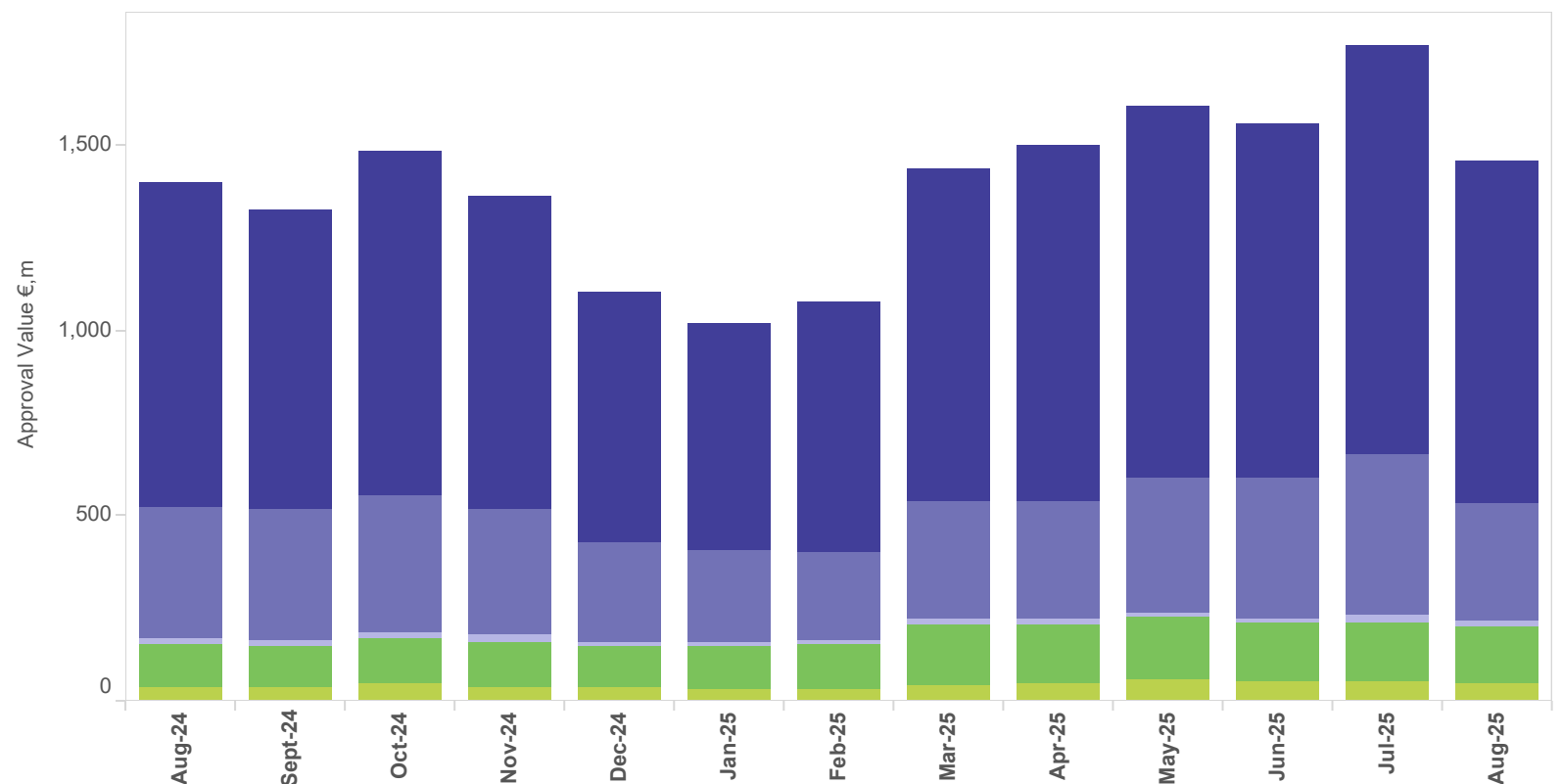
The value of FTB mortgage approvals increased by 4.7% year on year to €920 million, while the value of mover purchase approvals decreased by 9.5% year on year to €318 million.

RIL mortgage approval values increased by 20.5% year on year to €18 million.

Switching/re-mortgage approval values rose by 30.4% year on year to €152 million. Top-up approval values rose by 26.4% year on year to €48 million.



■ FTB     
 ■ Mover Purchase     
 ■ RIL     
 ■ Re-mortgage/Switching     
 ■ Top-up

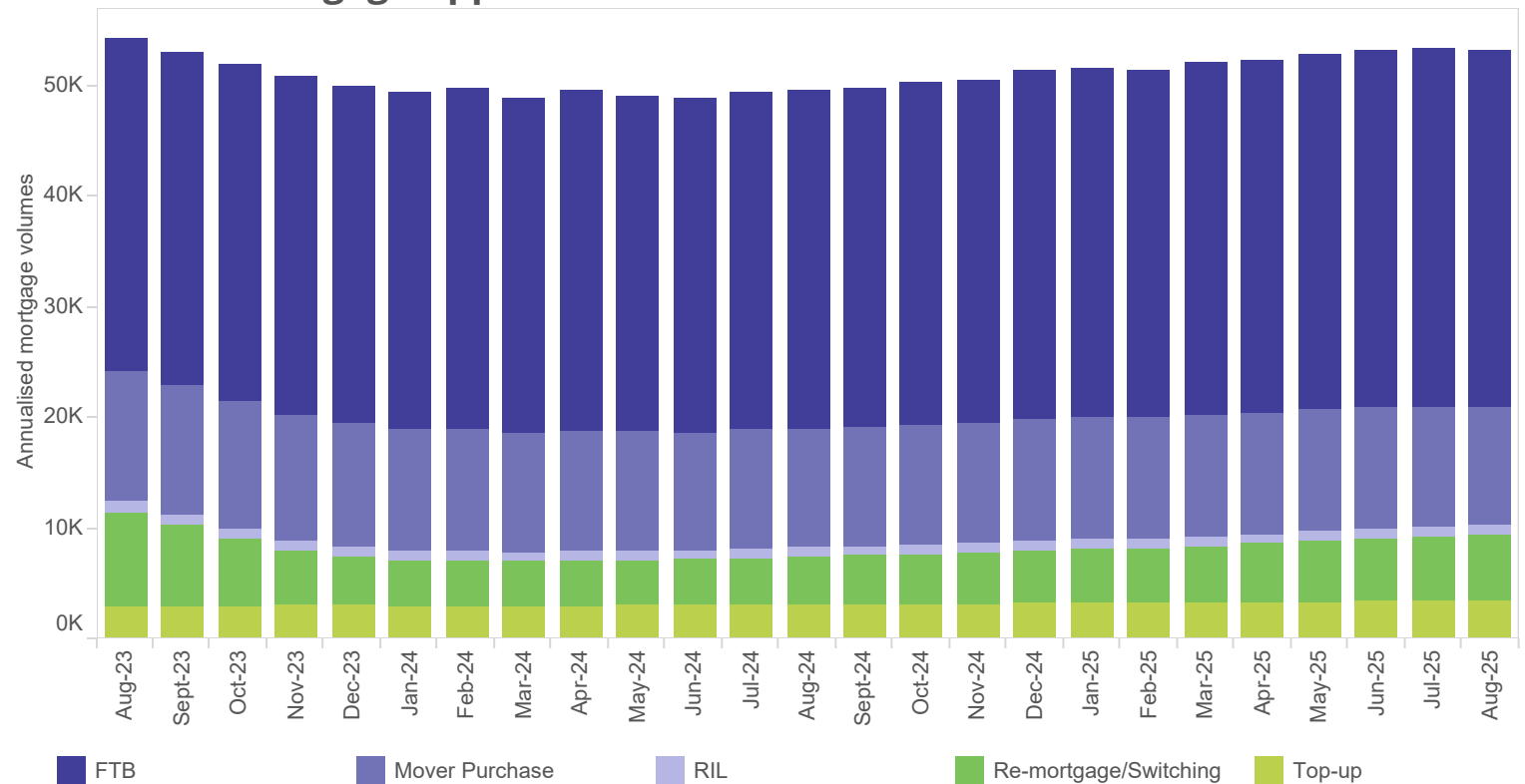




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## Annualised Mortgage Approvals



There were 53,231 mortgage approvals in the twelve months ending August 2025, valued at €16,704 million. Annualised mortgage approval activity to end-August 2025 decreased in volume terms by 0.21% compared with the twelve months ending July 2025 and increased in value terms by 0.34% over the same period.

Annualised purchase mortgage approval volumes fell by 0.45% compared with the prior period to 43,923 in the twelve months ending August 2025, while the annualised value of purchase mortgage approvals was €14,521 million, up by 0.08% over the same period.

### Notes:

#### What is an approval?

A mortgage approval is defined as a "firm offer" to a customer of a credit facility secured on a specific residential property. A mortgage approval arises when the lender issues a formal offer of mortgage finance to the customer (whether it be in print or some other durable form) for a specific residential property which contains the Notice of important information to be included in a housing loan agreement specified in the Consumer Credit Act 1995. All mortgage loans must be secured on residential property in Ireland.

#### About this data

This data relates to loans approved by participating BPFI member institutions which are secured by a mortgage on residential Irish property. The full data series, including the list of participating institutions, as well as definitions and methodology, is available on the BPFI website at [www.bpfi.ie](http://www.bpfi.ie).

### Disclaimer

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### About Us

Banking & Payments Federation Ireland (BPFI) is the principal voice of the banking and financial services sector in Ireland. For queries, contact Anthony O'Brien, Head of Sector Research & Analysis, BPFI at [anthony.obrien@bpfi.ie](mailto:anthony.obrien@bpfi.ie).