



BPFI Mortgage Approvals

October 2025

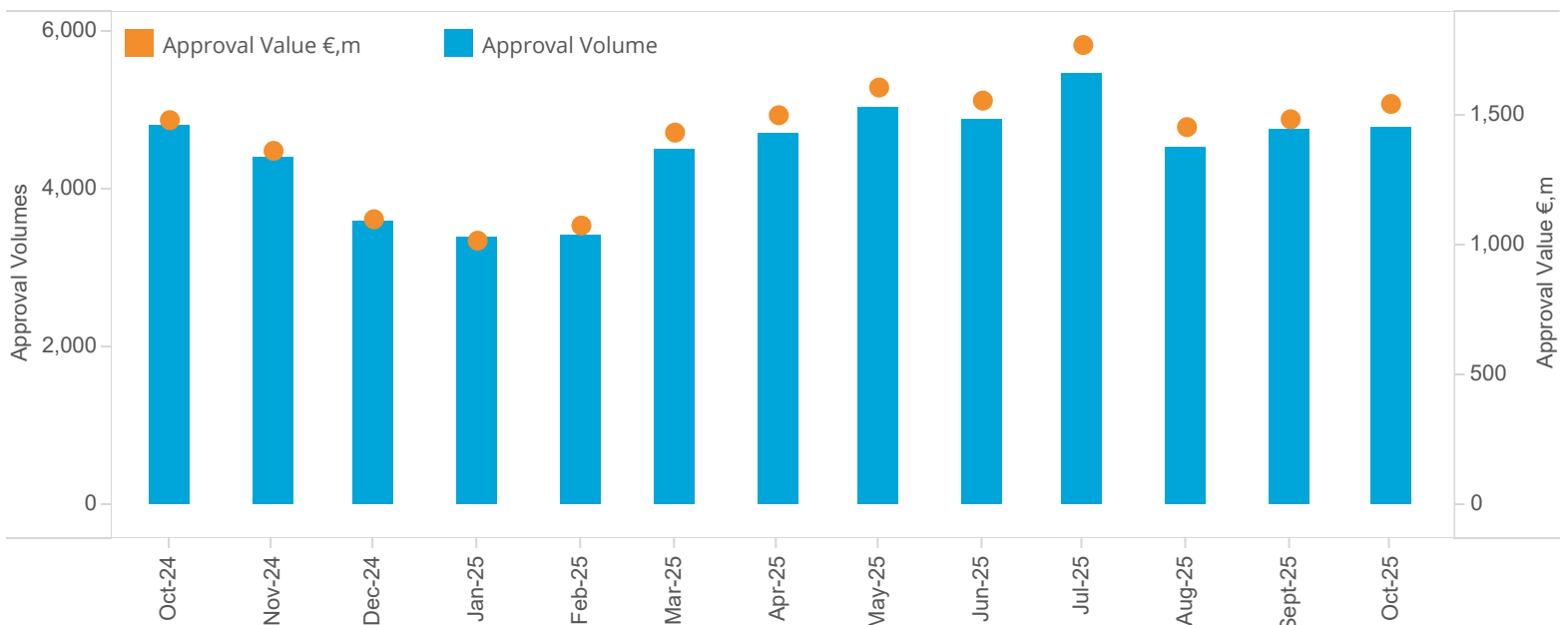
		Oct-24	Sept-25	Oct-25	Month-on-Month	Year-on-Year
Approval Volume	FTB	2,981	2,872	2,869	-0.1%	-3.8%
	Mover Purchase	1,033	920	894	-2.8%	-13.5%
	RIL	74	72	85	18.1%	14.9%
	Re-mortgage/Switching	453	586	622	6.1%	37.3%
	Top-up	288	311	313	0.6%	8.7%
	Total	4,829	4,761	4,783	0.5%	-1.0%
Approval Value €m	FTB	930	916	936	2.2%	0.6%
	Mover Purchase	368	339	340	0.1%	-7.7%
	RIL	15	15	20	28.6%	34.6%
	Re-mortgage/Switching	123	170	201	18.6%	63.2%
	Top-up	47	46	49	6.0%	3.9%
	Total	1,483	1,486	1,545	4.0%	4.2%

There were 4,783 mortgage approvals, valued at €1,545 million in October 2025.

Mortgage approval activity decreased in volume terms by 1.0% year on year and increased in value terms by 4.2% over the same period.

There were 3,848 purchase mortgage approvals, valued at €1,295 million in October 2025.

Purchase mortgage approval activity fell in volume terms by 5.9% year on year and decreased in value terms by 1.3% over the same period.



Note: January-April 2025 have been restated based on new data from members. Some mortgages have been reallocated from FTB to Re-mortgage/Switching.



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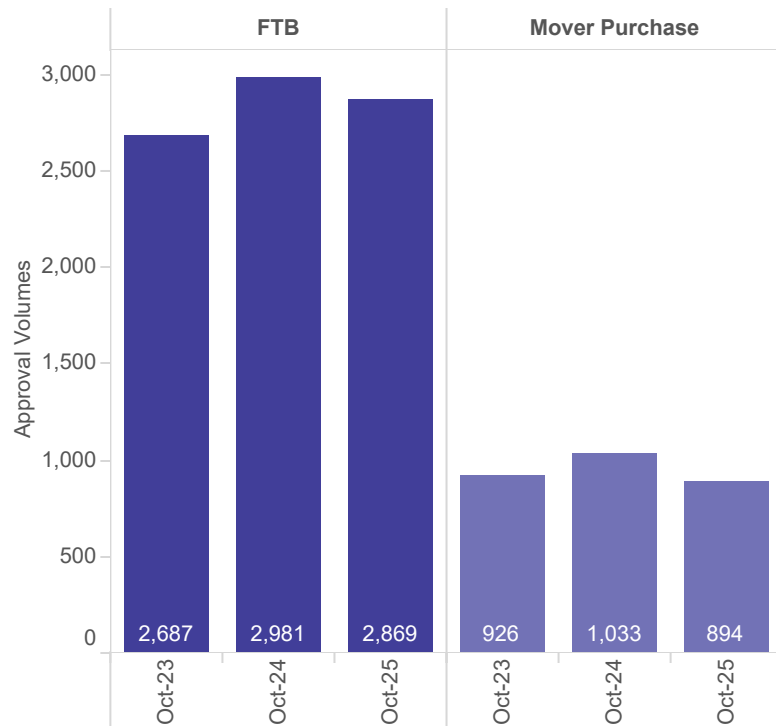
Mortgage Volumes

In October 2025, mortgage approval volumes for property purchase decreased by 5.9% year-on-year to 3,848.

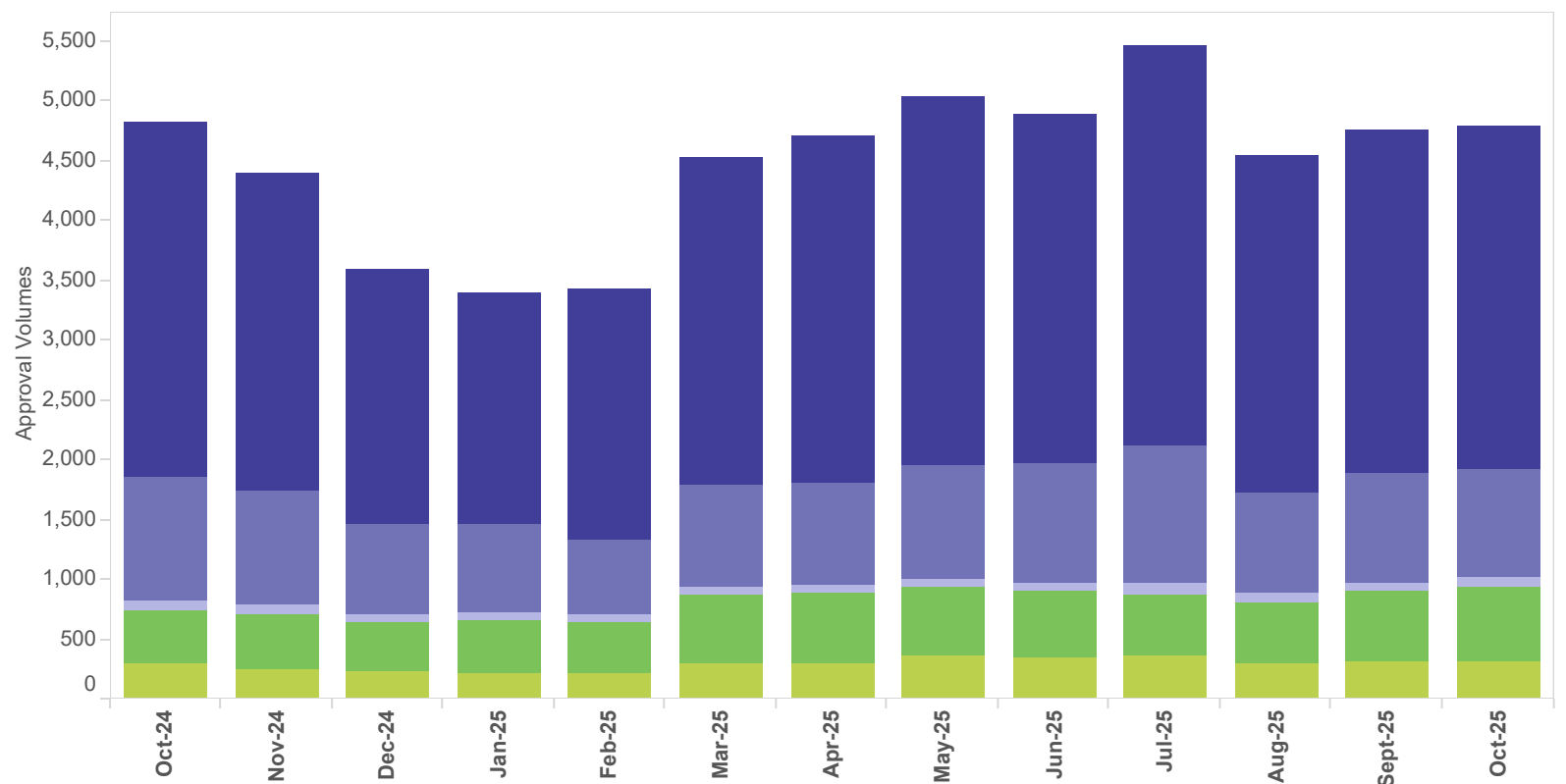
First-time buyer (FTB) mortgage approval volumes decreased by 3.8% year-on-year to 2,869 while mover purchase approval volumes decreased by 13.5% year-on-year to 894.

Residential investment letting (RIL) mortgage approval volumes increased by 14.9% year-on-year to 85.

The number of switching/re-mortgage approvals rose by 37.3% year on year to 622. The number of top-up approvals rose by 8.7% year on year to 313.



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





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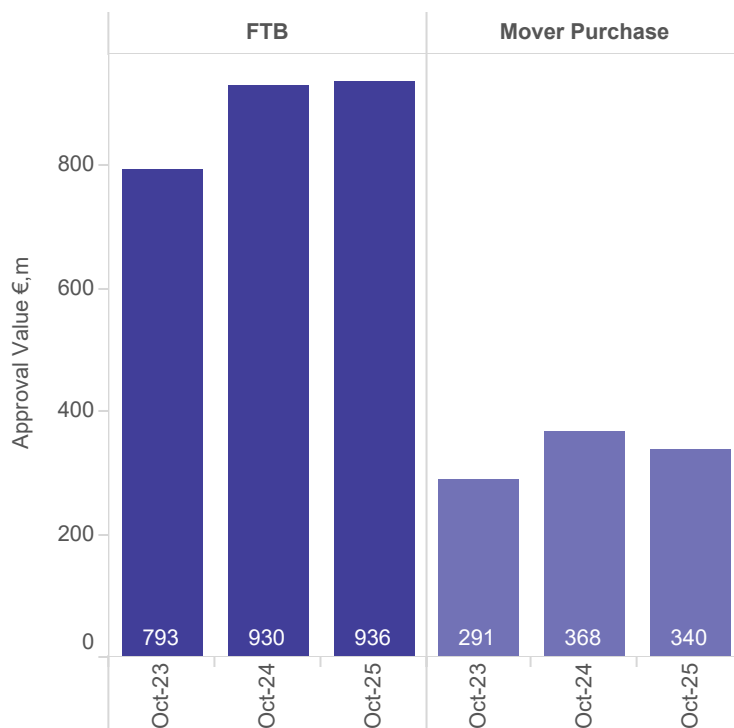
Mortgage Values

The value of mortgage approvals for property purchase decreased by 1.3% year on year to €1,295 million.

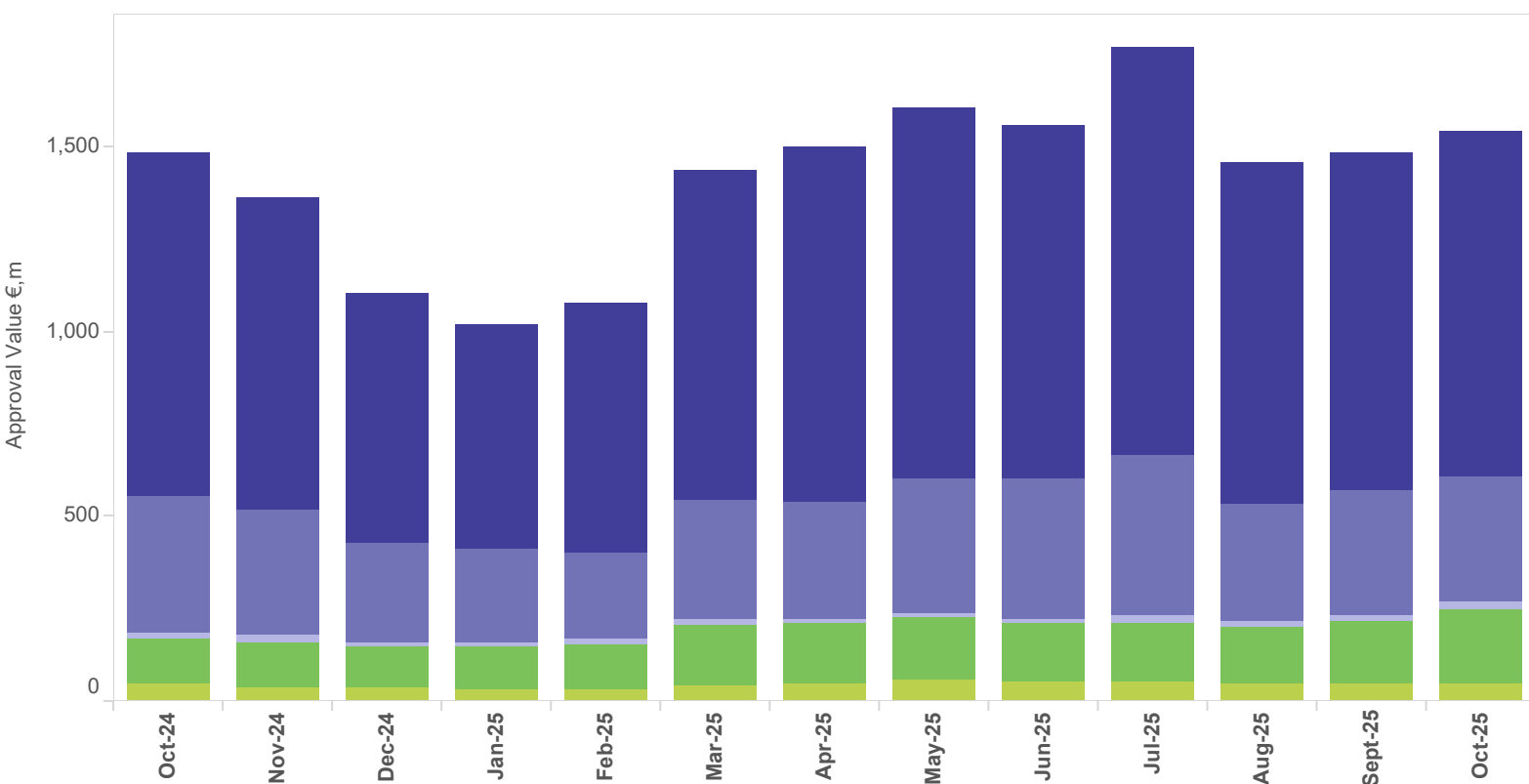
The value of FTB mortgage approvals increased by 0.6% year on year to €936 million, while the value of mover purchase approvals decreased by 7.7% year on year to €340 million.

RIL mortgage approval values increased by 34.6% year on year to €20 million.

Switching/re-mortgage approval values rose by 63.2% year on year to €201 million. Top-up approval values rose by 3.9% year on year to €49 million.



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

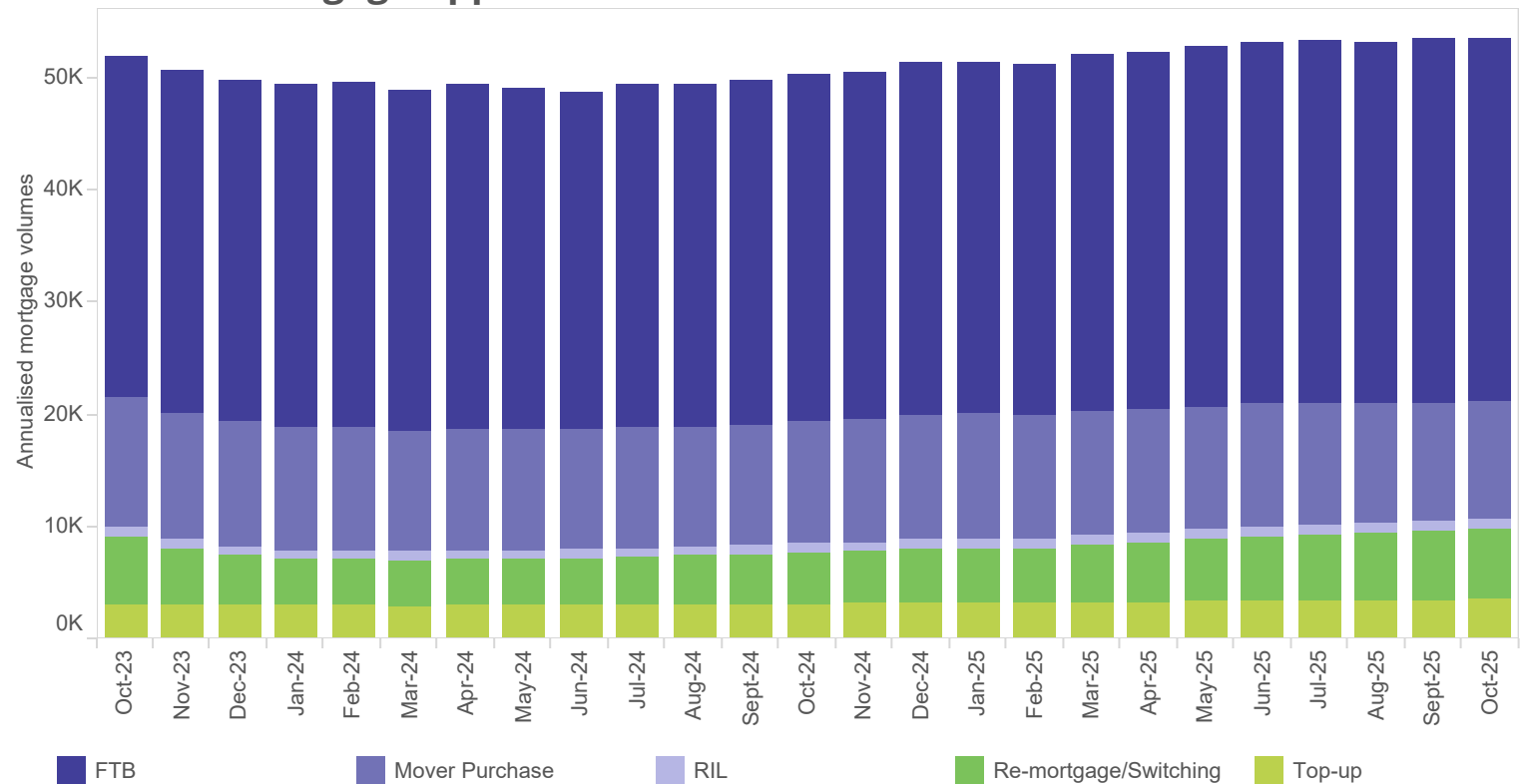




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Annualised Mortgage Approvals



There were 53,501 mortgage approvals in the twelve months ending October 2025, valued at €16,925 million. Annualised mortgage approval activity to end-October 2025 decreased in volume terms by 0.09% compared with the twelve months ending September 2025 and increased in value terms by 0.37% over the same period.

Annualised purchase mortgage approval volumes fell by 0.55% compared with the prior period to 43,773 in the twelve months ending October 2025, while the annualised value of purchase mortgage approvals was €14,585 million, down by 0.12% 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.

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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.