



BPFI Mortgage Approvals

January 2026

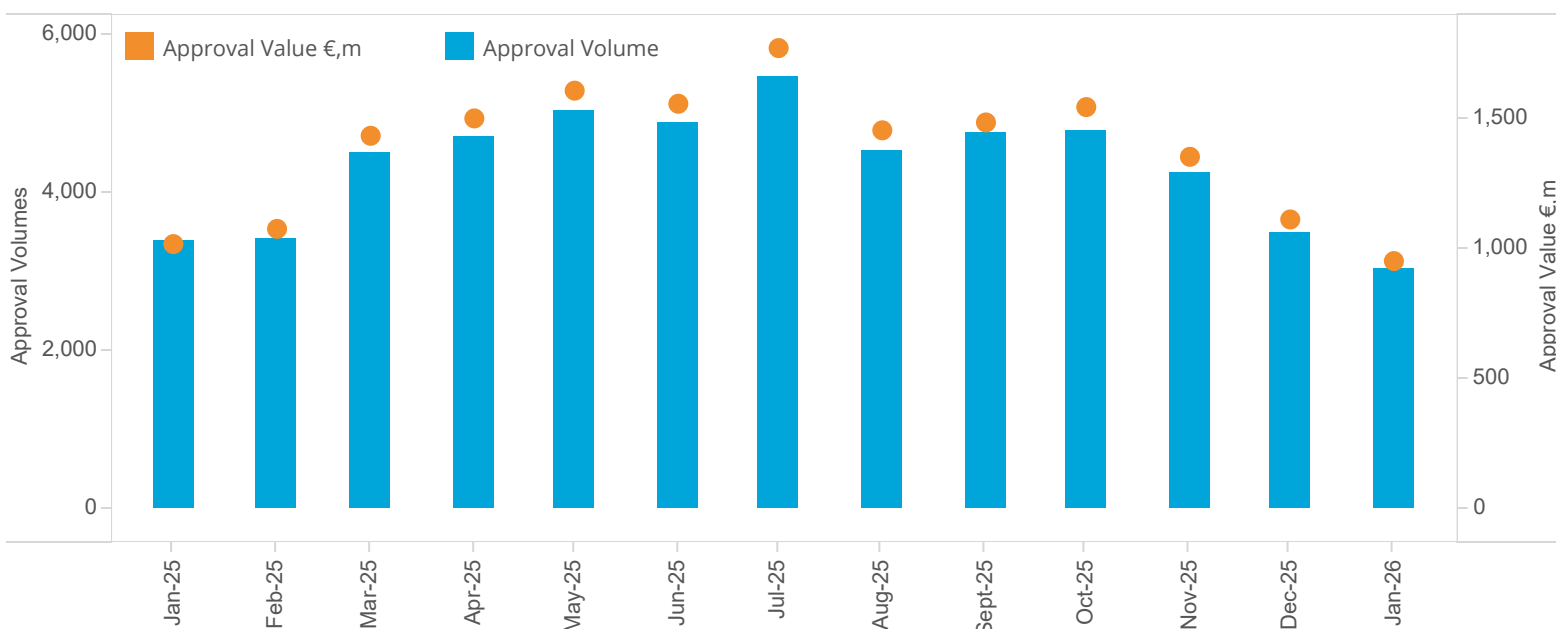
| | | Jan-25 | Dec-25 | Jan-26 | Month-on-Month | Year-on-Year |
|-------------------|-----------------------|--------------|--------------|--------------|----------------|---------------|
| Approval Volume | FTB | 1,940 | 2,095 | 1,800 | -14.1% | -7.2% |
| | Mover Purchase | 737 | 669 | 565 | -15.5% | -23.3% |
| | RIL | 61 | 58 | 47 | -19.0% | -23.0% |
| | Re-mortgage/Switching | 440 | 443 | 390 | -12.0% | -11.4% |
| | Top-up | 217 | 239 | 232 | -2.9% | 6.9% |
| | Total | 3,395 | 3,504 | 3,034 | -13.4% | -10.6% |
| Approval Value €m | FTB | 609 | 674 | 576 | -14.6% | -5.4% |
| | Mover Purchase | 252 | 251 | 210 | -16.3% | -16.9% |
| | RIL | 12 | 11 | 10 | -2.0% | -9.5% |
| | Re-mortgage/Switching | 116 | 136 | 121 | -10.9% | 5.0% |
| | Top-up | 31 | 43 | 37 | -12.6% | 18.8% |
| | Total | 1,020 | 1,114 | 954 | -14.3% | -6.4% |

There were 3,034 mortgage approvals, valued at €954 million in January 2026.

Mortgage approval activity decreased in volume terms by 10.6% year on year and decreased in value terms by 6.4% over the same period.

There were 2,412 purchase mortgage approvals, valued at €796 million in January 2026.

Purchase mortgage approval activity fell in volume terms by 11.9% year on year and decreased in value terms by 8.8% over the same period.





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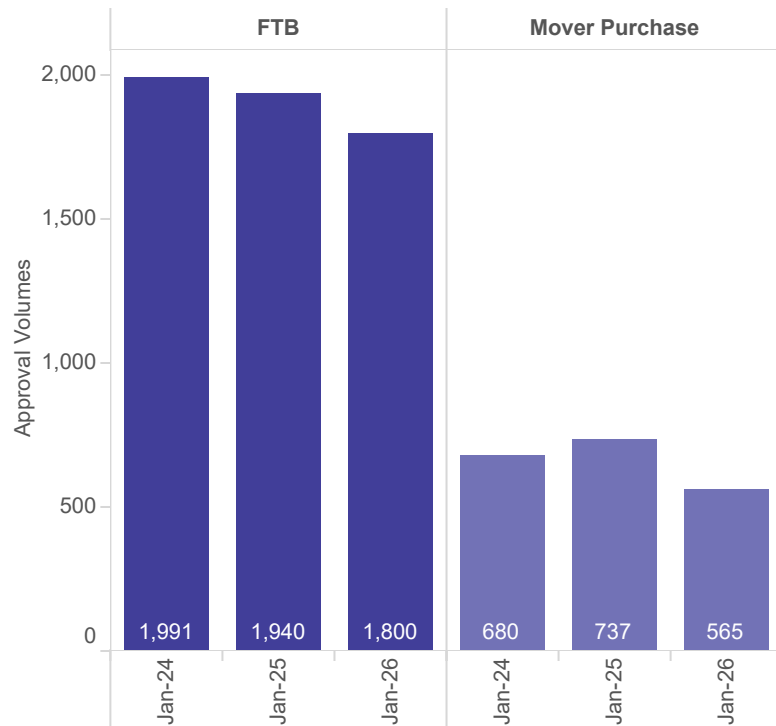
Mortgage Volumes

In January 2026, mortgage approval volumes for property purchase decreased by 11.9% year-on-year to 2,412.

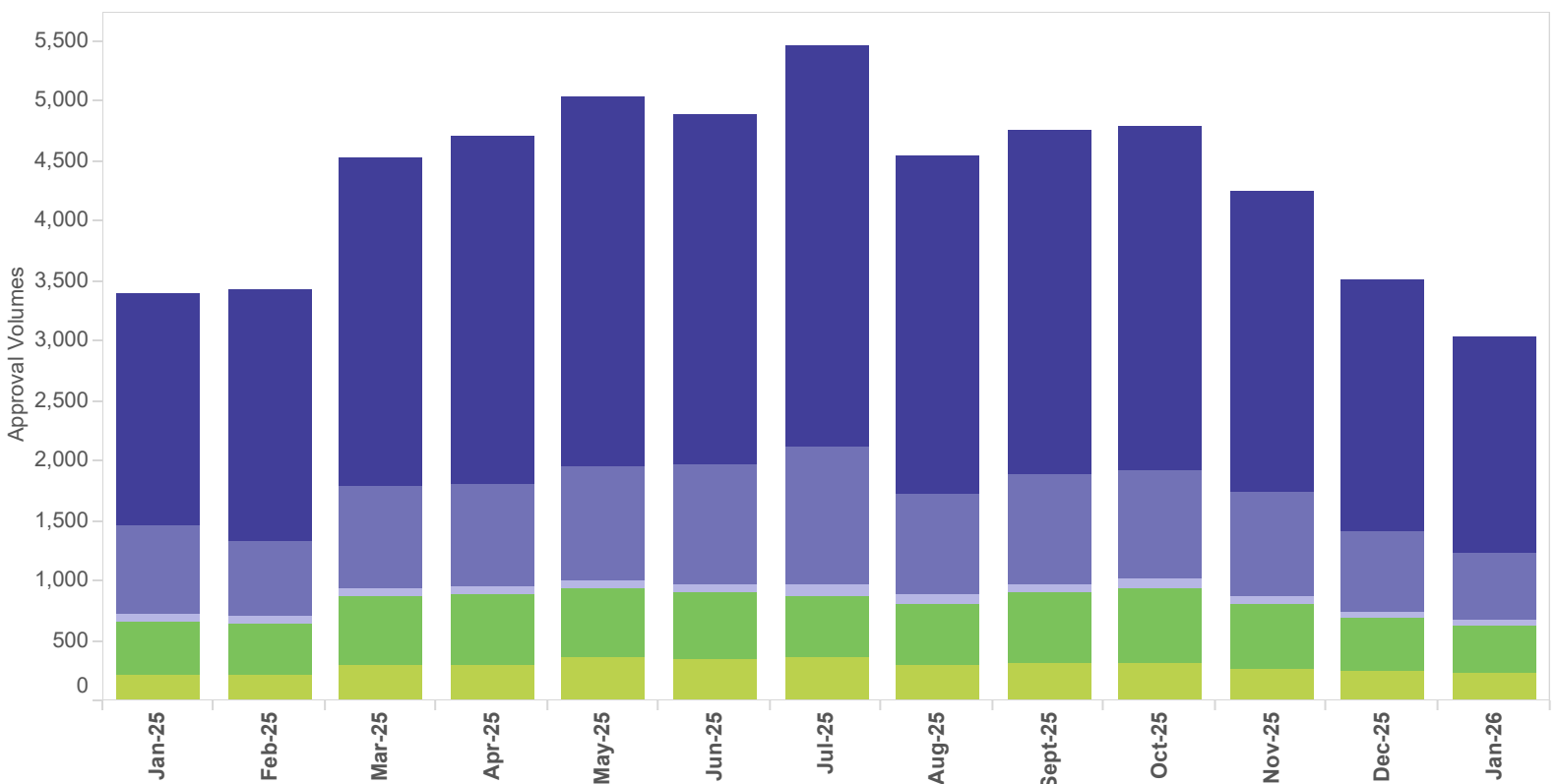
First-time buyer (FTB) mortgage approval volumes decreased by 7.2% year-on-year to 1,800 while mover purchase approval volumes decreased by 23.3% year-on-year to 565.

Residential investment letting (RIL) mortgage approval volumes decreased by 23.0% year-on-year to 47.

The number of switching/re-mortgage approvals fell by 11.4% year on year to 390. The number of top-up approvals rose by 6.9% year on year to 232.



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





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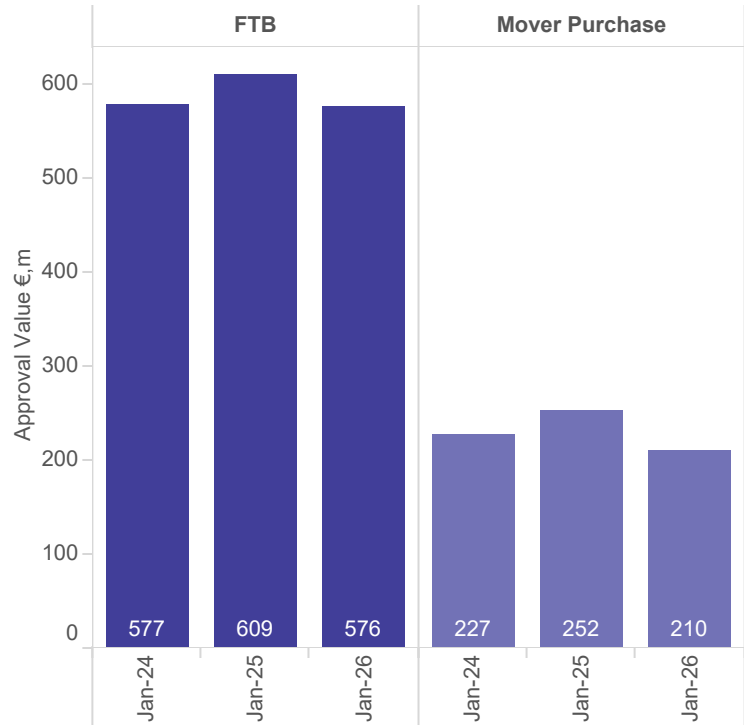
Mortgage Values

The value of mortgage approvals for property purchase decreased by 8.8% year on year to €796 million.

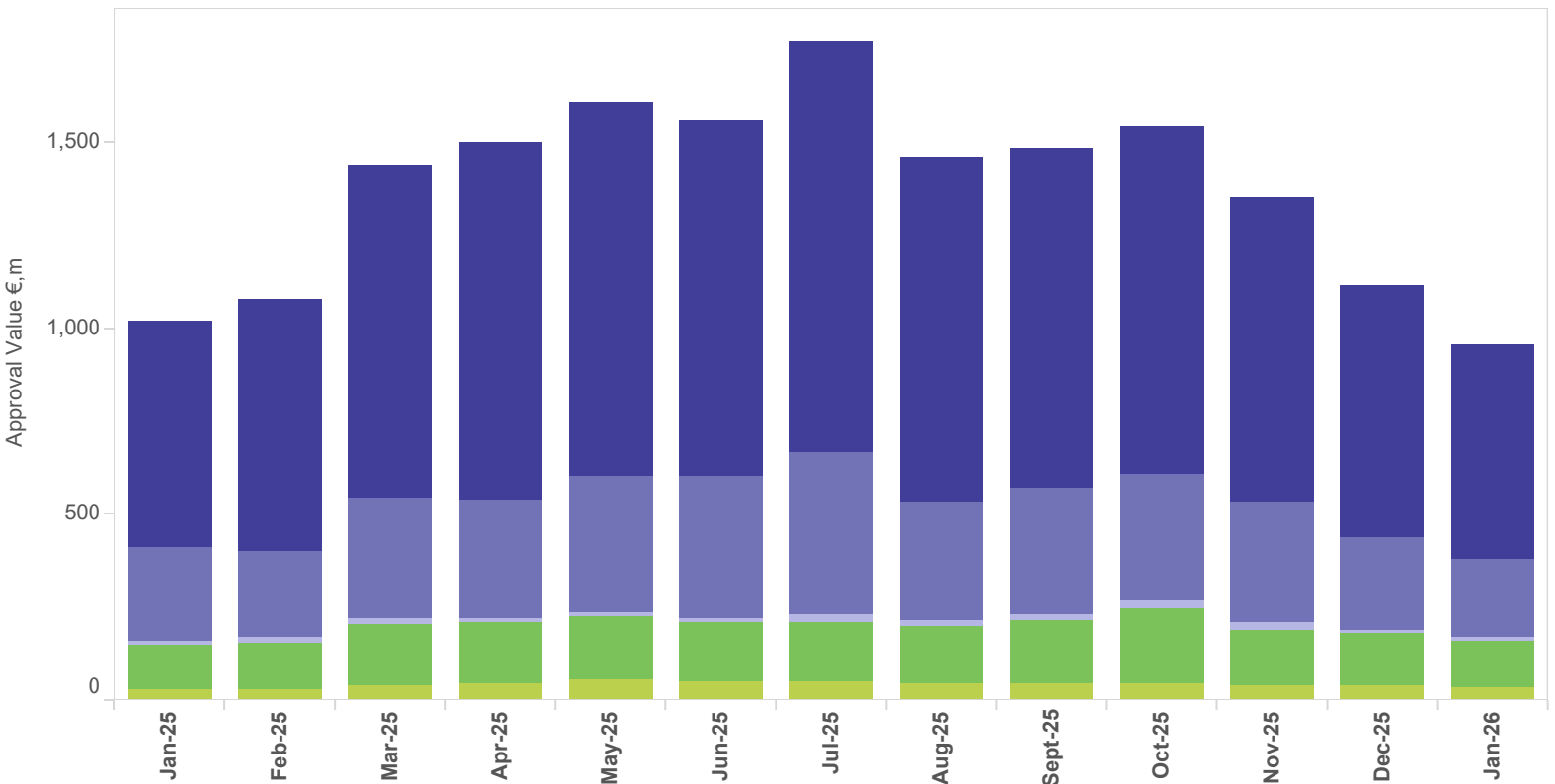
The value of FTB mortgage approvals decreased by 5.4% year on year to €576 million, while the value of mover purchase approvals decreased by 16.9% year on year to €210 million.

RIL mortgage approval values decreased by 9.5% year on year to €10 million.

Switching/re-mortgage approval values rose by 5.0% year on year to €121 million. Top-up approval values rose by 18.8% year on year to €37 million.



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

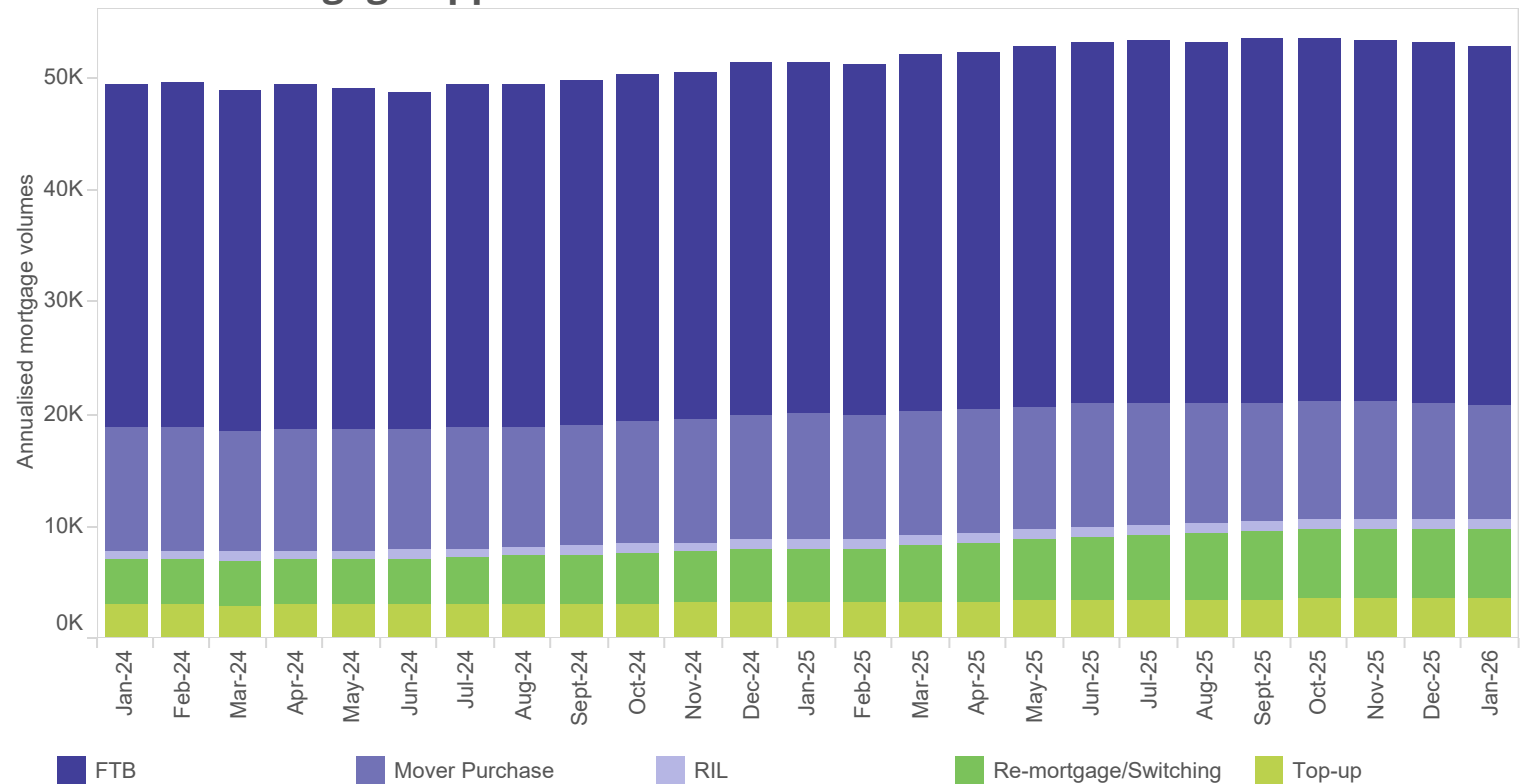




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Annualised Mortgage Approvals



There were 52,903 mortgage approvals in the twelve months ending January 2026, valued at €16,861 million. Annualised mortgage approval activity to end-January 2026 decreased in volume terms by 0.68% compared with the twelve months ending December 2025 and decreased in value terms by 0.38% over the same period.

Annualised purchase mortgage approval volumes fell by 0.75% compared with the prior period to 43,069 in the twelve months ending January 2026, while the annualised value of purchase mortgage approvals was €14,446 million, down by 0.53% 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.

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.