



# BPFI Housing Market Monitor Q4 / 2025

---

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

# OVERVIEW OF TRENDS

BPFI Housing Market Monitor Q4/2025

Indicator	Latest quarter	One year ago	% change
Dwelling completions	11,994	8,659	38.5%
Dwelling commencements	5,890	17,059	-65.5%
Dwelling planning permissions*	11,142	8,611	29.4%
Transactions	14,851	14,501	2.4%
Yr/yr change in transaction prices	7.0%	8.9%	
Mortgage approvals	12,538	12,821	-2.2%
Mortgage drawdowns	13,593	13,009	4.5%

\*Data up to Q3 2025



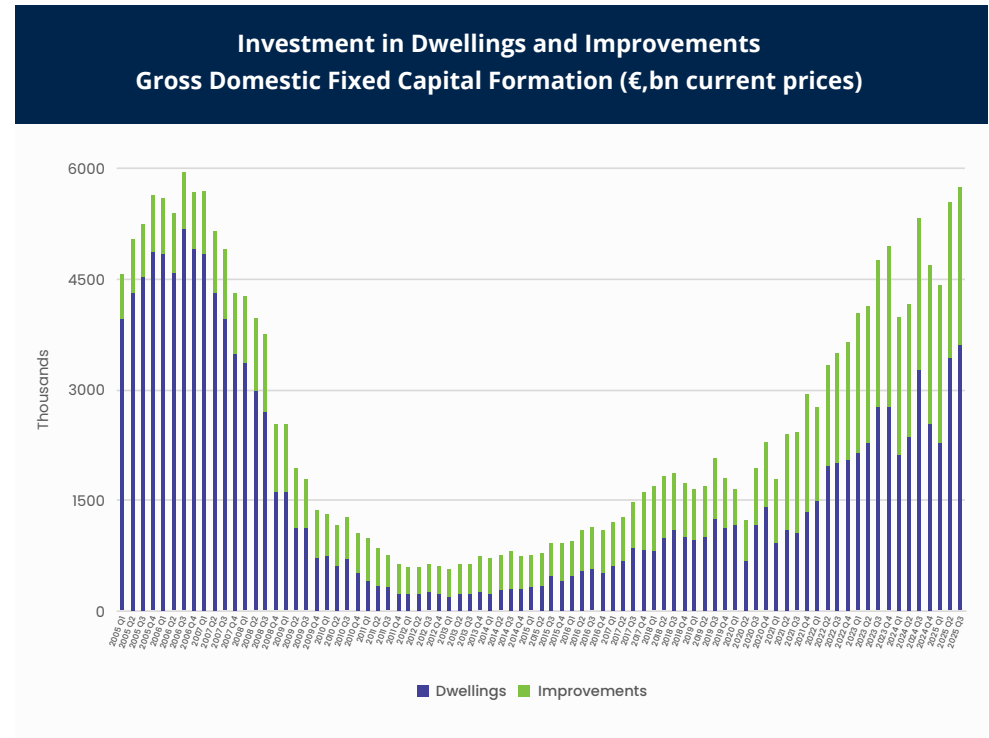
## Strong demand for housing points to need for significant increases in housing supply

There were 36,284 housing completions in 2025, according to the Central Statistics Office (CSO), 20.4% more than in 2024 and the highest annual total recorded since the twelve months ending June 2009. The final quarter of the year saw particularly strong activity, with 12,000 homes completed, up 38.5% compared with the same period in 2024. More than half of the annual increase was driven by a sharp rise in apartment completions - primarily in Dublin - where apartment output rose by over 46% to more than 9,600 units. One-off homes represented just over 16% of national completions; however, in nine counties they accounted for at least 40% of all new dwellings.

In contrast, new housing starts fell markedly in 2025. There were just over 16,000 commencements during the year, down from more than 69,300 in 2024, when activity surged ahead of the expiry of development levy waivers. Commencements fell sharply in key local authorities, particularly Dublin City, Fingal, and South Dublin, with activity declining by almost 84% in Fingal and South Dublin. Single dwellings accounted for 23% of all starts, the highest share since 2018. Units commenced in 2024 must be completed by the end of 2026 to qualify for levy waivers, so we should expect overall housing output to reach nearly 39,000 units in 2026, assuming the strong momentum in construction continues. However, the low level of commencements in 2025, particularly the 12,600 scheme house and apartment units, points to a likely reduction in output in early 2027 unless scheme housing starts rebound significantly during 2026.

### Investment in residential property has increased in recent years

Most home buyers purchase second hand properties, with existing properties accounting for 76.1% of household market purchases of residential property in 2025, according to the CSO. The number of existing properties sold fell for the third straight year in 2025 to 38,502, the lowest level since 2020. This implies



Source: CSO

that fewer second hand homes are available to buy than in recent years but also that more homeowners may be staying in, and investing in, their current homes rather than moving. In national account calculations, capital formation on dwellings and improvements measures investment that represents value-enhancing activities related to residential buildings. Investment in new dwellings includes the development of new houses and apartments and improvements to existing dwellings including renovations and or home extensions. According to the latest CSO data, the household saving rate was 14.8% in the third quarter

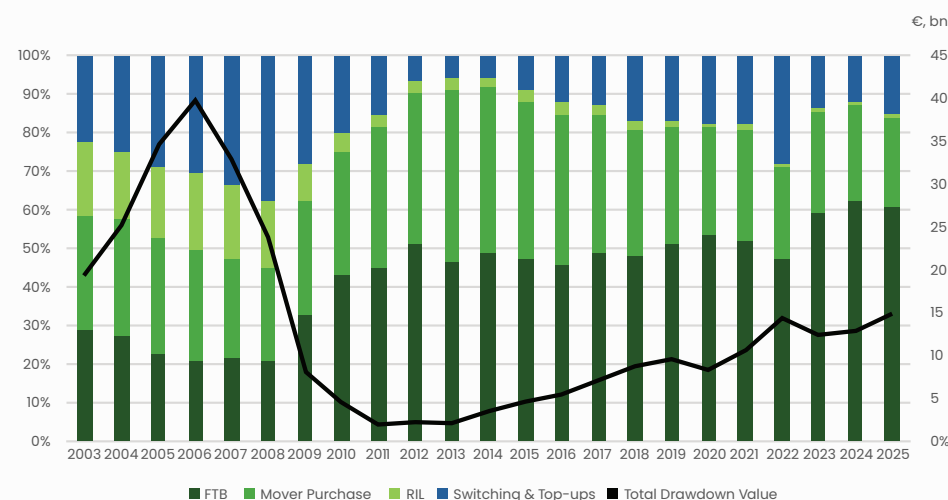
of 2025, when households saved €8.8 billion and investment in dwellings and improvements, most of which was by households, was €5.8 billion. Spending on improvements has risen sharply in recent years, increasing from €3.9 billion in 2019 to over €7.5 billion in 2024, and is likely to have reached €8 billion in 2025. This sustained rise in improvement activity has coincided with the decline in second hand property sales and mover purchaser mortgage drawdowns observed over the past three years.

### FTBs are driving today's mortgage market

Annual mortgage drawdown volumes increased by 7.7% in 2025 to 46,358, with first-time buyers (FTBs) accounting for 60% of all drawdowns. Looking at historical data, while total mortgage drawdown values peaked at nearly €40 billion in 2006, almost half of that total was driven by residential investment letting (RIL), switching, and top-up loans. By contrast, these categories represented only 16% of total drawdown values in 2025. For example, the combined value of RIL and top up drawdowns fell from approximately €14 billion in 2006 to just €0.6 billion in 2025. FTBs have also grown substantially as a share of the market, from 18% in 2006 to 60% in 2025 while mover purchaser activity has continued to weaken. Mover purchaser mortgages accounted for more than one third of the market in 2014, but volumes have now declined for three consecutive years and represented just 19% of the market in 2025, similar to the share seen at the height of the 2006 market, albeit with vastly different housing output (over 88,000 units in 2006).

The number of mortgage approvals rose by 3.8% in 2025 to 53,264. FTB approvals rose by 2.3% to 32,219, the highest level since the series began in 2011. In contrast, mover purchase approvals fell by 6.4% to 10,303, their lowest level since 2015. Continued strong FTB demand is also reflected in the Revenue Commissioners' Help to Buy (HTB) data where there were 33,257 applications in 2025 (up to November), but only 8,900 claims were completed. The gap between applications and claims has widened steadily since the scheme began; in 2025 only 27% of applications progressed to claim stage compared with 64% in 2018.

Mortgage Drawdown Value (2003-25)



Source: BPFI

Overall, 2025 delivered solid housing output and continued strength in the mortgage market and the outlook for 2026 looks positive for both the housing and mortgage markets. The steep decline in commencements during 2025 presents risks to future supply beyond 2026 without a significant rebound in scheme and apartment commencements during this year.

### Dr Ali Uğur

Chief Economist,  
Banking & Payments Federation Ireland

## New dwellings completed

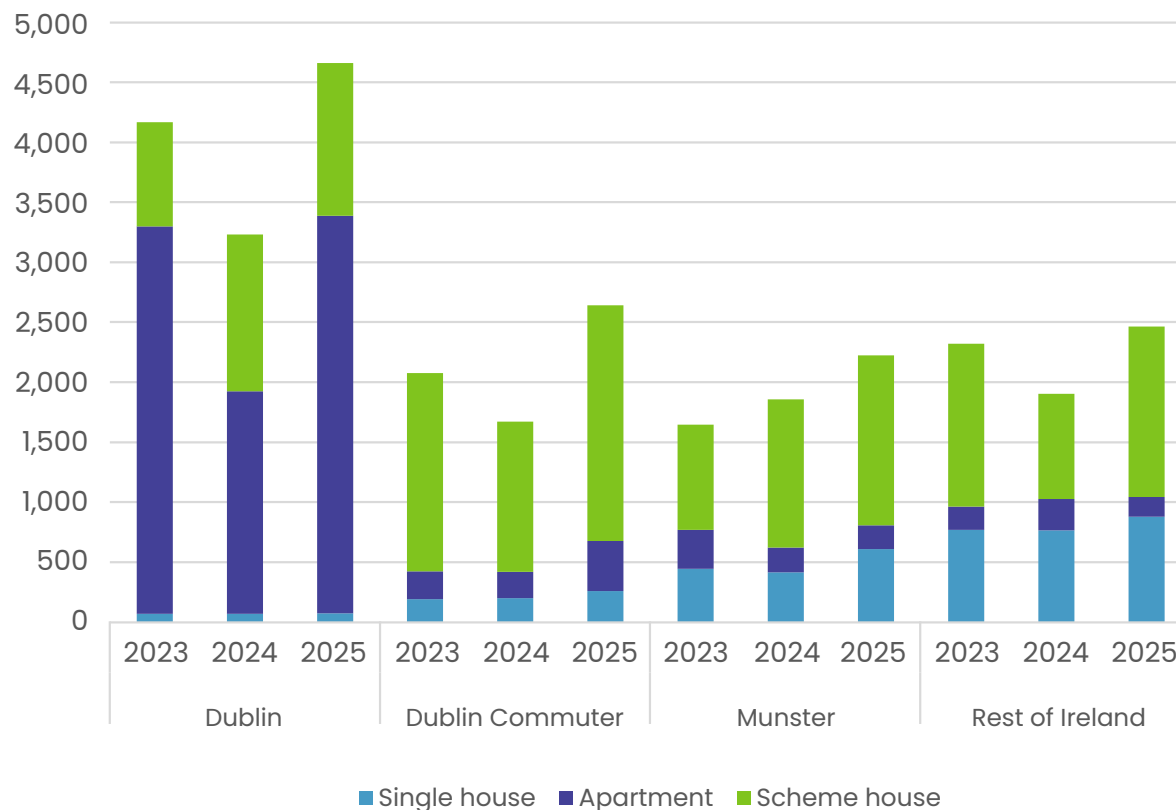
Almost 12,000 new dwellings were completed in Q4 2025, according to the Central Statistics Office (CSO), 38.5% more than in Q4 2024. On an annual basis, there were 36,284 housing completions in the 2025, 20.4% more than in 2024 and the highest annual volume since the twelve months ending June 2009 (based on historical data based on ESB connections previously published by the Department of Housing).

Most of the year-on-year increase came from apartments in Dublin with 9,623 apartments completed in the county in 2025, an increase of 46.5% on 2024. Over half (50.5%) of completions in 2025 were apartments, up from 28.8% in 2024.

There were 5,353 scheme house completions in the Dublin Commuter region (Louth, Meath, Kildare and Wicklow), 28.3% more than in 2024. Nationwide, the number of scheme houses completed rose by 13.1% to 18,308 in 2025.

Single dwellings accounted for only 16.3% of completions nationally in 2025, but at least 40% of completions in nine counties (Clare, Donegal, Galway, Kerry, Leitrim, Mayo, Monaghan, Offaly and Roscommon).

Note: Q4 only. Source: CSO



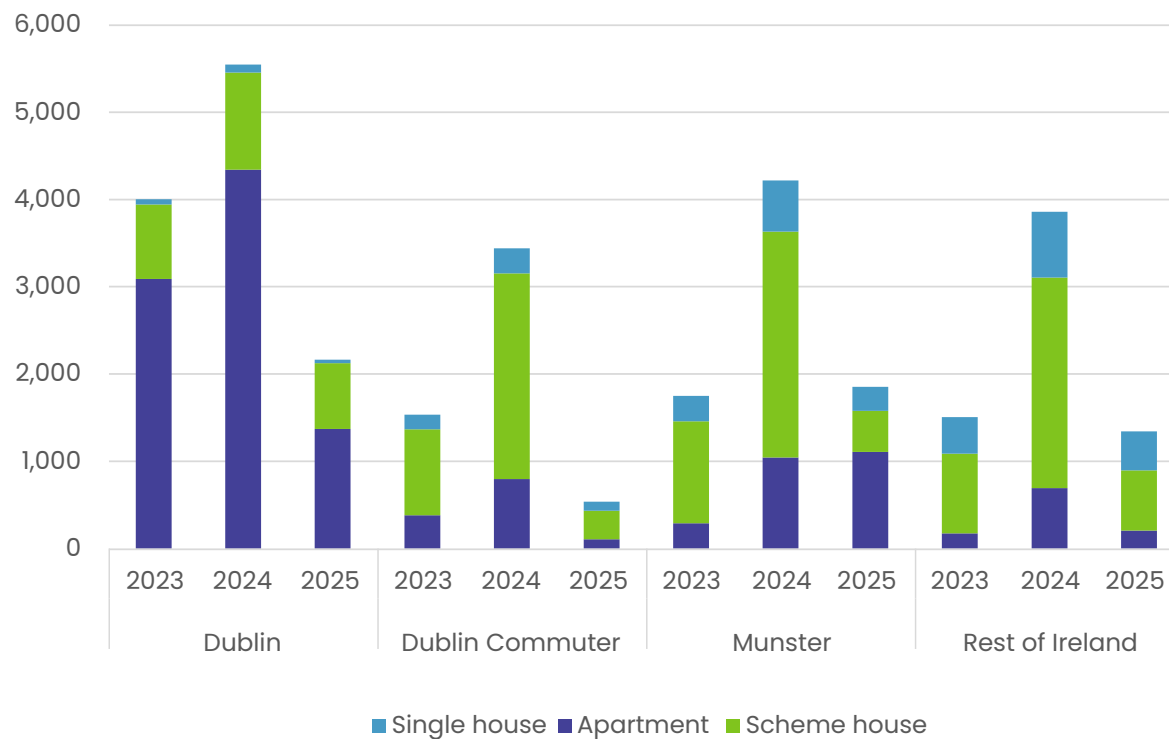
## New dwellings commenced

About 5,900 (5,890) housing units were commenced in Q4 2025, down 65.5% year on year. There were 16,412 housing starts in 2025, down from 69,311 in 2024, when activity surged in part due to the approaching end of development levy waivers.

Dublin accounted for 36.7% of housing starts in Q4 2025 and 31.0% of commencements in the full year 2025, when 5,074 units were commenced. Some 71.4% of Dublin housing units commenced in 2025 (and 38.2% of units nationwide) were apartments.

Almost a quarter (23%) of housing starts in 2025 were single houses.

Note: Q4 only. Source: Department of Housing



## New dwelling planning permissions

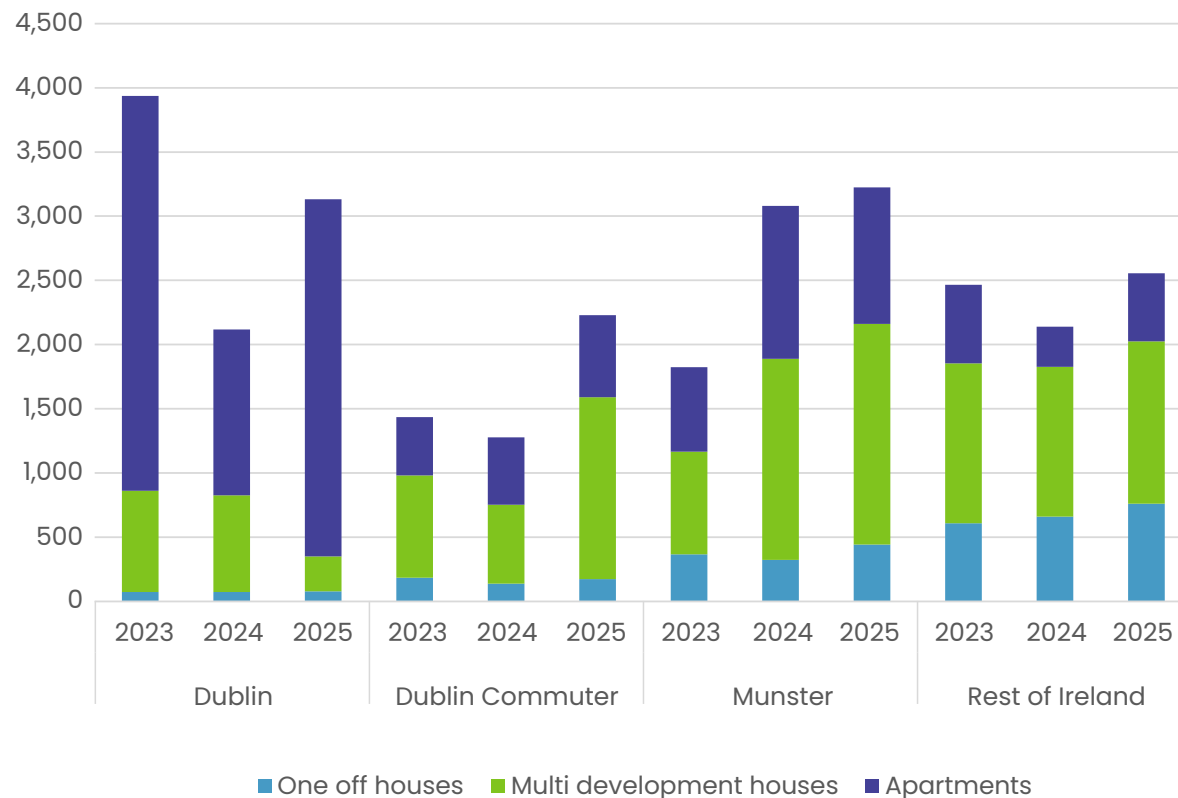
The number of residential units granted planning permission rose by 29.4% year on year in Q3 2025 to 11,142. This was the highest number since Q2 2023.

More than 6,100 houses were granted planning permission in Q3 2025, an increase of 15.7% on Q3 2024, with multi-development or scheme houses up by 14% to 4,676.

More than 5,000 apartments were granted planning permission in Q3 2025, about 45% of all units. Dublin accounted of 45.2% of apartments nationwide, but only 5.7% of houses.

With 2,307 units, Cork accounted for 20.7% of housing units granted planning permission in Q3 2025.

Note: Q3 only. Source: CSO



## Transaction prices

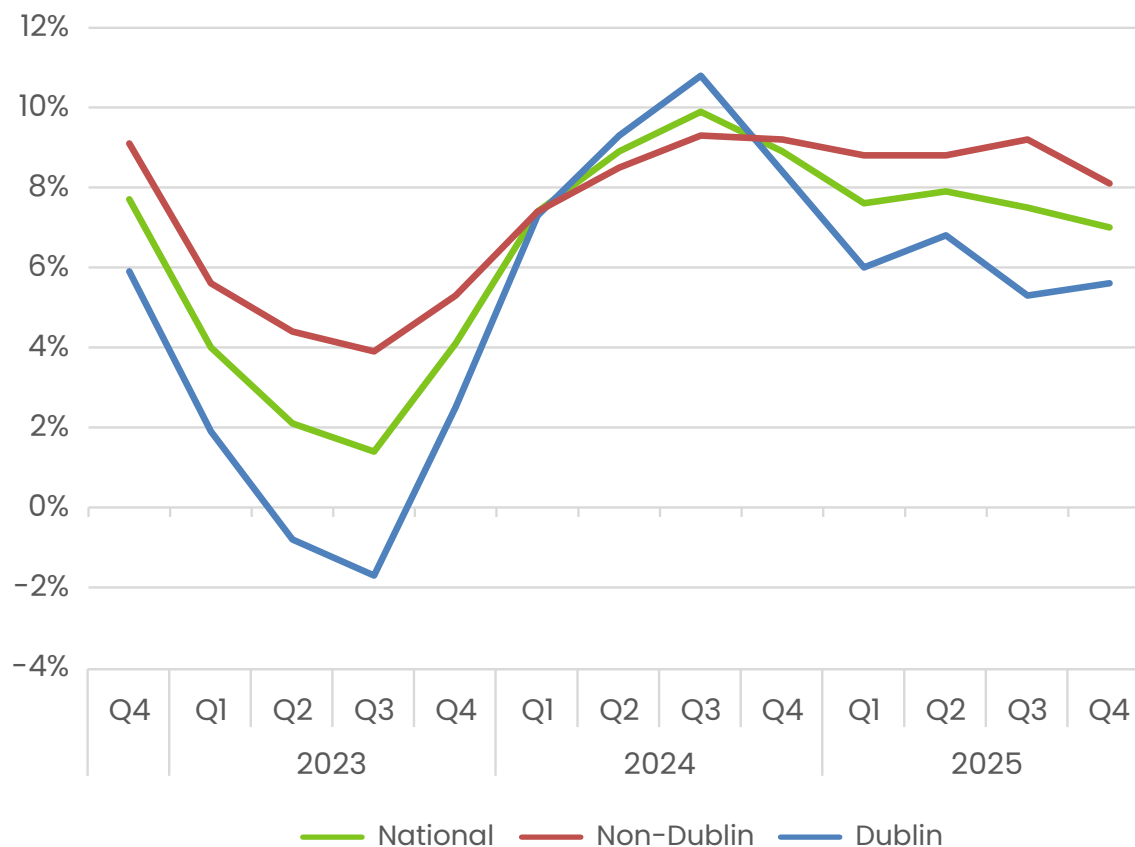
Residential property prices increased by 7.0% in the twelve months to December 2025, compared with an increase of 8.9% in the twelve months to December 2024.

Residential property price inflation outside Dublin rose by 8.1% year on year, with house prices up by 7.7%. Residential property prices in Dublin increased by 5.6%.

Prices for new dwellings were up 6.1% year on year in Q4 2025, while prices of existing dwellings were 7.3% higher.

Prices vary significantly by location, type and status. At €440,000, the median new dwelling price was about €85,000 higher than the median existing dwelling price in the twelve months ending December 2025 (based on filings of household purchases at market prices). Eight local government areas (all of Dublin, Kildare, Meath and Wicklow, as well as Galway City) had median residential property prices at or above the national median price of about €387,000 in the twelve months ending June 2025. By contrast, Donegal, Leitrim, Longford and Roscommon had median prices of €210,000 or less.

Source: CSO



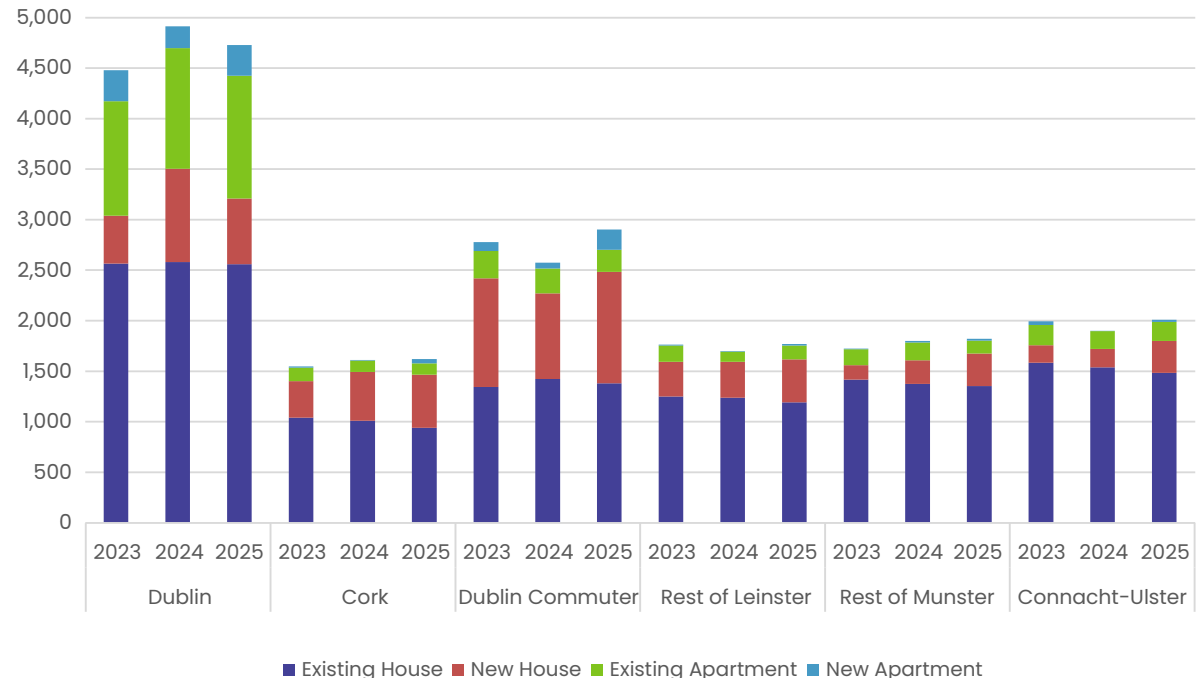
Household market purchases of residential property increased by 24% year on year to 14,851 in Q4 2025. On an annualised basis, there were 50,583 purchases in the twelve months ending December 2025, the highest level since the twelve months ending October 2023.

Dublin was the largest housing market in Q4 2025 with 4,726 household market purchases, 3.8% lower than in Q4 2024 and giving it a 31.8% share of the national market. Dublin accounted for almost 60% (58.4%) of apartment sales. In annualised terms, there were 16,521 household market purchases in Dublin in 2025, up from 15,541 in 2024.

In terms of new property types and dwelling status, existing houses accounted for 60% of sales in Q4 2025, while new house sales increased by 10.4% year on year to 3,340 or 22.5% of the total.

Dublin had the largest share of each property type-status in Q4 2025, except new houses, in which the Dublin Commuter region accounted for 33% of new house sales.

Note: Q4 only. 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 fell by 2.2% year on year in Q4 2025 to about 12,538. In annual terms, the number of mortgage approvals rose by 3.8% in 2025 to 53,264.

First-time buyer (FTB) approvals rose by 2.3% to 32,219 in 2025, the highest level since the data series began in 2011 while mover purchase approvals fell 6.4% to 10,303, the lowest level since 2015.

Re-mortgage or switching approvals increased by 33.3% year on year to 6,361 in 2025, the highest level since 2022.

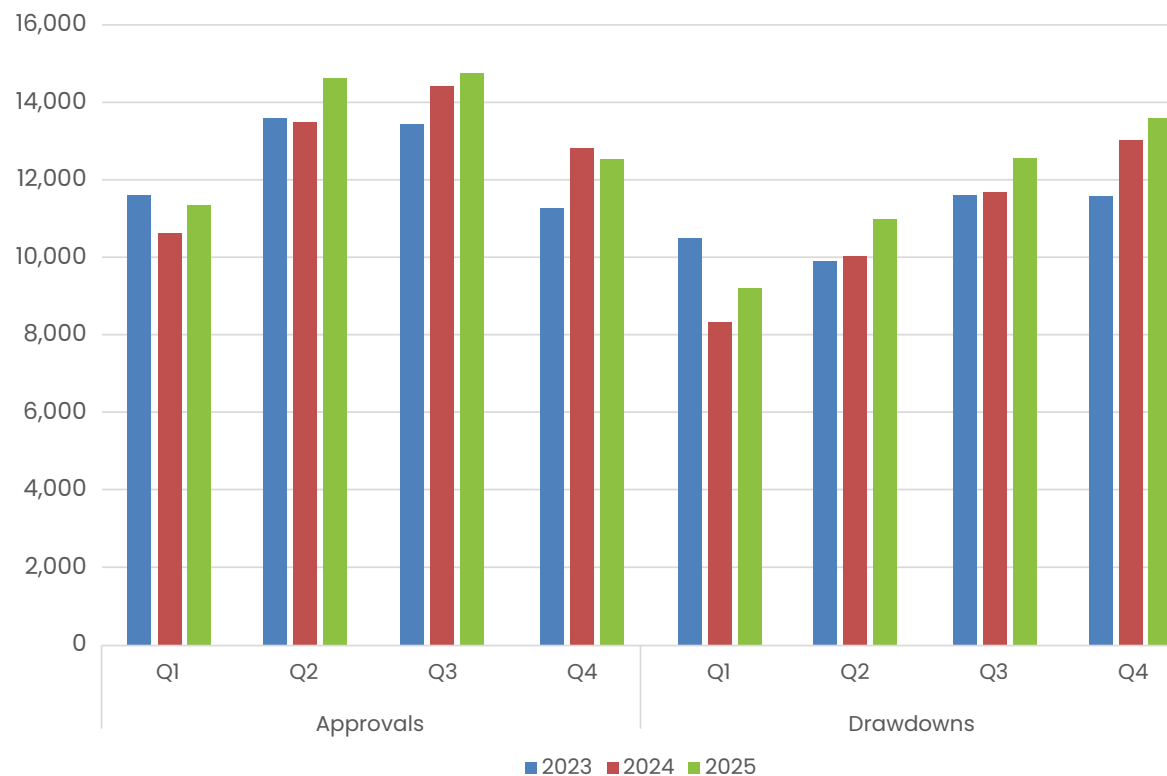
## Mortgage Drawdowns

Mortgage drawdown volumes increased by 4.5% year on year to 13,593 in Q4 2025. Annual mortgage drawdown volumes rose by 7.7% in 2025 to 46,358.

FTBs drew down 27,652 mortgages in 2025, up by 5.4% on 2024. Mover purchase volumes fell for the third year in a row, down by 2.7% year on year to 8,782.

Re-mortgage or switching drawdown volumes increased by 38% year on year to 5,913.

Source: BPFI



The information presented here is based on a range of publicly available reports and datasets and collated by Banking & Payments Federation 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 Ireland [mortgage approvals, drawdowns]

For information on the data sources and analysis, please contact Anthony O'Brien, Head of Sector Research & Analysis, BPFI





Banking & Payments  
Federation **Ireland**

**Banking & Payments Federation Ireland**

Floor 3, One Molesworth Street,  
Dublin 2, D02 RF29, Ireland.

+353 1 671 53 11

[info@bpfi.ie](mailto:info@bpfi.ie)

[www.bpfi.ie](http://www.bpfi.ie)

Dublin • Brussels • Frankfurt