



BPFI Mortgage Approvals

February 2026

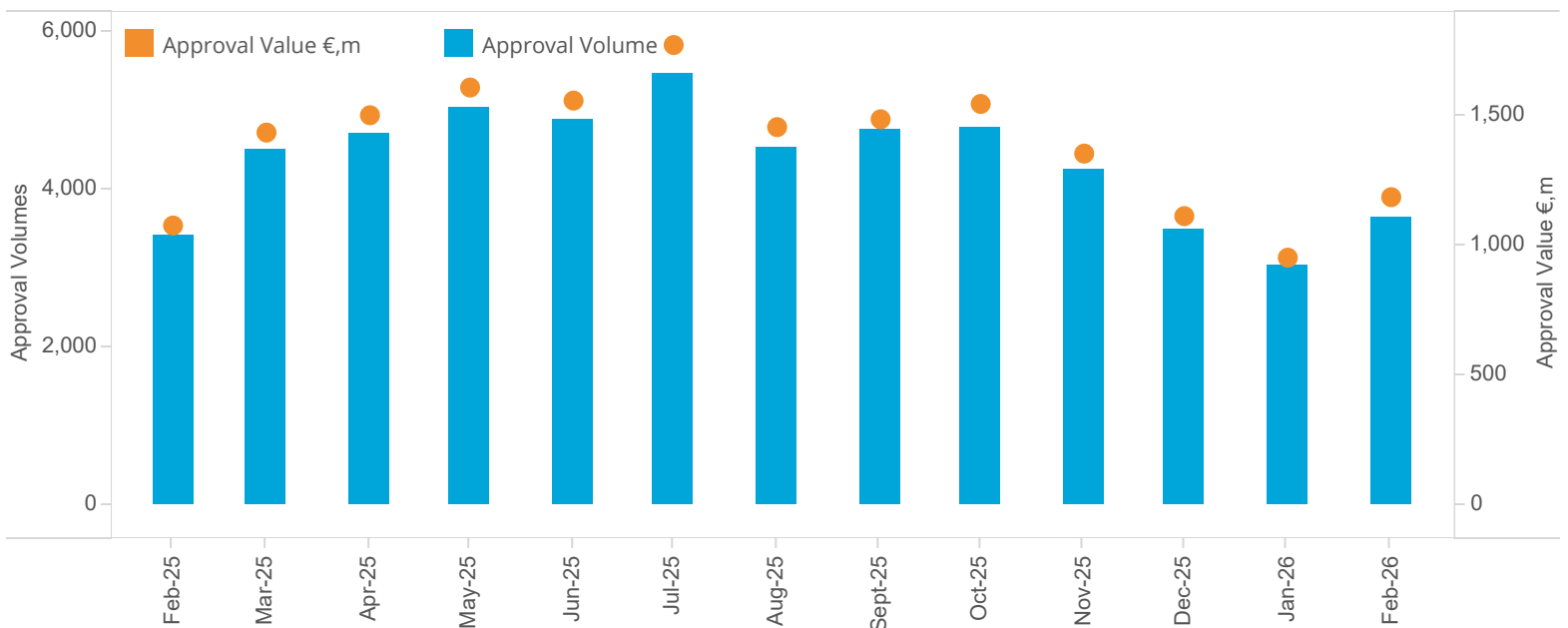
		Feb-25	Jan-26	Feb-26	Month-on-Month	Year-on-Year
Approval Volume	FTB	2,092	1,800	2,316	28.7%	10.7%
	Mover Purchase	626	565	664	17.5%	6.1%
	RIL	63	47	63	34.0%	0.0%
	Re-mortgage/Switching	430	390	377	-3.3%	-12.3%
	Top-up	209	232	229	-1.3%	9.6%
	Total	3,420	3,034	3,649	20.3%	6.7%
Approval Value €m	FTB	675	576	765	32.8%	13.3%
	Mover Purchase	235	210	243	16.1%	3.5%
	RIL	13	10	16	50.4%	18.7%
	Re-mortgage/Switching	123	121	125	2.9%	1.4%
	Top-up	31	37	38	2.5%	22.2%
	Total	1,078	954	1,187	24.4%	10.1%

There were 3,649 mortgage approvals, valued at €1,187 million in February 2026.

Mortgage approval activity increased in volume terms by 6.7% year on year and increased in value terms by 10.1% over the same period.

There were 3,043 purchase mortgage approvals, valued at €1,024 million in February 2026.

Purchase mortgage approval activity rose in volume terms by 9.4% year on year and increased in value terms by 10.9% over the same period.





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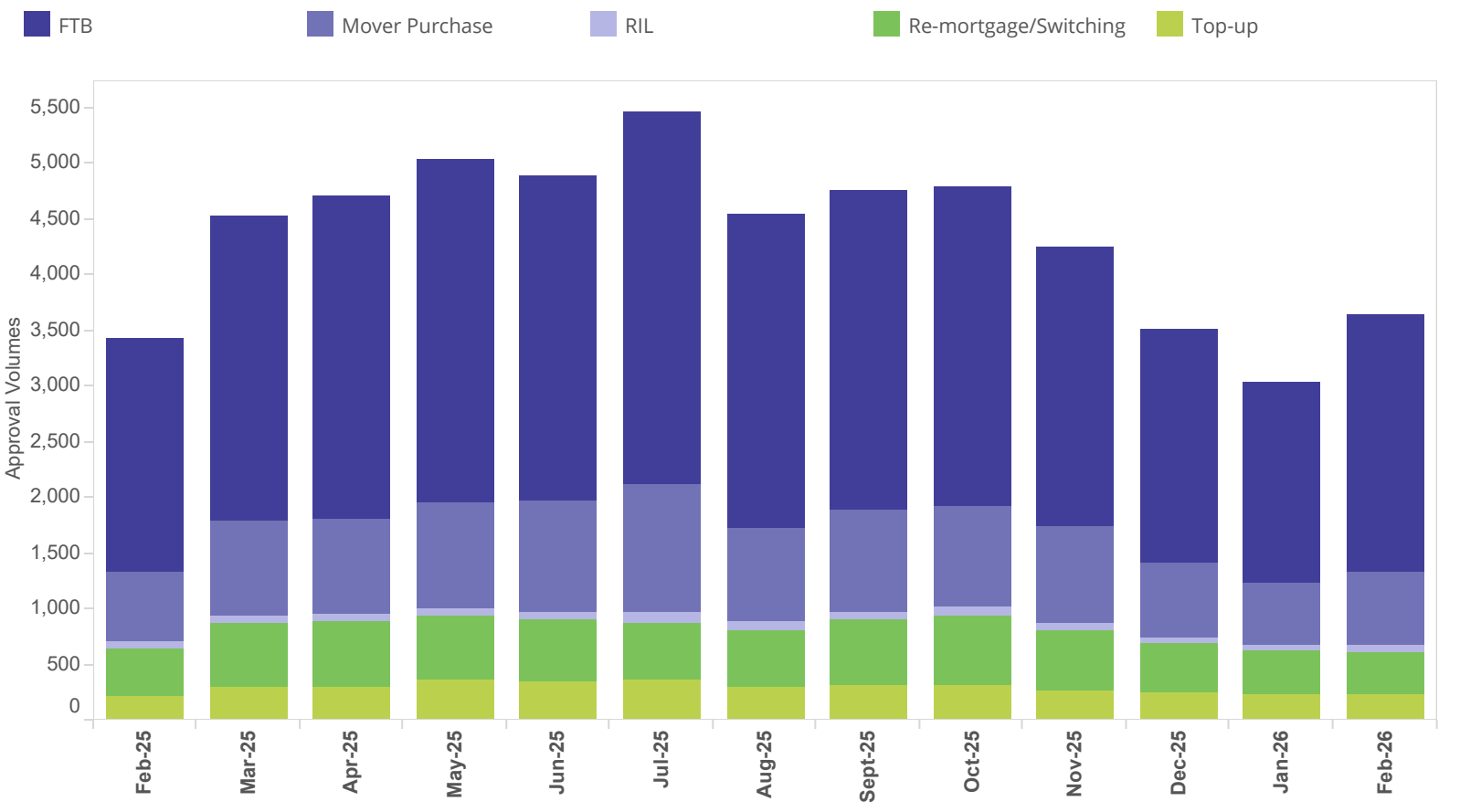
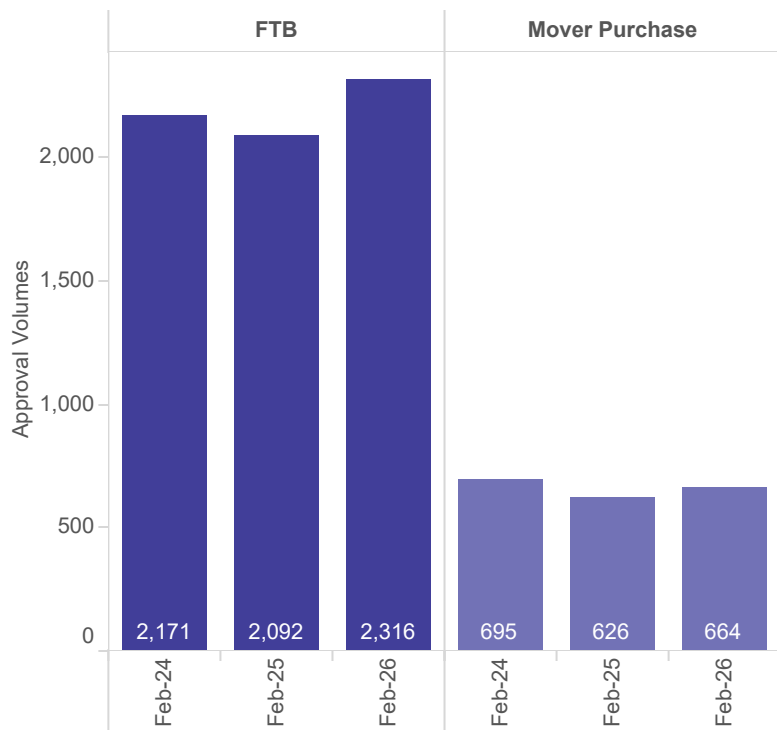
Mortgage Volumes

In February 2026, mortgage approval volumes for property purchase increased by 9.4% year-on-year to 3,043.

First-time buyer (FTB) mortgage approval volumes increased by 10.7% year-on-year to 2,316 while mover purchase approval volumes increased by 6.1% year-on-year to 664.

Residential investment letting (RIL) mortgage approval volumes were unchanged at 63.

The number of switching/re-mortgage approvals fell by 12.3% year on year to 377. The number of top-up approvals rose by 9.6% year on year to 229.





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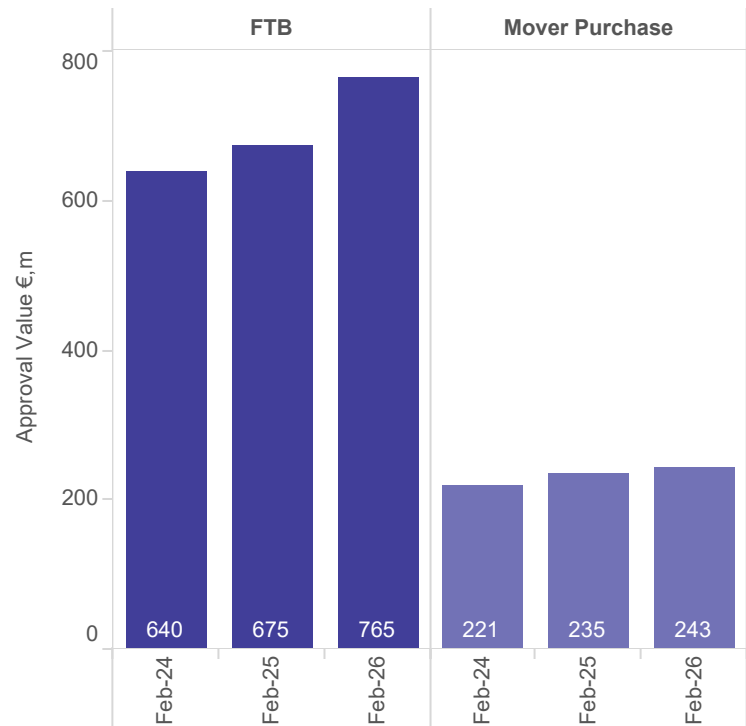
Mortgage Values

The value of mortgage approvals for property purchase increased by 10.9% year on year to €1,024 million.

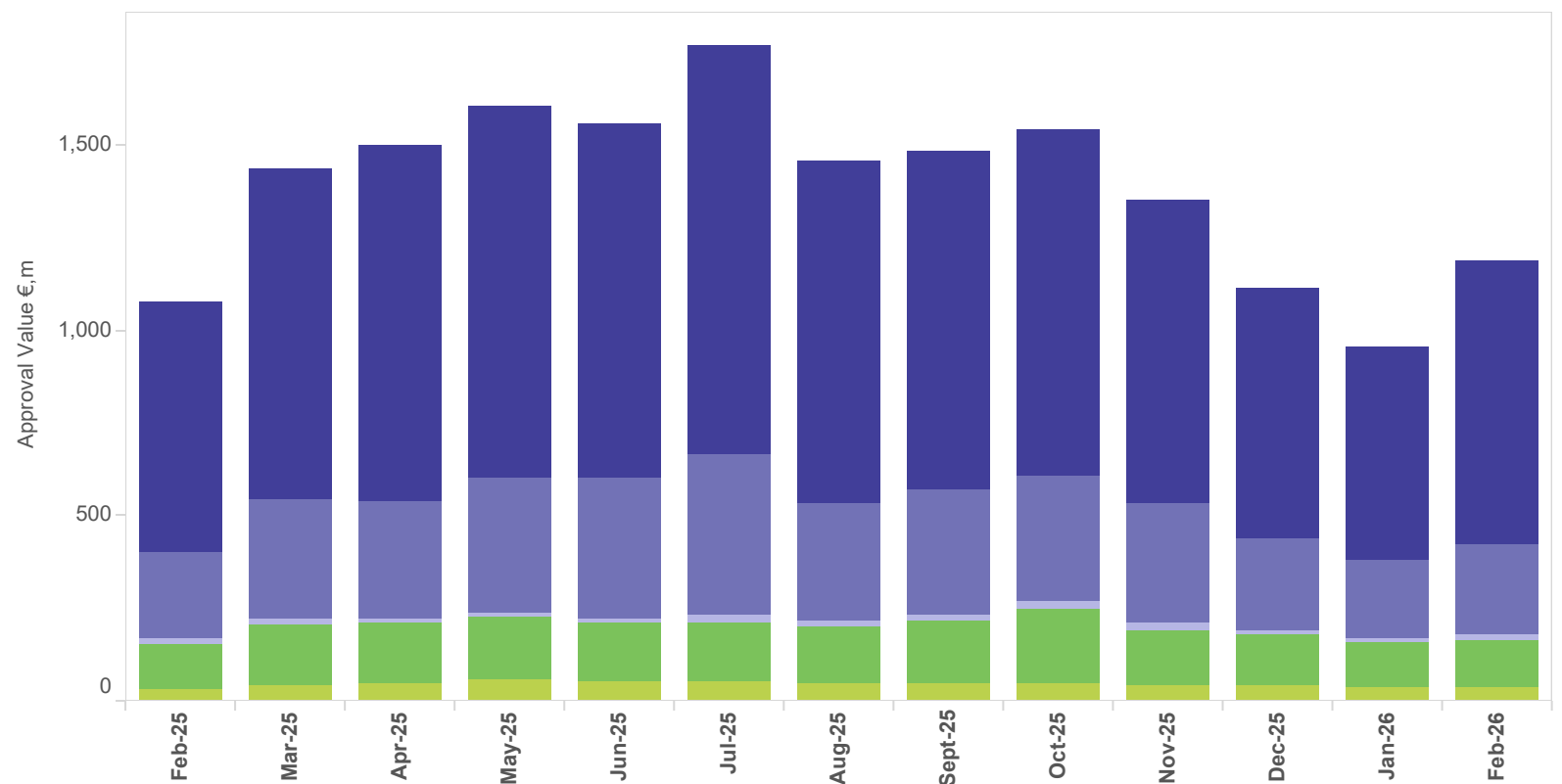
The value of FTB mortgage approvals increased by 13.3% year on year to €765 million, while the value of mover purchase approvals increased by 3.5% year on year to €243 million.

RIL mortgage approval values increased by 18.7% year on year to €16 million.

Switching/re-mortgage approval values rose by 1.4% year on year to €125 million. Top-up approval values rose by 22.2% year on year to €38 million.



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

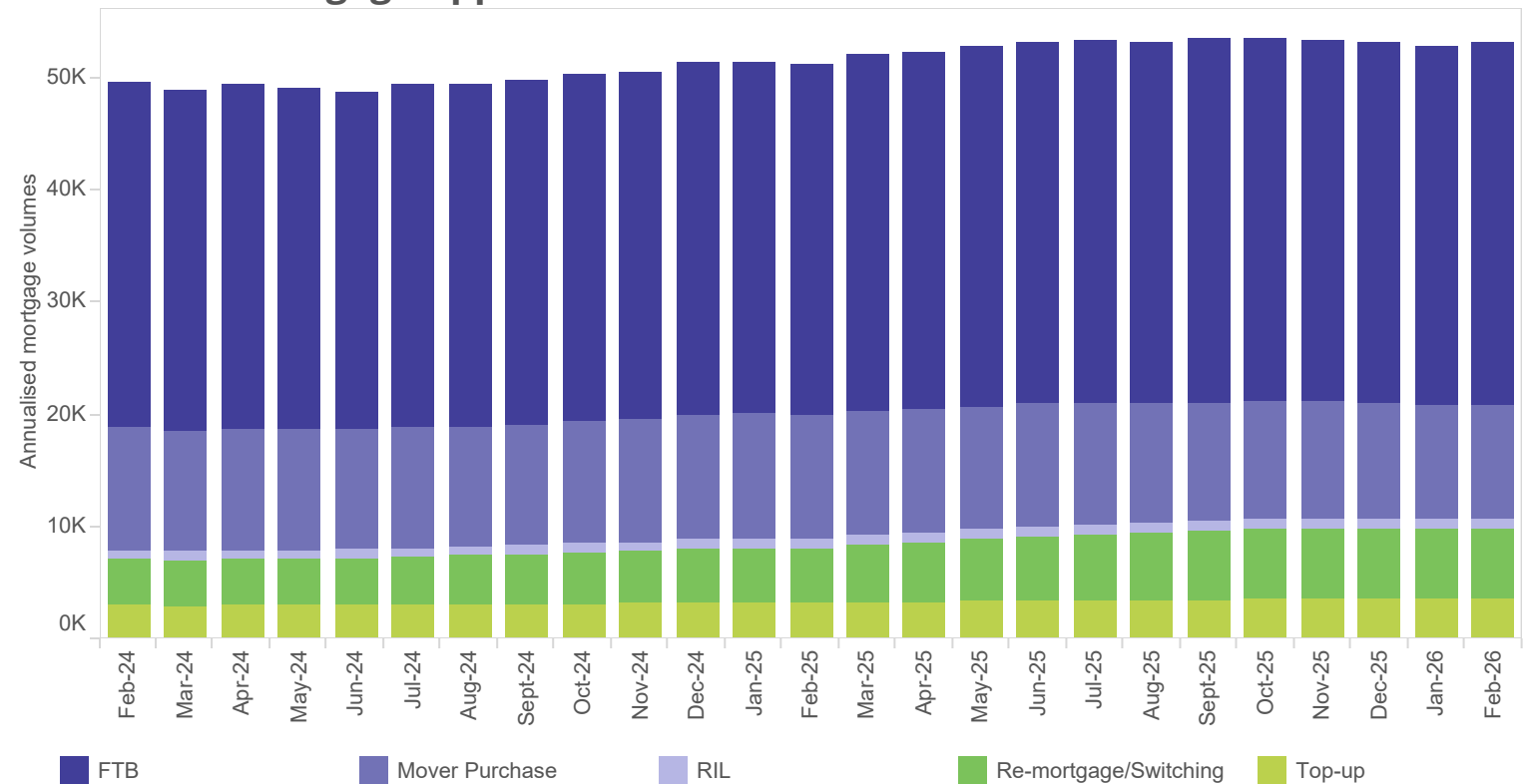




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Annualised Mortgage Approvals



There were 53,132 mortgage approvals in the twelve months ending February 2026, valued at €16,970 million. Annualised mortgage approval activity to end-February 2026 increased in volume terms by 0.43% compared with the twelve months ending January 2026 and increased in value terms by 0.65% over the same period.

Annualised purchase mortgage approval volumes rose by 0.61% compared with the prior period to 43,331 in the twelve months ending February 2026, while the annualised value of purchase mortgage approvals was €14,547 million, up by 0.69% 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.