



BPFI Mortgage Approvals

March 2026

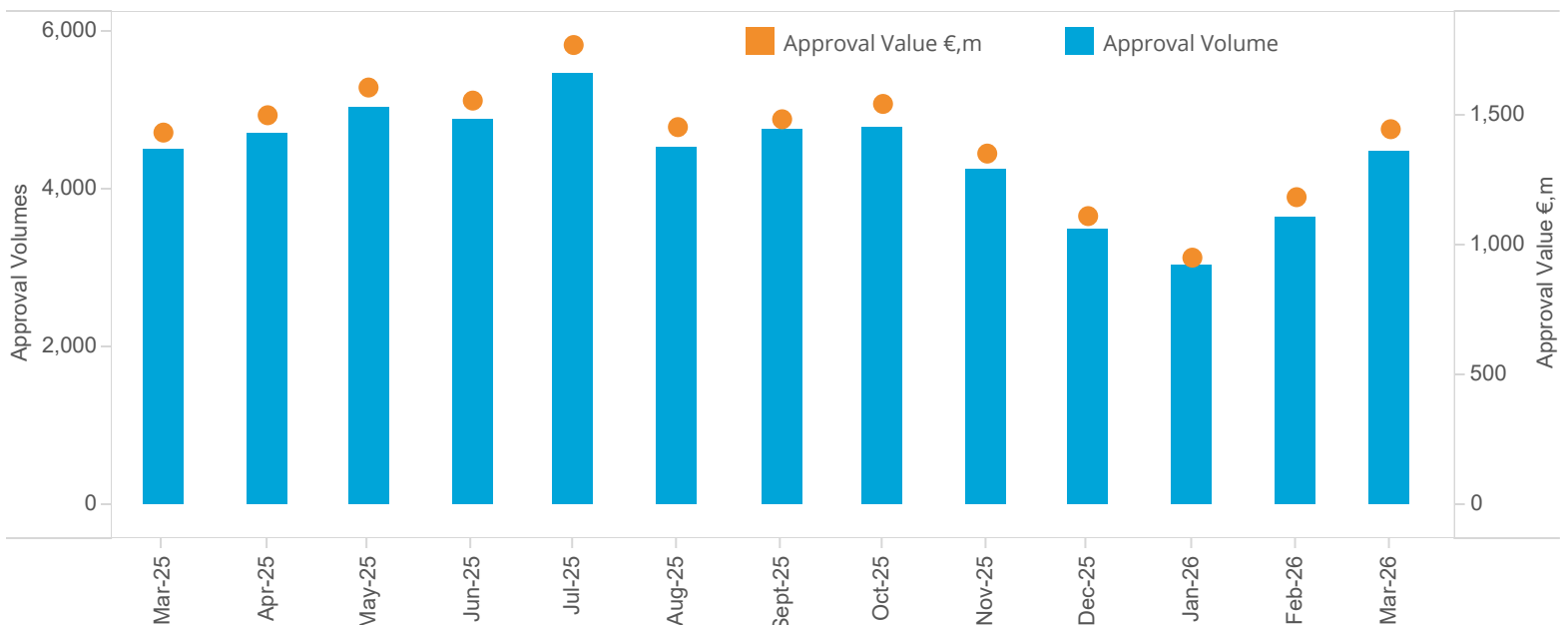
		Mar-25	Feb-26	Mar-26	Month-on-Month	Year-on-Year
Approval Volume	FTB	2,740	2,316	2,805	21.1%	2.4%
	Mover Purchase	842	664	777	17.0%	-7.7%
	RIL	75	63	62	-1.6%	-17.3%
	Re-mortgage/Switching	573	377	499	32.4%	-12.9%
	Top-up	291	229	339	48.0%	16.5%
	Total	4,521	3,649	4,482	22.8%	-0.9%
Approval Value €m	FTB	892	765	935	22.3%	4.9%
	Mover Purchase	320	243	295	21.3%	-7.8%
	RIL	15	16	13	-19.5%	-16.7%
	Re-mortgage/Switching	165	125	154	23.1%	-7.0%
	Top-up	43	38	51	33.8%	19.4%
	Total	1,435	1,187	1,448	22.0%	0.9%

There were 4,482 mortgage approvals, valued at €1,448 million in March 2026.

Mortgage approval activity decreased in volume terms by 0.9% year on year and increased in value terms by 0.9% over the same period.

There were 3,644 purchase mortgage approvals, valued at €1,243 million in March 2026.

Purchase mortgage approval activity fell in volume terms by 0.4% year on year and increased in value terms by 1.3% over the same period.





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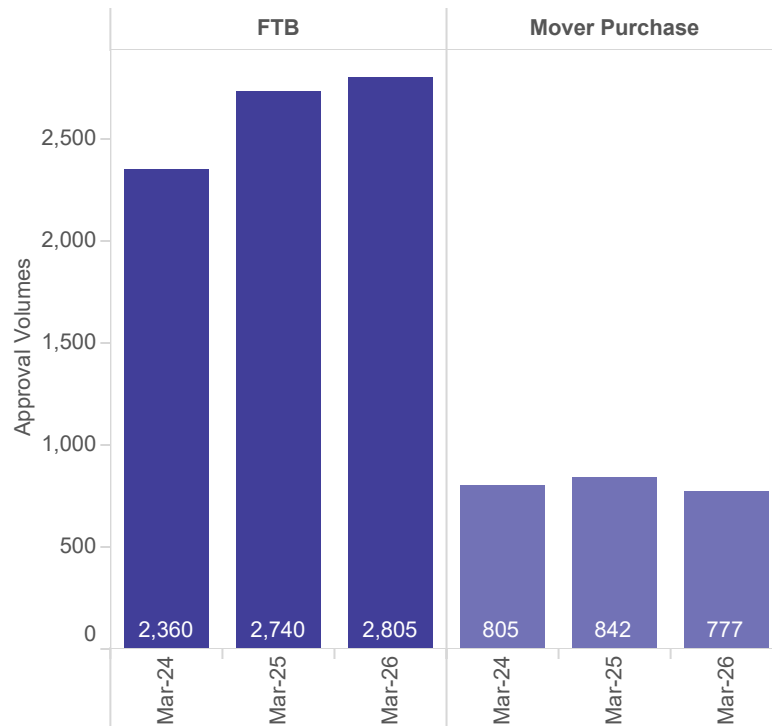
Mortgage Volumes

In March 2026, mortgage approval volumes for property purchase decreased by 0.4% year-on-year to 3,644.

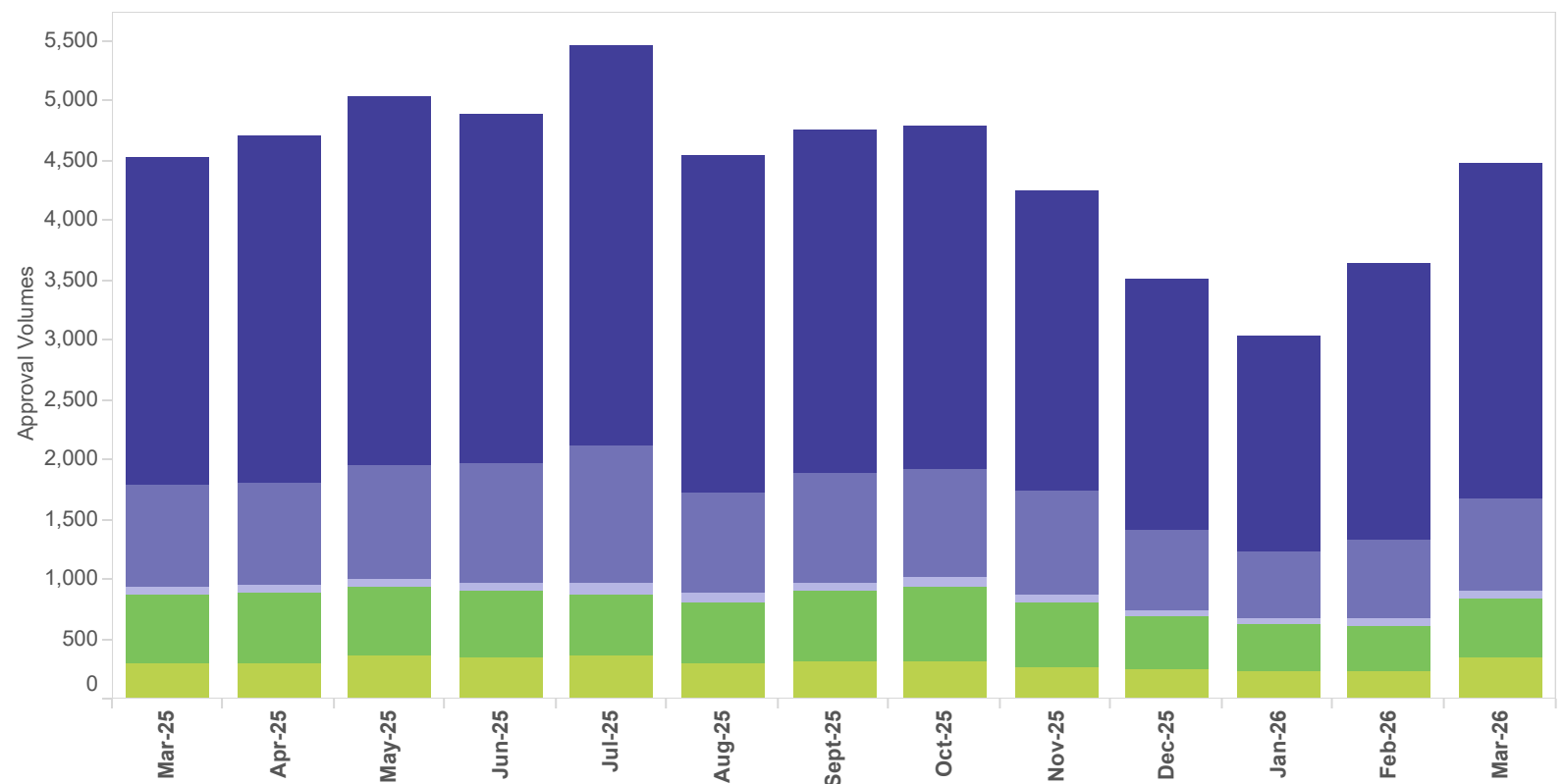
First-time buyer (FTB) mortgage approval volumes increased by 2.4% year-on-year to 2,805 while mover purchase approval volumes decreased by 7.7% year-on-year to 777.

Residential investment letting (RIL) mortgage approval volumes decreased by 17.3% year-on-year to 62.

The number of switching/re-mortgage approvals fell by 12.9% year on year to 499. The number of top-up approvals rose by 16.5% year on year to 339.



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





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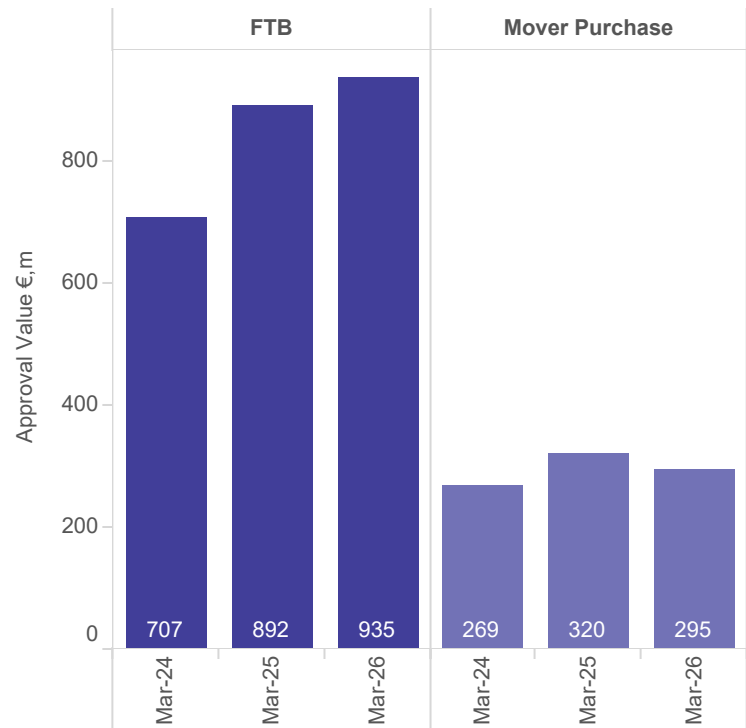
Mortgage Values

The value of mortgage approvals for property purchase increased by 1.3% year on year to €1,243 million.

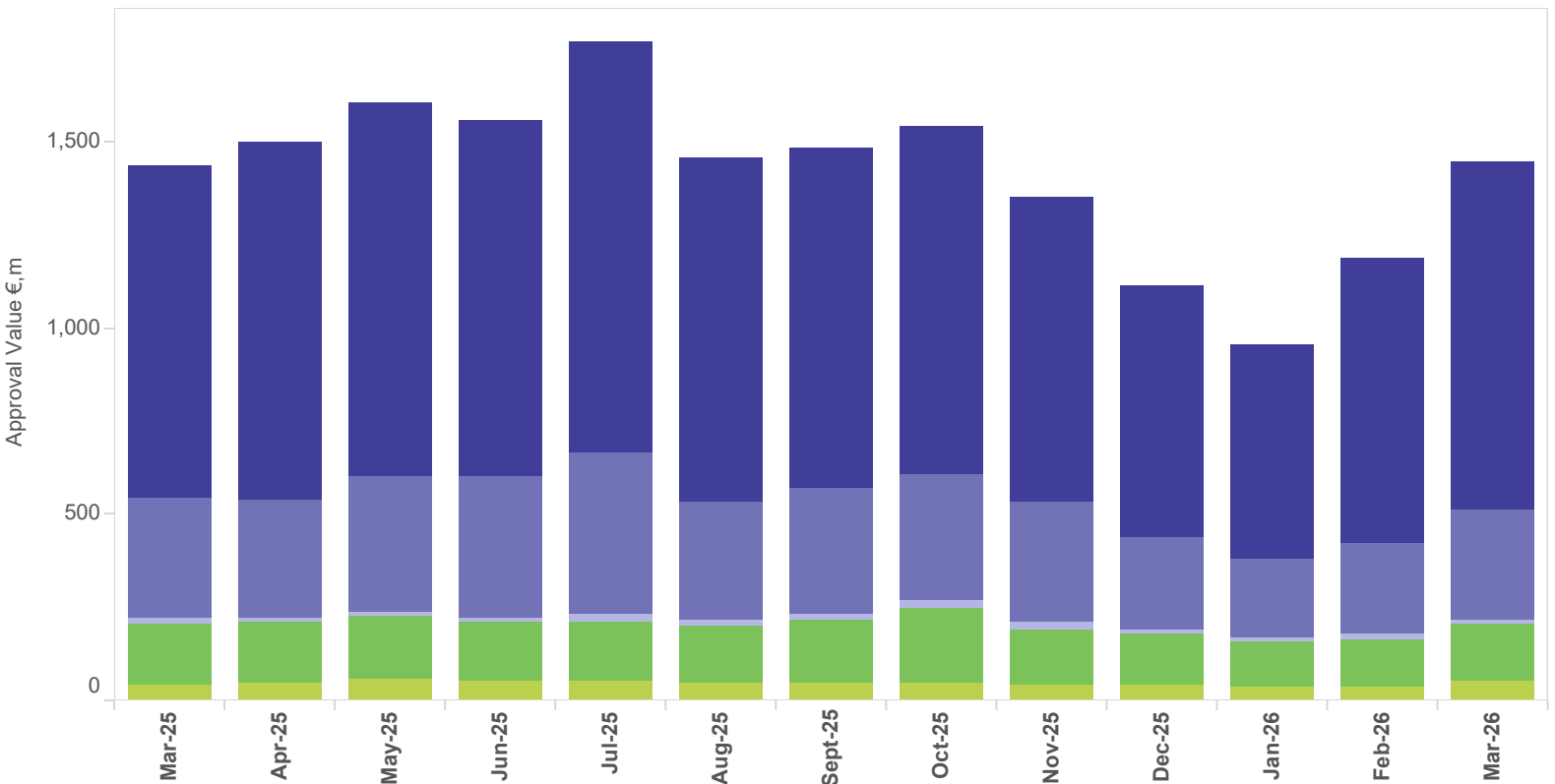
The value of FTB mortgage approvals increased by 4.9% year on year to €935 million, while the value of mover purchase approvals decreased by 7.8% year on year to €295 million.

RIL mortgage approval values decreased by 16.7% year on year to €13 million.

Switching/re-mortgage approval values fell by 7.0% year on year to €154 million. Top-up approval values rose by 19.4% year on year to €51 million.



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

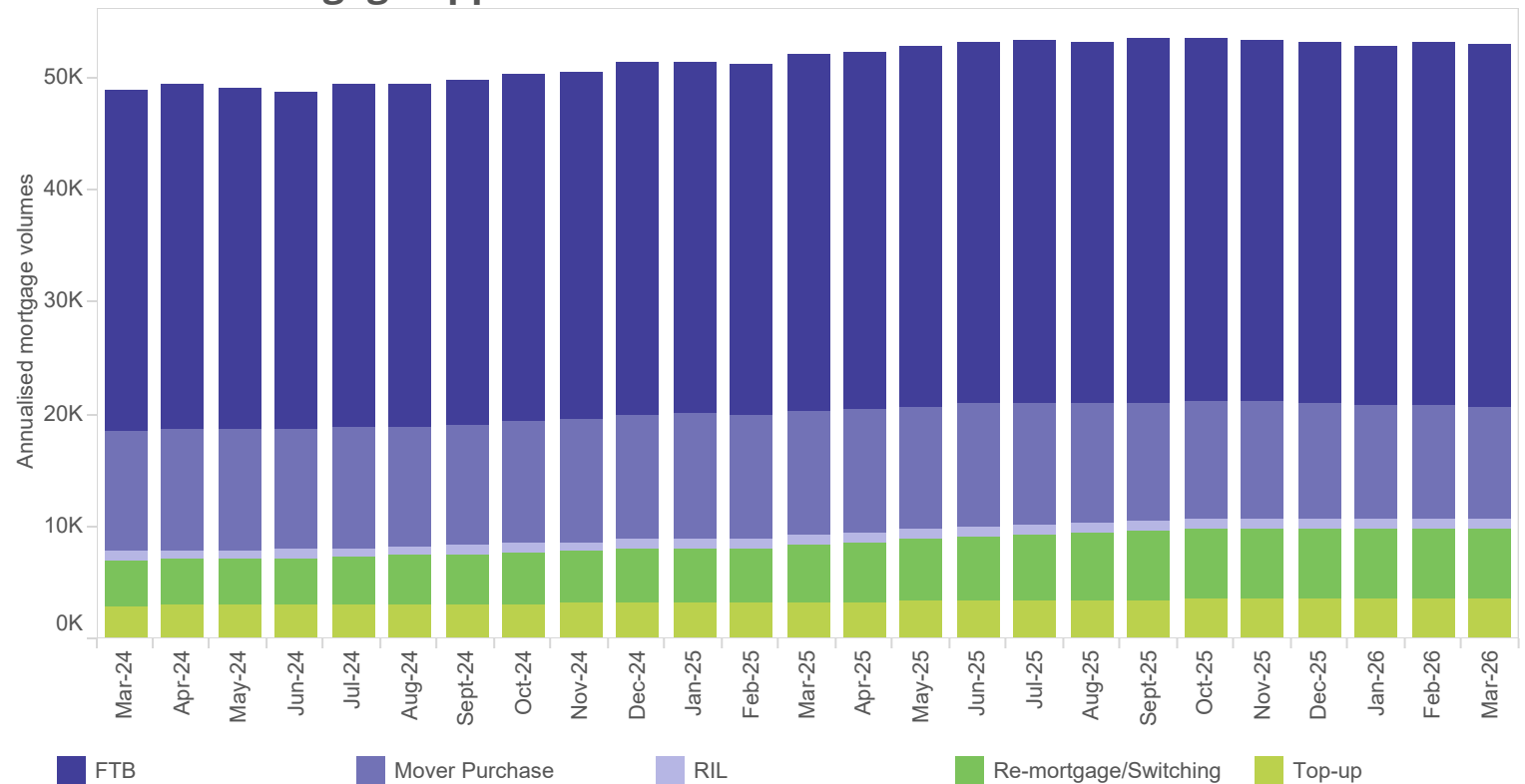




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Annualised Mortgage Approvals



There were 53,093 mortgage approvals in the twelve months ending March 2026, valued at €16,983 million. Annualised mortgage approval activity to end-March 2026 decreased in volume terms by 0.07% compared with the twelve months ending February 2026 and increased in value terms by 0.08% over the same period.

Annualised purchase mortgage approval volumes fell by 0.03% compared with the prior period to 43,318 in the twelve months ending March 2026, while the annualised value of purchase mortgage approvals was €14,563 million, up by 0.11% 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.