BPFI Mortgage Approvals

Banking & Payments Federation Ireland

September 2026

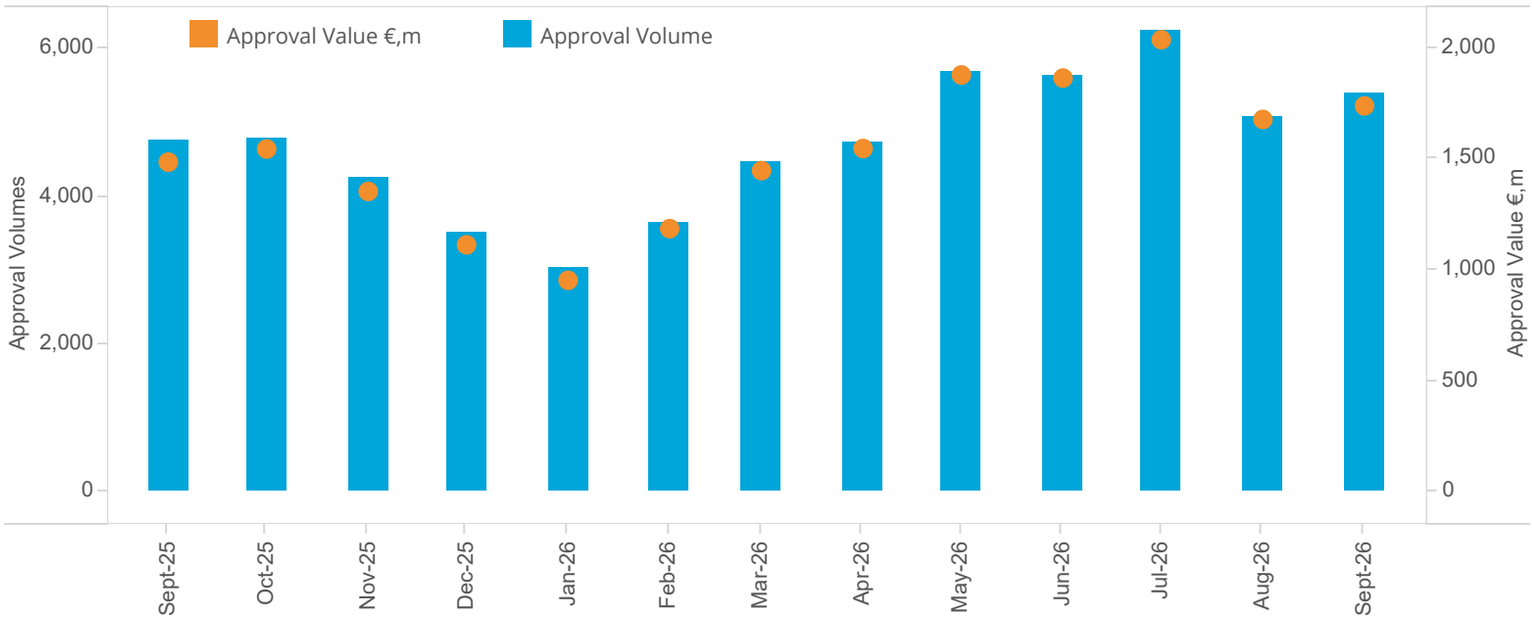
		Sept-25	Aug-26	Sept-26	Month-on-Month	Year-on-Year
Approval Volume	FTB	2,872	3,024	3,153	4.3%	9.8%
	Mover Purchase	920	982	1,008	2.6%	9.6%
	RIL	72	69	72	4.3%	0.0%
	Re-mortgage/Switching	586	686	769	12.1%	31.2%
	Top-up	311	322	391	21.4%	25.7%
	Total	4,761	5,083	5,393	6.1%	13.3%
Approval Value €,m	FTB	916	1,008	1,038	2.9%	13.4%
	Mover Purchase	339	389	383	-1.6%	12.9%
	RIL	15	13	15	13.4%	-1.2%
	Re-mortgage/Switching	170	213	238	11.7%	40.1%
	Top-up	46	54	65	19.7%	40.5%
	Total	1,486	1,678	1,739	3.6%	17.0%

There were 5,393 mortgage approvals, valued at €1,739 million in September 2026.

Mortgage approval activity increased in volume terms by 13.3% year on year and increased in value terms by 17.0% over the same period.

There were 4,233 purchase mortgage approvals, valued at €1,436 million in September 2026.

Purchase mortgage approval activity rose in volume terms by 9.5% year on year and increased in value terms by 13.1% over the same period.



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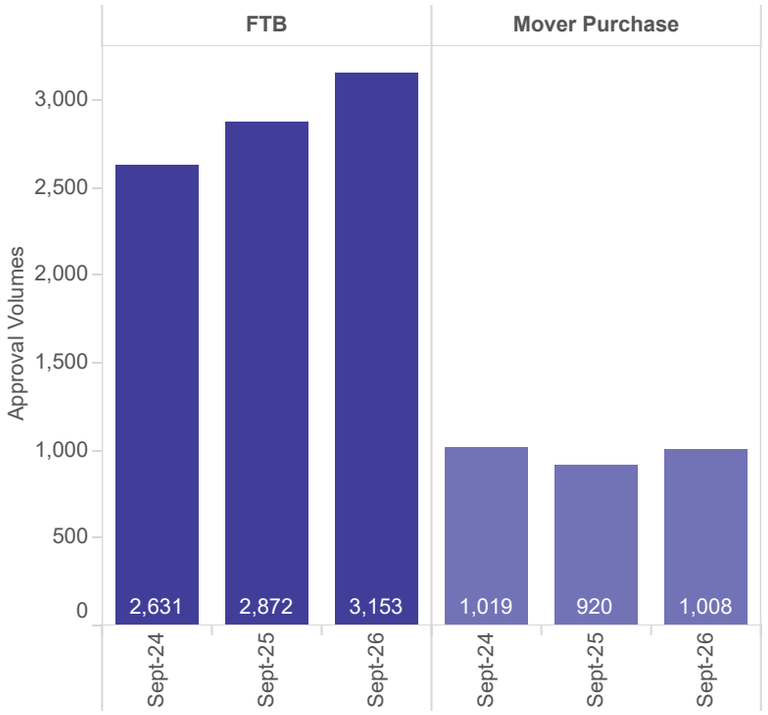
Mortgage Volumes

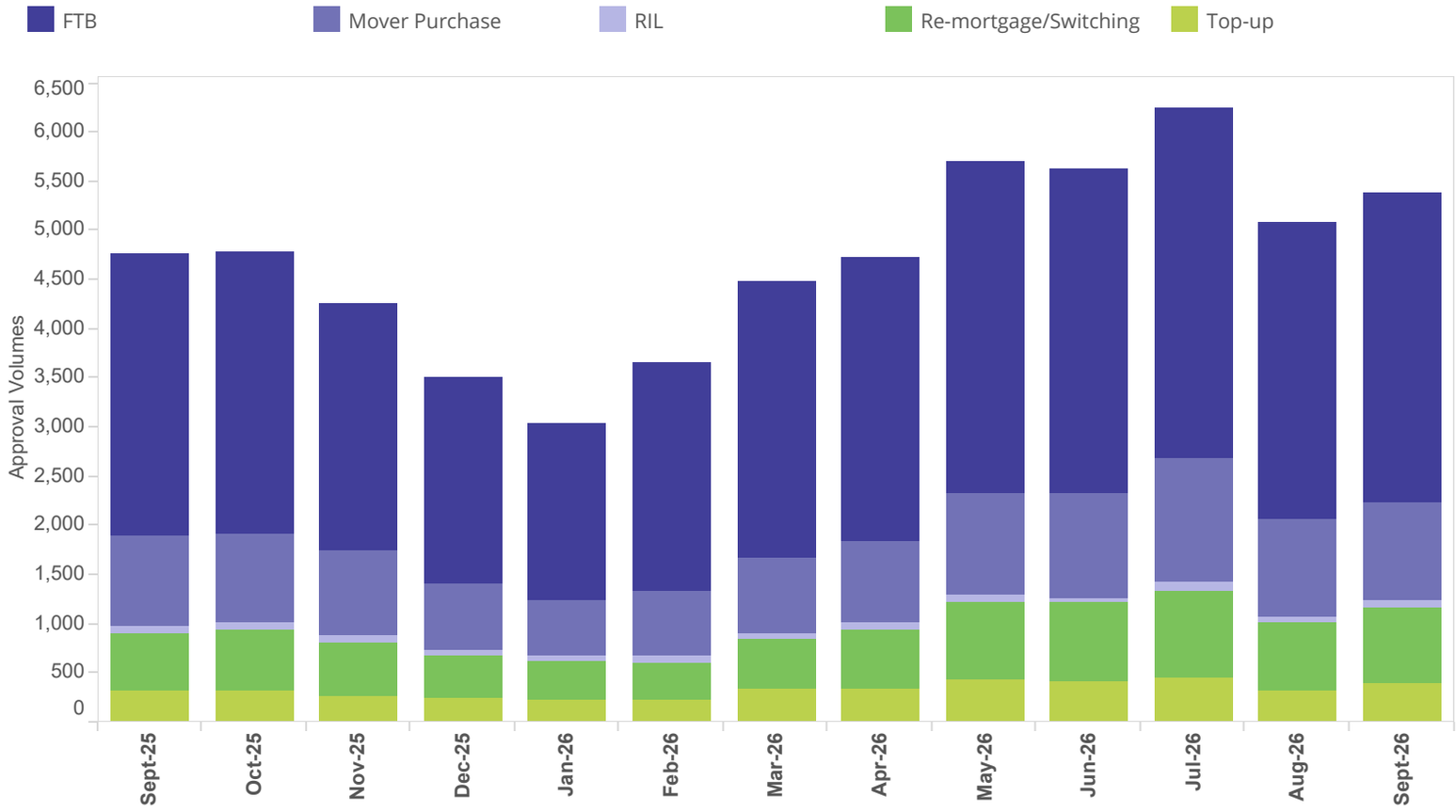
In September 2026, mortgage approval volumes for property purchase increased by 9.5% year-on-year to 4,233.

First-time buyer (FTB) mortgage approval volumes increased by 9.8% year-on-year to 3,153 while mover purchase approval volumes increased by 9.6% year-on-year to 1,008.

Residential investment letting (RIL) mortgage approval volumes were unchanged at 72.

The number of switching/re-mortgage approvals rose by 31.2% year on year to 769. The number of top-up approvals rose by 25.7% year on year to 391.





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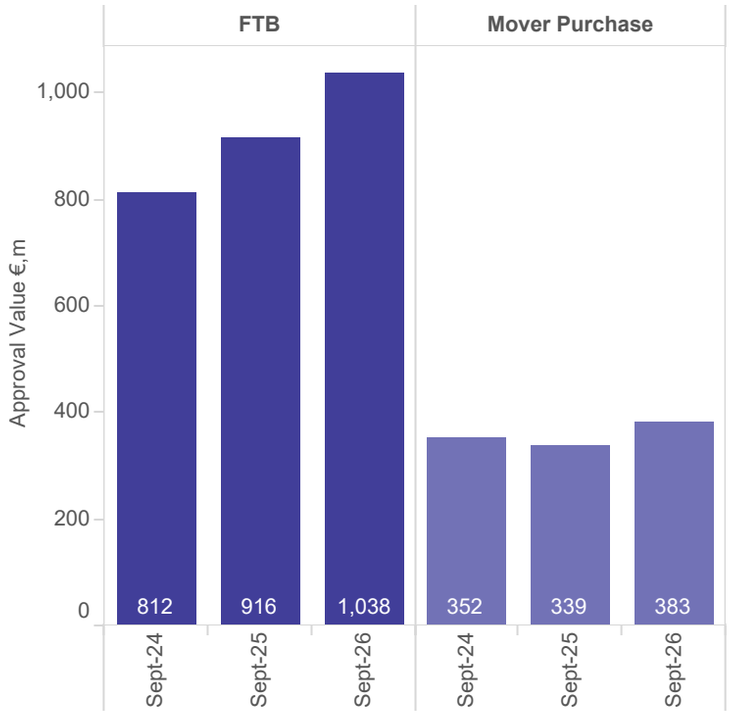
Mortgage Values

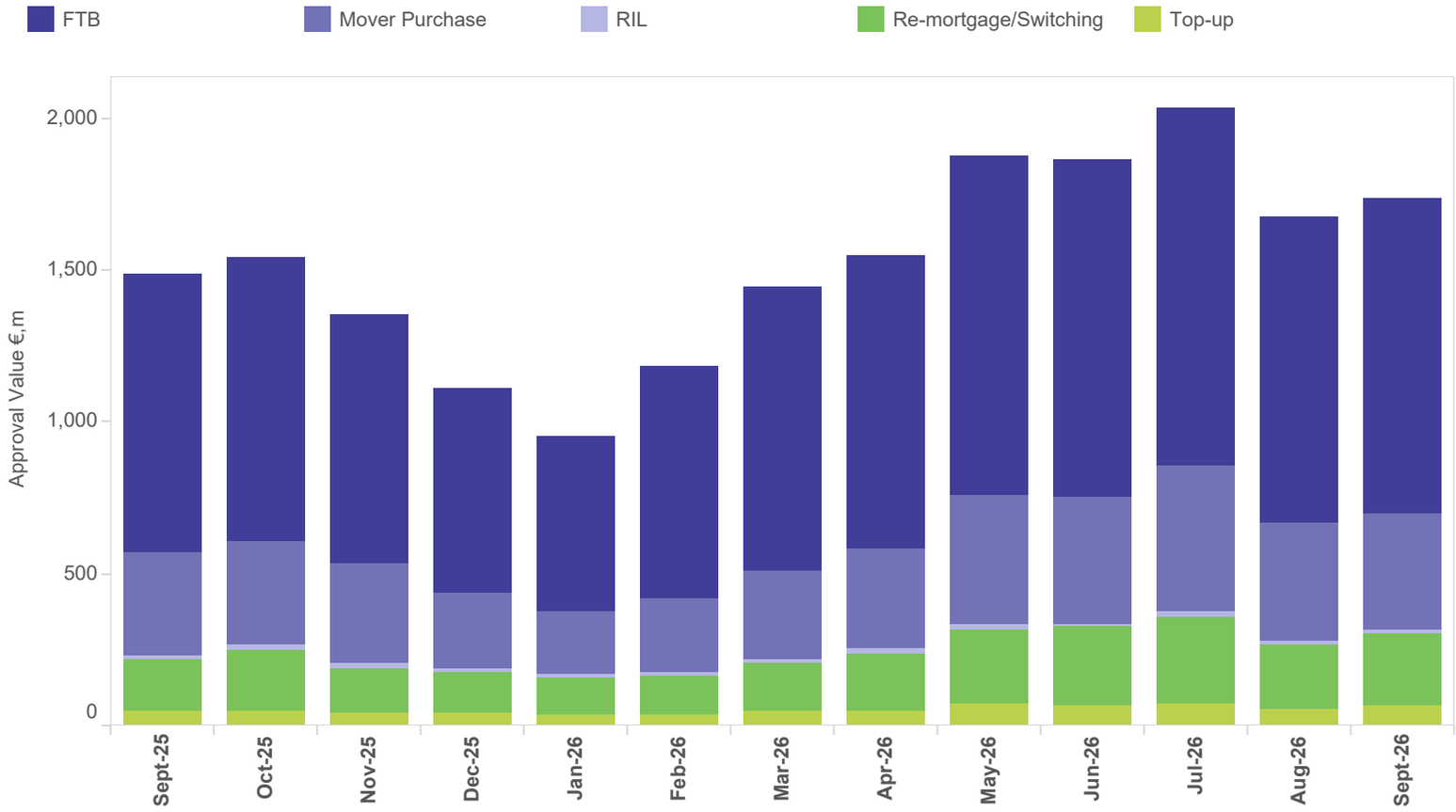
The value of mortgage approvals for property purchase increased by 13.1% year on year to €1,436 million.

The value of FTB mortgage approvals increased by 13.4% year on year to €1,038 million, while the value of mover purchase approvals increased by 12.9% year on year to €383 million.

RIL mortgage approval values decreased by 1.2% year on year to €15 million.

Switching/re-mortgage approval values rose by 40.1% year on year to €238 million. Top-up approval values rose by 40.5% year on year to €65 million.





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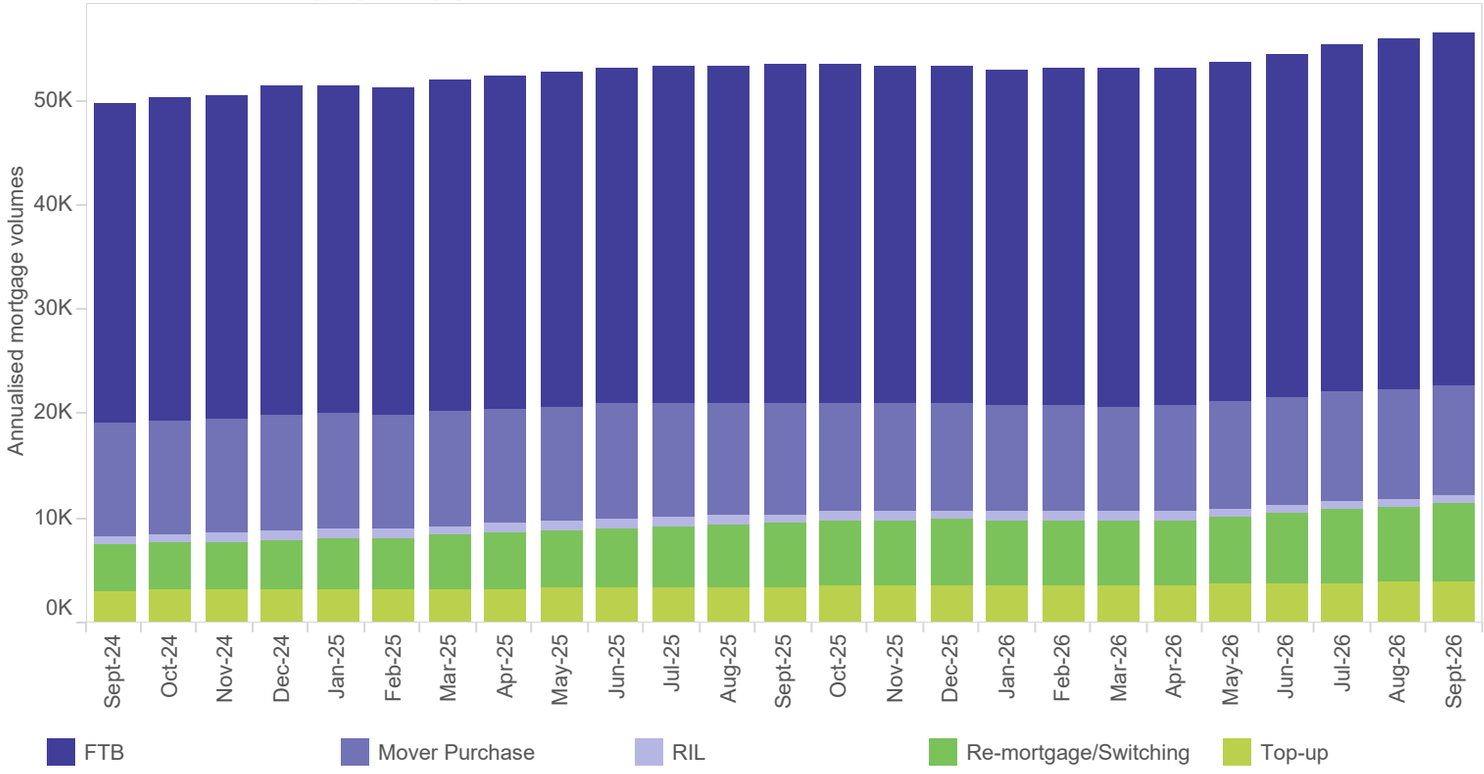
Annualised Mortgage Approvals



There were 56,486 mortgage approvals in the twelve months ending September 2026, valued at €18,346 million. Annualised mortgage approval activity to end-September 2026 increased in volume terms by 1.13% compared with the twelve months ending August 2026 and increased in value terms by 1.40% over the same period.

Annualised purchase mortgage approval volumes rose by 0.82% compared with the prior period to 45,125 in the twelve months ending September 2026, while the annualised value of purchase mortgage approvals was €15,390 million, up by 1.09% 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 mortgage lenders 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.

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