BPFI Mortgage Drawdowns

Banking & Payments Federation Ireland

Q3 2026

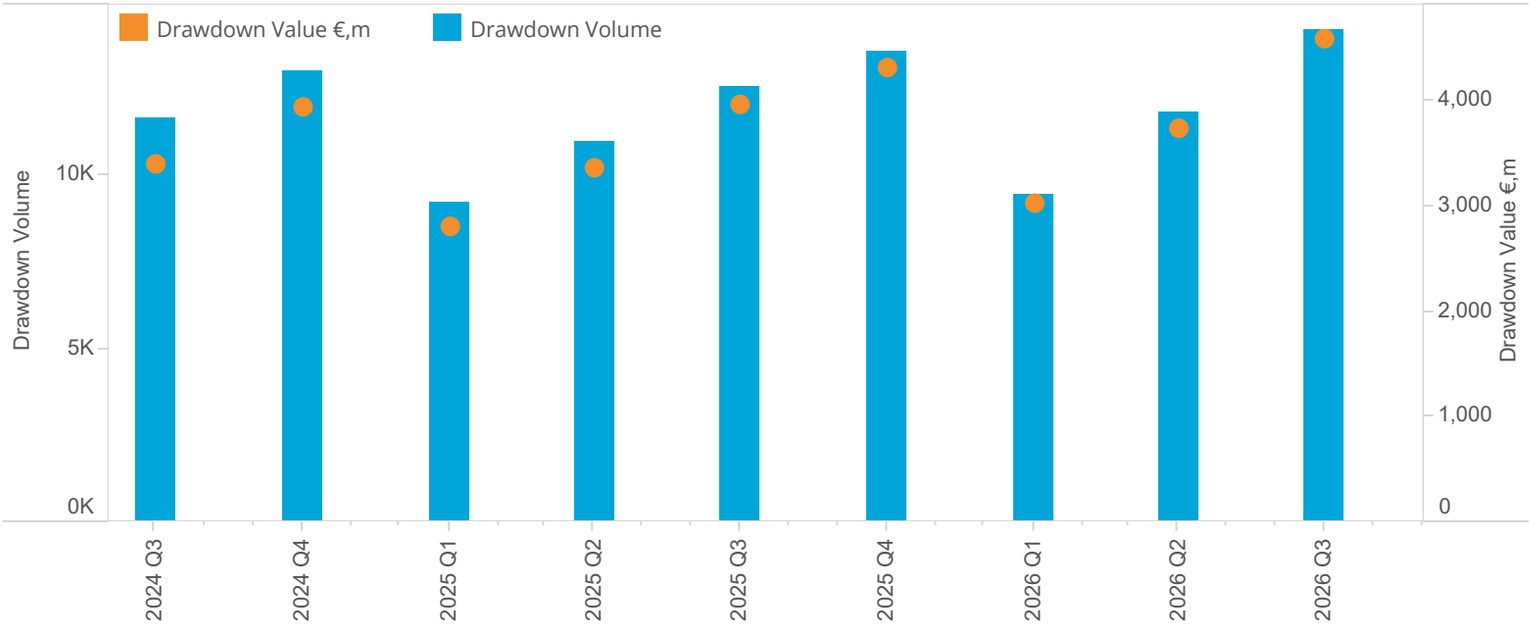
		Q3 2025	Q2 2026	Q3 2026	QoQ	YoY
Drawdown Volume	FTB	7,490	6,941	8,164	17.6%	9.0%
	Mover Purchase	2,390	2,017	2,555	26.7%	6.9%
	RIL	180	136	184	35.3%	2.2%
	Re-mortgage/Switching	1,562	1,696	2,214	30.5%	41.7%
	Top-up	948	1,005	1,100	9.5%	16.0%
	Total	12,570	11,795	14,217	20.5%	13.1%
Drawdown Value €,m	FTB	2,418	2,261	2,682	18.7%	11.0%
	Mover Purchase	931	788	1,021	29.5%	9.7%
	RIL	37	30	38	25.7%	2.0%
	Re-mortgage/Switching	460	525	694	32.1%	50.9%
	Top-up	128	142	164	15.0%	27.6%
	Total	3,974	3,747	4,598	22.7%	15.7%

There were 14,217 mortgage drawdowns in Q3 2026, valued at €4,598 million.

Mortgage drawdown activity rose in volume terms by 13.1% year-on-year and increased in value terms by 15.7% over the same period.

There were 10,903 purchase mortgage drawdowns, valued at €3,741 million in Q3 2026.

Purchase mortgage drawdown activity rose in volume terms by 8.4% year-on-year and increased in value terms by 10.5% over the same period.



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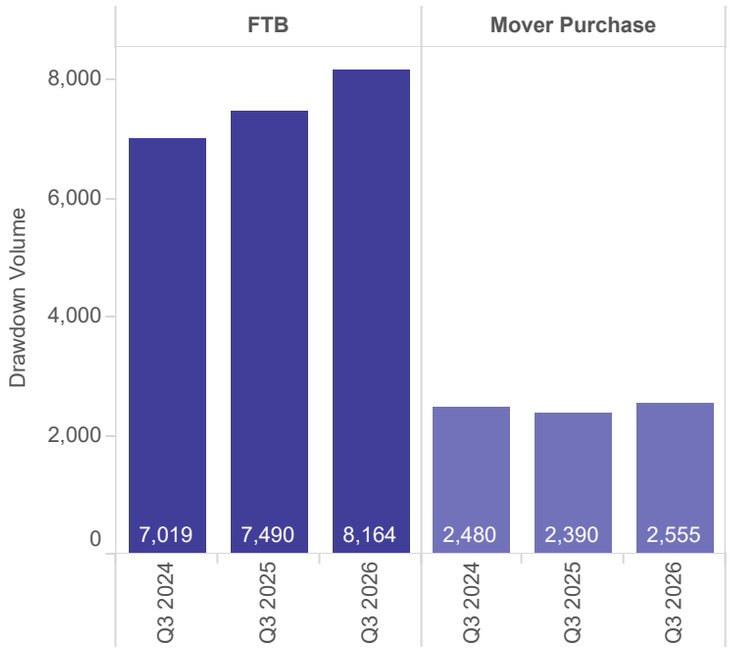
Mortgage Volumes

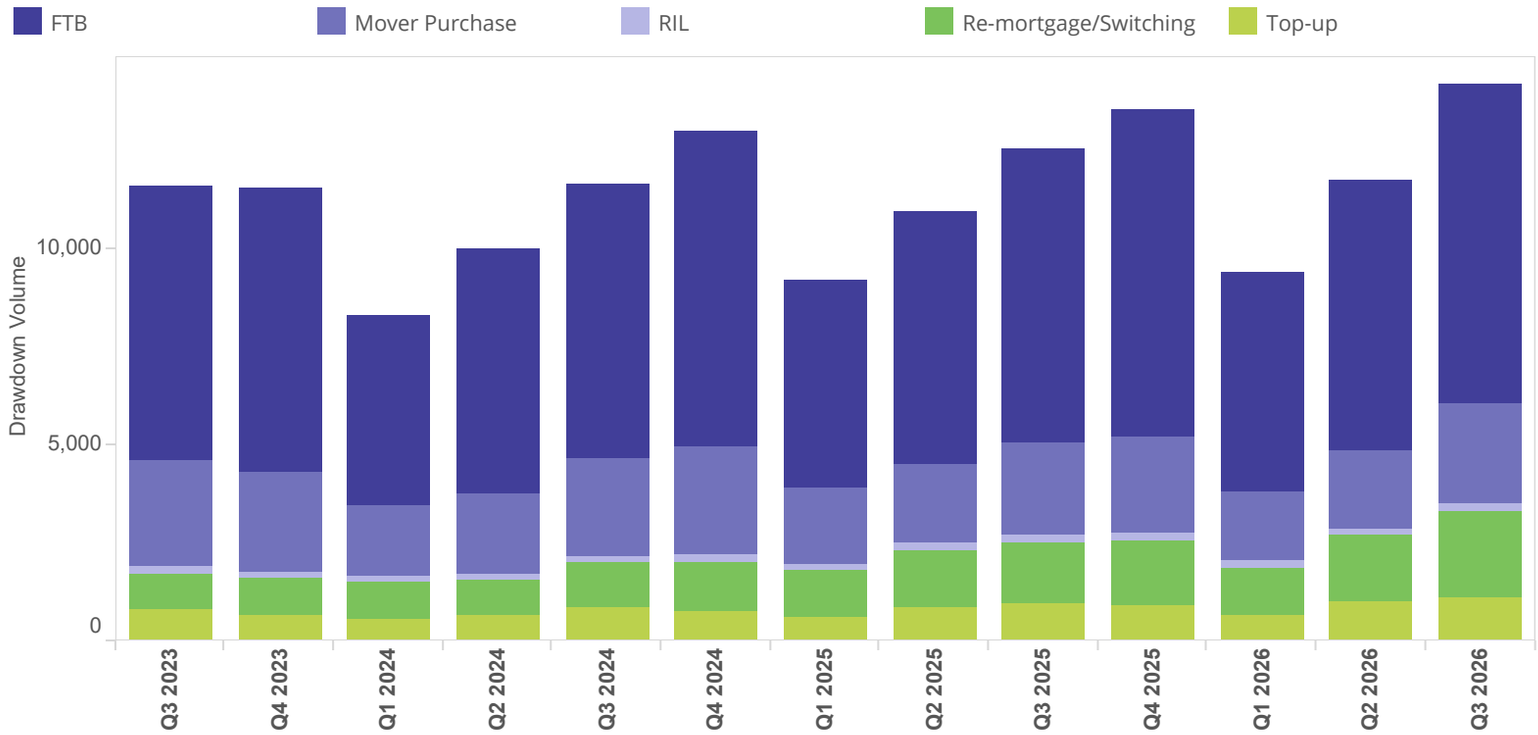
In Q3 2026, mortgage drawdown volumes for property purchase increased by 8.4% year-on-year to 10,903.

First-time buyer (FTB) mortgage drawdown volumes increased by 9.0% year-on-year to 8,164 while mover purchase drawdown volumes increased by 6.9% year-on-year to 2,555.

Residential investment letting (RIL) mortgage drawdown volumes increased by 2.2% year-on-year to 184.

Re-mortgage/switching mortgage drawdown volumes rose by 41.7% year-on-year to 2,214 while the number of top-up drawdowns rose by 16.0% year-on-year to 1,100.





Notes:

What is a drawdown?

A mortgage drawdown occurs when a customer draws down some or all of an approved mortgage. The mortgage loan drawn down may or may not be used for the purchase or building of a residential property. 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, and the list of participating institutions, is available on the BPFI website at www.bpfi.ie.

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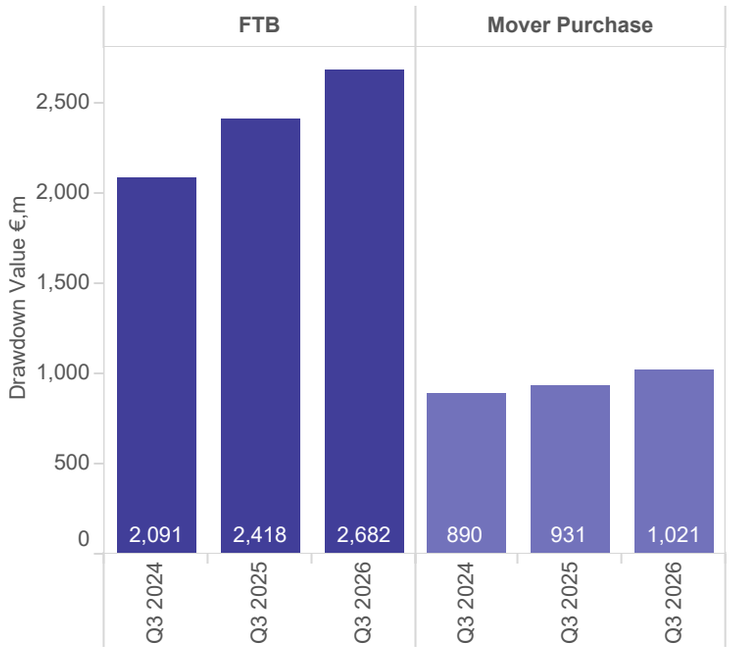
Mortgage Values

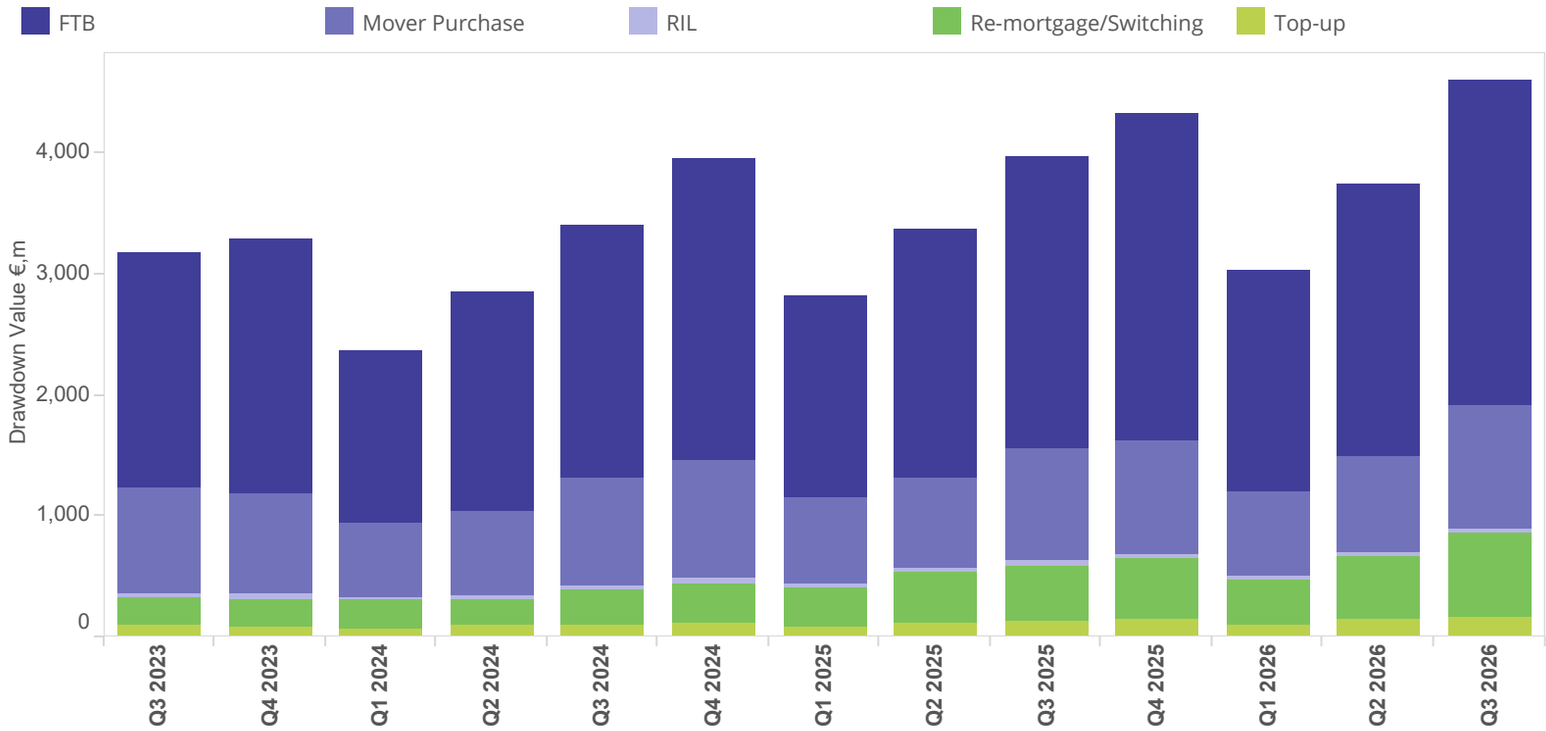
In Q3 2026, the value of mortgage drawdowns for property purchase increased by 10.5% year-on-year to €3,741 million.

FTB mortgage drawdown values increased by 11.0% year-on-year to €2,682 millon while the value of mover purchase drawdowns increased by 9.7% year-on-year to €1,021 million.

RIL mortgage drawdown values increased by 2.0% year-on-year to €38 million.

The value of re-mortgage/switching mortgage drawdown rose by 50.9% year-on-year to €694 million while the value of top-up drawdowns rose by 27.6% year-on-year to €164 million.





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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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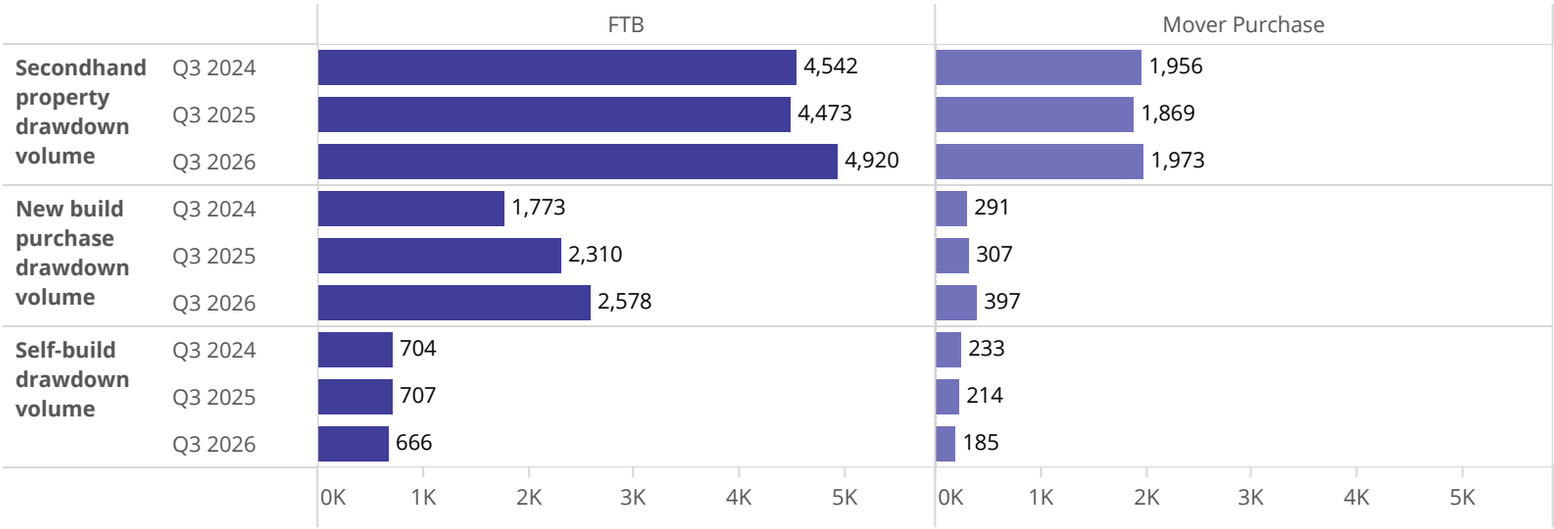
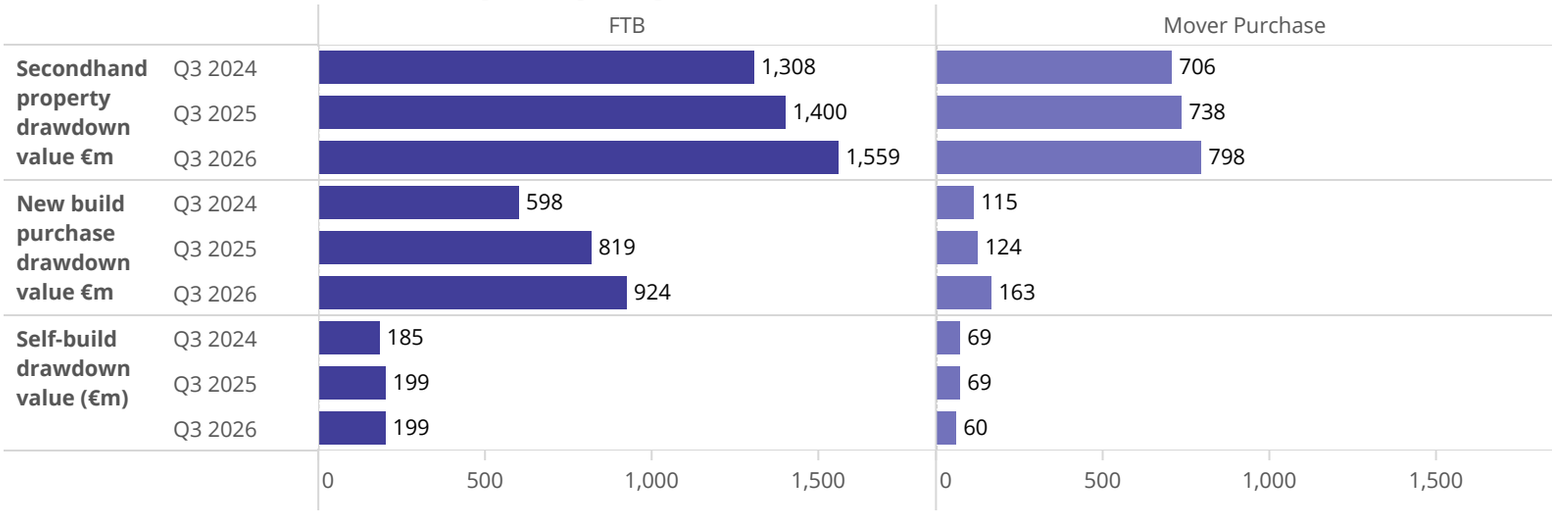
Drawdown Volumes by Property Status and Self-builds



The number of FTB mortgages on secondhand on properties increased by 10% year on year to 4,920 in Q3 2026. This was the second highest volume of FTB mortgages on secondhand properties (after Q4 2005: 4,930) and the highest value since the data series began at almost €1.6 billion (€1,559 million).

There were 3,244 FTB mortgages on new properties in Q3 2026, an increase of 7.5% on Q3 2025 and the highest Q3 volume since 2007. The increase was driven by mortgages on new build property purchases, which increased by more than 800 year on year to 2,578, rather than self-builds, where FTB volumes fell by 5.8% year on year to 666.

Drawdown Values (€,m) by Property Status and Self-builds



Note

Each mortgage is counted once and only when the first drawdown is made. In most cases, the mortgage is drawn down in a single transaction but, for self-builds, the value may be drawn down in tranches related to the progress in building. This means that some of the value of self-build drawdown value may relate to drawdowns counted in prior quarters.

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