



Irish mortgage market grows to €14.5bn in 2025

This morning's Banking & Payments Federation Ireland (BPFI) data show Ireland's mortgage market grew to €14.5bn in 2025, up 15% on the year, split between €12.3bn of loans for house purchase and €2.2bn of top-up/re-mortgaging activity. The expansion was driven by house price inflation, the average mortgage loan up 7% to €332,000 in 2025. Also, lending volumes on newly built homes rose by 14% to 13,400 last year. However, lending volumes on existing homes fell by 2% in 2025, down for a 3rd consecutive year. The market is now dominated by first-time-buyers, up 5.4% to 27,650, now accounting for almost three-in-four mortgage loans. In contrast, lending volumes to mover-purchasers fell again, by 2.7%, to 8,782, their lowest level (excluding the Covid19 period) since 2014. The overall picture is of a buoyant housing and mortgage market, with homebuilding expanding and prices still rising, but existing home owners reluctant to move for fear of failing to secure a property once they sell their own.

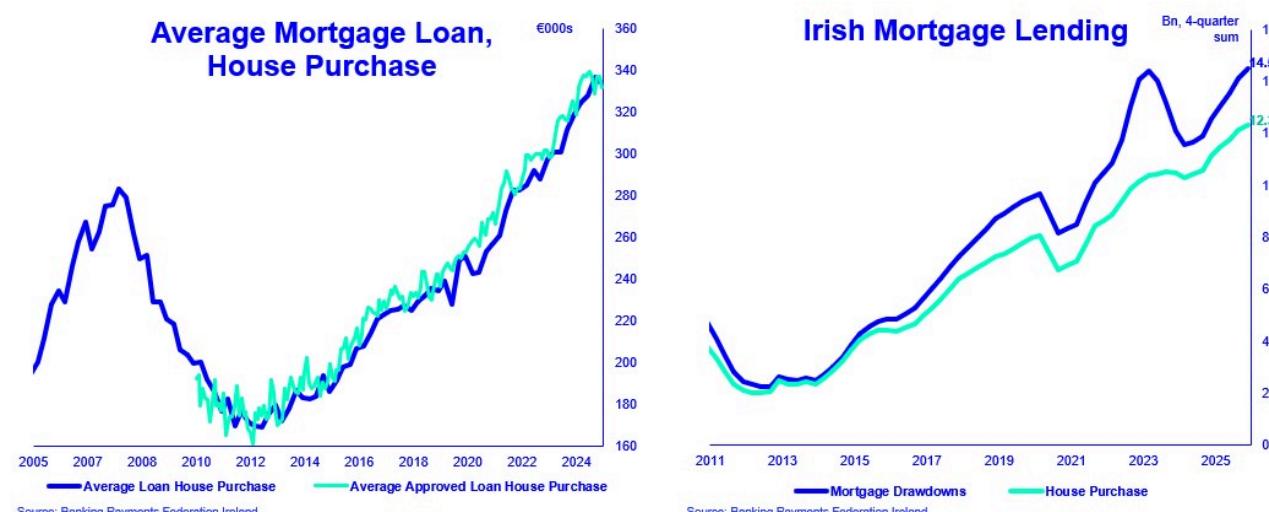
Irish mortgage market grows 15% to €14.5bn in 2025: This morning's Banking & Payments Federation Ireland (BPFI) data show there were €4.3bn of mortgages loans in Q4 2025, up 9.5% on the year. This was comprised of €3.7bn (+4.9% yoy) of loans for house purchase and €642m of top-up/re-mortgaging. The average mortgage drawdown was €334,100 in Q4 2025, up 4.7%. The Q4 out-turn means total mortgage lending in calendar year 2025 was €14.5bn, up 15% from €12.6bn in 2024. House purchase lending was €12.3bn in 2025, up 11% on 2024, driven by a 3.4% rise in lending volumes to 37,165 loans and a 7.2% rise in the average mortgage loan to €332,000 on average in the calendar year.

Homebuilding and first-time-buyers buoyant, existing homes market liquidity declines: There were 13,400 mortgage loans drawn down on newly built homes in 2025, up 14% on 2024. However, for existing homes lending volumes fell by 2% to 23,100, down for a 3rd consecutive year. This reflects the on-going reduction in liquidity for existing homes - reflecting the tight market, lack of 'chained' transactions, lengthy conveyancing and difficult bidding processes that have put off many would-be sellers from moving home. Hence, mortgage lending volumes for first-time-buyers rose 5.4% to 27,650 in 2025, but for mover-purchasers fell again, by 2.7% to just 8,782 loans last year.

Further signs of a slowdown in house price inflation: The BPFI has also released Mortgage Approvals data for December this morning. The average mortgage approval for house purchase was €331,700 in December, up 2.4% on the year. For first-time-buyers the average approval was €321,780, up 2.4%, mover-purchasers €374,448, up 3.6% and for buy-to-let €184,526, down 4.7%. This adds to the evidence that Irish house price inflation is slowing, towards 'mid-single-digit' territory in 2026. MyHome asking prices were flat on the quarter in Q4 2025, up 5.4% on the year.

Group Chief Economist: Conall Mac Coille

conall.maccoille@boi.com



Contact Us at economics@boi.com

Disclaimer

This document has been prepared by the Economic Research Unit at The Governor and Company of the Bank of Ireland ("BOI") for information purposes only and BOI is not soliciting any action based upon it. BOI believes the information contained herein to be accurate but does not warrant its accuracy nor accepts or assumes any responsibility or liability for such information other than any responsibility it may owe to any party under the European Union (Markets in Financial Instruments) Regulations 2017 as may be amended from time to time, and under the Financial Conduct Authority rules (where the client is resident in the UK), for any loss or damage caused by any act or omission taken as a result of the information contained in this document. Any decision made by a party after reading this document shall be on the basis of its own research and not be influenced or based on any view or opinion expressed by BOI either in this document or otherwise. This document does not address all risks and cannot be relied on for any investment contract or decision. A party should obtain independent professional advice before making any investment decision. Expressions of opinion contained in this document reflect current opinion as at 28th January 2026 and is based on information available to BOI before that date. This document is the property of BOI and its contents may not be reproduced, either in whole or in part, without the express written consent of a suitably authorised member of BOI. Bank of Ireland is regulated by the Central Bank of Ireland. In the UK, Bank of Ireland is regulated by the Central Bank of Ireland and authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request. The Governor and Company of the Bank of Ireland is incorporated in Ireland with limited liability. Registered Office 2 College Green, Dublin, D02 VR66. Registered Number C1.

[Update My Preferences](#)