

Mortgage Approvals

January 2014

Summary

Three-month Moving Average Ending	Jan. 2014	Dec. 2013	Jan. 2013	Vs Dec. 2013 (%)	Vs Jan. 2013 (%)
Number of Mortgage Approvals	1,587	1,762	1,432	-9.9%	10.8%
House Purchase	1,477	1,639	1,327	-9.9%	11.3%
Re-mortgage/Top-up	109	123	106	-11.4%	2.8%
Value of Mortgage Approvals (€ m)	276	317	238	-12.9%	16.0%
House Purchase	266	305	229	-12.8%	16.2%
Re-mortgage/Top-up	10	12	10	-16.7%	0.0%

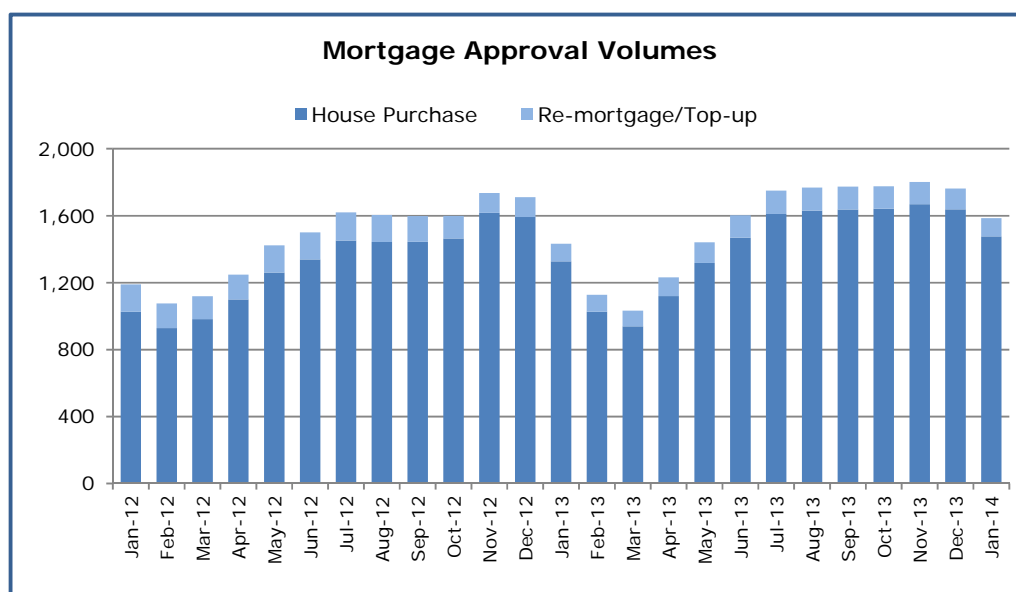
Note: Figures may not sum due to rounding. Data reported is based on a three-month moving average. The full data series is available at www.ibf.ie.

Key Points

Mortgage approval volumes

There were 1,587 mortgage approvals on average per month in the three months ending January 2014, of which 1,477 were for house purchase.

The number of mortgage approvals rose by 10.8% compared with the three months* ending January 2013 but fell by 9.9% compared with the three months ending December 2013. January is traditionally the weakest month of the year for mortgage activity. Approvals for house purchase also rose by 11.3% year-on-year.



Note:

*The reported data is based on a three-month moving average.

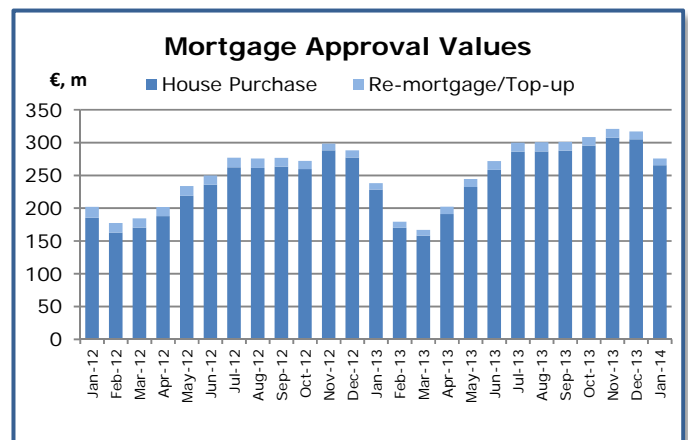
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Mortgage approval values

Some €276 million in mortgages was approved per month in the three months ending January 2014. The value of mortgage approvals rose by 16% year-on-year but fell by 12.9% when compared with with three months ending December 2013.

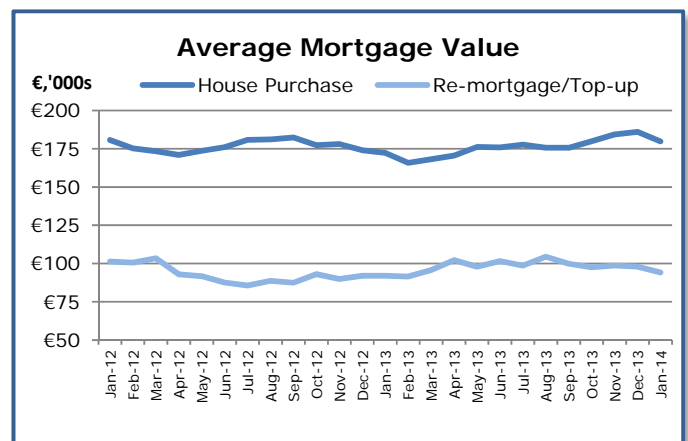
The value of house purchase mortgage approvals grew by 16.2% year-on-year to €266 million.



Average mortgage approval value

The average mortgage approval value for the three months ending January 2014 was €173,812, up 4.4% year-on-year.

The average mortgage for house purchase also rose by 4.4% year-on-year to €179,804.



Notes

About Us

The Irish Banking Federation (IBF) is the principal voice of the banking and financial services sector in Ireland.

Data

This data relates to loans approved by IBF member institutions listed which are secured by a mortgage on residential Irish property. The data includes residential mortgage lending data from the following institutions: AIB group; Bank of Ireland Mortgage Bank; EBS Limited; Haven Mortgages; ICS Building Society; KBC Bank Ireland; Danske Bank (September 2012-December 2013); Permanent TSB; Ulster Bank. The full data series, including the base monthly data, is available on the IBF website [here](http://www.ibf.ie).

To reduce volatility in the data and identify underlying trends, the reported data is based on a three-month moving average, i.e. the past three months' data divided by three.

Disclaimer

This report is based on statistical information supplied to IBF by the mortgage lending institutions listed herein. While every effort has been made to ensure the accuracy of information included in this report, IBF can accept no responsibility for errors contained herein. This report is not to be reproduced in whole or in part without prior permission. The full data series will be maintained on the IBF website (www.ibf.ie).

Key Terms

Mortgage 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 and after a valuation report and any other necessary documentation have been received.

House Purchase

A house purchase approval is an approval for a mortgage loan issued for the purchase of residential property (houses/apartments) which is to be owner-occupied or used as a residential investment property or a holiday home. House purchase mortgages include those for first-time buyers, mover-purchasers and residential investment letting.

Re-mortgage/Top-up Purposes

A re-mortgage approval is an approval for a mortgage loan which is issued by one lender to refinance an existing mortgage with another lender. A top-up approval is an approval for a mortgage loan which is issued by a lender as a further mortgage advance to an existing borrower which is issued to finance expenditure other than house purchase.