

Mortgage Approvals

July 2014

Summary

Three-month Moving Average Ending	Jul. 2014	Jun. 2014	Jul. 2013	Change from	
				Jun. 2014	Jun. 2013
Number of Mortgage Approvals	2,555	2,268	1,750	12.7%	46.1%
House Purchase	2,360	2,102	1,611	12.3%	46.5%
Re-mortgage/Top-up	195	166	139	17.5%	40.3%
Value of Mortgage Approvals (€ m)	462	406	300	13.8%	54.0%
House Purchase	443	390	286	13.6%	54.9%
Re-mortgage/Top-up	19	16	14	18.8%	35.7%

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.

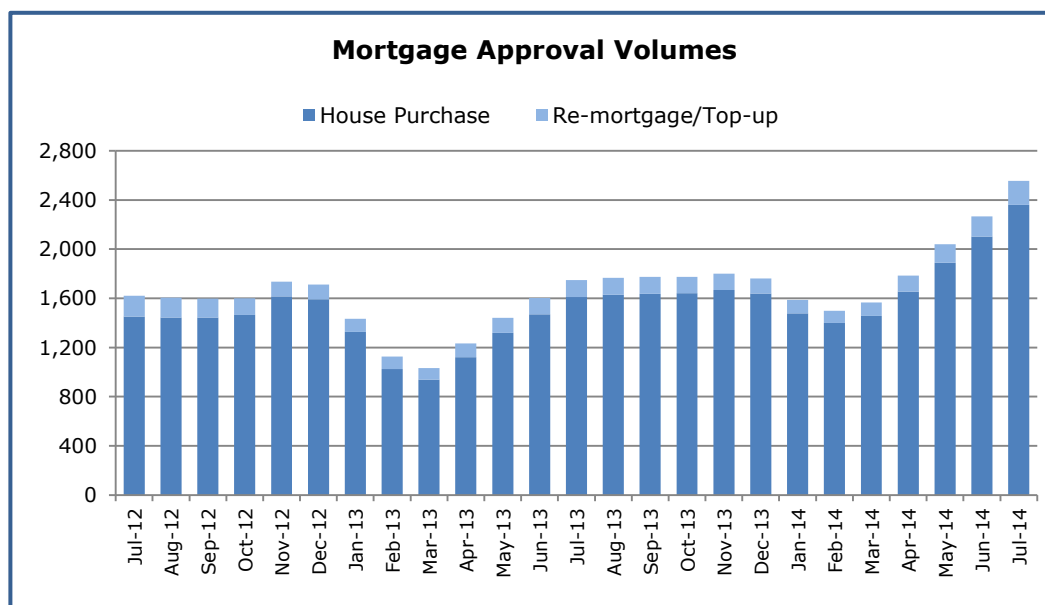
Key Points

Mortgage approval volumes

There were 2,555 mortgage approvals per month in the three months ending* July 2014, of which 2,360 were for house purchase. This was the largest average number of mortgage approvals for house purchase per month since the series began in 2011 and more than double the level of approvals in July 2011.

The number of mortgage approvals rose by 46.1% compared with the three months ending July 2013 and by 12.7% compared with the three months ending June 2014. Approvals for house purchase also rose by 46.5% year-on-year.

By the end of July 2014, year-to-date mortgage volumes were 38.3% higher than in 2013, with 13,300 approvals, based on the three-month moving average.



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

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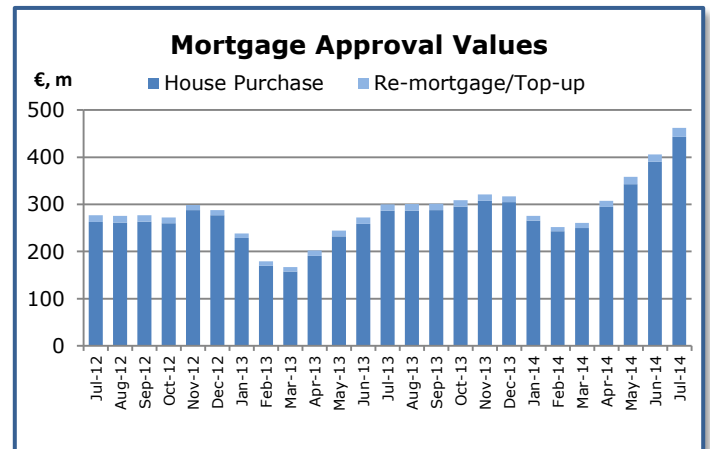
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Mortgage approval values

Some €462 million in mortgages were approved per month in the three months ending July 2014.

The value of mortgage approvals rose by 54% year-on-year and by 13.8% when compared with with three months ending June 2014. The value of house purchase mortgage approvals grew by 54.9% year-on-year to €443 million.

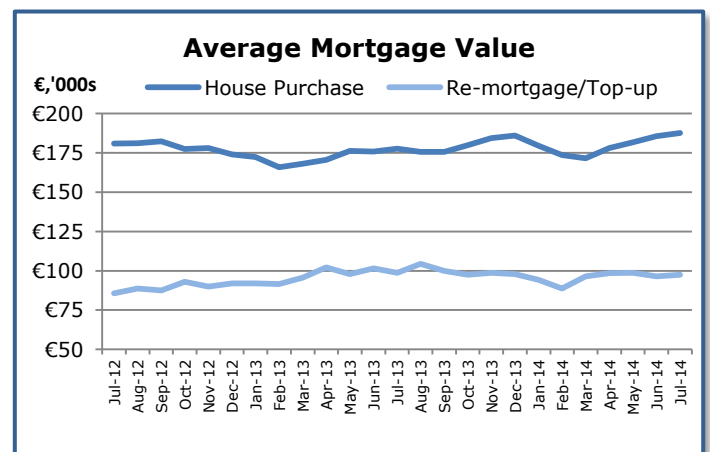
Some €2,321 million in mortgages were approved in the first seven months of 2014, based on the three-month moving average, up 44.8% year-on-year.



Average mortgage approval value

The average mortgage approval value in the three months ending July 2014 was €180,751, up 5.5% year-on-year.

The average mortgage for house purchase also rose by 5.7% year-on-year to €187,712.



Notes

About Us

The Irish Banking Federation (IBF) is the principal voice of the banking and financial services sector in Ireland. For queries, contact Anthony O'Brien at 01-4748810 or anthony.obrien@ibf.ie.

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.

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.

The full data series, including the base monthly data, is available on the IBF website at www.ibf.ie/gns/publications/research/researchmortgageapprovals.aspx.

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.