

July 2015

Summary

Three-month Moving Average Ending	Jul. 2015	Jun. 2015	Jul. 2014	Change from	
				Jun. 2015	Jul. 2014
Number of Mortgage Approvals	2,766	2,525	2,555	9.5%	8.3%
House Purchase	2,470	2,260	2,360	9.3%	4.7%
Re-mortgage/Top-up	297	266	195	11.7%	52.3%
Value of Mortgage Approvals (€ m)	515	465	462	10.8%	11.5%
House Purchase	479	432	443	10.9%	8.1%
Re-mortgage/Top-up	36	33	19	9.1%	89.5%

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.bpfi.ie.

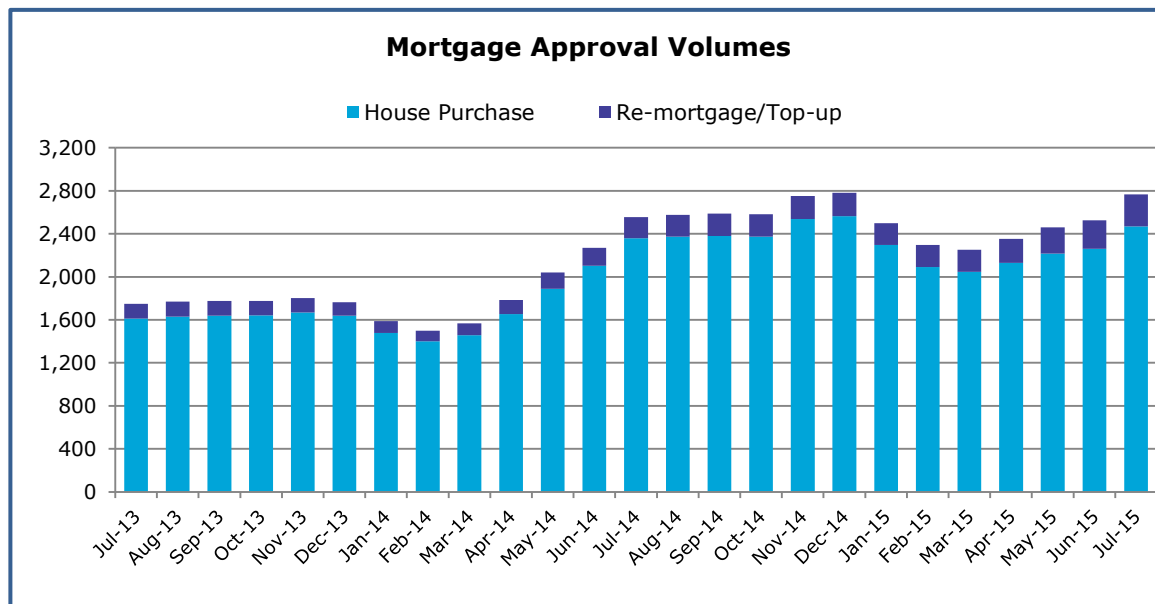
Key Points

Mortgage approval volumes

There were 2,766 mortgage approvals per month in the three months ending* July 2015, of which 2,470 were for house purchase.

The number of mortgage approvals rose by 8.3% compared with the three months ending July 2014 and increased by 9.5% compared with the three months ending June 2015. This is the 28th consecutive month of year-on-year growth in purchase approval volumes.

Re-mortgage/top-up continued to grow strongly on a year-on-year basis and reached the highest level since May 2011, when the same number of re-mortgage/top-up loans were approved.



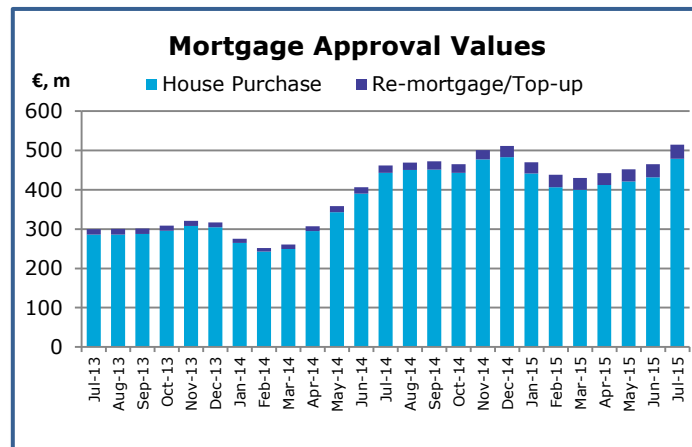
*The reported data is based on a three-month moving average.

Mortgage approval values

Some €515 million in mortgages was approved per month in the three months ending July 2015 – the highest value since the data series began in January 2011.

The value of mortgage approvals rose by 11.5% year-on-year and by 10.8% when compared with the three months ending June 2015.

The value of house purchase mortgage approvals grew by 8.1% year-on-year to €479 million.

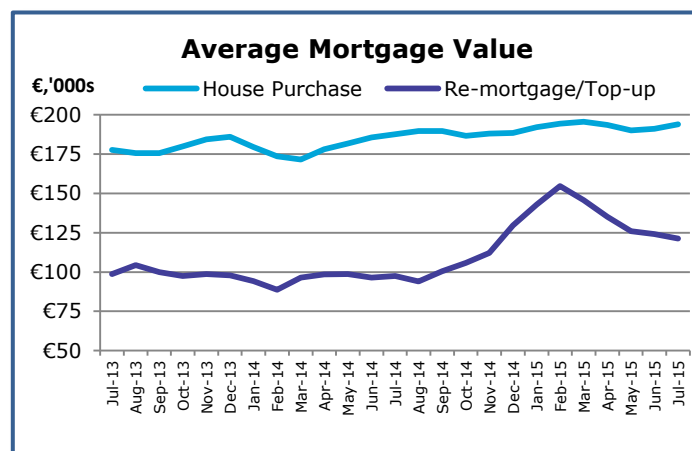


Average mortgage approval value

The average mortgage approval value in the three months ending July 2015 was €186,189, up 3.0% year-on-year.

The average mortgage for house purchase rose by 3.3% year-on-year to €193,927.

This was the 22nd successive quarter of year-on-year growth in the average mortgage approval value and the average purchase mortgage approval value.



Notes

About Us

Banking & Payments Federation Ireland (BPF) is the principal voice of the banking and financial services sector in Ireland. For queries, contact Anthony O'Brien, Head of Sector Research & Analysis, BPF at 01-4748810 or anthony.obrien@bpf.ie.

Data

This data relates to loans approved by BPF 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 (ceased trading on 1 December 2014); 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 BPF website at www.bpf.ie/publications/bpf-mortgage-approvals-report/.

Disclaimer

This report is based on statistical information supplied to BPF by the mortgage lending institutions listed herein. While every effort has been made to ensure the accuracy of information included in this report, BPF 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 BPF website (www.bpf.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.