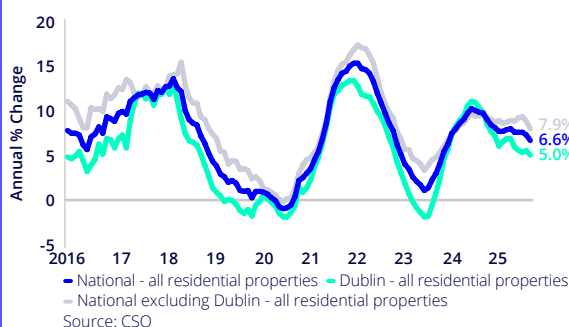


Housing Update

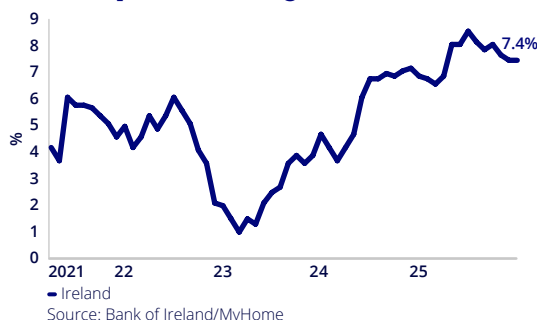
January 2026

Pricing

House Prices



Median Gap between Asking and Transaction Price



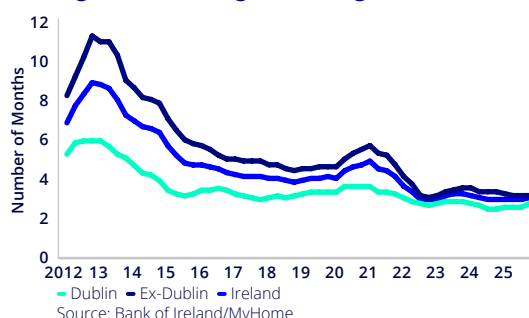
- Some softening in price increases. Residential property prices increased by 6.6% year-on-year (y-o-y) in November.
- Prices in Dublin rose by 5.0% and outside Dublin by 7.9%.
- MyHome data shows asking prices were flat on the quarter in Q4 2025, up 5.4% on the year.
- Our forecast is for Residential Property Price Inflation (RPPI) of 4% in 2026. Stretched affordability, and that the process of rising leverage amongst first-time-buyers has played out, have contributed to signs of softer price gains, closer to the current pace of pay growth.

Housing Availability

Stock of Properties Listed for Sale on MyHome



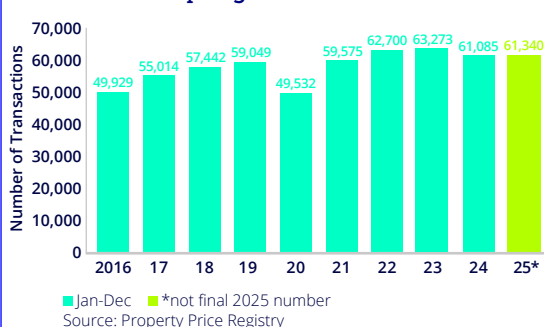
Average Time to Sale Agreed (Rolling 4-Quarter Average)



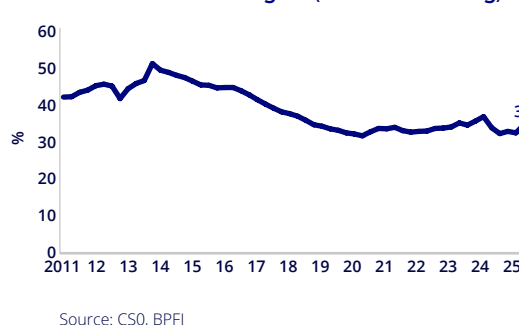
- The market remains tight. The number of properties listed for sale on MyHome at end-December 12,200, up 6% on the year and well down from 20,000-plus level prior to Covid-19.
- The improvement in new listings for sale (up 2.7% in first three quarters of the year) has tailed off and new listings in Q4 2025 were down on Q4 2024.
- Low levels of property for sale selling very quickly with average time to sale agreed just 3 months.

Transactions

Residential Property Transactions



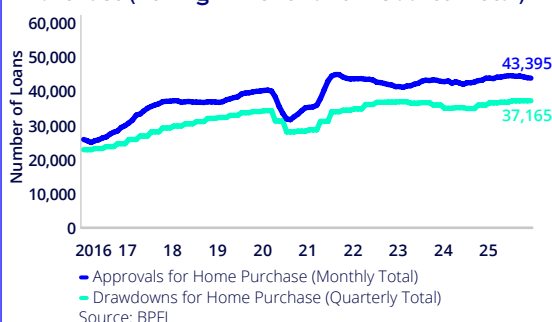
Estimated % of Cash Buyers (Households Only)



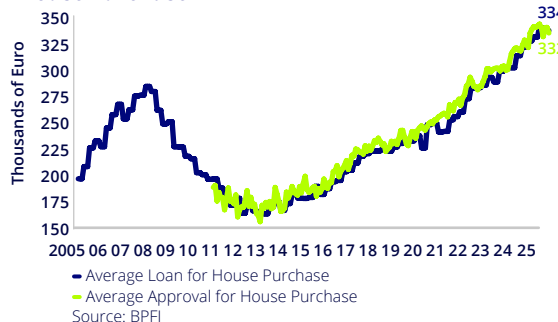
- Limited stock for sale is hampering activity, despite robust demand.
- Transactions in 2025 are to up only slightly on 2024, following a nearly 3% fall that year.
- A lack of property for sale is holding back the market, particularly amongst movers.
- Cash buyers have been relatively steady in recent quarters and account for around one in three household purchases.

Mortgage Market

Mortgage Approvals and Drawdowns for Home Purchase (Rolling 12 Month and 4 Quarter Total)



Average Mortgage Drawdown and Approval for House Purchase



- There was 37,165 drawdowns in the in 2025, up 3.4% yoy.
- Total mortgage lending in 2025 was €14.5bn, up 15% on 2024. Loans for home purchase were €12.3bn, driven by a 3.4% rise in volumes and a 7.2% rise in the average loan.
- Mortgage lending volumes for FTB rose 5.4% last year but mover-purchaser volumes fell again, by 2.7%, to the lowest level since 2014 (excluding Covid) reflecting continued poor liquidity in the existing homes market for movers.
- Mortgage approvals data for December showed the average approval for house purchase was €331,700, up 2.4% on the year.

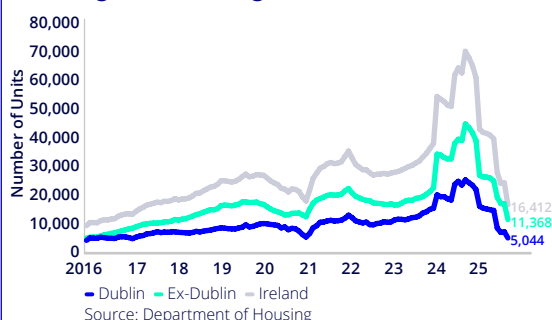
Housing Update

January 2026

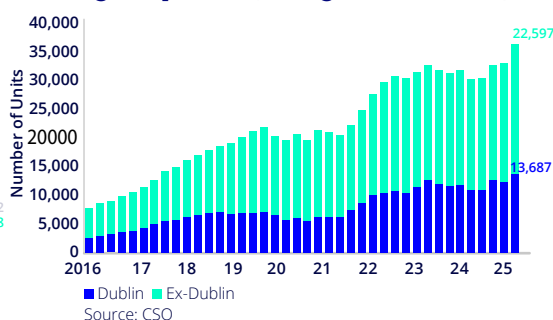


Residential Construction Activity

Housing Starts (Rolling 12-Month Total)



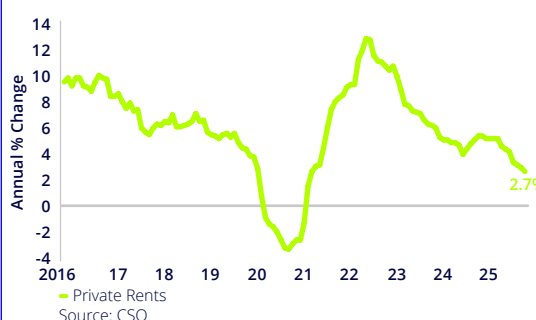
Housing Completions (Rolling 4-Quarter Total)



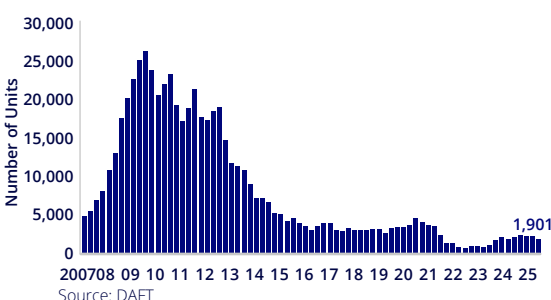
- There were 36,284 new dwelling completions in 2025, up 20.4% on the year and the most since 2009.
- There was 11,994 completions in Q4, up 38.5% year-on-year. This was better than expected and driven by a 60.7% rise in apartments. For the year as a whole there was 18,308 scheme dwellings built, up 13.1%, 12,047 apartments (+38.7%) and 5,929 single houses (+12.5%).
- There were just 16,412 starts in 2025 but the higher starts in 2024, circa 69,000, will provide the pipeline for completions in 2026, which should be at least 37,500.

Rental Market

Rents



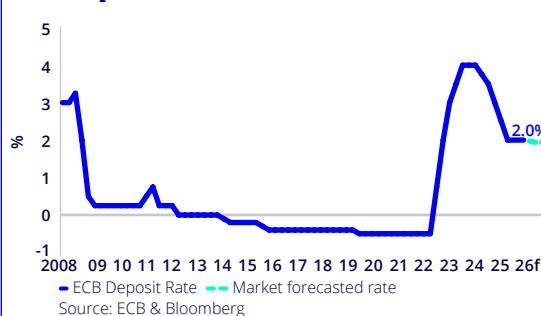
Available Rental Stock



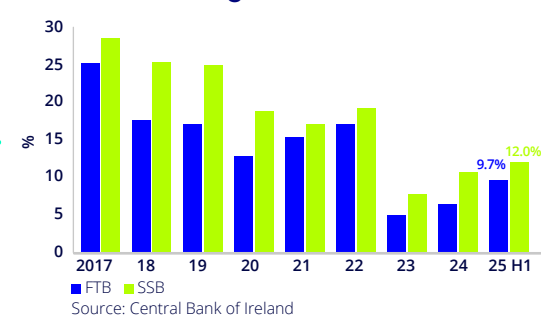
- Rental inflation has softened of late with private rents slowing to year-on-year pace of 2.7% in December. For the year as a whole, private rents rose, on average, 4.3%.
- The rental market remains very tight with limited supply of new rental homes.
- According to DAFT, just over 1,900 properties were available to rent in Ireland in the third quarter of the year, down 21% year-on-year. The fall below 2,000 is its lowest in more than three years. The latest Daft report also indicates that rents for a whole house or a single room is rising around 4% annually in Q3 and that market rents are now about 1/3 above pre-Covid levels and 2/3 above the mid 2000's peak.

Affordability

ECB Deposit Rate



Share of new lending above LTI and LTV limits



- The ECB held steady at their most recent meeting, leaving the deposit rate at 2%. ECB policymakers are now giving a consistent message that the easing cycle is over.
- Affordability is becoming more stretched. The average residential property sold in 2025 had a price of €426,000, eight times the average earnings of €53,000.
- Central Bank data shows that since the easing of macroprudential rules in 2023 less of the mortgage market is availing of exceptions to borrow above the headline limit. While the share of lending above the headline limits increased in H1 2025 it is still well below historical values.

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