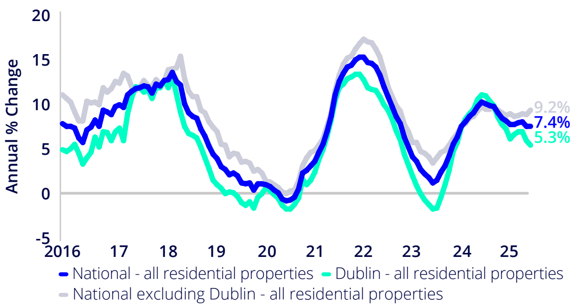
Housing Update

October 2025

Bank of Ireland

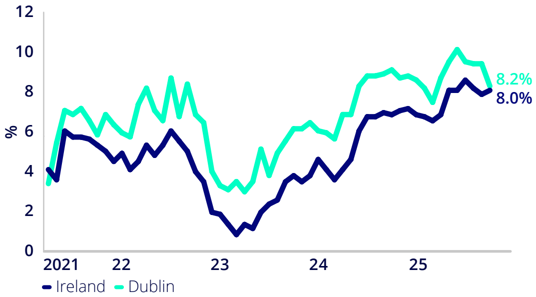
Pricing

House Prices



Source: CSO

Median Gap between Asking and Transaction Price

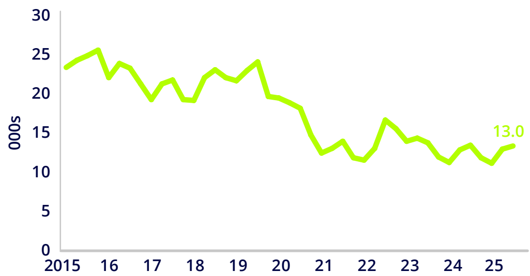


Source: Bank of Ireland/MyHome

- Residential property prices increased by 7.4% year-on-year (y-o-y) in August.
- Prices in Dublin rose by 5.3% and outside Dublin by 9.2%.
- MyHome data shows asking price inflation slowed to 5.7% in Q3 2025. In October, homebuyers are paying 8.0% over asking at the median.
- The Q3 MyHome data provides evidence that house price inflation is slowing down. The market remains very difficult however with the pace of price rises merely softening.

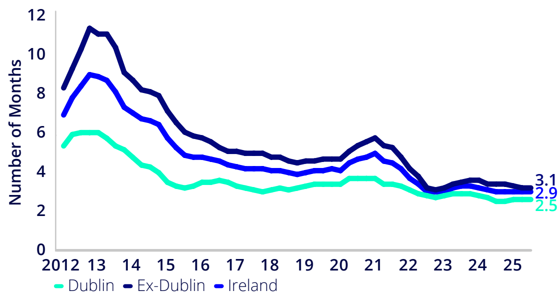
Housing Availability

Stock of Properties Listed for Sale on MyHome



Source: Bank of Ireland/MyHome

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

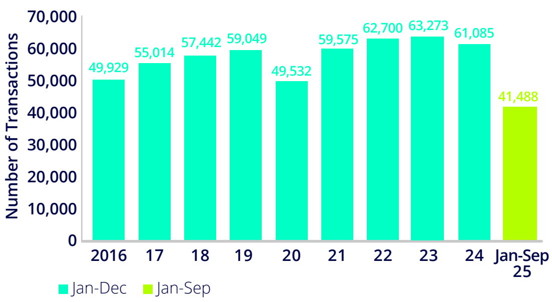


Source: Bank of Ireland/MyHome

- The number of properties listed for sale on MyHome at end-September was 13,000, flat on the year and well down from 20,000-plus level prior to Covid-19.
- New listings for sale in first three quarters of the year were up 2.7% on the same period of last year, but this is still close to the weakest level since the pandemic.
- The market is very tight with the low levels of property for sale selling very quickly.
- Average time to sale agreed is now 2.6 months, close to a historic low.

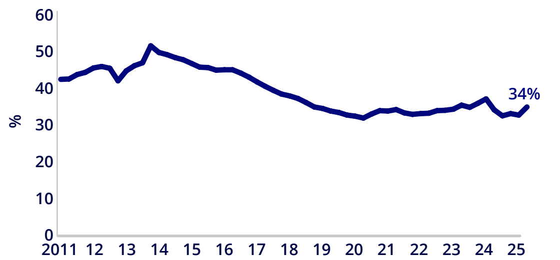
Transactions

Residential Property Transactions



Source: Property Price Registry

Estimated % of Cash Buyers (Households Only)

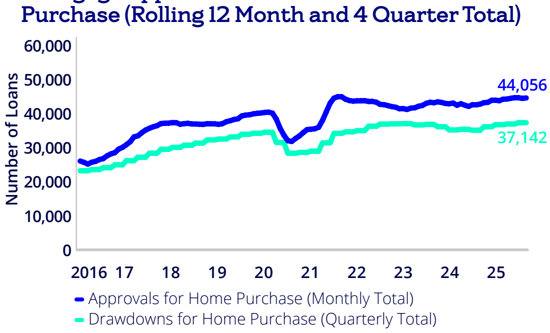


Source: CS0, BPFI

- Limited stock for sale is hampering activity, despite robust demand.
- There were about 61,000 transactions in 2024, down about 3% from 2023. Housing market transactions look set to record only a marginal rebound in 2025.
- 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.

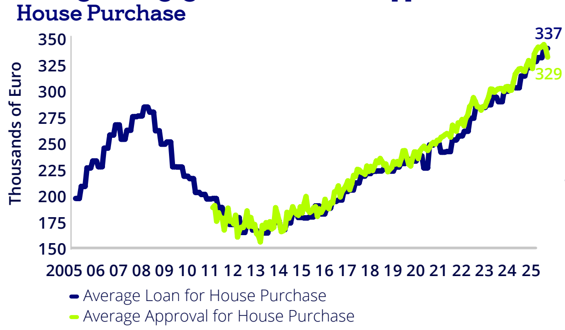
Mortgage Market

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



Source: BPFI

Average Mortgage Drawdown and Approval for House Purchase



Source: BPFI

- There was 32,765 drawdowns in the first three quarters of the year, up 9.1% y-o-y.
- First time buyer drawdowns are up 6% in the first three quarters, contrasting with an increase of just 0.7% in mover purchasers. There continues to be a strong increase in remortgaging activity. The average drawdown for house purchase for house purchase continues to tick up, now at €336,500 in Q3.
- Mortgage approvals were robust in September. FTB approvals were up 9.2% on the year while mover purchasers continue to disappoint down 9.7%. 60% of approvals are to FTBs with just 19% for movers, while interest in remortgaging/top ups is on the rise, now accounting for 19% of approvals.

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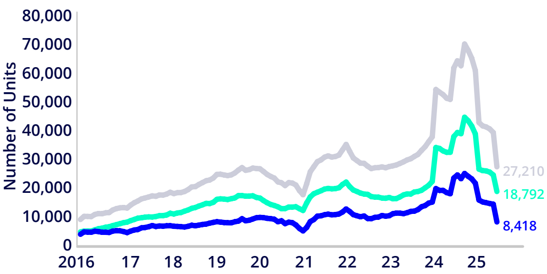
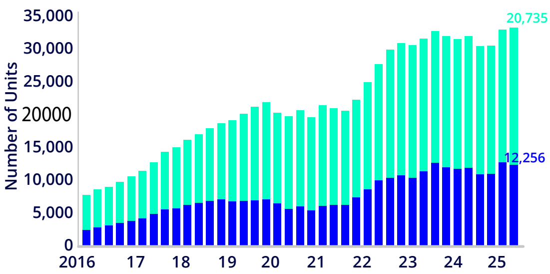
Residential Construction Activity

Housing Starts (Rolling 12-Month Total)



Dublin Ex-Dublin Ireland
Source: Department of Housing

Housing Completions (Rolling 4-Quarter Total)

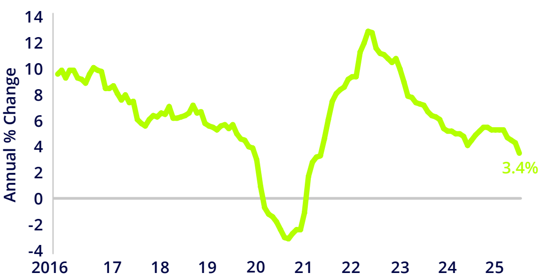


Dublin Ex-Dublin
Source: CSO

- There were just under 33,000 completions in the year to Q3 2025, the most since circa. 2007.
- There were 9,235 completions in Q3, up 4% on th year. Apartment completions were up 3.3% and houses 4.3%. The data is broadly in line with our full year forecast of 34,500 completions.
- Housing starts have slowed in 2025, not unexpectedly, given the surge in 2024. Starts are down 80% year-on-year in Jan-Sept (and down 57% from 2023). Budget 2026 changes reducing VAT for apartments may encourage more starts for that sector next year.

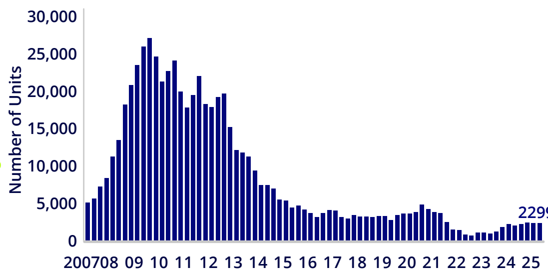
Rental Market

Rents



Private Rents
Source: CSO

Available Rental Stock

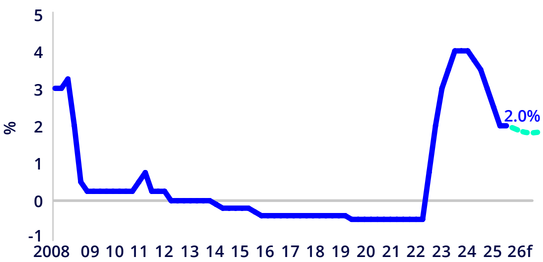


Source: DAFT

- Rental inflation showing some signs of softening coming in at 3.4% in September.
- The rental market remains very tight with limited supply of new rental homes.
- According to DAFT, just under 2,300 properties were available to rent in Ireland on August 1st, down 15% y-o-y, and just 1,350 of those were for rent in Dublin. Separately, DAFT data shows that tenants who remain in-situ paid, on average, an increase of 2.7% per annum over the past decade, considerably less than the average market increase of 8.5%.

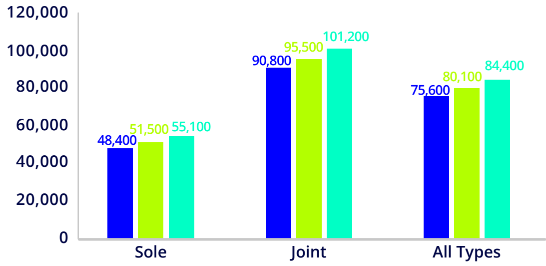
Affordability

ECB Deposit Rate



ECB Deposit Rate Market forecasted rate
Source: ECB & Bloomberg

Median Income of Residential Purchasers



2022 2023 2024
Source: CSO

- The ECB held steady at their September meeting, leaving the deposit rate at 2%. ECB policymakers are now giving a consistent message that the easing cycle is over for now and we have them on hold until at least mid-2026.
- 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.
- CSO data showed the median income for residential purchasers in 2024 was €84,400, up 5.4%.. For joint purchasers the median was €101,200 and for sole purchasers €55,100. The area with the highest median income, at €127,600, was Dun Laoghaire-Rathdown.

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