

QUARTERLY UPDATE

SEPTEMBER 2025

Highlights

As at end of September 2025. For breakdown by quarter, see page 2

 **19,235**

registrations of interest on firsthomescheme.ie

 **9,854**

applications received*

*There is a time lag between applications received and approved

 **8,399**

buyers* have been approved by the Scheme (Eligibility Cert received), allowing them to buy/build their chosen home

*A joint application is counted as one buyer, not two

 **5,285**

contracts issued

 **4,118**

homes purchased/
built

The First Home Scheme, a €740m fund set up to help First-Time Buyers to bridge the gap between their mortgage, deposit and the price of a new home, has published its Q3 2025 progress update.

The Scheme is a joint venture between the State and three banks, currently AIB (including subsidiaries EBS and Haven), BOI and PTSB, and remains open to other authorised mortgage lenders in the Irish market to join the scheme.

The report shows continued strong interest in the Scheme, with 3,399 buyers approved and 4,118 homes already bought/built using the Scheme. 794 buyers were approved for the Scheme and 427 homes were bought/built using support from the Scheme during the quarter.

New-build Product

Launched 7th July 2022

 **9,157**

Number of Applications to date

 **7,894**

Number of Eligibility Certificates (approvals) issued to date

 **4,986**

Number of Contracts issued to date

 **3,884**

Homes Purchased

Tenant Home Purchase Product

Launched 17 April 2023

 **472**

Number of Applications to date

 **344**

Number of Eligibility Certificates (approvals) issued to date

 **213**

Number of Contracts issued to date

 **178**

Homes Purchased

Self-build Product

Launched 20 September 2023

 **215**

Number of Applications to date

 **161**

Number of Eligibility Certificates (approvals) issued to date

 **86**

Number of Contracts issued to date

 **56**

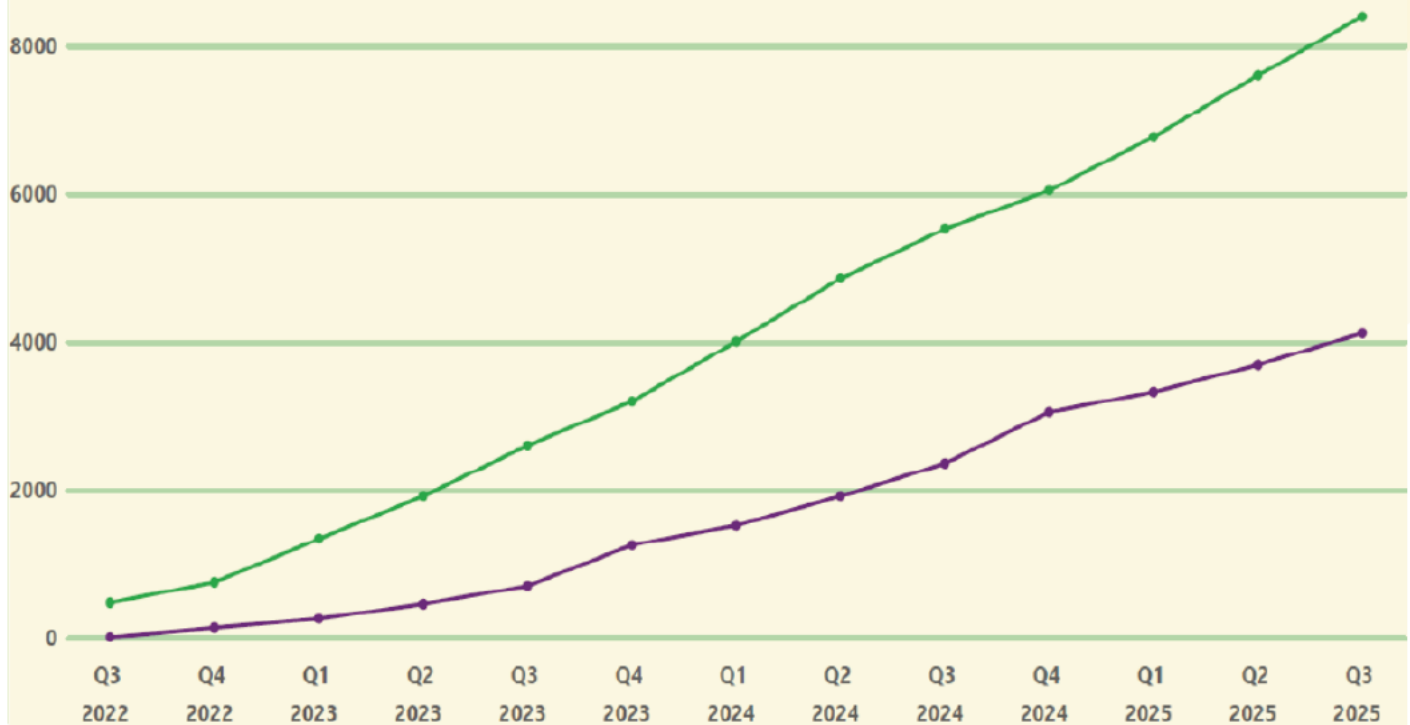
Homes Built

	Q1		Q2		Q3		Q4		Total (by year)	
Year	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased	Approvals	Homes Purchased
2022*	N/A	N/A	N/A	N/A	474	8	276	129	750	137
2023	586	120	579	199	683	243	598	556	2,446	1,118
2024	809	262	851	396	711	501	480	638	2,851	1,797
2025	727	271	831	368	794	427				

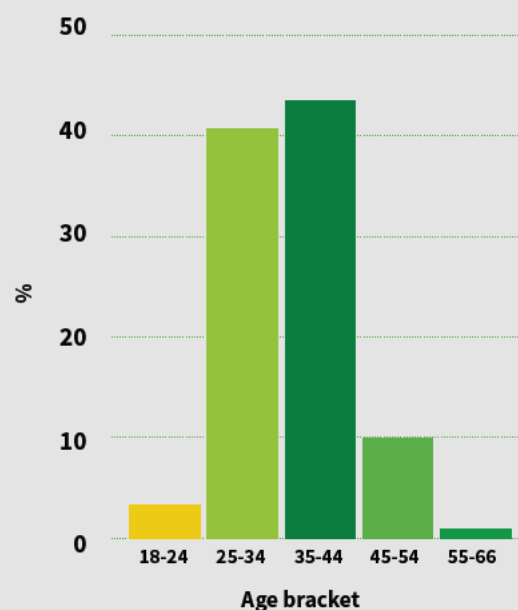
*First Home Scheme was launched on 07 July 2022

Quarter on Quarter progress for Approvals and Homes Purchased/Built

— Approvals — Homes Purchased



Age Profile



Homes Funded

Singles/Couples



1,635 2,483



€386,920

average
purchase price
for completed
purchases

House/Apartment



3,852 266



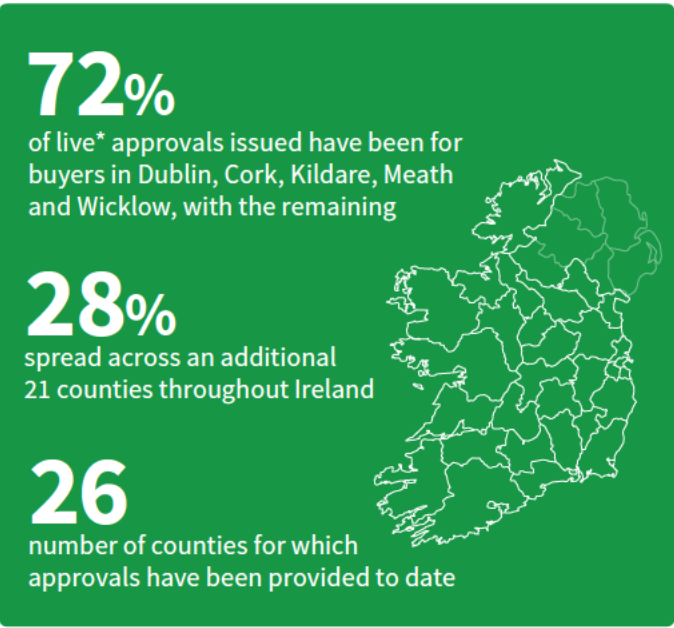
€66,299

average support
received by each
buyer

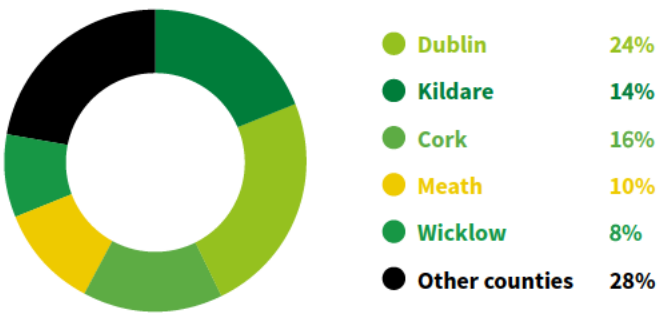
17%

of the average
purchase price

Geographical split



Breakdown of live* approvals by county

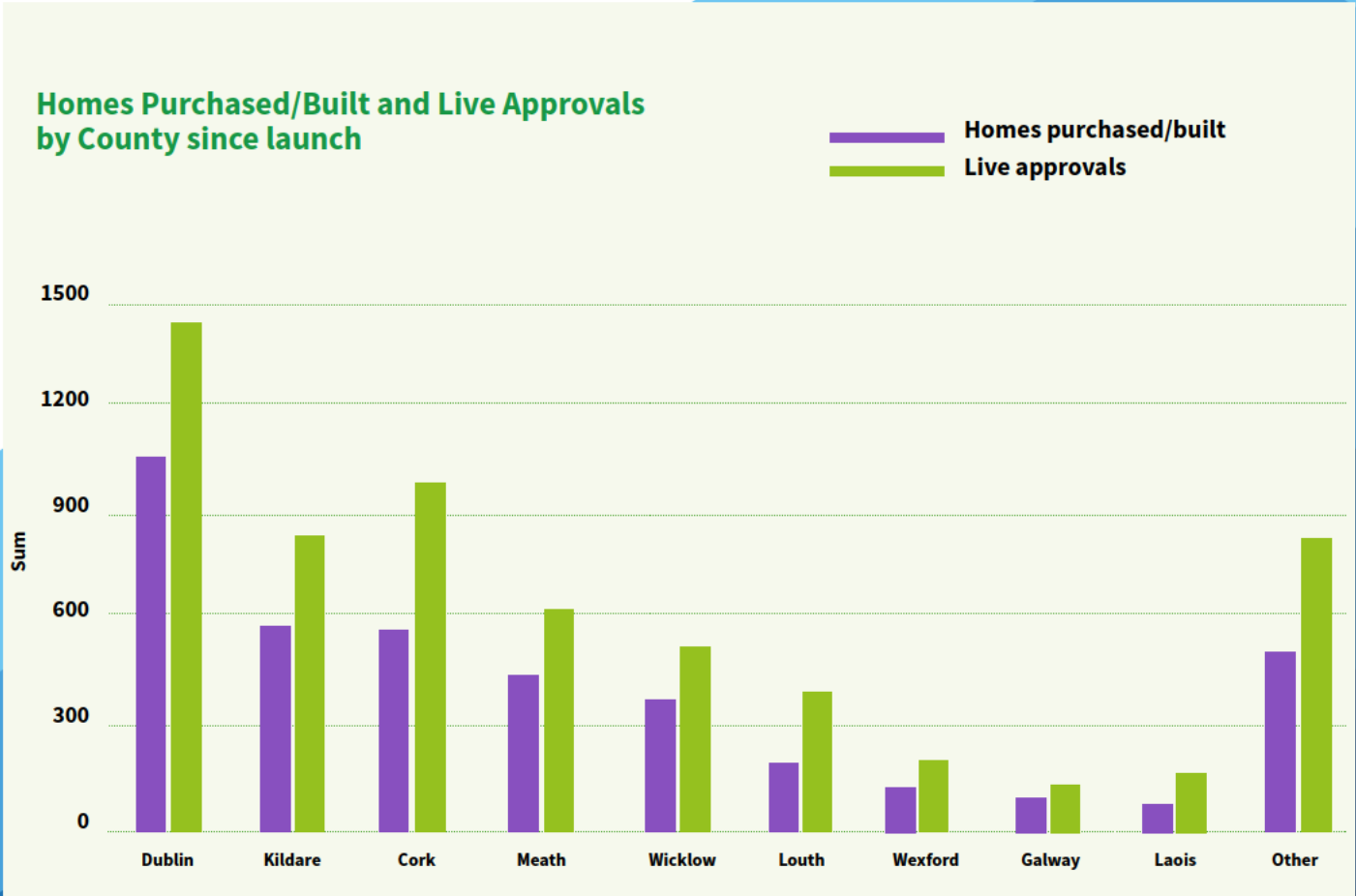


*A live approval is an approval that has not expired or been withdrawn by the customer. Of the 8,399 approvals that have been provided by the First Home Scheme since launch, 6,234 are currently live or have been drawn-down.

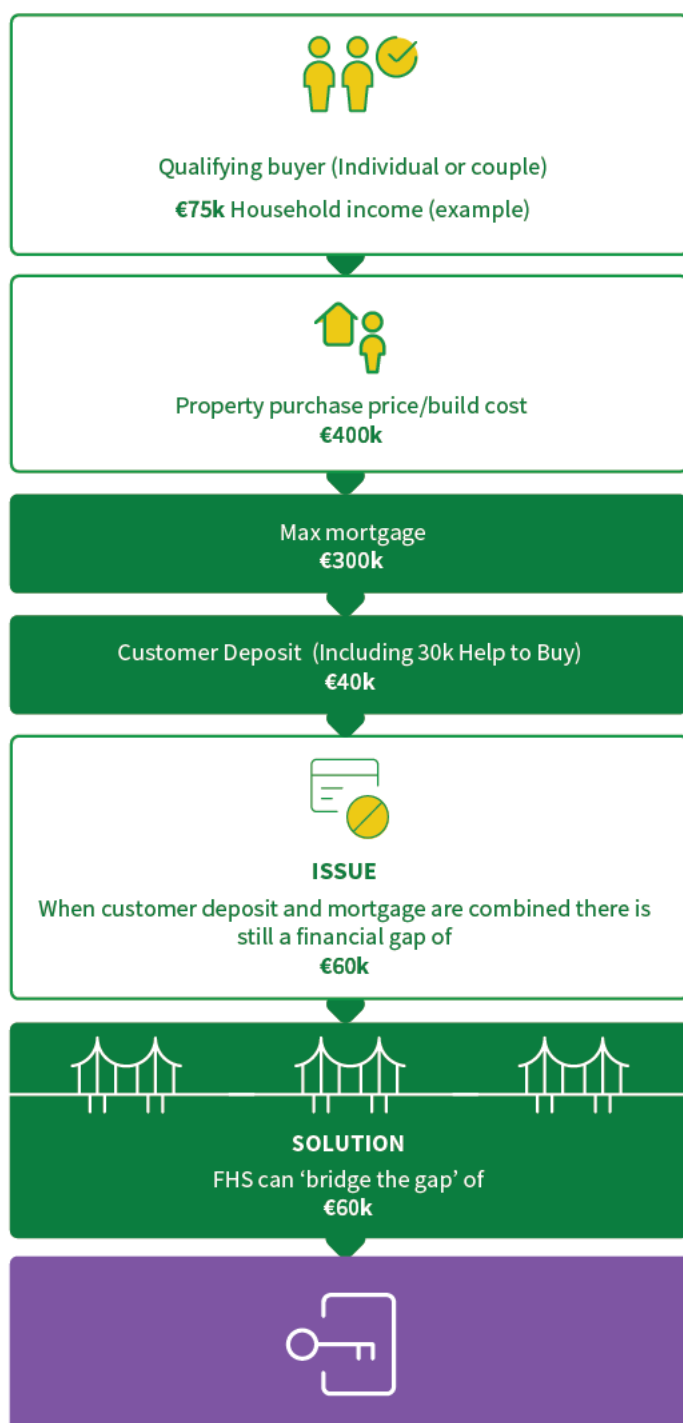
The First Home Scheme has provided over €273m in support to people who have bought or built their homes

Over 19,200 potential buyers have registered their interest in the Scheme, with over 1,900 new expressions of interest submitted in Q3 2025.

66% of First Home Scheme users are also availing of the Help to Buy scheme.



How the First Home Scheme works



The Scheme provides financial support to First-time Buyers and facilitates them in purchasing or building a new home that they could not otherwise afford after combining their available mortgage and deposit (equity in your site can form part of the deposit in the case of a self-build).

By bridging the gap between the available mortgage, deposit and the price/build cost of the new home, the scheme will make the prospect of home ownership possible for many for the first time.

The scheme is making €740 million available to facilitate the purchase of homes by First-time Buyers and other qualifying applicants, subject to demand.

First-Time Buyer income	€75,000
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Maximum borrowing (4x income from January 1st 2023)	€300,000
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Property Purchase price/Build cost	€400,000
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Deposit*	€40,000
*Minimum of 10% (40,000)	
Savings - 10,000	
Help to Buy (if eligible) - 30,000	

Maximum that First-Time Buyers can pay without support	€340,000 (€300,000 plus €40,000)
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Affordability gap	€60,000 (€400,000 minus €340,000)
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Outcome	First Home Scheme can provide €60,000 in return for a 15% equity stake in the property
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The First Home Scheme can provide a maximum of 30% of the purchase price or build cost (20% if the buyer is also using the Help to Buy scheme).