



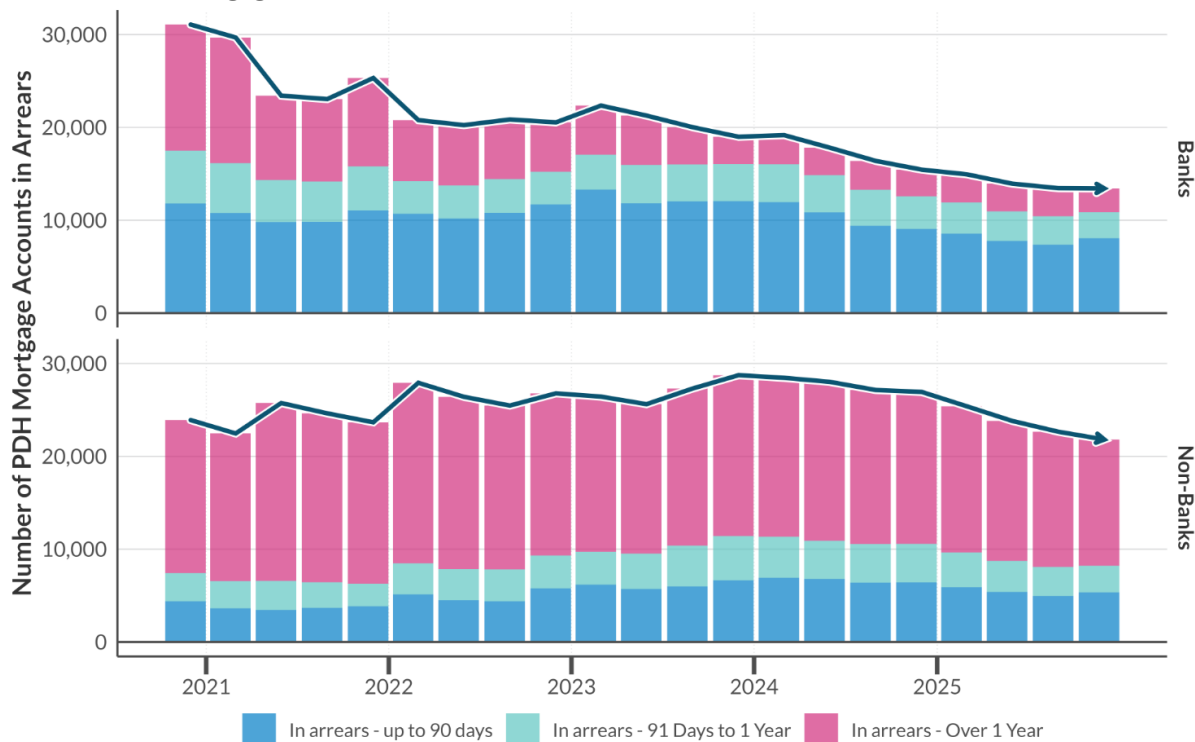
Residential Mortgage Arrears & Repossessions Statistics – Q4 2025

Key Points

- The number of principal dwelling house (PDH) accounts in arrears over 90 days was 21,833 at end-December 2025. At 3.1 per cent of all PDH accounts outstanding, this is the lowest proportion of accounts in arrears over 90 days on record, continuing a long trend of decline. At end-December, 75 per cent of PDH accounts in arrears over 90 days were held by non-banks.
- At end-Q4 2025, 38 per cent of PDH accounts in arrears were held by banks, a 1 percentage point increase from Q3 2025 and a 2 percentage point increase in annual terms.
- In annual terms, the number of PDH accounts in arrears over 90 days fell by 19 per cent. The number of accounts in long-term arrears (greater than 1 year) was 16,155 (2.3 per cent of all PDH accounts) at end-December, the lowest on record. This is a fall of 3,087 accounts (16 per cent) in annual terms and a decrease of 1,412 accounts from Q3 2025.

The number of PDH mortgage in arrears held by non-banks declined for 2 consecutive years

Chart 1: PDH Mortgage Accounts in Arrears



- During the fourth quarter of 2025, the total number of PDH accounts in arrears decreased by 2.4 per cent, the eighth consecutive quarter of decline. The total number of PDH accounts outstanding decreased by 0.1 per cent from Q3 2025. The number of accounts in early arrears (less than 90 days) increased by 8.7

per cent (1,072 accounts) from the third quarter of 2025 and decreased 13 per cent (2,087 accounts) from Q4 2024.

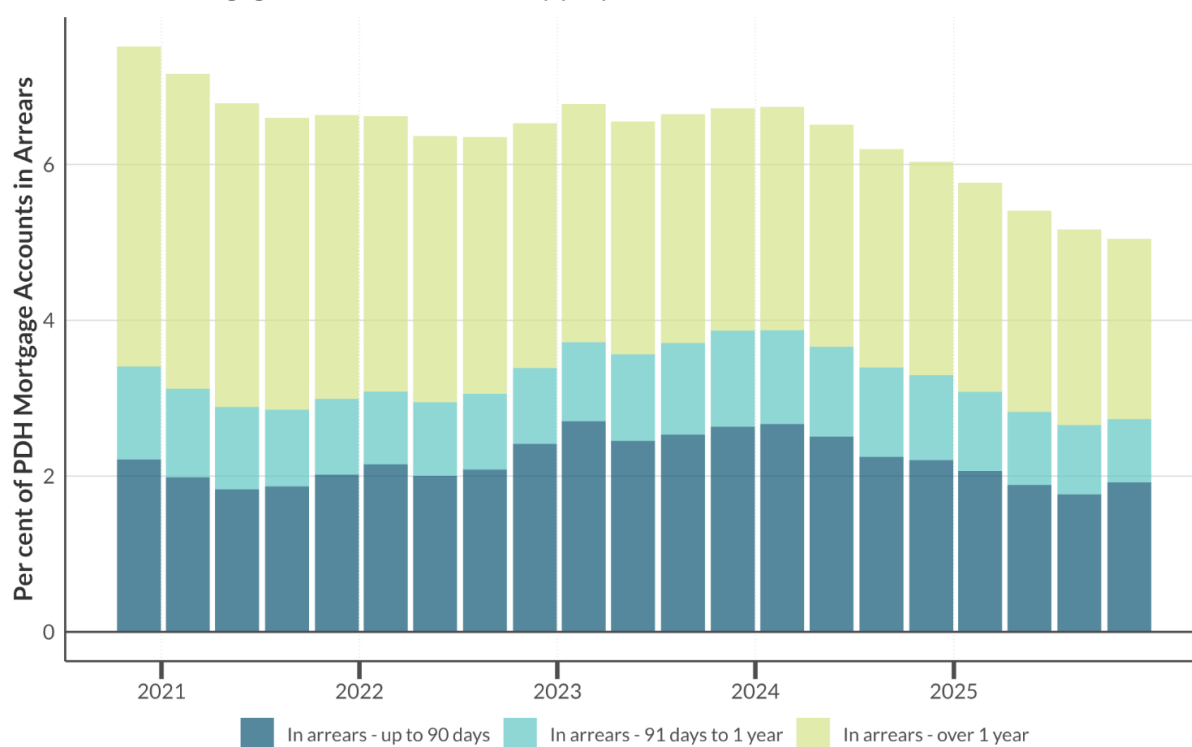
- Of the PDH accounts in arrears, 5,039 accounts (or 14 per cent) are currently part of a legal process, 19 per cent of which have been in the legal system for over five years.
- At end-December, non-bank entities¹ held 15 per cent of all PDH mortgage accounts and 84 per cent of all PDH accounts in arrears over one year.

Residential Mortgages on Principal Dwelling Houses

- At end-December 2025, there were 698,445 private residential mortgage accounts for principal dwellings held in the Republic of Ireland, with a total outstanding balance of €109 billion. Of the total stock, 35,232 of these accounts were in arrears, a decrease of 874 accounts (or 2.4 per cent) over the quarter, driven entirely by a reduction in the volume of accounts in arrears longer than 90 days (Chart 2).

In Q4 2025, the percentage of PDH mortgages that are in arrears reached a new low of 5 per cent

Chart 2: PDH Mortgage Accounts in Arrears, by proportion



- At end-December, 3.1 per cent (21,833 accounts) of total PDH accounts outstanding were in arrears for more than 90 days², down from 3.4 per cent (23,779 accounts) at end-Q3. This is the lowest share of PDH accounts in arrears over 90 days on record.

¹ Non-bank entities are comprised of Retail Credit Firms and Credit Servicing Firms. More detailed information on these institution groups is available on the Central Bank website [here](#).

²The figures published here represent the total stock of mortgage accounts in arrears of more than 90 days, as reported to the Central Bank of Ireland by mortgage lenders and credit service providers. They include mortgages

- At end-December, 13,399 PDH accounts (1.9 per cent of total accounts outstanding) were in early arrears (less than 90 days), up from 12,327 (1.8 per cent of total), at end-September 2025 (Chart 2). Banks accounted for an increase of 688 accounts while non-banks saw an increase of 384 accounts over the period.
- The outstanding balance on PDH mortgage accounts in arrears for more than 90 days was €4.6 billion at end-December, 4.2 per cent of the total outstanding balance on all PDH mortgage accounts.
- Accounts in long-term mortgage arrears, (over one year), had an outstanding balance of €3.9 billion, which accounted for 62 per cent of the balance on all accounts in arrears and 83 per cent of balance on all accounts in arrears over 90 days at end-December 2025.
- At end-December 2025, non-bank entities accounted for 15 per cent of the total number of PDH mortgage accounts outstanding. 16 per cent of all PDH accounts held by non-banks were in arrears over 90 days and 13 per cent were in arrears for over one year at end-December 2025. Non-banks held 94 per cent (3,797 accounts) of PDH accounts in arrears over 10 years while banks held 60 per cent of accounts (8,057) in arrears up to 90 days.

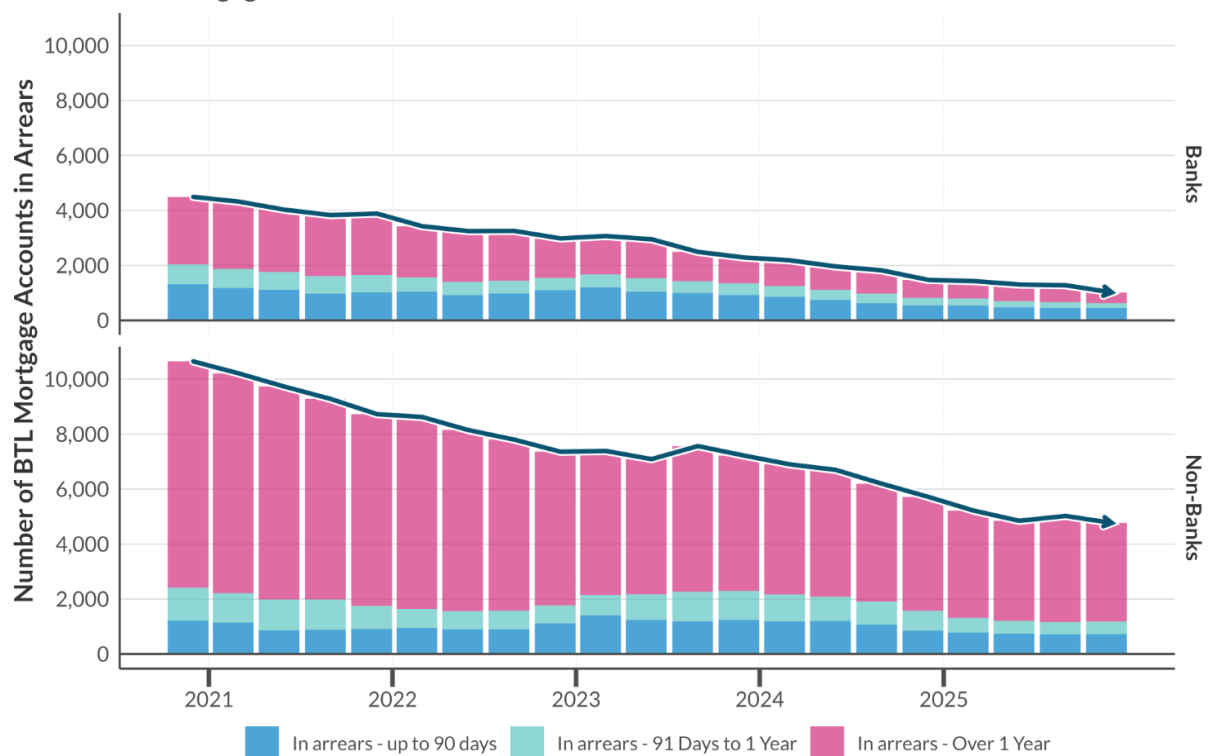
Residential Mortgages on Buy-to-Let Properties

- At end-December 2025, there were 47,320 residential mortgage accounts for Irish buy-to-let (BTL) properties, with an outstanding balance of €6.6 billion. There were 5,786 BTL accounts in arrears at end-December, a decrease of 515 accounts (8 per cent) over the quarter and a decrease of 1,405 (20 per cent) in annual terms. Of the total BTL stock, 4,616 accounts (10 per cent of BTL accounts outstanding) were more than 90 days in arrears (Chart 3), a decrease of 515 accounts from Q3 2025 and a decrease of 1,180 accounts in annual terms.
- BTL accounts in arrears of over one year numbered 3,975 or 8 per cent of all BTL accounts. The outstanding balance on these accounts was €1.4 billion at end-December, 22 per cent of the total outstanding balance on all BTL mortgage accounts.
- Of the total number of BTL accounts in arrears, 19 per cent (or 1,092 accounts) were in arrears between 2 and 5 years, a further 22 per cent (or 1,277 accounts) were in arrears by between 5 and 10 years and 20 per cent (or 1,186 accounts) were in arrears over 10 years.
- At end-December 2025, non-bank entities held 38 per cent of outstanding BTL mortgage accounts. Non-banks held 82 per cent of all BTL accounts in arrears, 90 per cent of BTL accounts in arrears over one year and 93 per cent of BTL accounts in arrears greater than ten years.

that have been restructured and are still in arrears of more than 90 days, as well as mortgages in arrears of more than 90 days that have not been restructured.

In Q4 2025, the number of BTL mortgages in arrears held by non-banks reached its lowest number since Q2 2015

Chart 3: BTL Mortgage Accounts in Arrears



Restructuring Arrangements³

Principal Dwelling Houses

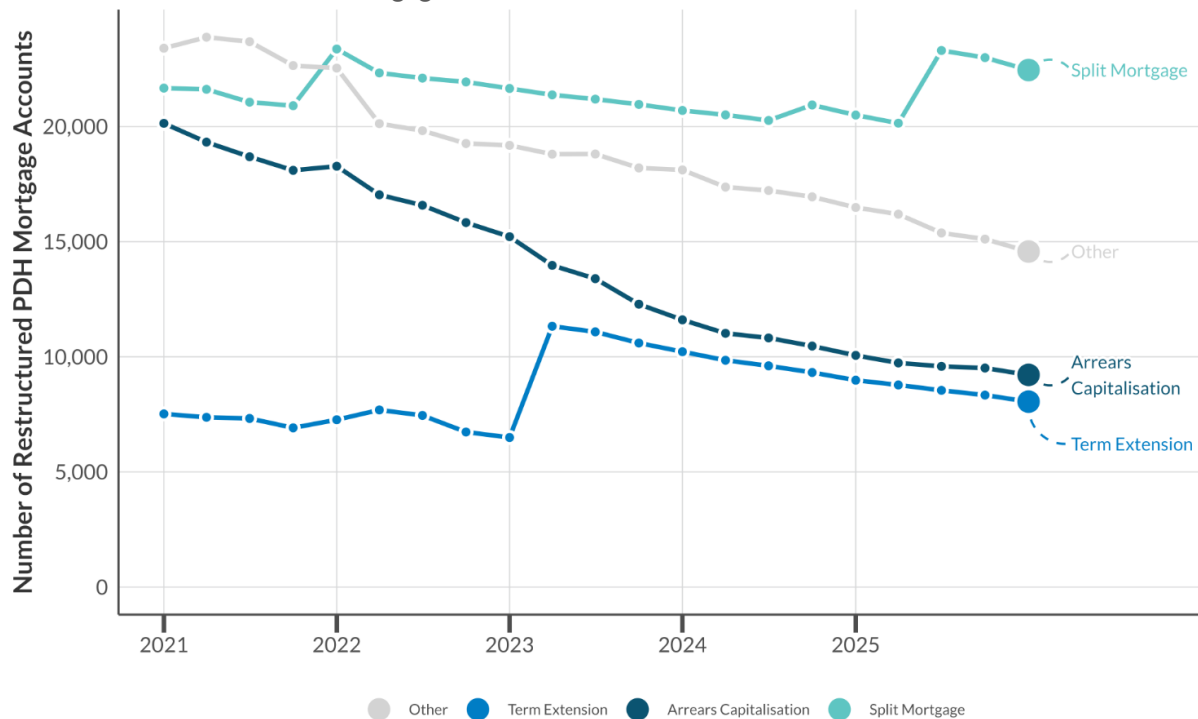
- A total stock of 54,488 PDH mortgage accounts were categorised as restructured at end-December 2025, 8 per cent of total PDH mortgage accounts outstanding. The total number of restructure arrangements decreased by 1,668 accounts (3 per cent) over the quarter.
- Of the total stock of restructured accounts recorded at end-December, 84 per cent were not in arrears, while 88 per cent were meeting the terms of their current restructure arrangement. The two most common restructure types were split mortgage⁴ and arrears capitalisation arrangements, respectively, unchanged from the previous quarter.
- Of the total number of PDH accounts that were in arrears at end-December, 8,540 (or 24 per cent) were classified as restructured.

³ See Annex 2 for further information on restructuring arrangements/forbearance techniques and meeting the terms of the arrangement.

⁴ Reclassification activity drove the increase in split mortgages in Q2 2025 as a result of supervisory engagement.

The number of restructured PDH mortgage agreements declined by 3 per cent compared to the previous quarter

Chart 4: Restructured PDH Mortgage Accounts



Buy to Let Properties

- A total stock of 3,989 BTL mortgage accounts were categorised as restructured at end-December 2025, reflecting a decrease of 284 accounts over the quarter.
- Of the total stock of restructured accounts recorded at end-December, 88 per cent were not in arrears, while 90 per cent were meeting the terms of their current restructure arrangement.
- The two most common restructure types for BTL mortgages were term extensions and split mortgage arrangements, respectively. Of the total number of BTL accounts that were in arrears at end-December, 498 (or 9 per cent) were restructured.

Legal Activity and Repossessions

- The majority of mortgage accounts in arrears are not currently subject to legal proceedings⁵. Of all PDH accounts in arrears, 60 per cent (21,261 accounts) had no formal demand issued at end-December 2025, down from 65 per cent in December 2024. A further 14 per cent (4,833 accounts) were at the formal demand issued stage, but legal proceedings had not yet commenced. 14 per cent (5,039 PDH accounts) currently had legal proceedings in process; this includes cases at Civil Bill lodgement stage and instances where the case is still active in the courts system.

⁵ More detail is available in the Residential Mortgage Arrears and Repossessions Statistics Explanatory Notes [here](#).

- During the fourth quarter of 2025, a total of 24 PDH properties were taken into possession by lenders. During the quarter, 34 properties were disposed of by lenders. As a result, lenders were in possession of 118 properties at end of quarter.
- 3 BTL properties were taken into possession by the lender during the quarter while 8 properties were disposed of, and as a result, lenders were in possession of 47 BTL properties at end-December 2025.

Annex 1: Mortgage Arrears Data and Further Information

The mortgage arrears data, along with a set of explanatory notes, are available in the Mortgage Arrears section of the Statistics portal of the Central Bank of Ireland website: <http://www.centralbank.ie/polstats/stats/mortgagearrears/Pages/Data.aspx>.

The Central Bank of Ireland has produced a number of consumer guides to assist consumers who are in arrears or facing arrears, including

- Mortgage Arrears - A Consumer Guide to Dealing with your lender;
- Mortgage Arrears - Frequently Asked Questions; and
- Guide to Completing a Standard Financial Statement.

The above guides, that include information on the protections that are available to consumers in financial difficulty, are available to download from the [consumer information section](#) of the Central Bank website.

Annex 2: Restructuring Arrangements

Forbearance techniques include a switch to an interest only mortgage; a reduction in the payment amount; a temporary deferral of payment; extending the term of the mortgage; and capitalising arrears amounts and related interest. The figures also include advanced modification options such as split mortgages and trade-down mortgages, which have been introduced to provide more long-term solutions for customers in difficulty.

It is important to note that ‘meeting the terms of the arrangement’ is not a measure of sustainability, as not all restructure types represent longer-term sustainable solutions as defined within the Mortgage Arrears Resolution Targets (MART). For instance, short-term interest only restructures are, in general, not part of longer-term sustainable solutions. The MART sustainability targets also include a significant number of accounts in arrears which are part of a legal process. These accounts are not classified as restructured within the Mortgage Arrears Statistics. Arrears associated with such accounts are recorded in full in the data.

Annex 3: Borrower Engagement

‘Co-operation’ status is defined in line with the Code of Conduct on Mortgage Arrears (CCMA), which sets out strict criteria in relation to when loan owners can classify borrowers as not co-operating. In such cases, loan holders must formally notify the borrower of the implications of being classified as not co-operating, including that it may commence legal proceedings for repossession of the property