

# HBFI YEAR END UPDATE

FOR THE PERIOD TO 31ST DECEMBER 2024

## Key Highlights

### Total HBFI approvals grow to €2.7bn with over €1bn approved during 2024.

Demand for funding remained strong for all types of new residential developments across the country throughout 2024 with total funding approved more than double the amount approved in 2023. This marked HBFI's busiest year to date with over €1bn of funding approved and total approvals reaching €2.7bn.

HBFI's focus continues to be nationwide with projects approved in 23 counties. The total funding approved has reached €2.7bn covering 184 schemes and supporting the delivery of 13,186 new homes. Drawdown of HBFI approved facilities continues to progress well, with 117 of the 184 projects now under construction or completed. These schemes are supporting the delivery of 10,375 new homes.

HBFI provides funding to all types of residential developments of 5 homes or more with 67% of approved projects being of less than 50 homes and 88% for less than 100 new homes. Demand for funding remains strong across all HBFI products including small and medium sized schemes, houses, and apartments. To date 47% of homes funded by HBFI have been for owner occupiers, 44% Social or Affordable homes (including Part V) and 9% for the private rental market.

Ongoing government initiatives continued to provide positive support to new home buyers throughout 2024 resulting in increased commencements and funding requirements. HBFI's pipeline for potential new residential developments is very strong for early 2025 with significant levels of finance available for all viable residential developments of 5 new homes or more throughout Ireland. HBFI will continue to work closely with all stakeholders across the industry and respond to any emerging gaps as required.

## Approvals\*



**€2,700m**

Total funding approved



**13,186**

Supporting 13,186 homes



**184**

Total Number of facilities approved



**23**

Across 23 counties



**€14.5m**

Average loan facility size



**€1m to €113m**

Individual loan facilities range from €1m to €113m



**6.45%**

Interest margins for core products 4.5% to 7.5%.  
average 6.45%\*\*



**88.2%**

of total approved units for 3 bed units or less

## Active Sites



**€1,926m**

Total funding approved on active and completed sites



**10,375**

No. of new homes delivered or under construction



**117**

Total Number of active or finished sites

## Homes completed



**4,618**

Number of units sold



**3,408**

Contracted for sale/sale agreed

\* Figures reported are from 28 January 2019 to 31 December 2024. Not all schemes approved will draw down funding from HBFI for various reasons including the project not progressing or alternative funding secured.

\*\* Interest margins quoted exclude the Accelerate product, which has a different pricing and fee structure, and exclude Euribor, which is also payable.

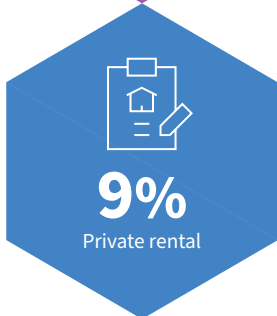
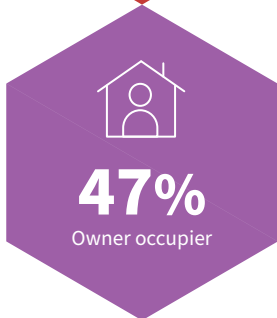
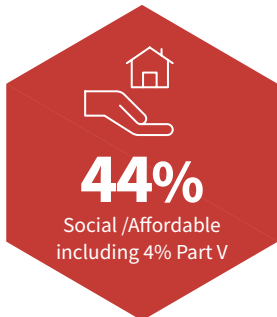
**HBFI**

Maoiniú Teaghais-Tógála Éireann  
Home Building Finance Ireland

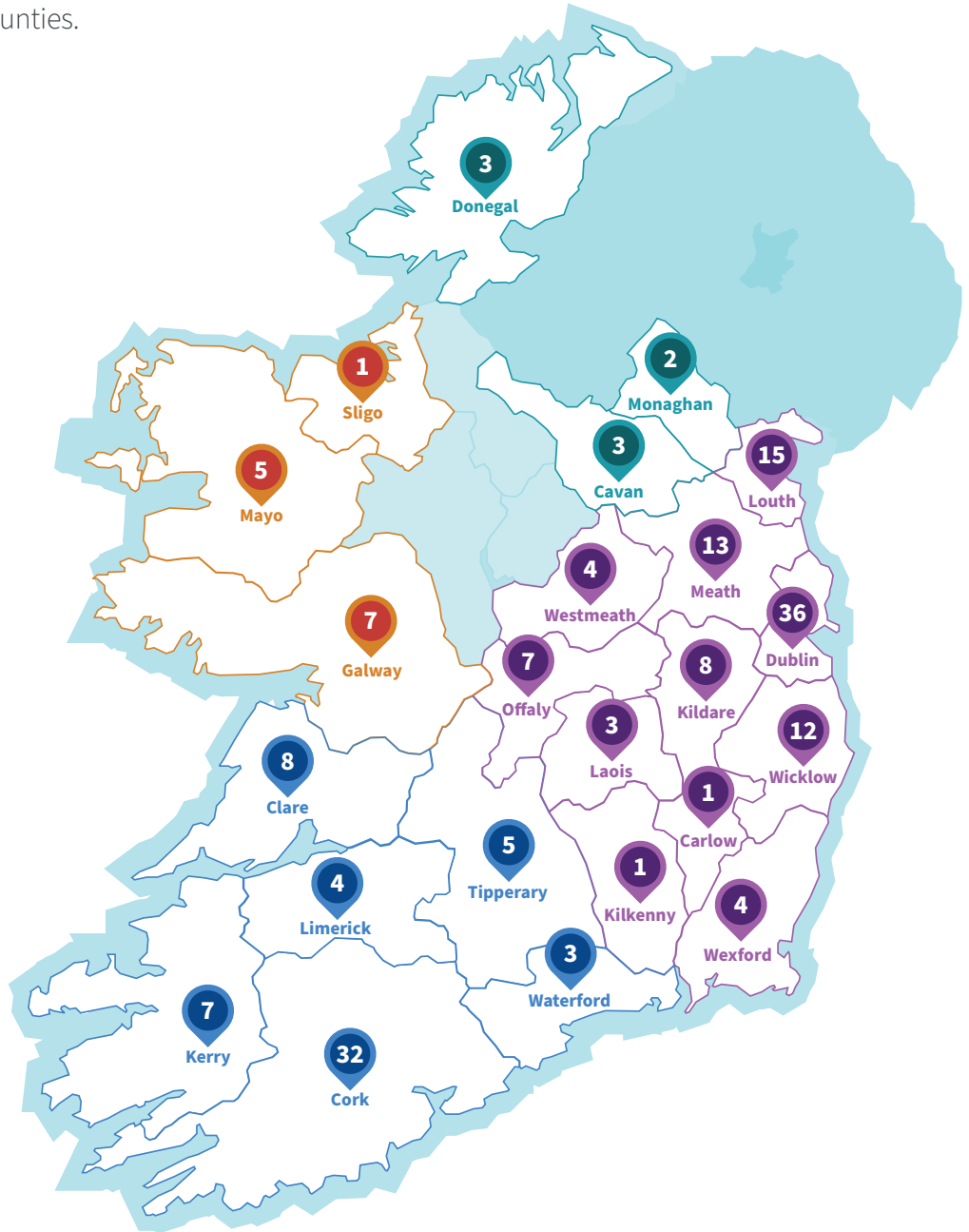
Opening doors for new home building in Ireland

# Facilities Approved by County

HBFI has approved 184 facilities as of the end of December 2024 in 23 counties.



 The number of facilities approved per county



For further information or to discuss a project, please contact one of our Business Development Managers



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