

Help To Buy (HTB) Statistics 2023

The statistics in this release are based on analysis of Help To Buy (HTB) applications and claims in 2023, as at 03 February 2024.

These statistics should be considered as provisional and may be revised.

Updates are provided regularly on the Revenue statistics webpage:

<https://www.revenue.ie/en/corporate/information-about-revenue/statistics/index.aspx>.

Queries of a statistical nature in relation to HTB can be sent to

statistics@revenue.ie.

Information and guidance regarding the operation of the HTB scheme is available on the Revenue website.

Overview of the Incentive

The Help To Buy (HTB) incentive, announced in Budget 2017 (October 2016), is designed to assist first-time buyers with the deposit required to purchase or self-build a new house or apartment to live in as their home.

The incentive provides for a refund of Income Tax and DIRT paid over the previous four tax years, limited to a maximum of 5% of purchase value up to a value of €400,000. The HTB refund is capped at €20,000.

This incentive is available for the period from 19 July 2016 to 31 December 2024.

An enhancement to the existing HTB scheme was announced in the July 2020 Stimulus plan. The enhanced HTB relief provides that where applicants satisfy certain conditions, increased relief is available up to a maximum of €30,000, or 10% of the purchase value. The enhanced rates apply from 23 July 2020.

Qualifying Properties

For a property to qualify under the scheme it must be purchased or built as the first-time buyer's home and, if purchased, it must be purchased from a qualifying contractor.

For a property to be eligible for HTB it cannot exceed a value of €500,000. A maximum value of €600,000 applied for the period 19 July to 31 December 2016.

Purchase Value	Amount of Relief
Up to €300,000, from 23 July 2020	Up to 10% of purchase price
Between €300,000 and €500,000, from 23 July 2020	Maximum relief will be €30,000
Up to €400,000, from 19 July 2016 to 22 July 2020	Up to 5% of purchase price
Between €400,000 and €500,000, from 1 January 2017 to 22 July 2020	Maximum relief will be €20,000
Over €500,000, from 1 January 2017	No relief
Between €400,000 and €600,000, between 19 July 2016 and 31 December 2016	Maximum relief will be €20,000
Over €600,000, between 19 July 2016 and 31 December 2016	No relief

The property must be occupied by the first-time buyer, or at least one of the first-time buyers in the case of multiple first-time buyers, within 2 years and for a minimum period of five years.

Qualifying Contractors

For a contractor to become part of the HTB process, they must first apply to, and be approved by, Revenue to become registered as a 'Qualifying Contractor'.

A full list of [all qualifying contractors](#) is available on the Revenue website.

At end-2023, there were **1,340** registered qualifying contractors.

Applications and Claims

There are three stages to the HTB online process.

(1) Application Stage:

First-time buyers / self-builders apply online via Revenue's myAccount or ROS systems.

Revenue encourages prospective applicants to file any necessary tax returns, and resolve any outstanding issues, before making the HTB application. This is because the processing time for applications depends on the applicant to resolve any outstanding matters and complete the application.

Compliant taxpayers who complete their HTB application are provided with an Application Number and a summary of the maximum relief available to them under the incentive. A mortgage provider, broker, qualifying contractor or solicitor can use this summary to verify the relief available to the applicant, for the purposes of mortgage approval or drawdown, or signing a house purchase contract.

Revenue has received **98,425** HTB applications (excluding cancelled applications) with an application date up to and including the 31st of December 2023.

(2) Claim Stage:

Applications will progress to the claim stage only if the applicant decides to purchase a property that is eligible for the scheme. Many applications may never progress to the claim stage because the applicant does not purchase a property or purchases a property which is not eligible for the scheme.

The decision on whether, or when, to progress to the claim stage rests with the applicant. First-time buyers can submit their claim once a contract is signed for the purchase of a property. In the case of self-builds, the claim can be submitted after the drawdown of the first tranche of the mortgage. To make a claim, the claimant must confirm and provide documentary evidence of the details of the property, the purchase price, date of completion, mortgage and deposit paid. The claim can then be submitted online.

(3) Verification Stage:

When a claim is submitted, the information provided must be verified by the qualifying contractor or the solicitor acting on behalf of the self-builder. Claims cannot be approved and paid until the qualifying contractor or solicitor has verified the claim. The time taken for this is outside Revenue's control.

For the reasons outlined above, many HTB applications are unlikely to progress to the claim stage and therefore the number of applications does not provide a reliable basis to estimate the likely cost of the scheme. **44,959** HTB claims have reached claim stage by the 31st of December 2023, of which **44,281** are approved. The estimated total value of approved HTB claims to date is in the order of **€927.3 million** and the total value of approved and pending HTB claims to date is in the order of **€938.4 million**, of which **€20.2 million** represent retrospective claims (for the period 19 July to 31 December 2016).

Application Stage

Month	Number in 2023*
January	4,892
February	2,406
March	2,287
April	1,975
May	1,806
June	1,591
July	1,571
August	1,429
September	1,401
October	1,718
November	1,634
December	1,040
Total	23,750

The above table provides a breakdown of HTB applications in 2023, based on the application start date. The table includes approved and pending applications but excludes cancelled applications (cancelled at application stage or claim stage).

	Retrospective	Non-Retrospective	Total	% of Total
Approved	1,594	72,125	73,719	74.90%
Pending**	123	24,583	24,706	25.10%
Total	1,717	96,708	98,425	100%

The above table provides a breakdown of the cumulative total number of HTB applications since 2016 to the end of 2023 (excluding cancelled applications and claims).

* Includes both Retrospective and Non-Retrospective. Retrospective refers to applications and claims in respect of the period from 19 July 2016 to 31 December 2016.

**Pending means that the applicants either have to file an outstanding return or address a compliance issue, the application is to be reviewed by a Revenue caseworker, or the applicant needs to finalise his or her application.

Claim Stage

Month	Number in 2023
January	422
February	511
March	454
April	617
May	719
June	593
July	745
August	732
September	677
October	633
November	705
December	458
Total	7,266

The above table provides a monthly breakdown of HTB claims in 2023 based on the date at which an application advanced to the claim stage. The table includes both Retrospective and Non-Retrospective claims, as well as approved and pending claims.

Build Type	Number	% of Total
Purchased (Retrospective Claim)	1,075	2.39%
Purchased (Non-Retrospective Claim)	32,495	72.28%
Self-Build (Retrospective Claim)	411	0.91%
Self-Build (Non-Retrospective Claim)	10,978	24.42%
Total	44,959	100%

The above table provides a breakdown of the cumulative total number of HTB claims by build type for claims since 2016 to end 2023, including approved and pending claims.

Amount Claimed	Number	% of Total
€0 - €4,999	665	1.48%
€5,000 - €9,999	2,828	6.29%
€10,000 - €14,999	8,281	18.42%
€15,000 - €19,999	10,018	22.28%
€20,000	2,999	6.67%
€20,001 - €30,000	20,168	44.86%
Total	44,959	100%

The above table provides a breakdown of the claim amounts of the cumulative total HTB claims since 2016 to end 2023, including approved and pending claims.

Property Value:	€0-€225k		€226-€300k		€301-€375k		€376-€450k		Over €450k		All Values	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Up to end December 2022	3,353	8.90%	10,839	28.76%	12,977	34.43%	7,560	20.06%	2,964	7.86%	37,693	100%
To end March 2023	3,377	8.64%	11,004	28.16%	13,460	34.44%	8,014	20.51%	3,225	8.25%	39,080	100%
To end June 2023	3,396	8.28%	11,202	27.32%	14,117	34.42%	8,639	21.07%	3,655	8.91%	41,009	100%
To end September 2023	3,431	7.95%	11,408	26.43%	14,854	34.41%	9,363	21.69%	4,107	9.52%	43,163	100%
To end December 2023	3,453	7.68%	11,575	25.75%	15,413	34.28%	9,962	22.16%	4,556	10.13%	44,959	100%

The above table above provides a cumulative breakdown of the value of properties for HTB claims since 2016 to end 2023, based on the date at which an application advanced to the claim stage, including approved and pending claims.

Loan to Value Ratio:	70%-74.99%		75%-79.99%		80%-84.99%		85%-89.99%		Over 89.99%		All Properties	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Up to end December 2022	6,195	16.44%	4,599	12.20%	6,050	16.05%	8,535	22.64%	12,314	32.67%	37,693	100%
Jan-23	6,268	16.44%	4,653	12.21%	6,126	16.07%	8,609	22.59%	12,459	32.69%	38,115	100%
Feb-23	6,374	16.50%	4,714	12.20%	6,212	16.08%	8,713	22.56%	12,613	32.65%	38,626	100%
Mar-23	6,458	16.53%	4,775	12.22%	6,284	16.08%	8,807	22.54%	12,756	32.64%	39,080	100%
Apr-23	6,585	16.59%	4,839	12.19%	6,389	16.09%	8,932	22.50%	12,952	32.63%	39,697	100%
May-23	6,731	16.65%	4,930	12.20%	6,509	16.11%	9,070	22.44%	13,176	32.60%	40,416	100%
Jun-23	6,866	16.74%	4,999	12.19%	6,611	16.12%	9,178	22.38%	13,355	32.57%	41,009	100%
Jul-23	7,007	16.78%	5,096	12.20%	6,742	16.15%	9,309	22.29%	13,600	32.57%	41,754	100%
Aug-23	7,199	16.94%	5,186	12.21%	6,855	16.13%	9,441	22.22%	13,805	32.49%	42,486	100%
Sep-23	7,358	17.05%	5,292	12.26%	6,956	16.12%	9,545	22.11%	14,012	32.46%	43,163	100%
Oct-23	7,502	17.13%	5,379	12.28%	7,064	16.13%	9,646	22.02%	14,205	32.43%	43,796	100%
Nov-23	7,674	17.24%	5,479	12.31%	7,159	16.09%	9,760	21.93%	14,429	32.42%	44,501	100%
Dec-23	7,797	17.34%	5,542	12.33%	7,231	16.08%	9,836	21.88%	14,553	32.37%	44,959	100%

The above table provides a cumulative monthly breakdown of the loan-to-value ratio of properties for which HTB claims have been made since 2016 to end 2023, based on the date at which an application advanced to the claim stage, including both approved and pending claims. The loan-to-value ratio is the amount of the mortgage as a percentage of the purchase value of the house or apartment. In order to avail of the HTB incentive, the loan-to-value ratio must be 70% or more.

County	End Dec-2022	End Mar-2023	End Jun-2023	End Sept-2023	End Dec-2023
Carlow	360	N/A*	397	419	448
Cavan	369	383	397	415	433
Clare	632	656	690	738	771
Cork	4,780	4,985	5,260	5,585	5,823
Donegal	632	664	706	758	790
Dublin	8,616	8,792	8,978	9,182	9,391
Galway	1,814	1,884	1,992	2,109	2,196
Kerry	498	513	533	557	585
Kildare	4,478	4,727	5,079	5,335	5,564
Kilkenny	562	581	625	674	722
Laois	748	788	840	923	997
Leitrim	105	N/A*	N/A*	N/A*	125
Limerick	1,187	1,221	1,279	1,348	1,405
Longford	148	N/A*	N/A*	N/A*	168
Louth	1,384	1,449	1,535	1,637	1,716
Mayo	760	797	832	870	912
Meath	4,312	4,441	4,661	4,901	5,053
Monaghan	396	413	429	450	469
Offaly	522	553	579	616	654
Roscommon	338	349	360	374	393
Sligo	305	323	333	349	367
Tipperary	632	654	685	724	745
Waterford	910	945	1,030	1,101	1,133
Westmeath	515	535	556	609	662
Wexford	1,122	1,169	1,248	1,342	1,427
Wicklow	1,568	1,630	1,719	1,868	2,010
All Claims	37,693	39,080	41,009	43,163	44,959

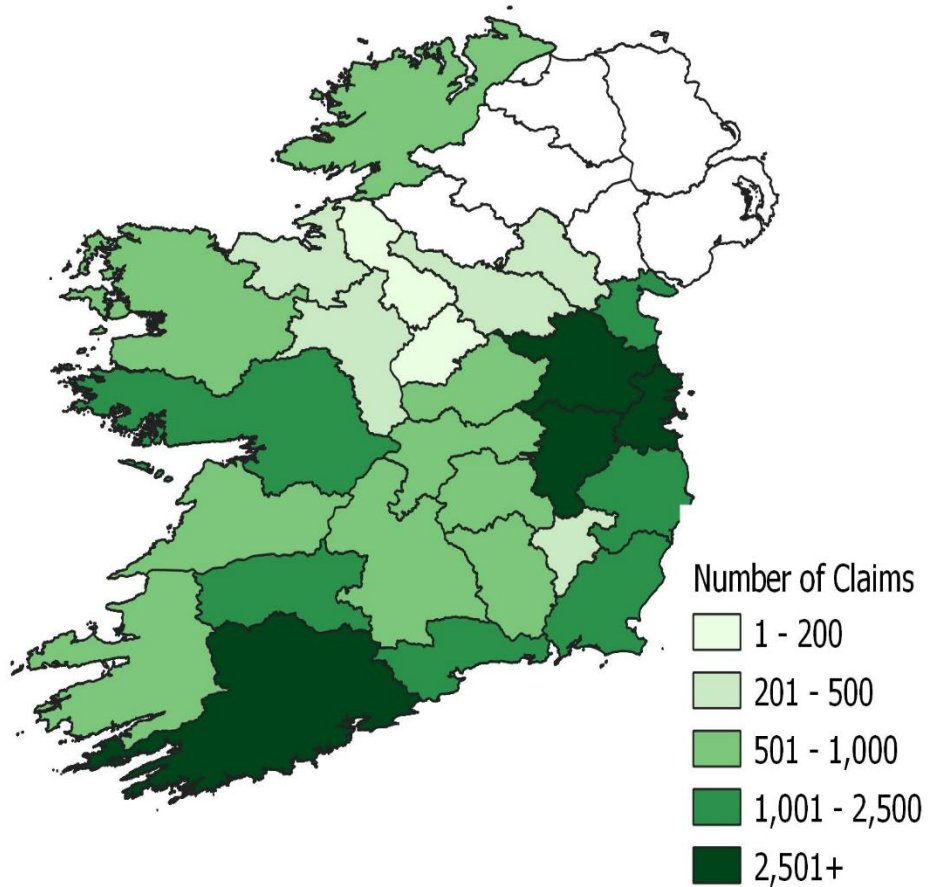
The above table provides a geographic breakdown of the location of properties for which HTB claims have been made since 2016 to end 2023, based on the date at which an application advanced to the claim stage, including both approved and pending claims.

* Revenue's Statistical Disclosure Control requires that data or tables are condensed or redesigned when the number of claims are shown to be below 10.

County	End Dec-2022	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Carlow	6.3	6.4	6.5	6.6	6.8	7.2	7.3	7.5	7.7	7.8	8.1	8.3	8.5
Cavan	6.4	6.5	6.6	6.7	6.8	7.0	7.1	7.2	7.4	7.5	7.6	7.7	7.9
Clare	11.8	12.0	12.3	12.5	12.7	13.2	13.4	13.8	14.2	14.7	15.0	15.2	15.6
Cork	101.0	102.9	105.1	106.7	108.8	111.9	114.1	117.1	120.2	122.7	125.0	127.2	128.9
Donegal	10.3	10.5	10.9	11.0	11.3	11.6	12.0	12.6	12.9	13.2	13.5	13.7	13.9
Dublin	174.6	176.5	178.4	179.6	181.2	183.1	184.8	186.7	188.5	190.5	192.1	194.6	196.1
Galway	35.9	36.4	37.3	37.8	38.9	39.8	40.7	42.1	43.0	43.8	44.5	45.2	46.1
Kerry	8.8	8.9	9.1	9.2	9.4	9.5	9.7	9.9	10.1	10.3	10.5	10.8	11.0
Kildare	98.0	99.9	102.5	105.0	108.6	111.8	114.5	117.3	119.3	121.3	123.7	126.1	127.5
Kilkenny	11.2	11.4	11.6	11.8	12.1	12.5	12.9	13.6	13.9	14.3	14.8	15.3	15.6
Laois	13.9	14.2	14.6	15.0	15.4	15.8	16.3	16.9	17.8	18.4	19.2	19.9	20.3
Leitrim	1.7	1.8	1.8	1.8	1.9	1.9	1.9	2.0	2.0	2.1	2.2	2.3	2.3
Limerick	22.8	23.1	23.5	23.7	24.4	24.9	25.3	26.2	26.9	27.2	27.6	28.3	28.8
Longford	2.5	2.5	2.6	2.6	2.6	2.6	2.7	2.7	2.8	2.8	2.9	3.0	3.1
Louth	25.3	25.7	26.5	27.1	27.8	28.5	29.2	30.0	30.9	31.8	33.0	33.7	33.9
Mayo	13.8	14.0	14.3	14.7	15.0	15.3	15.6	15.9	16.3	16.6	16.9	17.4	17.7
Meath	83.3	84.5	85.2	86.8	88.6	90.8	92.5	94.6	96.6	98.6	99.9	101.4	102.5
Monaghan	7.1	7.2	7.3	7.5	7.7	7.8	7.9	8.1	8.4	8.4	8.6	8.7	8.9
Offaly	10.5	10.8	11.1	11.3	11.5	11.9	12.0	12.2	12.6	13.0	13.2	13.6	13.9
Roscommon	6.2	6.2	6.3	6.4	6.5	6.6	6.7	6.7	7.0	7.1	7.2	7.4	7.5
Sligo	5.3	5.5	5.6	5.8	5.8	5.9	6.0	6.1	6.3	6.4	6.5	6.8	6.9
Tipperary	11.2	11.5	11.6	11.7	12.0	12.4	12.5	12.9	13.2	13.5	13.6	13.9	14.1
Waterford	15.9	16.1	16.4	16.8	17.6	18.3	18.8	19.3	20.1	20.6	20.9	21.2	21.3
Westmeath	9.8	9.9	10.1	10.4	10.6	10.7	10.9	11.1	11.7	12.3	12.7	13.3	13.7
Wexford	21.0	21.4	21.9	22.2	22.7	23.3	24.2	25.0	25.7	26.4	27.1	28.1	28.6
Wicklow	31.9	32.5	33.1	33.7	34.3	35.1	36.1	37.3	39.1	40.1	41.7	43.1	43.9
All Claims	746.7	758.2	772.0	784.3	800.9	819.6	835.2	855.1	874.2	891.5	908.0	926.4	938.4

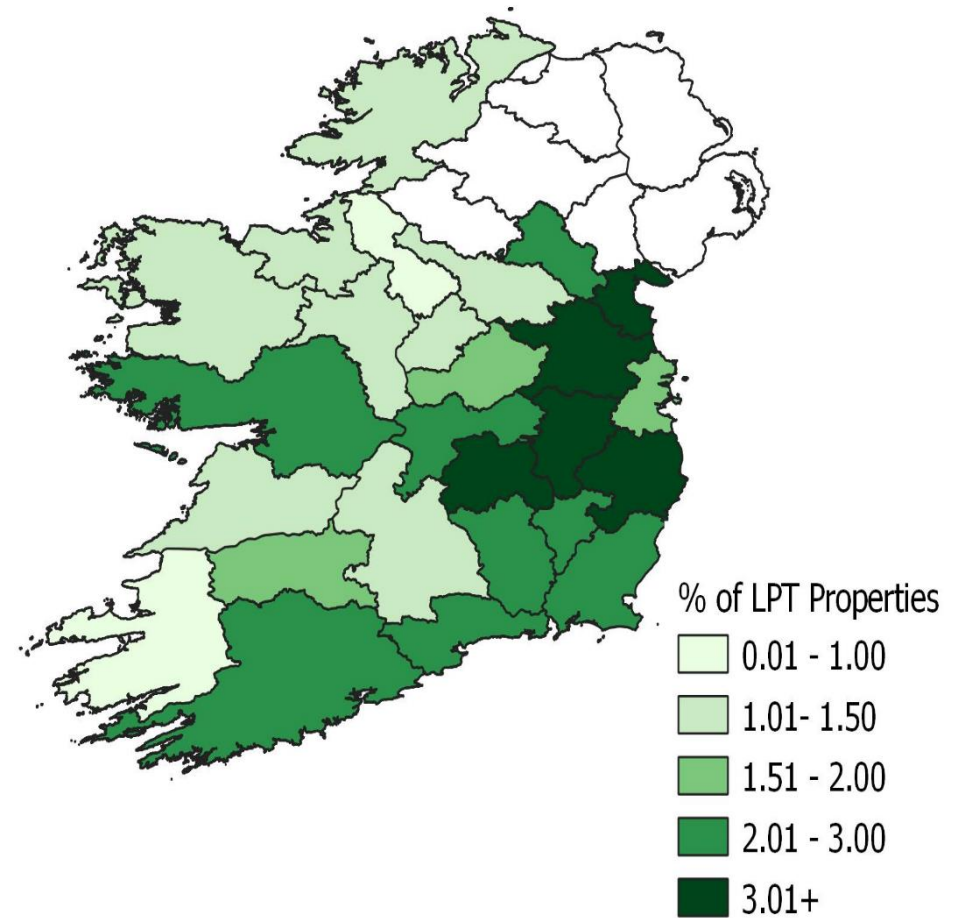
The above table provides a geographic breakdown of the claim amount (€m) of properties for which HTB claims have been made since 2016 to end 2023, based on the date at which an application advanced to the claim stage, including both approved and pending claims.

Help to Buy Claims by County



The above chart shows the cumulative number of HTB claims up to the end of 2023 by county.

Number of Help to Buy Claims as a percentage of LPT Registrations



The above chart shows the cumulative number of properties for which HTB claims were made up to the end of 2023 as a share of the number of properties in each county (the number of properties is based on Revenue's Local Property Tax (LPT) registrations data).