2025 Q4 – The Year in Review
Daft.ie Sales Report

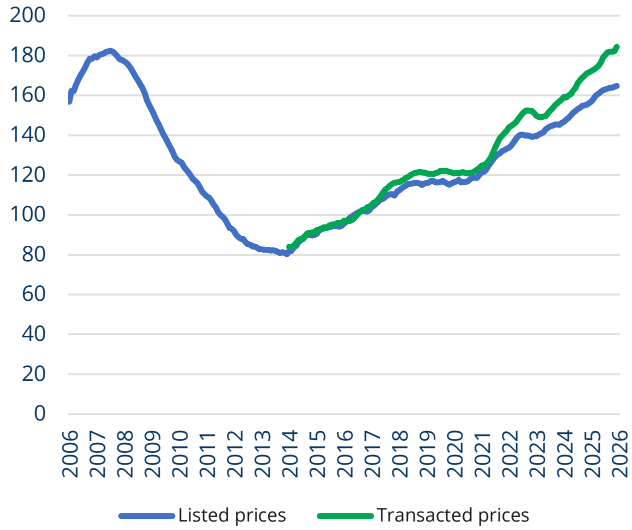
Contents

During 2025, list prices rose 5.5% while transaction prices rose by 7.4% – in both cases slightly smaller than the increases seen in 2024

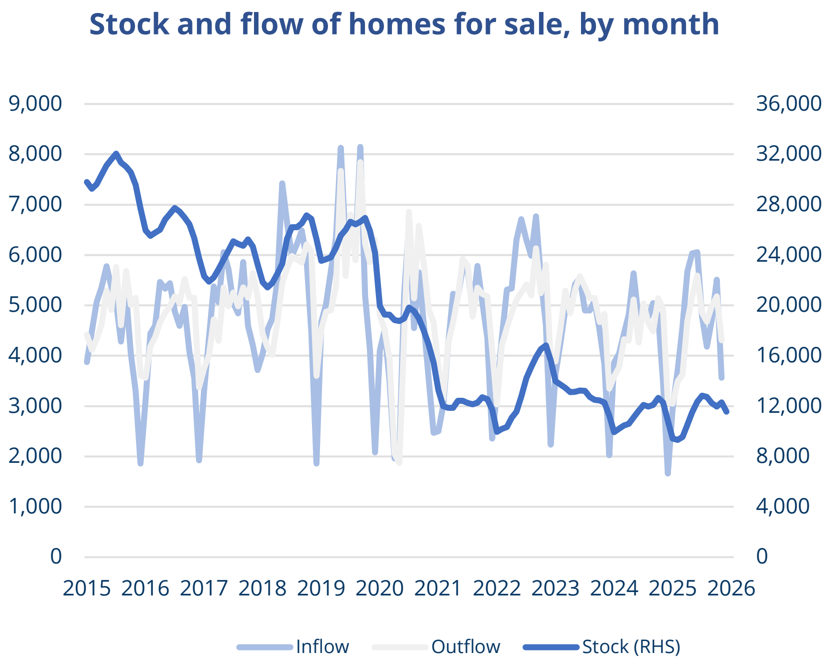
- List prices rose by an average of 5.5% during 2025, slightly below the increase seen in 2024 (6.8%) and slightly above 2022 (4.7%) and 2023 (4.8%)
- Early figures suggest transaction prices nationally rose by an average of 7.4% during 2025, compared to an increase of 8.7% in 2024 and 4.6% in 2023
- Across the country, list prices are now 41% above pre-covid levels and 10% below Celtic Tiger peaks
    - The increase in prices since Covid has been uneven across the country, with an increase of 28% in Dublin but 67% in Connacht-Ulster
- In 2025Q4, the average price nationwide for a three-bedroom semi-detached home was €423,000 – or €3,795 per square metre

National sales price indices

Mix-adjusted, 2016=100



The number of second-hand homes for sale on December 1st was just over 11,500 – up 7% on a year ago but less than half pre-covid levels



- On December 1st, there were a total of 11,551 second-hand homes for sale nationwide, up 7% on the same date a year previously
    - Despite the increase over the last year, however, availability remains less than half of the average for 2015-2019 (of over 26,000; down 56%)
- While availability in Dublin is slightly below the pre-covid average, elsewhere it is less than half those levels
    - Compared to the 2015-2019 average, supply is tightest in the Munster outside the ciies (-70%) and in Connacht-Ulster (-65%)
- In the year to November, there were over 53,000 second-hand homes listed for sale nationwide, up 2% year-on-year – but one tenth (10%) below the 2015-2019 average of over 59,000

Inflation in housing prices remains lowest in Dublin and highest outside the cities, especially in Connacht-Ulster – reflecting supply constraints

Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report

Welcome to the revamped Daft.ie Sales Report. Our review of 2025 finds similar signals across both list prices and transaction prices – a slight slowdown in inflation. List prices rose by 5.5% in 2025, compared to 6.8% in 2024. And early indications are that transaction prices (based on transactions matched to listings) rose by 7.4% compared to 8.7% in 2024.

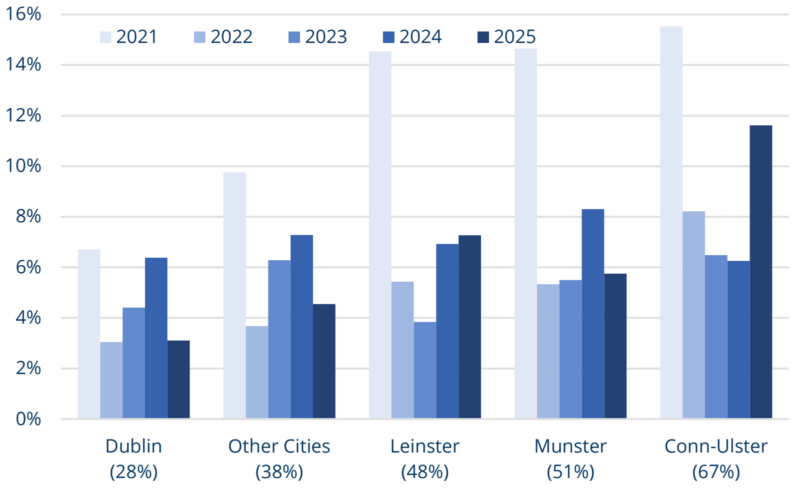
Nonetheless, despite the modest decline in the speed of increases, the market remains very tight. As our market heat measure shows, the gap between the initial list price and the ultimate transaction price is close to a record high, at over 6%.

The volume of second-hand homes put up for sale over the course of the year was just over 53,000 – this down compared to peak in early 2023 of 63,000, before the interest rate shock kicked in. And it's also down about 10% compared to the pre-covid level.

A fall-off in supply of about 10% is one thing. But trends in availability on the market – which reflects both supply and demand – are worse. There were only 11,500 second-hand homes available to buy on December 1. While that's up 7% year-on-year, it is less than half the pre-covid average of over 26,000. And Dublin partially offsets this, as its supply picture is rosier than elsewhere.

All of this is reflected in regional differences in the rate of price increases, shown opposite. Dublin had a smaller percentage increase in prices in 2025 than other regions – a repeat of the pattern since 2020. Prices are up 28% in the capital since 2020Q1 – but up by 67% in Connacht-Ulster (outside of Galway city).

Change in average listed price, by region and year
(Overall change since 2020Q1 given underneath)



While second-hand supply in Dublin looks to be recovering from covid and interest rate shocks, supply elsewhere has yet to recover

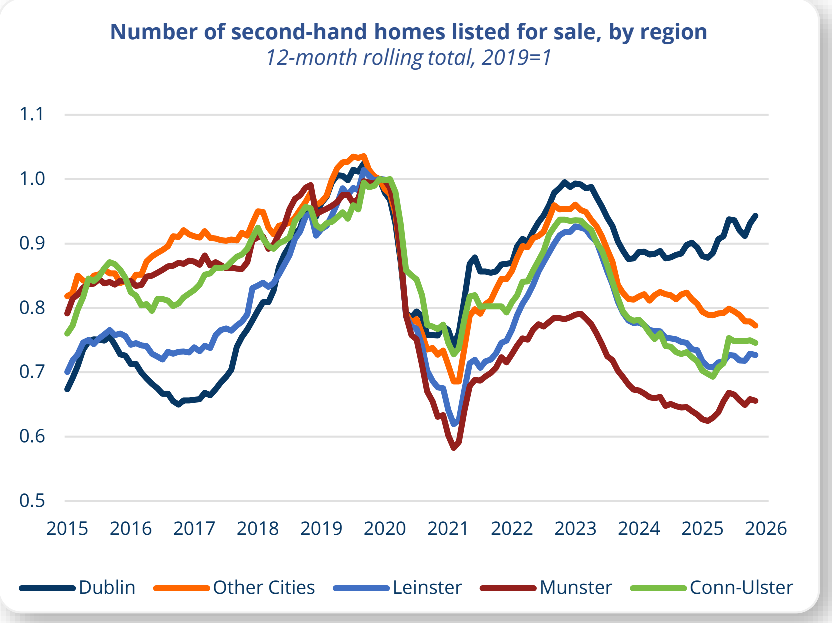
Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report

The price dynamics that we are seeing are merely a reflection, as ever, of the interaction between underlying demand and supply. Much commentary – including much of mine – focuses on the supply of newly-built homes. And this is, of course, important. The country requires, realistically, over 60,000 homes a year every year for decades to address the housing deficit built up over the last generation and to meet new housing requirement.

But the second-hand market is still the dominant source of supply for homes to purchase. The figure opposite shows trends in second-hand supply, for each of the five regions covered in the report. The measure is the total number of homes listed for sale over the previous 12 months, with each region's total for 2019 set to a value of 1, so the scales can be compared.

This shows very different dynamics between Dublin and the rest of the country over the last ten years. Dublin saw a bigger increase in second-hand supply between 2017 and 2019 than elsewhere, where the gains were more incremental. Covid lockdowns had a big impact, everywhere, and the immediate recovery in 2022 was uneven: Dublin was back to the same level of supply, while Munster was still 20% below.

During 2023, the interest shock kicked in, drying up supply in the second-hand market. Since 2024, that has started to unwind – but again the size of the shock and the recovery during 2025 is very different. While in Dublin, second-hand supply is almost back to 2019 levels, in Munster, it is still one third below. Without supply, healthier conditions – more stable prices – will still be out of reach.



National findings

2025 Q4
Daft.ie Sales Report

List prices rose by an average of 5.5% during 2025, roughly in line with the average over the previous three years

- According to the Daft.ie List Price Index, housing prices nationally were 0.6% higher in December than three months earlier – and 5.5% higher than a year ago

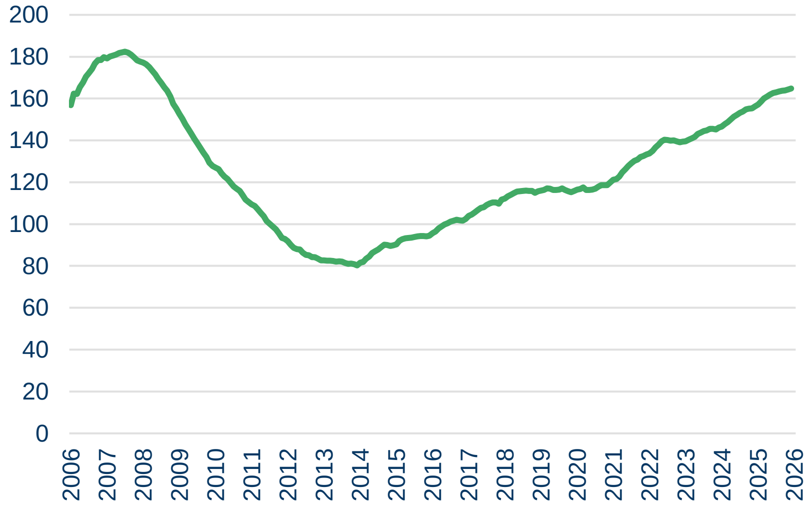
- This is the fifth largest annual increase in the last ten years – below the 2024 increase (6.8%) and the high of 11% seen during 2021 but slightly above the rates seen in 2022 (4.7%) and 2023 (4.8%)

- In the final quarter, the average list price nationwide for a three-bedroom semi-detached house was €423,000

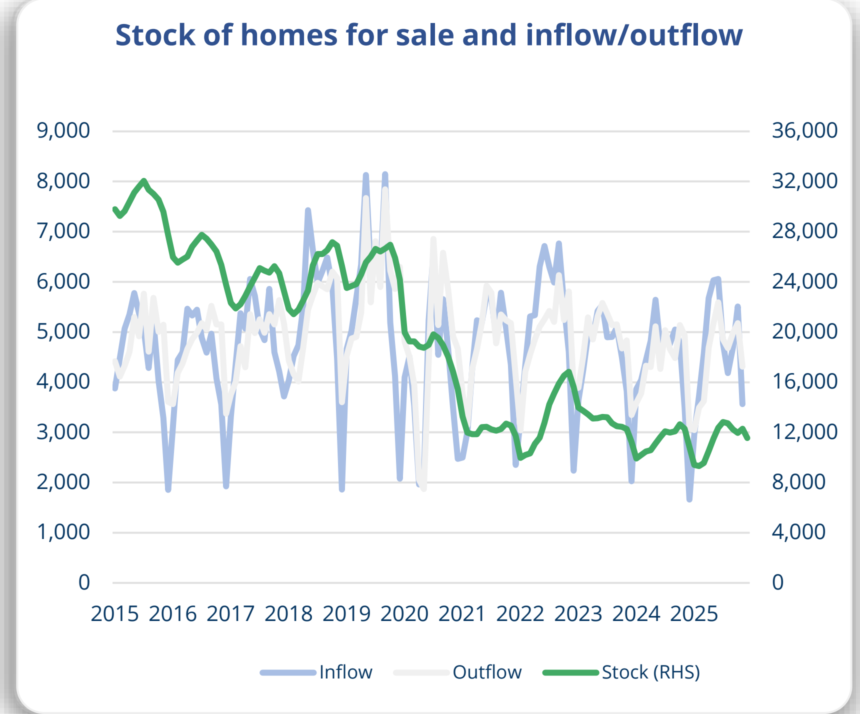
- Across the country, list prices are on average now 41% above their pre-covid levels and just 10% below their Celtic Tiger peak

Index of list prices, national

Mix-adjusted, 2016 =100



The number of second-hand homes for sale on December 1st was just over 11,500 – up 7% on the same date a year ago



- On December 1st, there were a total of 11,551 second-hand **homes for sale nationwide, up 7%** on the same date a year previously
- Despite the increase over the last year, however, availability remains **less than half of the average for 2015-2019** (of over 26,000; down 56%)
- In the year to November, there were over 53,000 second-hand **homes listed for sale nationwide, up 2%** year-on-year – but one tenth (10%) below the 2015-2019 average of over 59,000

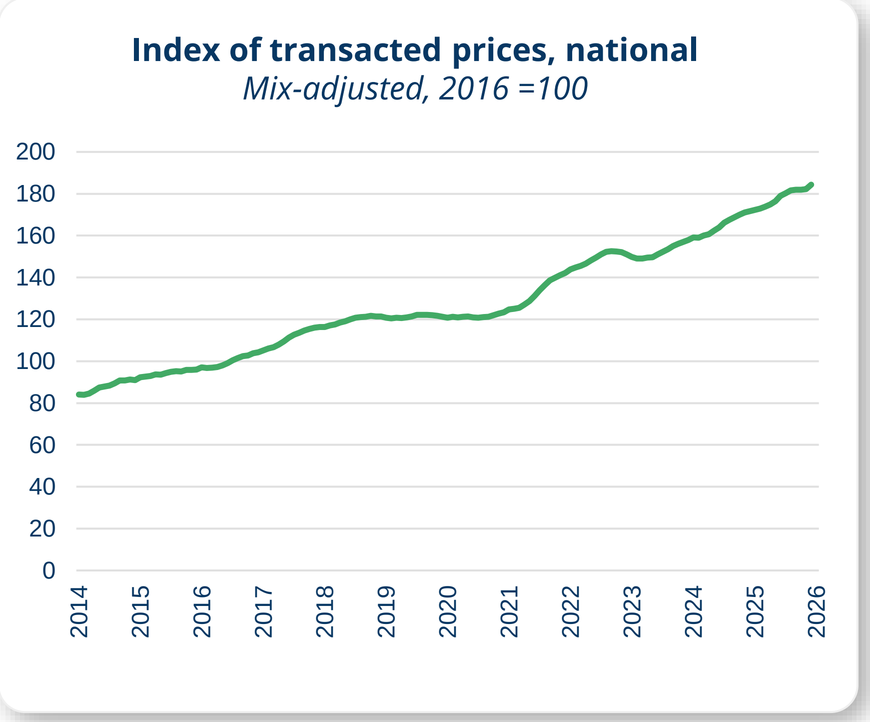
Snapshot of average listed price, by region and segment

Average listed prices are in 000s; percentage changes are year-on-year

	Dublin		Other Cities		Leinster (excl Dublin)		Munster (ex-cities)		Connacht-Ulster (excl Galway)	
3-bed semi-d	€557	3.8%	€389	7.7%	€352	7.2%	€306	6.3%	€252	12.6%
4-bed semi-d	€754	-0.4%	€471	7.9%	€441	9.2%	€368	2.5%	€295	10.6%
2-bed detached	€463	-0.3%	€289	0.5%	€267	7.5%	€220	7.1%	€172	14.8%
3-bed detached	€651	-2.6%	€423	3.3%	€373	9.3%	€318	6.6%	€252	10.7%
4-bed detached	€983	2.6%	€599	3.3%	€528	7.7%	€458	5.4%	€372	7.7%
5-bed detached	€1,263	2.3%	€705	4.3%	€633	6.8%	€525	7.2%	€469	11.2%
2-bed terraced	€447	6.0%	€262	4.4%	€277	6.3%	€221	17.4%	€163	2.1%
3-bed terraced	€501	4.6%	€324	9.6%	€319	7.9%	€262	10.3%	€220	15.2%
4-bed terraced	€702	6.5%	€387	4.0%	€398	10.9%	€293	9.6%	€238	0.2%
1-bed apartment	€318	4.4%	€253	19.6%	€215	16.4%	€205	13.1%	€151	30.8%
2-bed apartment	€394	4.4%	€288	8.6%	€255	6.8%	€209	1.9%	€177	10.1%
3-bed apartment	€499	6.3%	€336	12.6%	€337	11.8%	€270	9.4%	€227	14.7%

***Note:** Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

Early figures suggest transaction prices nationally rose by an average of 7.4% during 2025, compared to an increase of 8.7% in 2024



- According to PPR transactions matched to the Daft.ie database, transaction prices were 1.3% higher in December than in September – and 7.4% higher than in the same month last year
- This compares with inflation of 8.7% in 2024 and 4.6% in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home was €451,000
- Transaction prices are now 52% above their pre-covid levels – and 92% higher than a decade ago

Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The median price of a newly built home in the year to December was €375,000, up 10% on the previous year

Dublin	
City Centre	€416,500
North City	€460,000
South City	€545,000
North County	€475,000
South County	€645,000
West Dublin	€450,000

Four Major Cities	
Cork City	€361,500
Galway City	€385,000
Limerick City	€310,000
Waterford City	€230,000

Leinster	
Carlow	€260,000
Kildare	€435,000
Kilkenny	€338,769
Laois	€341,000
Longford	€265,000
Louth	€190,000
Meath	€390,000
Offaly	€310,000
Westmeath	€300,000
Wexford	€345,000
Wicklow	€450,000

Munster	
Clare	€295,000
Cork county	€361,143
Kerry	€285,000
Limerick county	€335,000
Tipperary	€250,000
Waterford county	€300,000

Connacht-Ulster	
Cavan	€240,000
Donegal	€189,250
Galway county	€340,000
Leitrim	€199,500
Mayo	€220,000
Monaghan	€241,000
Roscommon	€200,000
Sligo	€250,000

In the year to September, there were almost 58,000 market transactions, a rise of 3% compared to a year previously

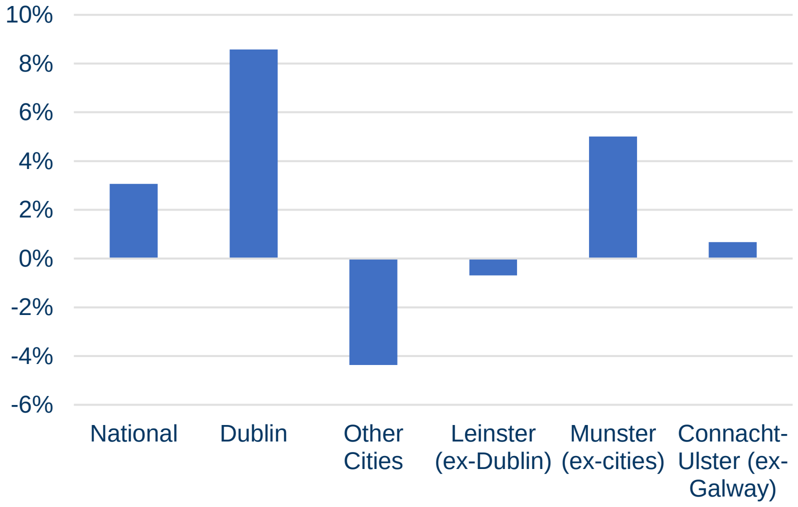
- There were a total of 57,889 housing market transactions in the year to September 2025, up 3% in year-on-year terms

- The increase was driven entirely by newly-built homes (up 17% to almost 13,000) – with the number of second-hand homes traded effectively unchanged (down 0.3%)

- Three-quarters of the 1,700 increase in transactions came from new homes in Dublin (+1,300) – with much of the remainder driven by new homes traded in Munster (outside the cities)

Change in transaction volume, by region

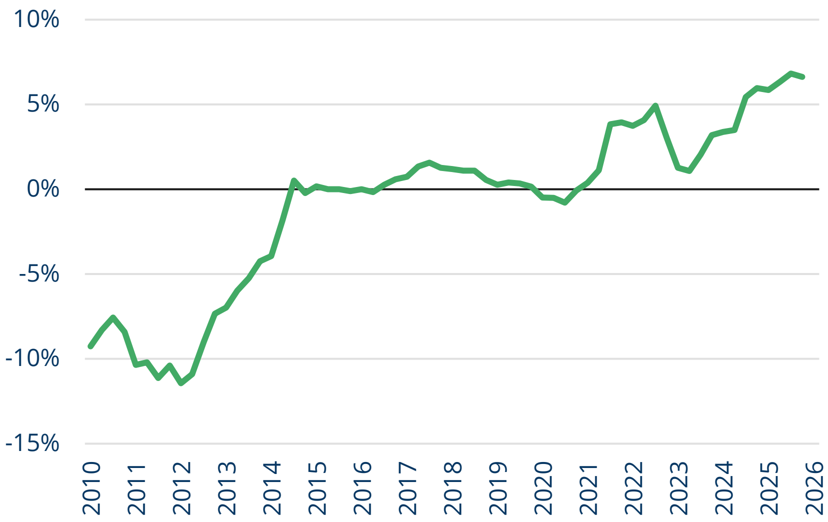
Year to September 2025 vs previous 12 months



Note: Properties are recorded in the Property Price Register with a lag. For that reason, these statistics are given for the previous quarter, so as to avoid erroneous conclusions in relation to market trends.

Market heat, the gap between listed and transaction price, has grown sharply since 2023, reaching 6.6% nationally

Typical gap between initial listed price and final transaction price



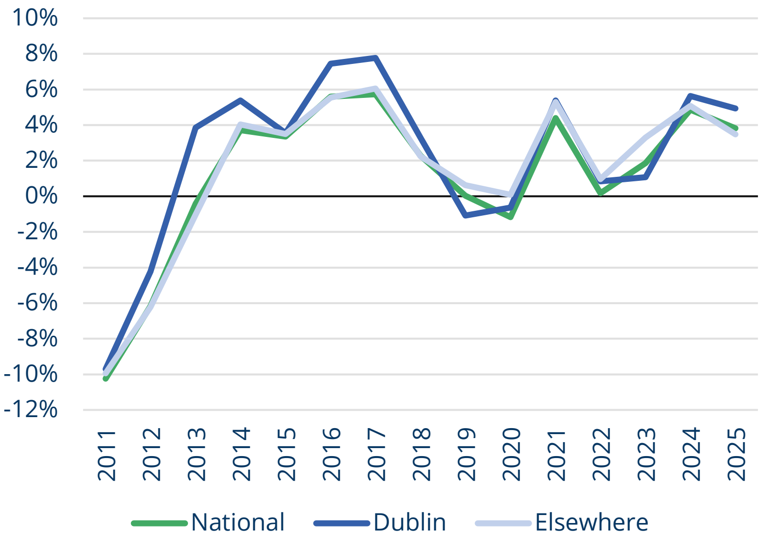
- The typical property transacted in 2025Q4 sold for 6.6% more than its initial listed price, reflecting the upward trend in prices between when a home was listed and when it was sold
- This is close to the all-time high (6.8% seen in 2025Q3), in a series that extends back to the start of 2010
- In Dublin (+7.9%) and Munster (+7.8%), the typical gap is even greater – with Leinster and Connacht-Ulster seeing gaps closer to 5%

Note: For properties in the Daft database and the Property Price Register, it is possible to compare the initial listed price with the ultimate transaction price – properties without an Eircode in the PPR may not be matched.

Those active in the housing market expect prices to increase by 3.8% during 2026 – down slightly on expectations a year ago

- Daft.ie has been surveying housing market participants about their attitudes to the market since 2011
- A key question asks about expected price increases: where people expect prices to fall, they are less likely to buy themselves – but where large increases are expected, this may increase demand, due to fears of being priced out
- In late 2025, housing market participants expected prices nationally to increase by 3.8% during 2026 – and by slightly more in Dublin
- This is down slightly on expectations a year ago (+4.9%) but above the 2022 and 2023 figures

Expected change in prices, next 12 months
Survey responses (end-of-year), by region



The typical price per square metre of a three-bedroom semi-detached house in Ireland in the final quarter of 2025 was €3,795

Typical price, per square metre, of a three-bedroom semi-detached house, 2025Q4

Dublin	
City Centre	€6,036
North City	€4,750
South City	€6,436
North County	€4,610
South County	€6,479
West Dublin	€4,130

Four Major Cities	
Cork City	€3,758
Limerick City	€3,325
Galway City	€4,013
Waterford City	€2,826

Leinster	
Carlow	€2,604
Kildare	€3,772
Kilkenny	€3,085
Laois	€2,626
Longford	€1,894
Louth	€3,219
Meath	€3,407
Offaly	€2,762
Westmeath	€2,874
Wexford	€2,790
Wicklow	€4,650

Munster	
Clare	€2,572
Cork County	€2,942
Kerry	€2,700
Limerick County	€2,528
Tipperary	€2,550
Waterford County	€3,095

Connacht-Ulster	
Cavan	€2,069
Donegal	€1,957
Galway County	€2,632
Leitrim	€2,056
Mayo	€2,218
Monaghan	€2,207
Roscommon	€1,940
Sligo	€2,475

Dublin

2025 Q4

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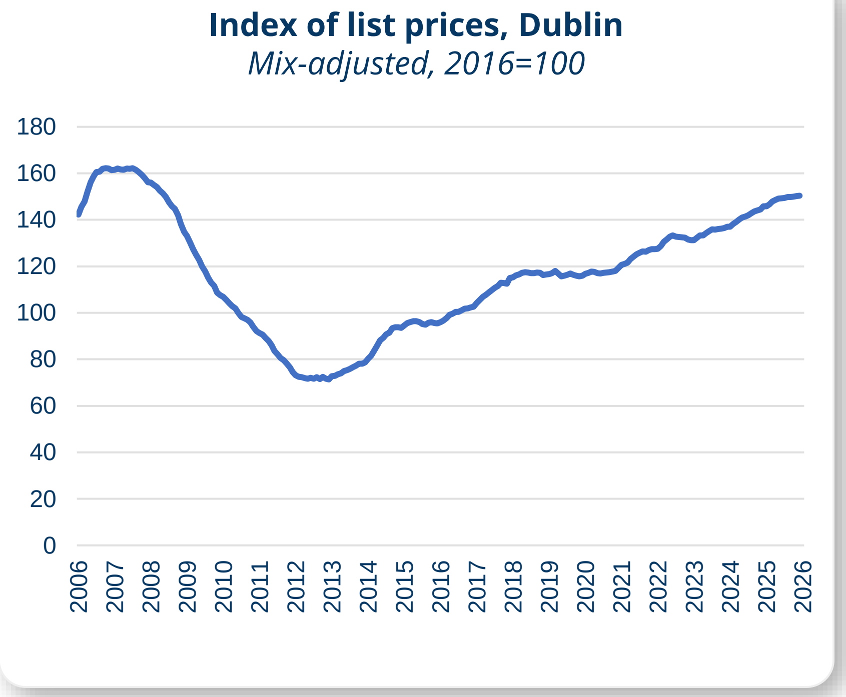
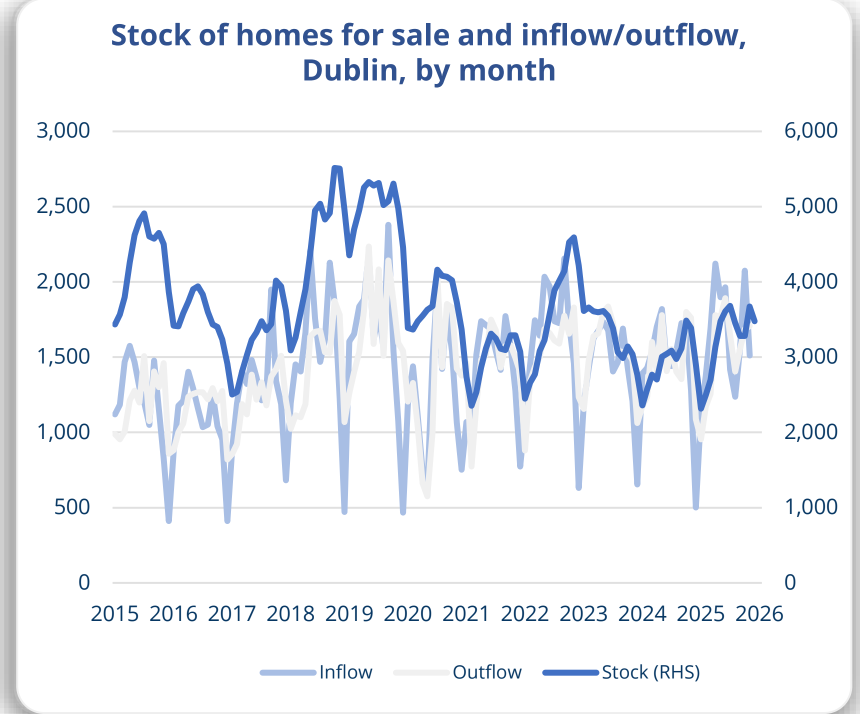
List prices in Dublin rose by an average of 3.1% during 2025, about half the increase seen during 2024

- According to the Daft.ie List Price Index, prices in the capital were only marginally (+0.3%) higher in December than three months earlier
- The increase seen during 2025 – 3.1% – was less than half that seen in 2024 (6.4%) and also below the 2023 increase (4.4%)
- In the final quarter, the average list price for a Dublin three-bedroom semi-detached house was €611,000
- List prices in the capital are now 28% above their pre-covid levels but still 7% below their Celtic Tiger peak



There were almost 3,500 homes for sale in Dublin on December 1st, up one-fifth on a year ago but still below the pre-covid average



- On December 1st, there were 3,478 second-hand homes actively for sale in Dublin, up 20% on the same date a year previously
- Despite the increase, availability remains below the 2015-2019 average of over 4,000 (down 16%)
- In the year to end-November, there were over 18,000 second-hand homes listed for sale in Dublin, up 5% year-on-year – and about one sixth (15%) above the 2015-2019 average of 16,000

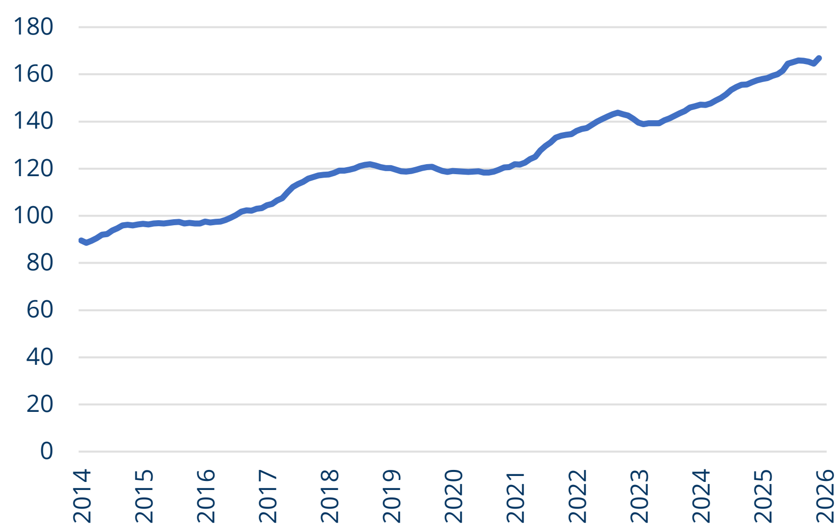
Snapshot of average listed price, by region and segment

Average listed prices are in 000s; percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
3-bed semi-d	€611	3.0%	€543	4.1%	€689	4.7%	€512	5.3%	€720	3.8%	€462	6.9%
4-bed semi-d	€748	6.5%	€688	-4.0%	€890	4.0%	€665	2.4%	€995	9.2%	€568	2.9%
2-bed detached	€439	-3.9%	€383	-5.0%	€639	7.0%	€427	6.6%	€673	13.1%	€335	0.8%
3-bed detached	..	..	€585	8.1%	€796	-1.0%	€558	-13.9%	€883	3.4%	€485	14.4%
4-bed detached	..	..	€965	2.2%	€1,067	11.2%	€871	8.9%	€1,165	0.3%	€656	-1.4%
5-bed detached	..	..	€1,129	10.2%	€1,355	6.5%	€1,054	11.3%	€1,515	6.2%	€866	-4.9%
2-bed terraced	€457	7.8%	€417	4.4%	€455	6.3%	€374	10.9%	€578	-0.1%	€372	9.7%
3-bed terraced	€569	6.9%	€484	5.3%	€545	2.9%	€466	6.8%	€687	-1.3%	€404	5.7%
4-bed terraced	€724	2.0%	€545	-3.0%	€1,089	16.9%	€700	21.2%	€1,019	21.7%	€507	3.6%
1-bed apartment	€297	2.4%	€282	2.7%	€373	7.4%	€297	7.6%	€381	7.4%	€259	7.7%
2-bed apartment	€407	2.6%	€350	8.3%	€503	7.2%	€339	6.1%	€467	3.5%	€313	6.3%
3-bed apartment	€561	8.0%	€406	7.8%	€747	4.2%	€483	18.9%	€622	6.5%	€382	2.8%

Note: *Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

Early figures suggest Dublin transaction prices rose by 6.7% during 2025, compared to a rise of 7.5% in 2024



- According to Dublin transactions in the PPR matched to the Daft.ie database, transaction prices were 0.7% higher in December than in September – and 6% higher than in the same month last year
- The 6% increase in prices during 2025 is below the 7.5% increase seen in 2024 but above the 3.8% rise seen in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home in Dublin was €588,000
- Dublin transaction prices are now 40% above their pre-covid levels – and 72% higher than a decade ago

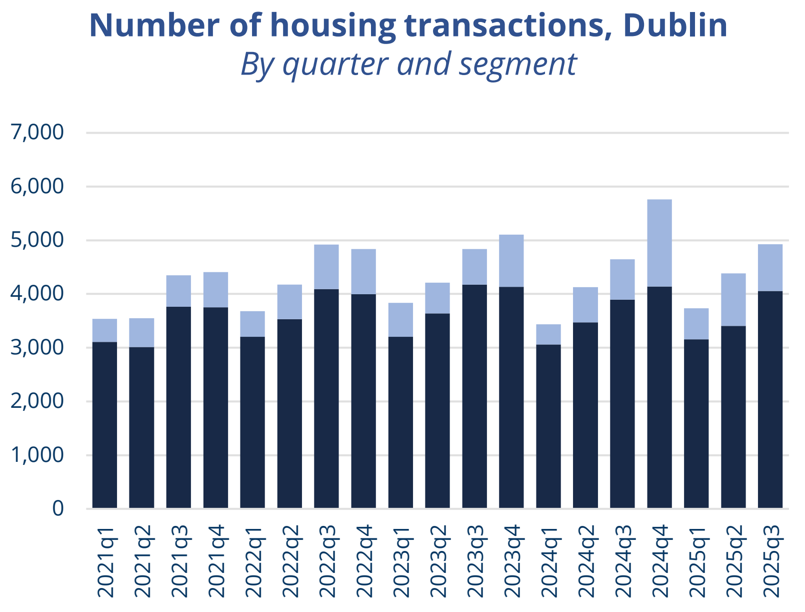
Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of transactions in Dublin was 6% higher in 2025Q3 than a year previously – with rising sales in both new and second-hand homes

- There were a total of over 4,900 market transactions in Dublin in the third quarter of 2025 – a rise of 6% on the same quarter a year earlier

- The volume of second-hand homes traded was 4% higher than a year previously – the third quarter in four of increasing activity

- Transactions of new homes rose by 15%, year-on-year – the sixth quarter in a row of rising sales of new homes



Four Other Cities: Cork, Galway, Limerick and Waterford

2025 Q4

Daft.ie Sales Report

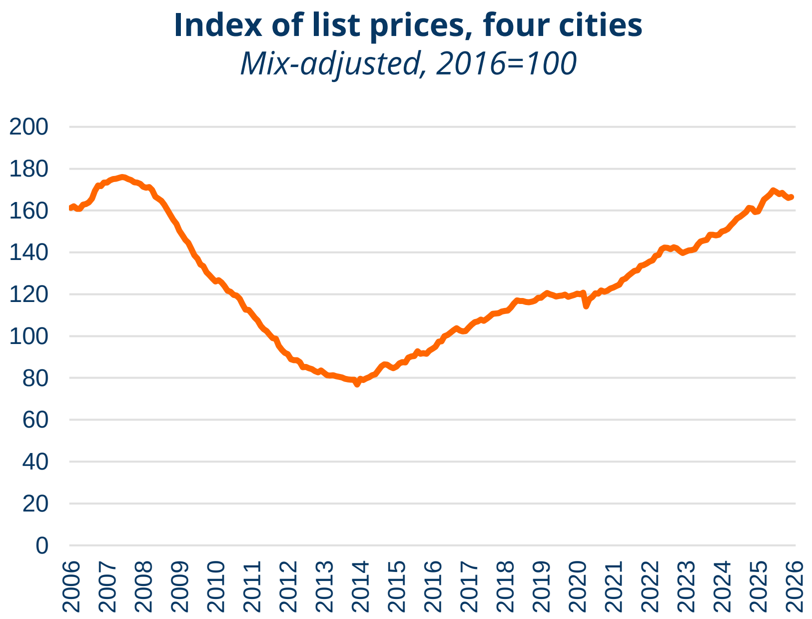
Across the four major cities other than Dublin, list prices rose by an average of 4.5% during 2025, down from 7.3% in 2024

- According to the Daft.ie List Price Index, prices in the four major cities were 1.2% lower in December than three months earlier

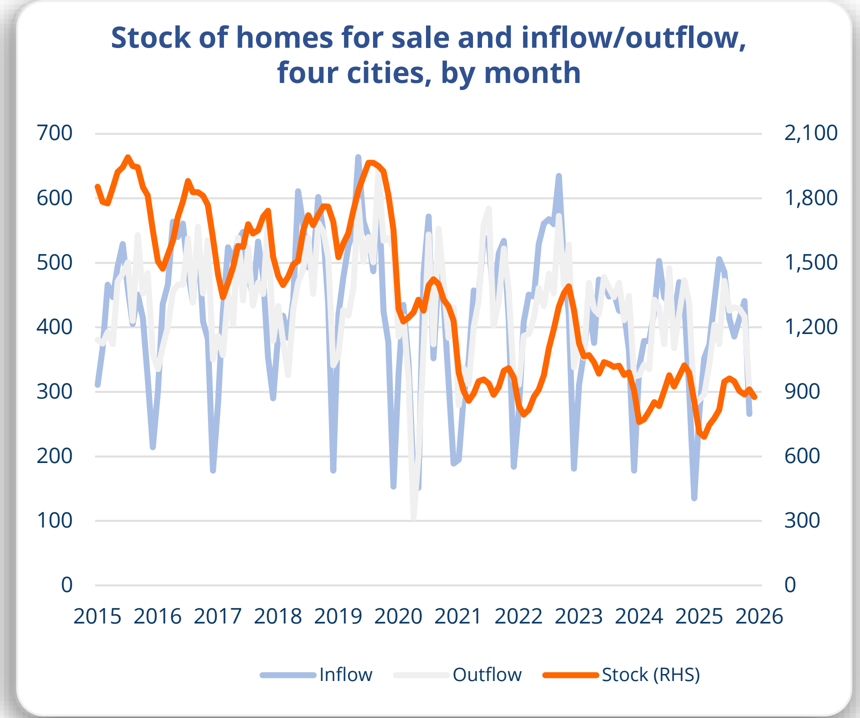
- The increase seen during 2025 – 4.5% – was below that seen in both 2023 (6.3%) and 2024 (7.3%)

- In the final quarter, across the four cities, the average list price for a three-bedroom semi-detached house was €390,000

- List prices in the four cities are now on average 38% above their pre-covid levels and just 5% below their Celtic Tiger peak



There were fewer than 900 homes for sale in the four cities on December 1st – largely unchanged on a year ago



- On December 1st, there were a total of 876 second-hand homes actively for sale across Cork, Limerick, Galway and Waterford cities, up 2% on the same date a year ago
- Availability is now roughly half of the 2015-2019 average, when there were typically 1,700 homes for sale
- The number of second-hand homes listed over the last year was just under 4,500, down 5% annually – the volume of listings has now been falling for 30 months

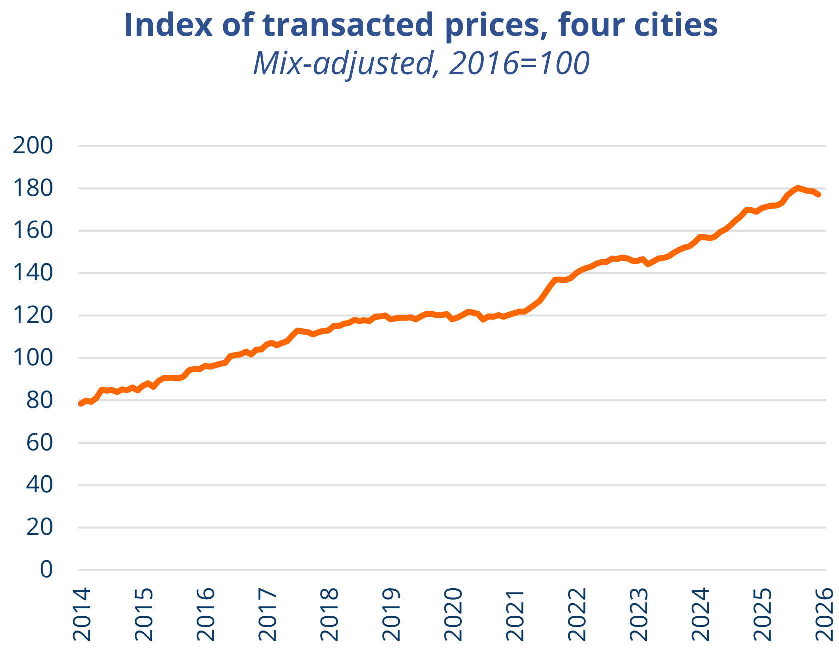
Snapshot of average list price, by market and segment

Average listed prices are in 000s; percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
Semi-d 3-bed	€409	7.4%	€401	7.2%	€360	7.6%	€310	9.1%
Semi-d 4-bed	€493	4.0%	€476	8.2%	€427	9.9%	€381	14.6%
Detached 2-bed	€301	4.4%	..	..	..	..	..	..
Detached 3-bed	€419	2.5%	€461	7.7%	€348	-3.6%	€315	3.4%
Detached 4-bed	€607	0.3%	€584	2.6%	€580	2.9%	€491	1.7%
Detached 5-bed	€782	12.8%	€651	0.5%	€613	-11.4%	€602	3.1%
Terraced 2-bed	€274	3.0%	€372	7.6%	€230	15.9%	€188	6.4%
Terraced 3-bed	€331	8.2%	€393	10.3%	€284	8.0%	€227	11.2%
Terraced 4-bed	€383	2.3%	€445	4.6%	€320	4.7%	€233	-2.5%
Apartment 1-bed	€271	16.1%	€292	20.2%	€171	9.6%	€155	12.2%
Apartment 2-bed	€302	5.5%	€331	11.5%	€237	5.8%	€169	6.2%
Apartment 3-bed	€346	8.3%	€363	3.5%	€291	12.3%	€182	6.6%

Note: *Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

Early figures suggest transaction prices in the four cities rose by 4.9% during 2025, compared to a rise of 9.4% in 2024



- According to transactions in the PPR matched to the Daft.ie database, transaction prices in the four cities were 1.3% lower in December than in September – but 4.9% higher than in the same month last year
- The 4.9% increase in prices during 2025 is below the 9.4% increase seen in 2024 and the 5.4% rise seen in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home in the four cities was €381,000
- Transaction prices are now 49% above their pre-covid levels – and 87% higher than a decade ago

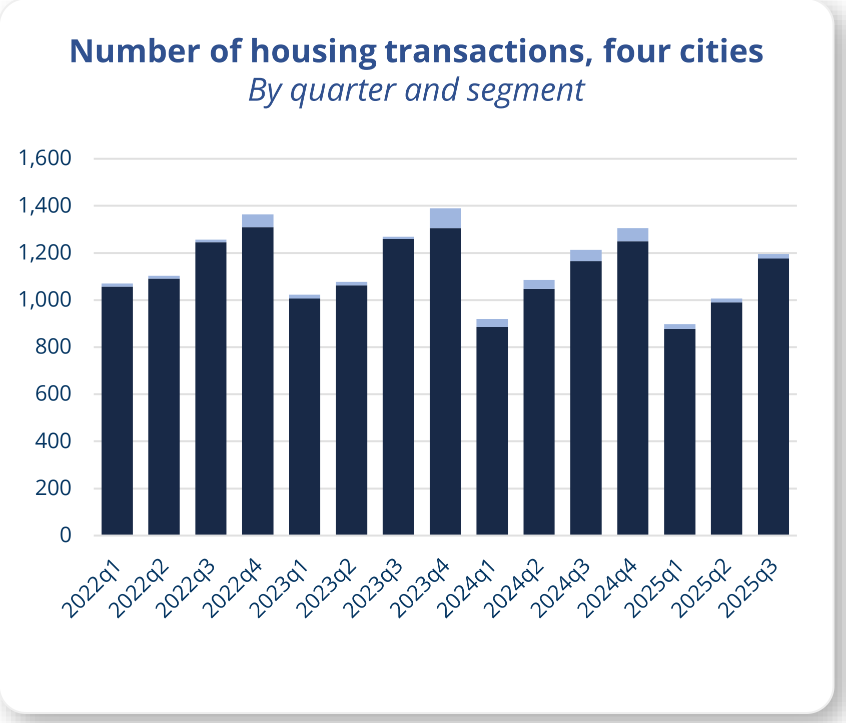
Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of transactions in the four cities was in 2025Q4 was largely unchanged compared to the same period in 2024

- There were almost 1,200 market transactions in the four major cities (excluding Dublin) in the third quarter of 2025 – a fall of 1% on the same quarter a year earlier

- As before, the total is dominated by second-hand homes, with 1% more traded in Q3 than a year previously – the first time in two years of increasing activity in the second-hand segment

- There were very few transactions of newly-built homes in the third quarter across the four cities – 19 compared to almost 50 a year before



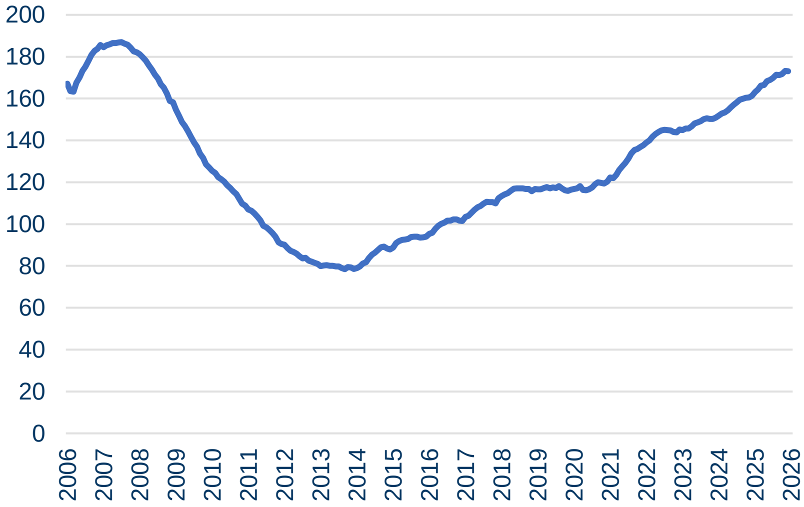
Leinster
(excluding Dublin)

2025 Q4
Daft.ie Sales Report

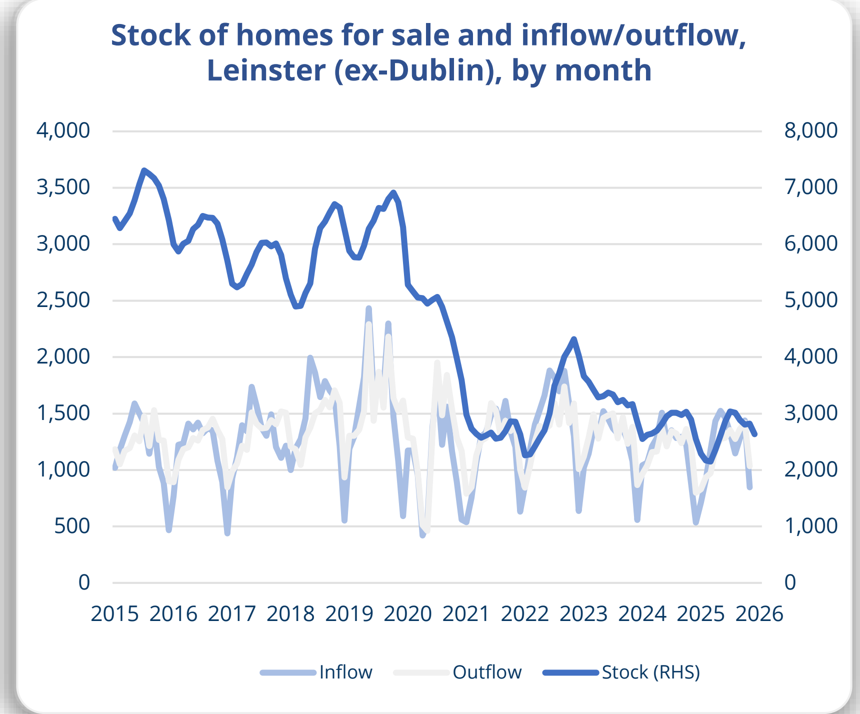
In Leinster (outside Dublin), list prices rose by an average of 7.3% during 2025, slightly above the 6.9% increase seen during 2024

- According to the Daft.ie List Price Index, prices in Leinster (outside Dublin) were 1% higher in December than three months earlier
- The increase seen during 2025 – 7.3% – is above that in 2024 (6.9%) and the largest since 2021
- In the final quarter, the average list price in Leinster for a three-bedroom semi-detached house was €363,000
- List prices in the province are now on average 47% above their pre-covid levels but still 7.5% below their Celtic Tiger peak

Index of list prices, Leinster (ex-Dublin)
Mix-adjusted, 2016=100



There were about 2,600 homes for sale in Leinster (ex-Dublin) on December 1st – up 3% on a year ago but less than half pre-covid levels



- On December 1st, there were a total of 2,635 second-hand homes for sale in Leinster, up 3% on the same date a year previously
- Nonetheless, availability is well below half the 2015-2019 average (-57%), when there were typically over 6,100 homes for sale at any one time
- The total number of second-hand homes put up for sale in Leinster in the year to August was roughly 13,800, largely unchanged year-on-year but 14% below the 2015-2019 average

Snapshot of average list price, by market and segment (1/2)

Average listed prices are in 000s; percentage changes are year-on-year

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Semi-d 3-bed	€379	8.3%	€409	7.7%	€471	6.5%	€329	3.3%	€203	5.9%	€275	6.6%
Semi-d 4-bed	€433	9.5%	€511	8.4%	€624	7.1%	€393	2.9%	€240	17.4%	€345	7.9%
Detached 2-bed	€323	26.1%	€332	5.5%	€342	-19.8%	€276	8.8%	€184	41.3%	€234	12.1%
Detached 3-bed	€402	2.0%	€420	3.8%	€502	9.1%	€392	10.2%	€234	11.1%	€304	15.0%
Detached 4-bed	€561	5.6%	€594	3.9%	€731	10.5%	€506	5.0%	€299	0.8%	€417	0.2%
Detached 5-bed	€647	-1.3%	€749	5.0%	€926	14.9%	€656	18.6%	€329	-1.7%	€483	6.3%
Terraced 2-bed	€312	4.4%	€357	13.5%	€384	4.6%	€252	11.8%	..	..	€206	6.4%
Terraced 3-bed	€357	9.5%	€404	13.0%	€439	2.6%	€277	8.1%	€182	13.5%	€238	19.7%
Terraced 4-bed	€454	4.7%	€567	26.4%	€724	16.6%	€344	3.5%	..	..	€297	15.7%
Apartment 1-bed	€223	3.2%	€263	30.6%	€317	16.0%	€177	12.1%	..	..	..	..
Apartment 2-bed	€255	6.6%	€288	10.5%	€391	14.5%	€222	10.6%	€142	12.5%	€179	9.8%
Apartment 3-bed	€329	6.1%	€404	19.2%	€455	11.4%	€270	6.3%	..	..	..	..

Note: *Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

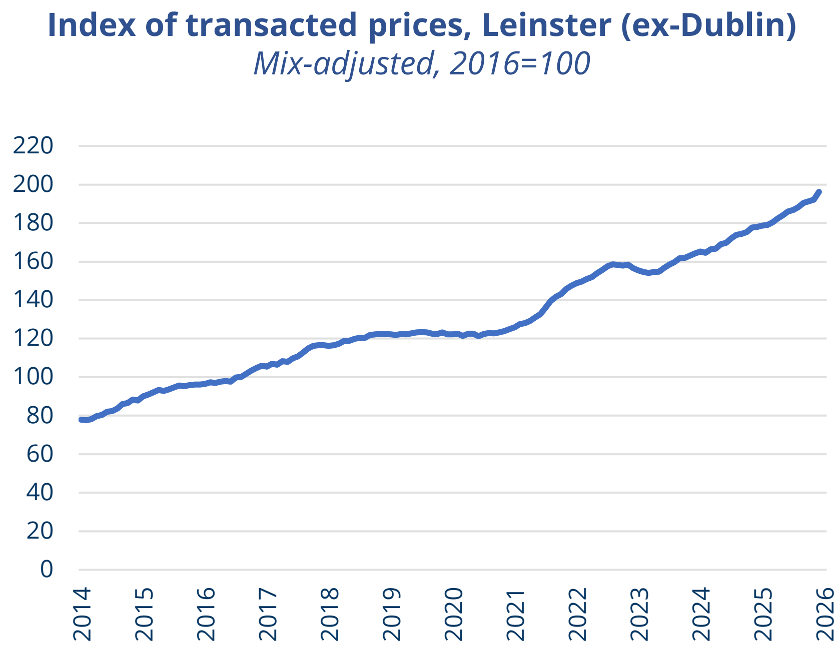
Snapshot of average list price, by market and segment (2/2)

Average listed prices are in 000s; percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Semi-d 3-bed	€301	6.6%	€296	15.0%	€286	7.2%	€312	9.4%	€298	7.0%
Semi-d 4-bed	€360	8.8%	€355	8.4%	€309	1.9%	€395	8.5%	€364	13.8%
Detached 2-bed	€159	-16.4%	€210	15.0%	..	..	€223	0.7%	€232	-13.0%
Detached 3-bed	€325	12.8%	€322	13.3%	€325	2.7%	€301	-0.6%	€344	7.1%
Detached 4-bed	€442	6.8%	€425	6.2%	€409	3.8%	€522	17.3%	€458	4.8%
Detached 5-bed	€516	12.1%	€574	15.1%	€492	1.1%	€667	1.3%	€542	2.7%
Terraced 2-bed	€230	7.6%	€196	0.7%	€232	12.0%	€236	15.0%	€208	6.8%
Terraced 3-bed	€281	0.4%	€271	19.9%	€240	6.9%	€289	8.1%	€254	13.4%
Terraced 4-bed	€363	15.2%	..	..	€282	20.8%	€346	14.0%	€295	4.4%
Apartment 1-bed	€175	17.6%	..	..	..	..	..	..	€157	5.4%
Apartment 2-bed	€228	5.6%	€188	5.9%	€185	1.2%	€226	-2.1%	€204	6.0%
Apartment 3-bed	€283	8.0%	..	..	..	..	..	..	€267	15.7%

Note: *Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

Early figures suggest Leinster transaction prices rose by 10.2% during 2025, compared to a rise of 8.4% in 2024



- According to transactions in the PPR matched to the Daft.ie database, Leinster transaction prices were 3% higher in December than in September – and 10.2% higher than in the same month last year
- The 10.2% increase in prices during 2025 is above the 8.4% increase seen in 2024 and over twice the 4.8% rise seen in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home in Leinster was €375,000
- Transaction prices in Leinster are now 61% above their pre-covid levels – and 104% higher than a decade ago

Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of Leinster transactions was 6% higher in 2025Q3, year-on-year – with rising new-home sales offsetting falling second-hand sales

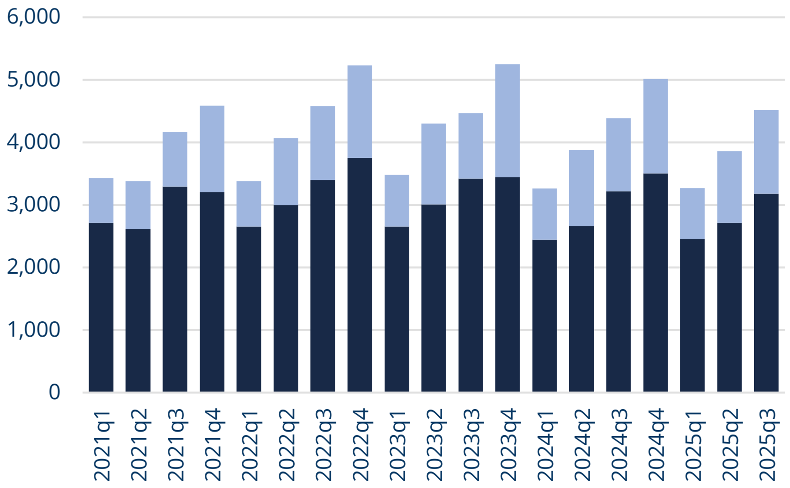
- There were a total of over 4,500 market transactions in Leinster (excluding Dublin) in the third quarter of 2025 – a rise of 3% on the same quarter a year earlier

- The volume of second-hand homes traded, however, was down 1% compared a year previously – ending a run of three quarters of increasing activity

- Transactions of new homes rose by 14%, year-on-year – the first instance since 2024Q3 of rising sales of new homes

Number of housing transactions, Leinster

By quarter and segment



Munster
(outside cities)

2025 Q4
Daft.ie Sales Report

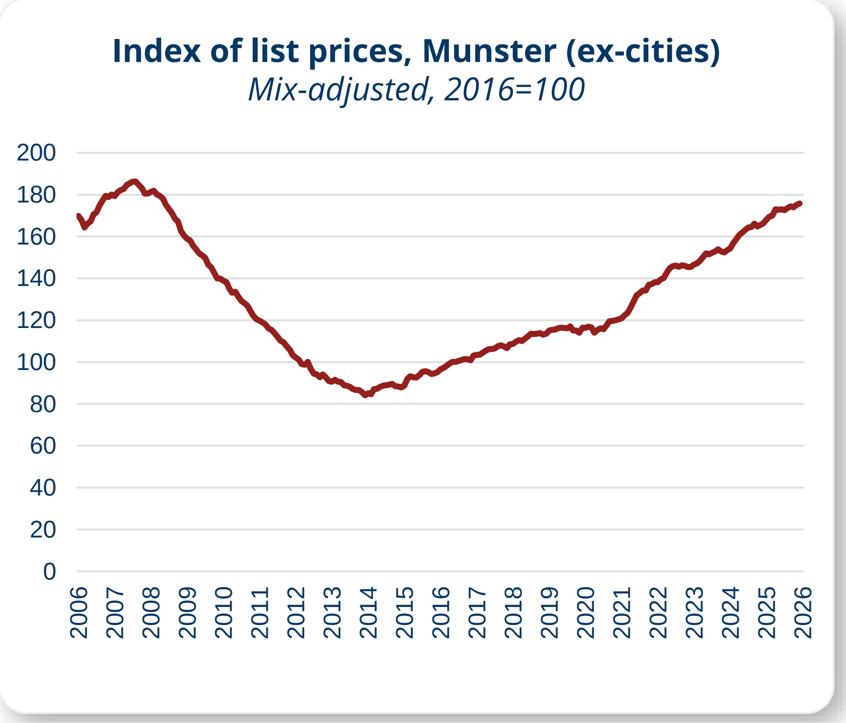
In Munster (outside the cities), list prices rose by an average of 5.7% during 2025, down from 8.3% during 2024

- According to the Daft.ie List Price Index, prices in Munster (outside the three cities) were 0.8% higher in December than three months earlier

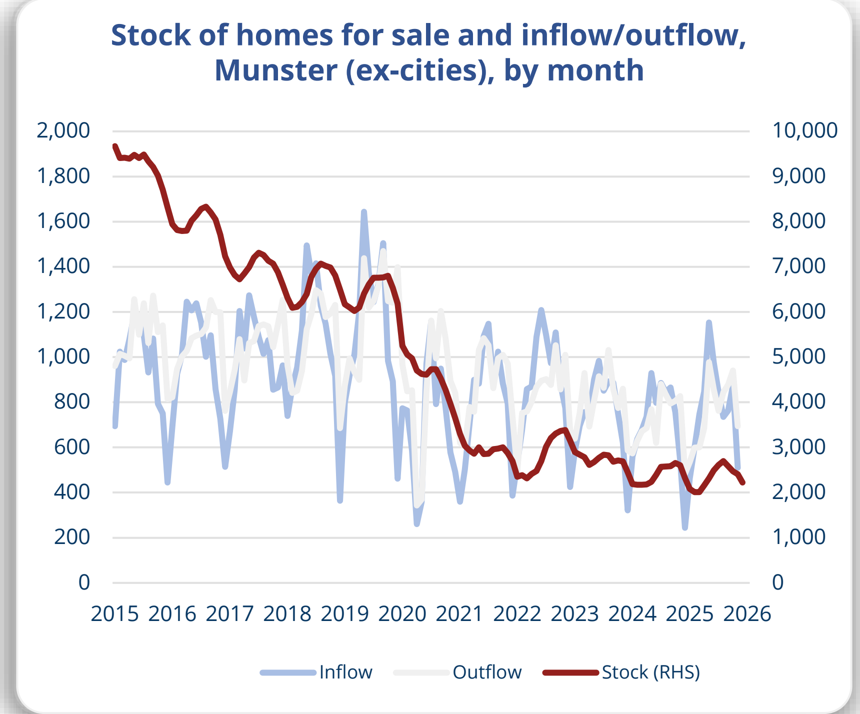
- The increase seen during 2025 – 5.7% – is below that in 2024 (8.3%) and roughly in line with increases seen in 2022 and 2023

- In the final quarter, the average list price in Munster for a three-bedroom semi-detached house was €300,000

- List prices in the province are now on average 51% above their pre-covid levels and only 6% below their Celtic Tiger peak



There were just over 2,200 homes to buy in Munster (outside the cities) on December 1st, less than one-third the pre-covid average



- On December 1st, there were a total of 2,222 second-hand homes actively for sale in Munster (outside the cities), **down 4%** on a year ago
- Availability is **now less than one third (30%) of its 2015-2019 average**, when typically almost 7,500 homes were available to buy
- The total number of homes put up for sale in Munster in the year to November was almost 8,800, up 2% year-on-year but 28% below the 2015-2019 average

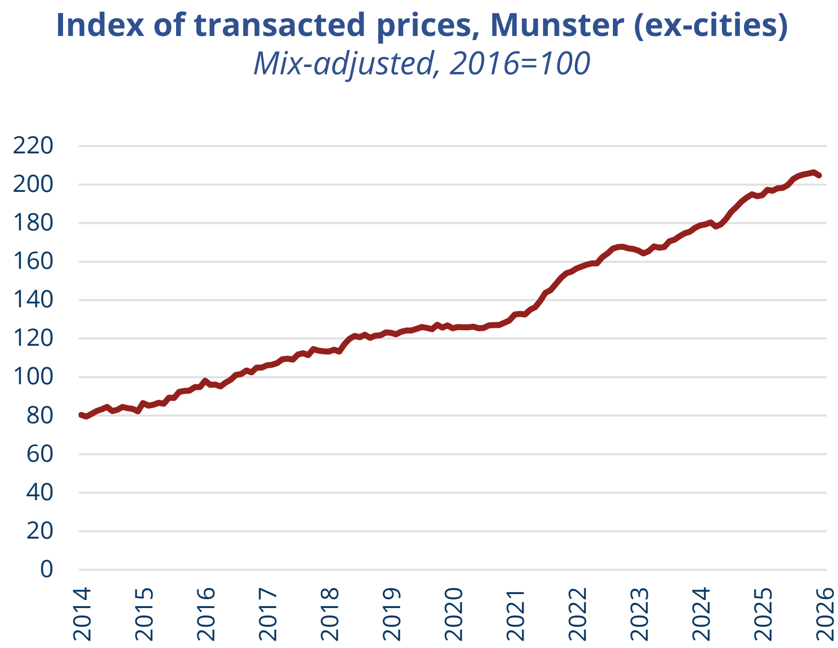
Snapshot of average list price, by market and segment

Average listed prices are in 000s; percentage changes are year-on-year

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Semi-d 3-bed	€330	6.3%	€293	11.3%	€336	5.7%	€293	3.3%	€277	6.1%	€250	6.6%
Semi-d 4-bed	€394	-2.5%	€317	2.2%	€421	5.6%	€316	2.8%	€348	10.3%	€323	17.0%
Detached 2-bed	€239	13.0%	€223	-0.4%	€247	8.9%	€201	4.6%	€178	1.2%	€214	36.8%
Detached 3-bed	€351	9.1%	€323	14.7%	€348	9.2%	€296	2.8%	€261	-4.1%	€282	4.5%
Detached 4-bed	€508	-2.2%	€433	9.9%	€492	5.6%	€436	7.0%	€393	2.4%	€403	4.9%
Detached 5-bed	€585	1.1%	€504	3.8%	€566	4.5%	€460	-0.9%	€444	4.4%	€485	16.6%
Terraced 2-bed	€213	9.1%	€218	8.6%	€232	12.9%	€221	32.3%	€279	105.5%	€176	21.7%
Terraced 3-bed	€241	2.9%	€270	16.3%	€290	8.3%	€227	8.1%	€273	10.4%	€210	15.5%
Terraced 4-bed	..	..	€261	3.2%	€314	5.4%	€264	22.2%	..	..	€233	7.6%
Apartment 1-bed	..	..	€279	36.9%	€176	-8.4%	..	..	..	..	€165	32.5%
Apartment 2-bed	€232	-4.5%	€232	6.9%	€215	0.0%	€189	7.2%	€165	0.4%	€182	28.6%
Apartment 3-bed	..	..	..	..	€276	13.0%	..	..	..	..	..	..

__Note:__ Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.

Early figures suggest Munster transaction prices rose by 5.6% during 2025, compared to a rise of 9.3% in 2024



- According to transactions in the PPR matched to the Daft.ie database, Munster transaction prices were 0.2% lower in December than in September – but 5.6% higher than in the same month last year
- The 5.6% increase in prices during 2025 is below the 9.3% increase seen in 2024 and the 6.6% rise seen in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home in Munster was €335,000
- Munster transaction prices are now 63% above their pre-covid levels – and 116% higher than a decade ago

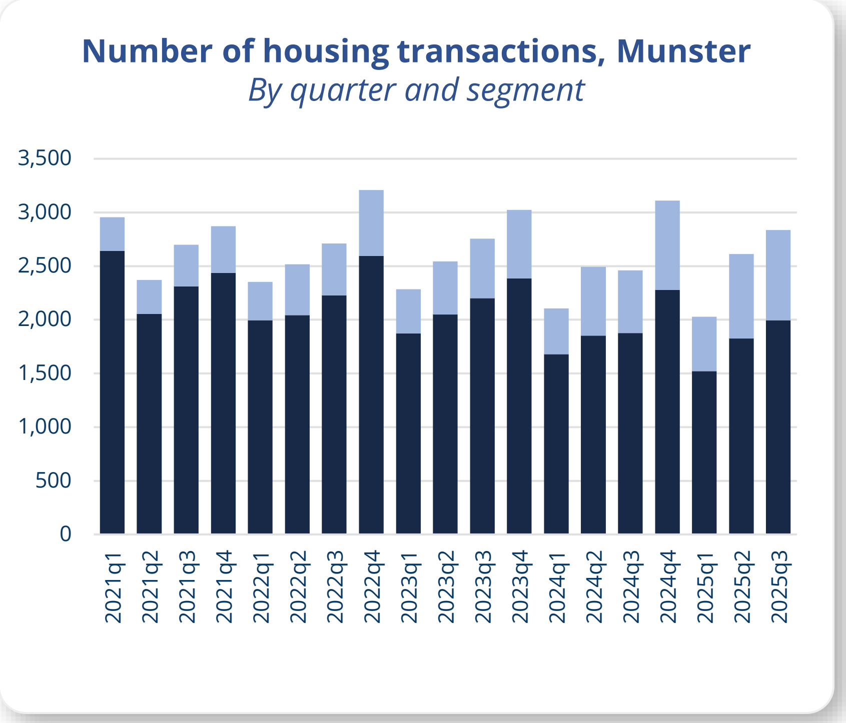
Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of transactions in Munster was 15% higher in 2025Q3 than a year previously – with rising sales in both new and second-hand homes

- There were a total of over 4,500 market transactions in Munster (outside the three cities) in the third quarter of 2025 – a rise of 15% on the same quarter a year earlier

- With nearly 2,000 second-hand homes traded, there were 6% more transactions than a year previously – the first time in over two years there has been increasing activity

- Transactions of new homes rose by 44% year-on-year – a record 840 in the quarter – continuing a long run of rising sales of new homes

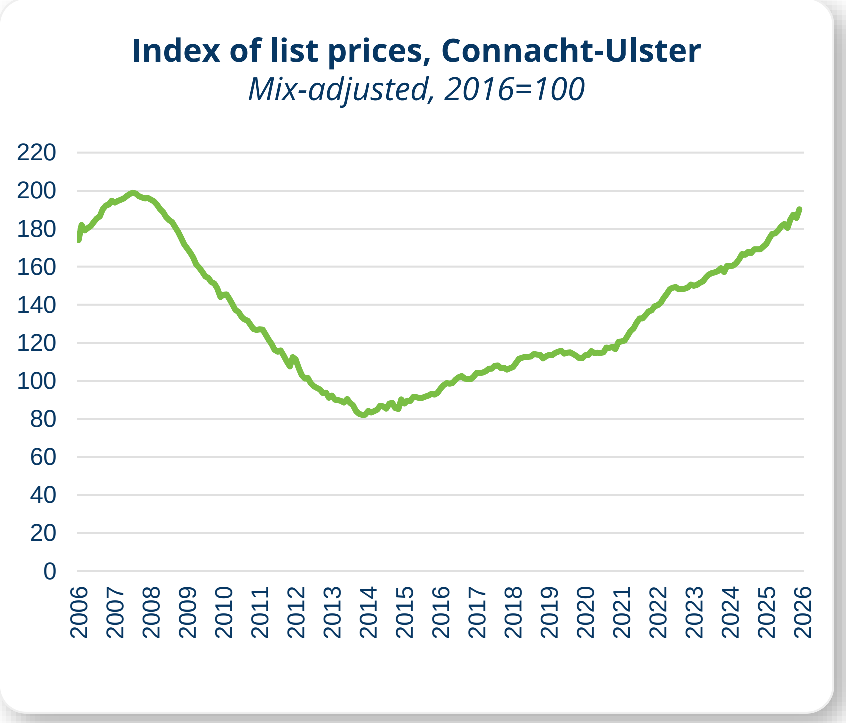


Connacht-Ulster
(excluding Galway)

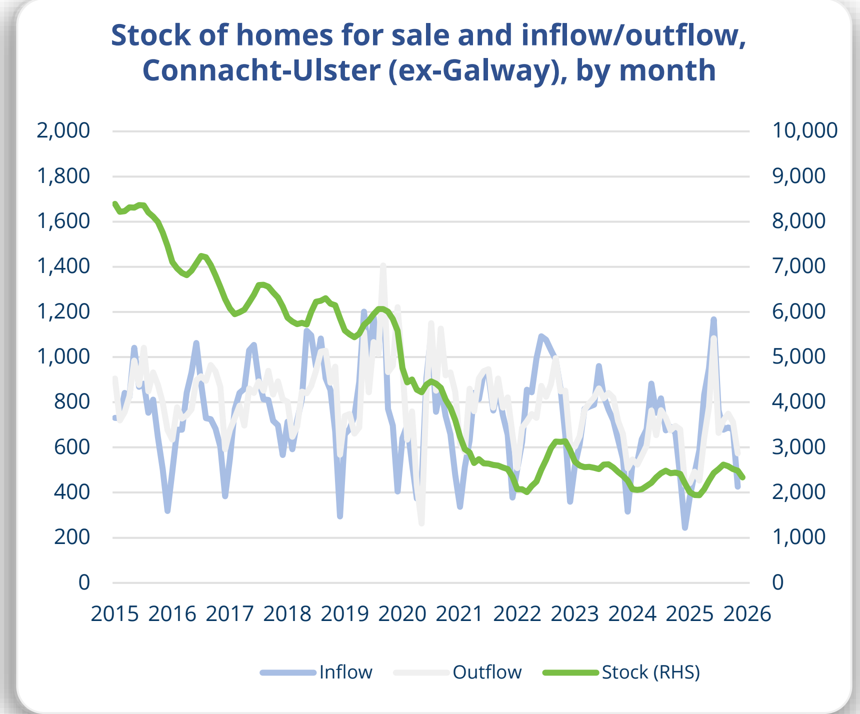
2025 Q4
Daft.ie Sales Report

In Connacht-Ulster (excluding Galway), list prices rose by an average of 11.6% during 2025, almost twice the increase seen in 2024

- According to the Daft.ie List Price Index, prices in Connacht-Ulster (outside Galway city) were 3% higher in December than three months earlier
- The increase seen during 2025 – 11.6% – is almost twice that of 2024 (6.3%) and the largest annual increase since 2021
- In the final quarter, the average list price in Connacht-Ulster for a three-bedroom semi-detached house was €246,000
- List prices in the region are now on average 67% above their pre-covid levels and only 4% below their Celtic Tiger peak



There were a little over 2,300 homes to buy in Connacht-Ulster on December 1st, up 6% year-on-year but one-third the pre-covid average



- On December 1st, there were a total of 2,340 second-hand homes actively for sale in Connacht-Ulster (outside Galway city), **up 6%** on a year ago
- Availability remains **roughly one third (35%) its 2015-2019 average**, when typically over 6,600 homes were available to buy
- The total number of homes put up for sale in Connacht-Ulster in the year to November was almost 7,900, up 3% year-on-year but 17% below the 2015-2019 average

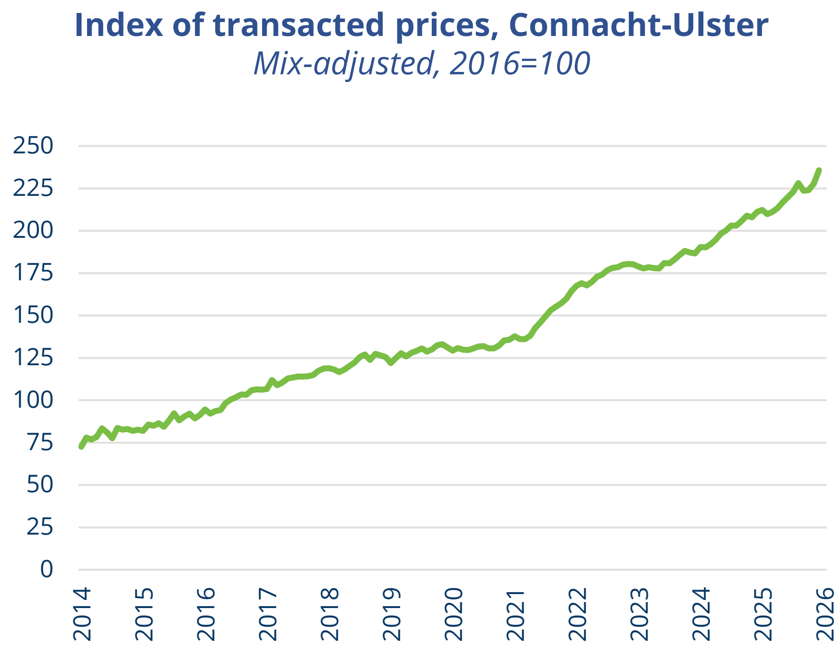
Snapshot of average list price, by market and segment

Average listed prices are in 000s; percentage changes are year-on-year

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Semi-d 3-bed	€303	15.9%	€256	13.1%	€225	14.1%	€243	3.4%	€243	17.3%	€201	6.6%	€237	5.3%	€272	22.2%
Semi-d 4-bed	€349	14.8%	€280	8.7%	€274	6.0%	€277	-0.3%	..	..	€259	13.1%	€281	8.3%	€271	4.0%
Detached 2-bed	€224	8.1%	€184	19.5%	€141	10.3%	€154	-6.0%	€147	10.0%	€200	22.9%	€192	42.9%	€119	-33.0%
Detached 3-bed	€307	5.8%	€245	14.0%	€221	12.0%	€276	10.1%	€200	-1.3%	€265	14.9%	€223	0.0%	€258	-0.1%
Detached 4-bed	€427	6.8%	€362	10.5%	€321	3.8%	€399	15.6%	€335	15.0%	€375	5.8%	€343	5.8%	€356	8.6%
Detached 5-bed	€506	4.4%	€485	7.8%	€415	9.7%	€565	24.4%	€403	18.9%	€446	13.2%	€427	14.3%	€436	13.7%
Terraced 2-bed	..	..	€162	7.6%	..	..	€180	2.8%	..	..	€156	-9.0%	€145	-10.2%	..	..
Terraced 3-bed	€292	29.1%	€234	14.1%	€202	17.4%	€211	16.0%	€197	28.1%	€191	7.5%	€210	10.0%	€173	6.7%
Terraced 4-bed	€215	-21.6%	€228	17.5%	..	..	€223	-13.3%	..	..	€247	-6.3%	..	..	€275	15.6%
Apartment 1-bed	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Apartment 2-bed	€232	20.6%	€179	-4.5%	€154	3.6%	€169	22.2%	€164	3.7%	€154	8.6%	€166	11.0%	..	..
Apartment 3-bed	..	..	€205	-16.8%	..	..	€173	8.4%	..	..	€260	12.5%	..	..	..	..

***Note:** Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.*

Early figures suggest Connacht-Ulster transaction prices rose by 11.6% during 2025, compared to a rise of 13.2% in 2024

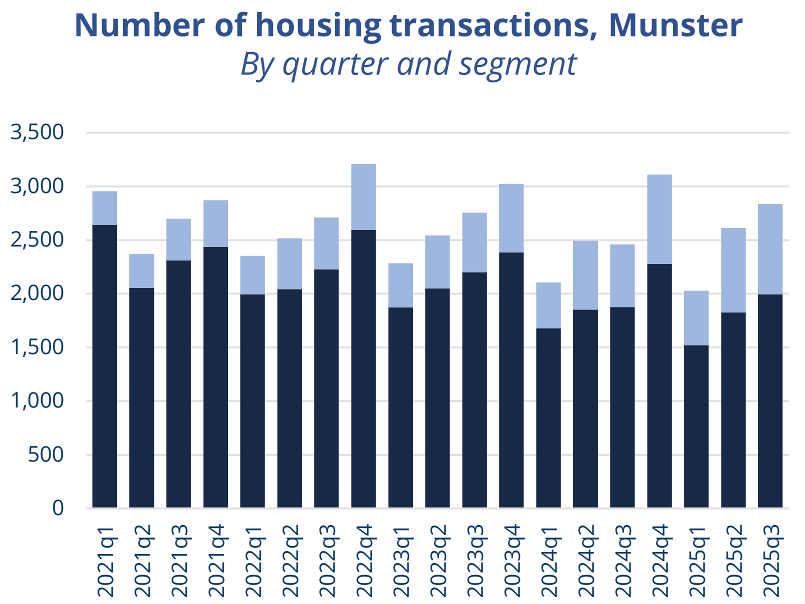


- According to transactions in the PPR matched to the Daft.ie database, Connacht-Ulster transaction prices were 5.4% higher in December than in September – and 11.6% higher than in the same month last year
- The 11.6% increase in prices during 2025 is below the 13.2% increase seen in 2024 but well above the 3.5% rise seen in 2023
- In 2025Q4, the average transaction price of a three-bed semi-d home in the region was €274,000
- Connacht-Ulster transaction prices are now 81% above their pre-covid levels – and 158% higher than a decade ago

Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of transactions in Connacht-Ulster was 2.5% higher in 2025Q3 than a year previously – driven by new homes

- There were over 1,900 market transactions in Connacht-Ulster (excluding Galway) in the third quarter of 2025 – a rise of 2.5% on the same quarter a year earlier
- The total number of second-hand homes transacted was down slightly year-on-year – the 11th quarter in a row of declining activity
- Transactions of new homes, however, continue to grow, albeit from a lower base – with over 250 in 2025Q3 compared to 202 a year previously



Celebrating 20 Years of the Daft.ie Report

As Daft.ie celebrates 20 years of leading market analysis, the Daft.ie Report has been revamped and extended, to put more information at the fingertips of buyers, sellers and others interested in the housing market.

This includes cutting-edge methods applied both to listed sale prices and transacted prices, using a unique matching process to join between the Daft.ie database and the Property Price Register, as well as stock available to rent, the gross yield on housing and a range of other metrics.

About the Report

The goal of the Daft Report is to use this information to help all actors in the property market make informed decisions about buying, selling and renting. In addition, because it is freely available, the Daft Report can help inform the media, the general public and policymakers about the latest developments in the property market.

This is the Daft.ie House Price Report, the partner to the Daft.ie Rental Report, which will be issued next month. Together, they give house-hunters and investors more information to help them make their decisions. These twin reports mean that Daft.ie is the only objective monitor of trends in both rental and sales markets on a quarterly basis, making the report an essential barometer for anyone with an interest in the Irish property market.

The Daft Report was first launched in 2005. It has since then become the definitive barometer of the Irish rental market and is being used by the Central Bank, mortgage institutions, financial analysts and the general public alike. The Daft.ie House Price report is Ireland's longest-running house price report, combining information from the Daft.ie archives with data from Ireland's Residential Property Price Register.

About Daft.ie

Daft.ie is Ireland's leading property website. Since its founding in 1997, it has grown to become the go-to destination for buyers, sellers and renters across the country.
Each month, Daft.ie connects over 2.5 million unique users, with more than 8.6 million visits. This makes Daft.ie the biggest and most trusted property website in Ireland.

Methodology and Sample Size

The report is structured to give consistent national and regional series of a range of key metrics, including: list and transaction prices of properties for sale; the stock and flow of second-hand sales listings; a snapshot of sale prices by property/room type and location; expected inflation; and market heat. The country is broken into five regions throughout: Dublin; the four other major cities (Cork, Galway, Limerick and Waterford); Leinster; Munster; and Connacht-Ulster) in each case .

Quantity measures (stock/flow) are based on the Daft.ie database.

For list and transaction price indices, similar methods are applied, specifically hedonic sales price regressions, using a dwelling's segment (combination of size, type and location), and energy efficiency. A 'rolling windows' approach is applied throughout, with nine quarters of data used to generate monthly indices. Indices are smoothed using a double-exponential approach with an exponent of 0.7.

Disclaimer

The Daft.ie Report is prepared from information that we believe is collated with care, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the indices, snapshots or analysis at any time for regulatory or other reasons. Persons seeking to place reliance on any information contained in this report for their own or third party commercial purposes do so at their own risk.

Credits

Economic Analysis: **Ronan Lyons & Tom Gillespie.**
Marketing and Communications: **Laura Barry & Cara Daly.**
Layout and Design: **Kevin Gannon**

Coming next:

The Daft.ie Rental Report 2025 Q4 – Year in Review

The next Daft.ie Rental Report, to be published in February, will have all the usual indicators on the rental market around the country, including levels and changes in full property and room rents, availability and supply, mover and stayer rents, gross yields and rent-vs-mortgage comparisons – providing renters, landlords, buyers, policymakers, analysts, researchers and the public with the most up-to-date information on Ireland's rental market.
Please contact Daft.ie at support@daft.ie for further information.