



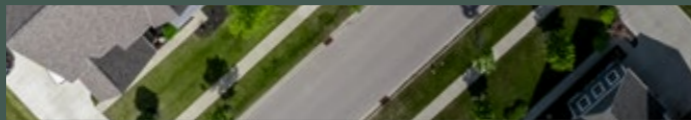
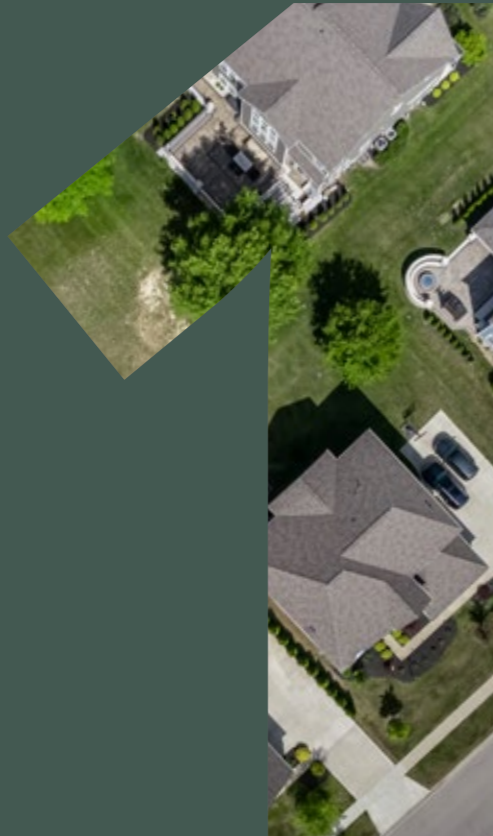
Irish Property Capital Flows 2025

The following report provides an in-depth analysis of the flow of capital into the Irish property market during 2025. This includes total spend on residential property¹ incorporating single asset transactions, multi-family, block sales and student accommodation transactions. It also includes commercial property, development land and agricultural land sales. For accuracy purposes, only commercial property and development land transactions valued at €1 million and over are included. Furthermore, off-market and confidential transactions for which information was not available are excluded.

The purpose of the report is to highlight trends in capital flows across the country and over time. While every effort has been made to ensure that the data presented in this report is accurate, it must be noted that all totals are by their nature estimates, given the limited sources of recorded material in relation to Irish property transactions.

¹ Typically living sector/residential investment is incorporated into commercial investment data. However, for the purpose of this report, it is included in residential capital flows.





Key Trends

Total capital flows into Irish property expanded by a substantial 13% in 2025, similar to the increase seen the previous year, to reach €32.38 billion. The vast majority of this, 83%, comprised spend on residential assets, with the remainder consisting of commercial assets and land.

Spend on residential assets, including purchases by households and non-households, rose by 11% in the year to reach €26.96 billion. Household purchasers of residential property accounted for the majority of this, 81% or €21.79 billion. Capital flows by non-households made up the rest at €5.18 billion.

Flows into commercial assets, encompassing commercial property, development land and agricultural land, increased by a significant 21% in 2025 to reach €5.42 billion. Direct investment into commercial property and development land turnover both declined during 2025 to reach €1.81 billion and €692 million respectively. However, this was counteracted by another record year for the hotel sector with total spend of €1.77 billion. Spend on agricultural land increased to €450 million in 2025.

Approximately 46% of all capital flows into property during the year were focused in the Dublin region totalling €14.79 billion. Cork had the second highest proportion, 9%, at €2.80 billion while Kildare ranked third with 5% or €1.56 billion. Across the State, almost all counties witnessed an increase in total capital flows in 2025, with the exception of Offaly which recorded an 11% reduction.



For more details or to receive the full version of the report,
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