

Irish Investment Market

The Irish investment market witnessed a resurgence in investor activity during the third quarter of 2025 with total turnover reaching €699 million. This followed a marked improvement in transaction activity in residential, office and industrial assets during the period. In particular, residential spend reached the highest level in two and a half years to reach €260 million. This follows no activity in the previous quarter, indicating renewed investor interest in the sector. Although retail assets recorded a decline in capital spend from Q2, turnover for the first nine months of the year remains very robust at €492 million.

Overseas investors accounted for 40% of total capital spend in Q3. Notably, French investors were particularly active accounting for 30% of turnover during the period.

Subsequently, investment turnover for the first nine months of the year totalled €1.6 billion, surpassing levels recorded for the same period in 2023 and 2024. Dublin attracted the majority of investor spend during the nine-month period at 71%, while 21% was spread across various locations in portfolio transactions.





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