

Irish Residential Market Review

The Irish residential property market continues to be defined by persistent supply constraints alongside strong and rising demand, resulting in sustained price growth during the first half of 2025. As of June, second-hand property prices were 7.4% higher year-on-year.

Housing delivery has strengthened, with 15,149 new homes completed in the first half of 2025. This represents a 19.9% increase compared to the same period in 2024 and marks the highest H1 completion figure recorded since the commencement of the New Dwelling Completions series in 2011.

Investor activity remains a defining feature of the market. In H1 2025, just 9% of second-hand purchases through Sherry FitzGerald were made by investors, while 31% of sales were attributable to investors exiting the sector. This three-to-one ratio of investor exits to entries has been a consistent trend over the past decade.

The broader economic outlook remains uncertain, with heightened global trade tensions posing risks; however, the Irish economy is expected to demonstrate resilience throughout 2025.

This report also examines recent housing policy developments, with particular attention to new Government interventions, including the Section 28 guidelines introduced earlier this year.





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