



Q3 2025

Daft.ie House Price Report



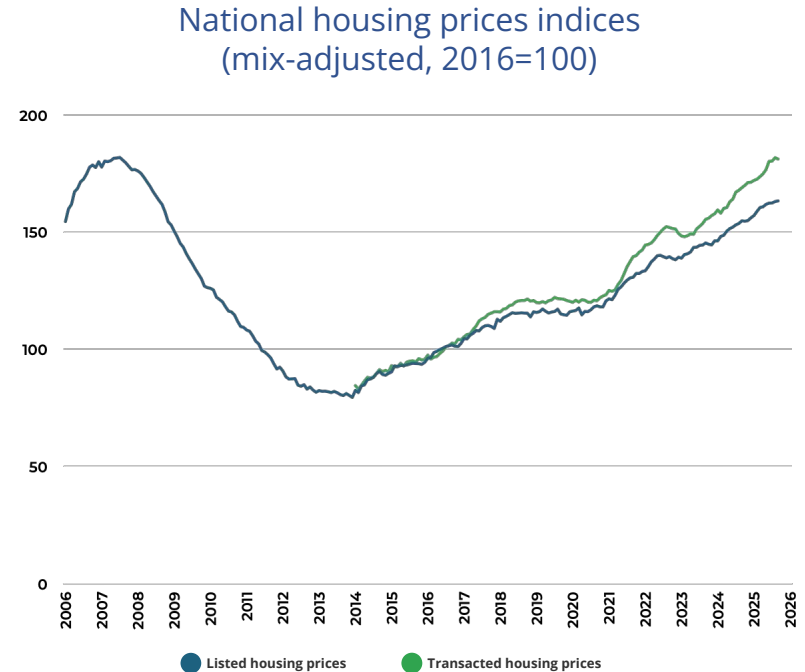
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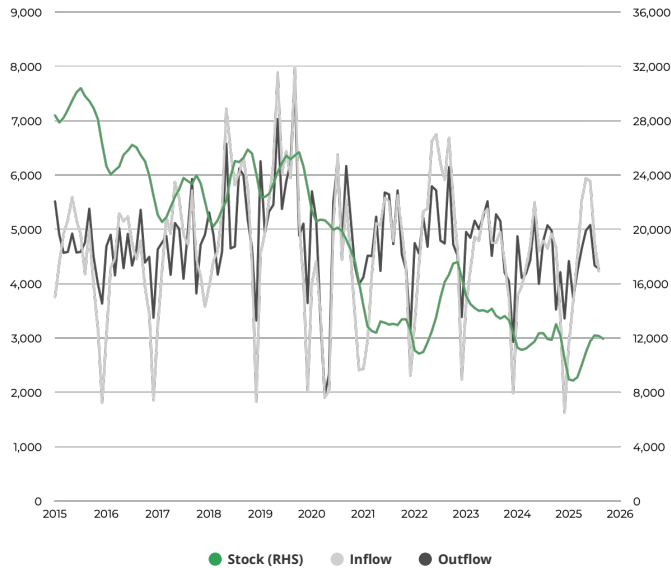
List price inflation has eased slightly, from 7.5% to 5.9%, since the first quarter – matched by transaction price trends

- The Daft.ie National List Price Index was 5.9% higher in the third quarter than a year ago – a slight moderation on the rate of inflation seen at the start of the year (7.5%)
 - This is also seen in the Daft.ie National Transaction Price Index, where early signs point to a lower rate in Q3 than in Q2 (7.8% vs 9.1%)
- Prices are now **39% above pre-Covid levels** and 10% below Celtic Tiger peaks
 - The increase in prices since Covid has been uneven across the country: from 27% in Dublin to 59% in Connacht-Ulster
- In Q3, the national average price of a **three-bed semi-detached property was €421,261**



The availability of homes for sale was largely unchanged, year-on-year, with gains in Dublin offsetting falls elsewhere

Stock of homes for sale and inflow/outflow, by month

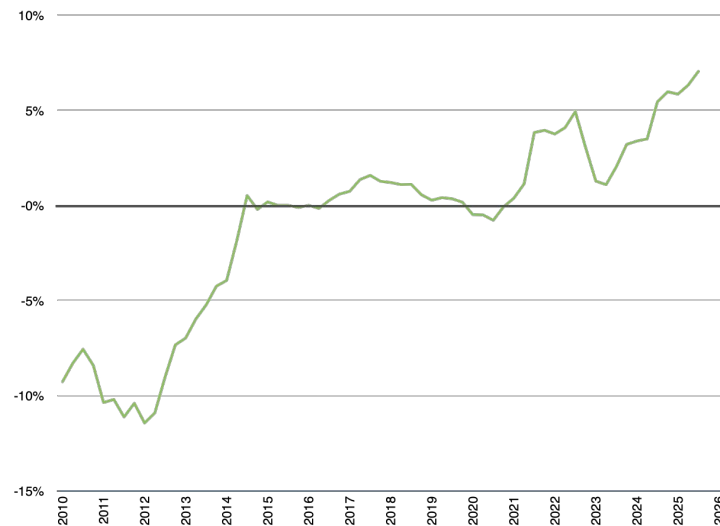


- On September 1st, there were a total of 11,925 **second-hand homes for sale nationwide, up marginally** (1%) on the same date a year previously
 - Nonetheless, availability is **less than half the 2015-2019 average**
- An increase in the availability of homes for sale in **Dublin offset falls elsewhere**
 - Stock in Dublin rose 8% year-on-year, while Connacht-Ulster also recorded an increase (+3%) – while there were falls in the four other cities (-9%) and Leinster (-5%)
- The number of second-hand homes listed for sale in the year to August was up marginally year-on-year but still just **one quarter below the 2015-2019 average**

'Market heat' – the gap between initial listed price and transaction price – reached a new high in Q3, at 7%

- The **typical property sold in 2025 Q3 went for 7% more than its initial listed price**, an **all-time high** for a series that extends back to 2010
 - The gap is largest in **Dublin (+8.5%)** and **Munster (+8.4%)**, although all regions are seeing record gaps
- This reflects falling activity in the second-hand market – nationwide, greater transactions of new homes in Dublin offset falls in second-hand activity elsewhere

Typical gap between initial listed price and ultimate transaction price



Demand shift away from Dublin continues – even as new home activity in the capital is keeping up activity levels



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

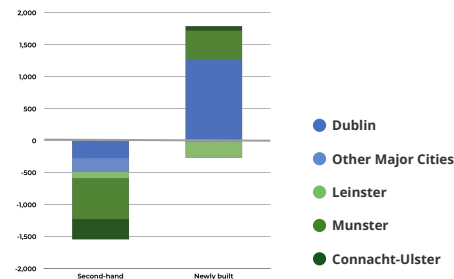
During the mid-2010s, Dublin's housing market led the charge, with the largest percentage increases of any of the five major regions covered in the report. But in the last few years – especially since covid19 – Dublin has seen prices rising but at a slower rate than elsewhere.

The graph below shows the average annual growth rate (AGR) of prices by region for two periods, 2012-2020 and 2020-2025. Prices in the capital have now been growing slower than the national average in 28 of the last 29 quarters. Prices rose fastest in Connacht-Ulster – in the year to September – the 13th time in 20 quarters it saw the fastest annual growth of the five regions.

Average annual growth rate of listed prices, by market and period



Annual change in volume of transactions, by segment, year to June 2025



New homes, especially in Dublin, are keeping up activity levels, as the second-hand market falters. By all measures – stock, flow and transaction volume – supply remains tight. Higher interest rates have had a knock-on effect on the second-hand market, making the new-homes segment more important. Indeed, the stable level of transactions in the year to June (vs one year earlier) is down to the number of new homes sold in Dublin.

- Of nine other segments, only Munster new-builds saw a substantial increase in the same period
- Second-hand activity in Munster, however, fell substantially – with all five regions recording a fall

However with institutional, mostly non-profit, buyers playing a bigger role, more activity does not necessarily mean relief for would-be homebuyers



National findings

Q3 2025

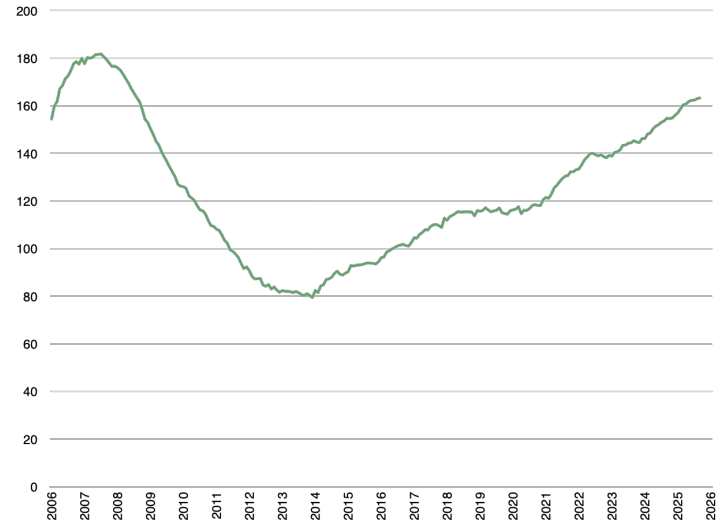
Daft.ie House Price Report



List prices rose by 5.9% in the year to September 2025

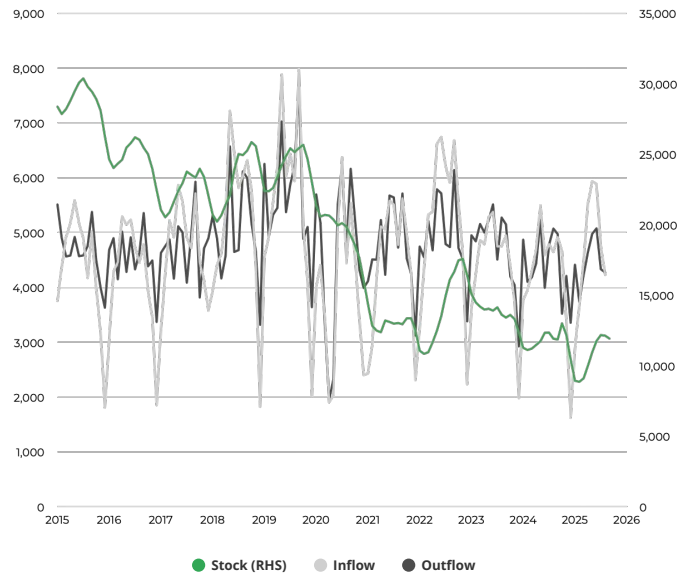
- According to the Daft.ie List Price Index, sales prices nationally were **0.8% higher in the third quarter** than three months earlier – and 5.9% higher than a year ago
- In the third quarter, the national average price of a **three-bed semi-detached property was €421,261**
- Prices are now **39% above their pre-covid levels** and 10% below their Celtic Tiger peak

National Index of listed housing prices, (Mix-adjusted, 2016 = 100)



The total number of homes for sale on September 1st was below 12,000 – largely unchanged on a year ago

Stock of homes for sale and inflow/outflow, by month



- On September 1st, there were a total of 11,925 second-hand homes for sale nationwide, up marginally (1%) on the same date a year previously
- Nonetheless, availability is **less than half (down 52%) compared to the 2015-2019 average**
- The number of second-hand homes listed in the 12 months to August was just under 52,000, up 1% year-on-year but still about 25% below the 2015-2019 average

Snapshot of average listed price, by region and segment

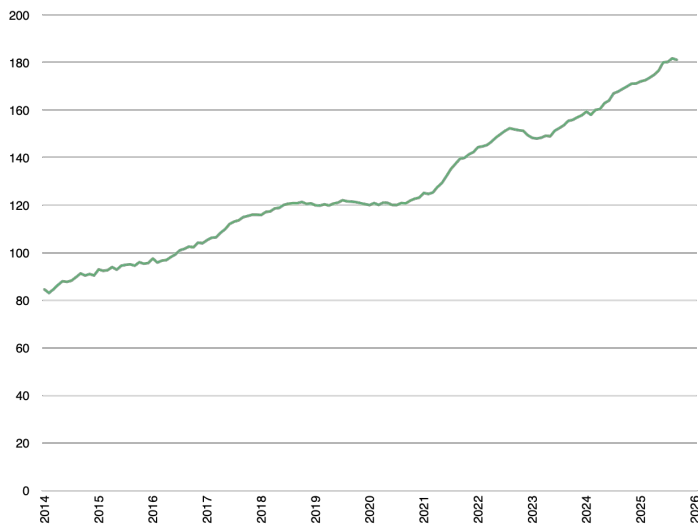
Average listed prices are in 000s, percentage changes are year-on-year

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
3-bed semi-d	€557	4.0%	€385	6.8%	€347	5.7%	€303	5.3%	€255	13.8%
4-bed semi-d	€755	-0.2%	€472	8.5%	€435	7.8%	€367	2.0%	€296	10.9%
2-bed detached	€507	9.3%	–	–	€263	5.9%	€219	7.2%	€175	16.2%
3-bed detached	€651	-2.4%	€429	4.8%	€375	10.0%	€323	8.4%	€257	12.9%
4-bed detached	€980	2.4%	€596	2.7%	€530	8.2%	€463	6.7%	€377	9.3%
5-bed detached	€1,277	3.7%	€700	3.1%	€620	4.8%	€534	9.1%	€474	11.6%
2-bed terraced	€445	5.7%	€262	4.5%	€280	7.6%	€220	16.9%	€155	-2.7%
3-bed terraced	€505	5.4%	€323	9.5%	€317	7.2%	€260	9.8%	€217	14.4%
4-bed terraced	€710	7.6%	€392	5.2%	€386	7.7%	€293	9.7%	€232	-2.3%
1-bed apartment	€319	4.8%	€251	18.9%	€207	11.8%	€201	11.4%	–	–
2-bed apartment	€392	4.1%	€285	7.1%	€254	6.3%	€208	1.3%	€177	9.9%
3-bed apartment	€502	7.0%	€331	11.4%	€337	11.9%	€246	0.9%	€234	17.2%

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 7.8% between 2024 Q3 and 2025 Q3

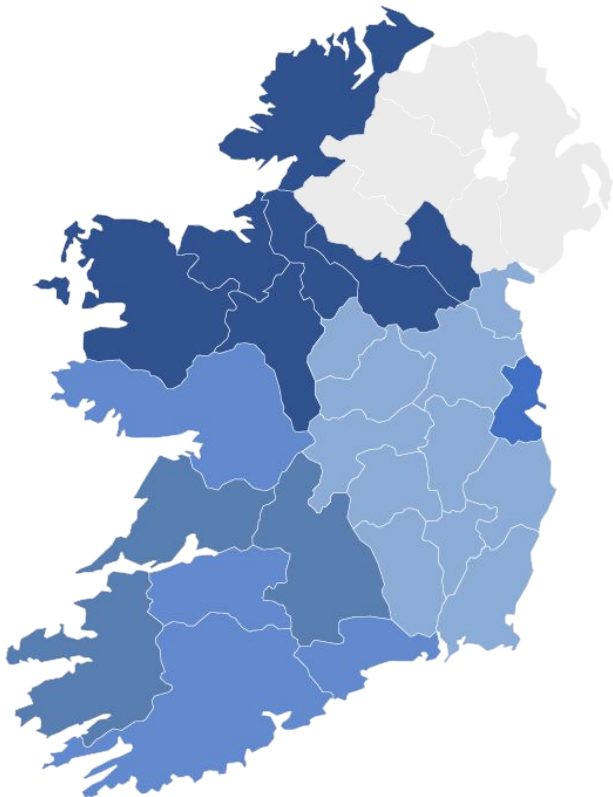
National index of transacted housing prices
(mix-adjusted, 2016=100)



- According to transactions in the Property Price Register matched to the Daft.ie database, transaction prices were 2.2% higher in 2025 Q3 than in Q2 – and 7.8% higher than the same period last year
- In 2025 Q3, the average transaction price of a three-bed semi-d home was €450,947
- Transaction prices are now 50% above their pre-covid levels – and 91% 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 June was €435,000, up almost 9% on the previous year



Dublin	
City Centre	€865,000
North City	€491,000
South City	€645,000
North County	€495,000
South County	€636,000
West	€475,000
Four Major Cities	
Cork City	€390,000
Limerick City	€392,000
Galway City	€405,000
Waterford City	€299,000

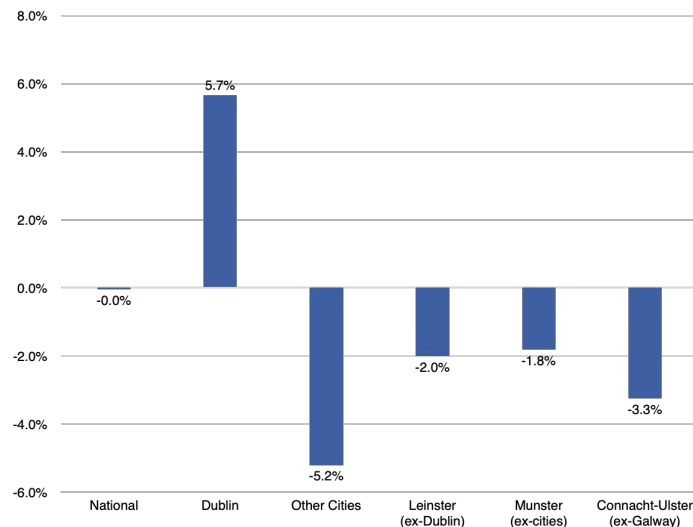
Leinster	
Meath	€415,000
Kildare	€455,000
Wicklow	€475,000
Longford	€123,000
Offaly	€339,000
Westmeath	€371,000
Laois	€363,000
Louth	€385,000
Carlow	€330,000
Kilkenny	€375,000
Waterford Co.	€367,000
Wexford	€345,000

Munster	
Kerry	€498,000
Cork County	€404,000
Clare	€375,000
Limerick County	€390,000
Tipperary	€330,000
Connacht-Ulster	
Galway County	€420,000
Mayo	€368,000
Roscommon	€325,000
Sligo	€350,000
Leitrim	€375,000
Donegal	€343,000
Cavan	€318,000
Monaghan	€330,000

In the year to June, there were 57,000 market transactions, unchanged on the total for a year previously

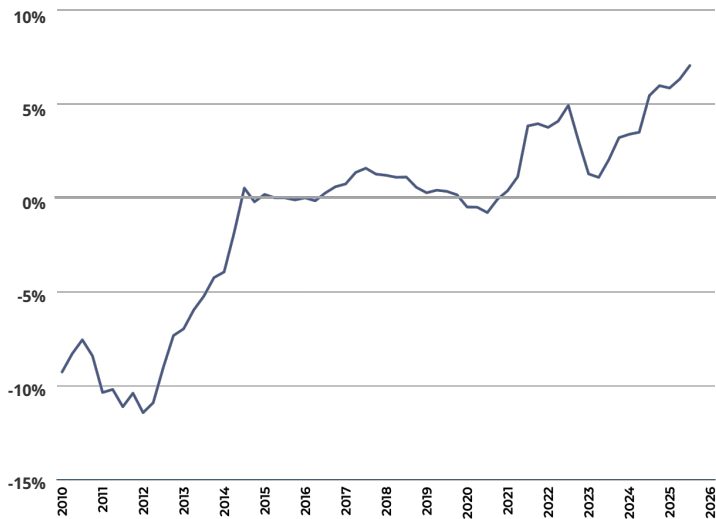
- There were a total of 56,997 housing market transactions in the year to mid-2025, **effectively unchanged (-0.05%) in year-on-year terms**
- While the number of second-hand homes traded fell by 3.3%, this was offset by a **14% increase in the volume of new homes** traded
- A significant **rise in transactions of new homes in Dublin** (+1,267) offset falls in other segments, including second-hand homes outside the cities (-1,054)

Change in transaction volume, by region and segment: year to June 2025 vs. previous 12 months



Market heat, the gap between listed and transaction price, has grown sharply since 2023, reaching 7% nationally

Typical gap between initial listed price and ultimate transaction price



- The **typical property transacted in 2025 Q3 sold for 7% more than its initial listed price**, reflecting the upward path of prices between initial listing and transactions
- This marks an **all-time high** for a series that extends back to 2010
- In **Dublin (+8.5%) and Munster (+8.4%)**, the typical gap is even greater – with Leinster (+5.2%) and Connacht-Ulster (+5.3%) also seeing record gaps but smaller

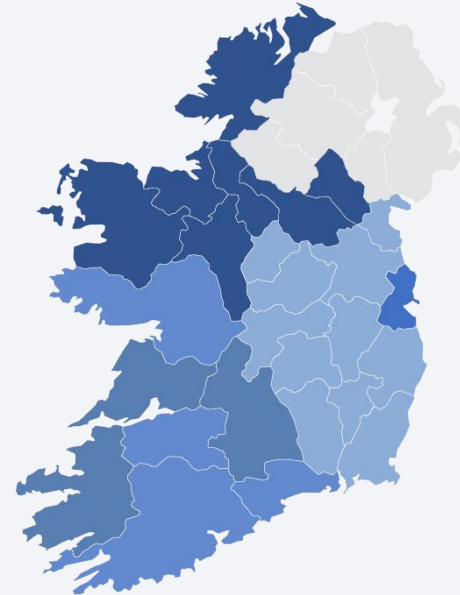
Note:: For properties in the Daft database and the Property Price Register, it is possible to compare the initial listed price with the ultimate transaction price – properties without an Eircode in the PPR may not be matched.

Transactions in Connacht-Ulster rose by 5% in 2025 Q2 – with a rise new homes sold offsetting a fall elsewhere

Typical price, per square metre, of a three-bedroom semi-detached house, 2025 Q3

Connacht-Ulster	Galway Co.	€2,837
	Mayo	€2,341
	Roscommon	€2,205
	Sligo	€2,649
	Leitrim	€1,893
	Donegal	€2,098
	Cavan	€2,221
	Monaghan	€3,007

Munster	Kerry	€2,703
	Cork Co.	€3,214
	Clare	€2,707
	Limerick Co.	€2,634
	Tipperary	€2,465



Four Major Cities	Cork City	€3,841
	Limerick City	€3,109
	Galway City	€3,793
	Waterford City	€2,920

Dublin	City Centre	€5,849
	North City	€4,952
	South City	€6,158
	North Co.	€4,776
	South Co.	€6,750
Leinster	West Co.	€4,336
	Meath	€3,507
	Kildare	€3,763
	Wicklow	€4,491
	Louth	€3,078
	Longford	€1,850
	Offaly.	€2,683
	Westmeath	€3,072
	Laois	€2,670
	Carlow	€2,863
	Kilkenny	€3,232
	Wexford	€2,809
	Waterford Co.	€3,136



Dublin

Q3 2025

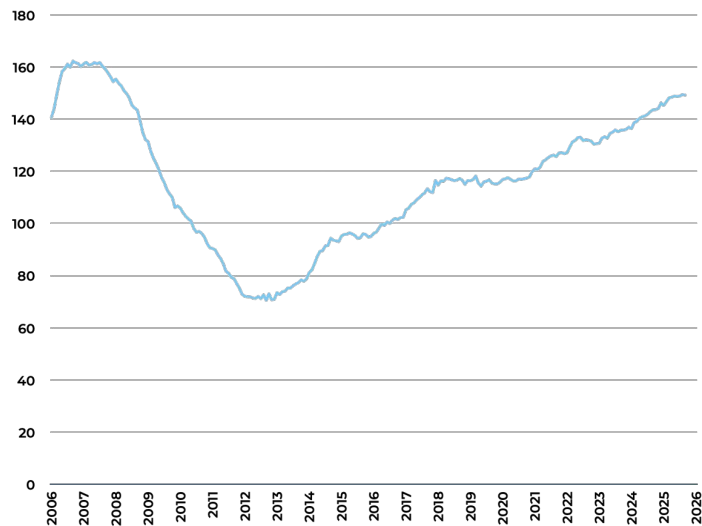
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List prices in Dublin rose by 4.5%, on average, in the year to September 2025

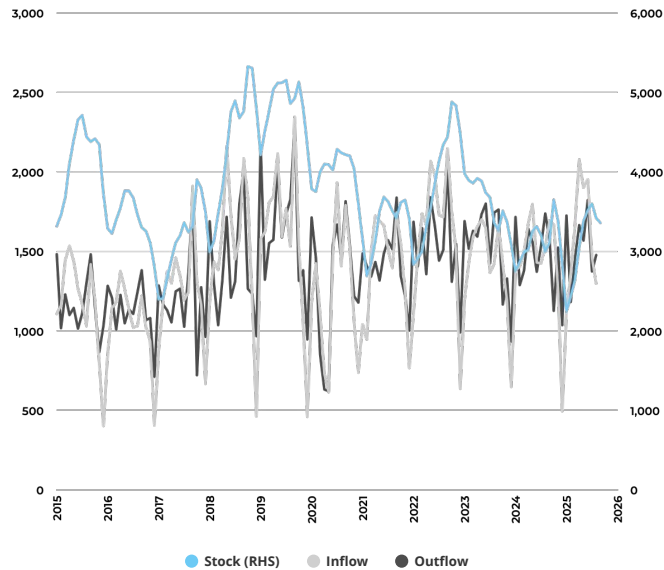
- According to the Daft.ie List Price Index, sales prices in Dublin were **0.3% higher in the third quarter** than three months earlier – and 4.5% higher than a year ago
- The average price of a three-bed semi-detached house in Dublin in Q3 was €612,824
- Prices in Dublin are now **27% above their pre-covid levels** and 8% below their Celtic Tiger peak

Index of listed housing prices, Dublin
(Mix-adjusted, 2016 = 100)



There were almost 3,400 homes for sale in Dublin on September 1st – up 8% on a year ago

Stock of homes for sale and inflow/outflow, Dublin, by month



- On September 1st, there were a total of 3,358 second-hand homes actively for sale in Dublin, up 8% on the same date a year previously
- Nonetheless, availability is still **15% below the 2015-2019 average**, although the gap is smaller than elsewhere
- The volume of second-hand homes listed in Dublin in the year to August was almost 18,000, up 8% year-on-year and 17% above the 2015-2019 average

Snapshot of average listed price, by region and segment

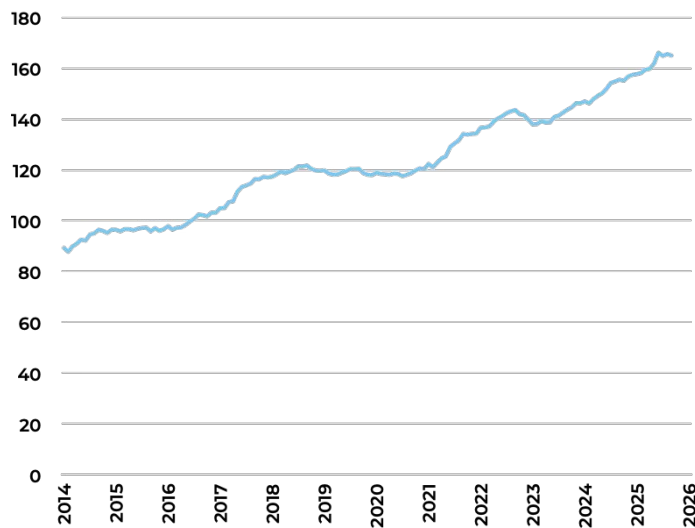
Average listed prices are in 000s, percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
3-bed semi-d	€627	5.2%	€547	4.8%	€690	4.9%	€507	4.4%	€728	5.0%	€460	6.7%
4-bed semi-d	–	–	€689	-3.7%	€890	4.1%	€675	4.5%	€982	7.8%	€571	3.8%
2-bed detached	–	–	€408	1.4%	€641	7.5%	€424	6.0%	€687	15.7%	€368	10.6%
3-bed detached	–	–	€573	6.0%	€794	-1.1%	€555	-14.9%	€895	5.3%	€500	17.8%
4-bed detached	–	–	€963	2.3%	€1,032	7.4%	€902	13.0%	€1,160	-0.2%	€656	-1.0%
5-bed detached	–	–	€1,235	20.7%	€1,317	3.6%	€1,056	12.8%	€1,531	7.1%	€848	-6.5%
2-bed terraced	€455	7.5%	€414	3.9%	€452	5.7%	€373	10.2%	€576	-0.2%	€376	10.8%
3-bed terraced	€552	3.9%	€486	6.1%	€540	2.1%	€466	7.4%	€693	-0.4%	€410	7.5%
4-bed terraced	€720	1.1%	€559	-0.6%	€1,045	12.6%	€711	19.7%	€983	17.4%	€514	5.2%
1-bed apartment	€293	1.2%	€292	6.5%	€370	6.5%	€307	11.3%	€381	7.6%	€257	7.1%
2-bed apartment	€404	2.2%	€353	9.7%	€502	7.2%	€339	6.1%	€465	3.1%	€311	5.7%
3-bed apartment	€575	10.1%	€406	8.0%	€730	2.0%	€479	18.6%	€630	8.2%	€380	2.4%

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% between 2024 Q3 and 2025 Q3

Index of transacted housing prices, Dublin
(mix-adjusted, 2016=100)



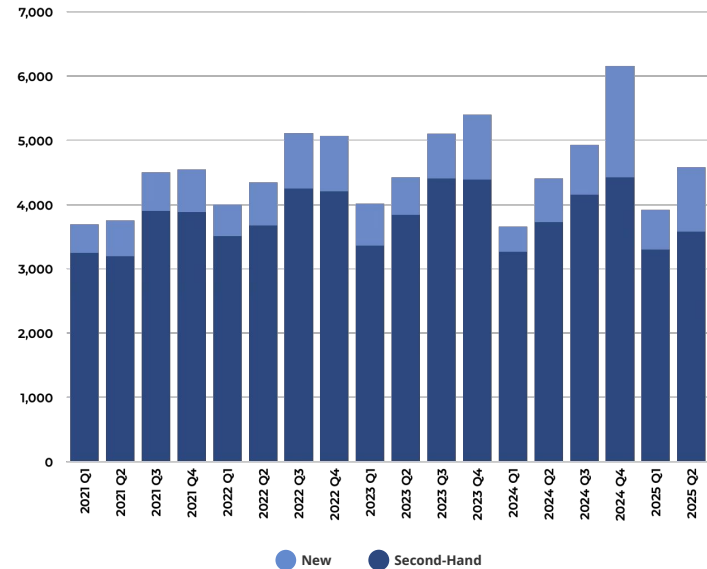
- According to transactions in the Property Price Register matched to the Daft.ie database, transaction prices were **1.5% higher in 2025 Q3** than in Q2 – and 6.7% higher than the same period last year
- In 2025 Q3, the average transaction price of a **three-bed semi-d home in Dublin was €655,843**
- Dublin transaction prices are now 39% above their pre-covid levels – and **71% 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 4% higher in 2025 Q2 than a year previously – driven by new homes

- There were a total of 4,580 market transactions in Dublin in the second quarter of 2025 – a **rise of 4%** on the same quarter a year earlier
- The volume of **second-hand homes traded was 4% lower** than a year previously – following two quarters of modest gains in activity
- However, transactions of **new homes soared by 48%**, year-on-year – the third consecutive quarter of substantial increases in activity

Volume of housing market transactions in Dublin, by quarter and segment





Other Cities

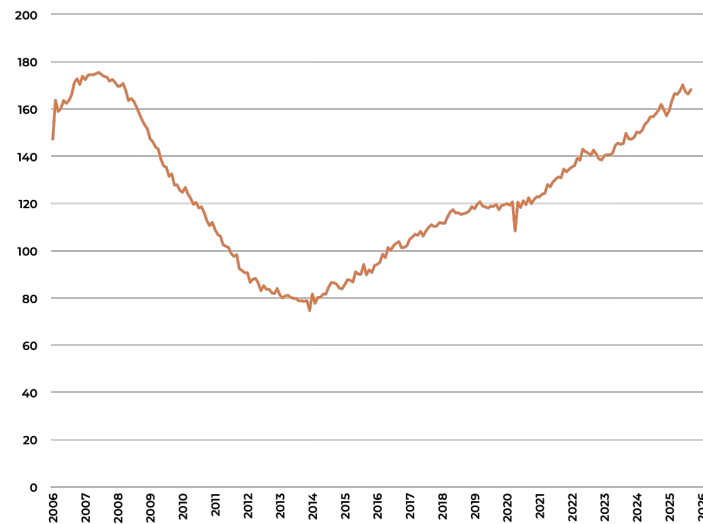
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List prices in the four other major cities rose by an average of 5.8% in the year to September 2025

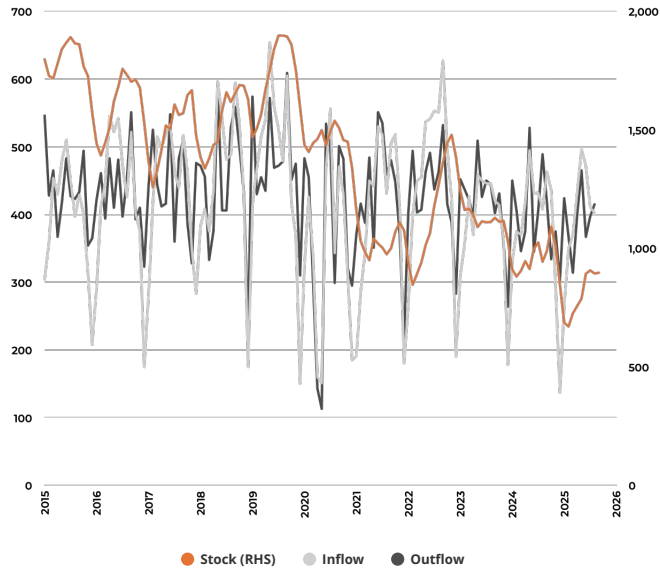
- Sales prices across Cork, Limerick, Galway and Waterford cities were **0.5% lower in the third quarter** than three months earlier – but 5.8% higher than a year ago
- The average price of a three-bed semi-detached property in Q3 was €386,004
- Prices in the four cities are now **39% above their pre-covid levels** and 4% below their Celtic Tiger peak

Index of listed housing prices, Other Cities
(Mix-adjusted, 2016 = 100)



There were almost 900 homes for sale in the four cities on September 1st – down 9% on a year ago

Stock of homes for sale and inflow/outflow, four other cities, by month



- On September 1st, there were a total of 897 second-hand homes active for sale across Cork, Limerick, Galway and Waterford cities, down 9% on the same date a year ago
- Availability is now **roughly half (55%) of the 2015-2019 average**, with stock for sale falling now for more than two years
- The number of second-hand homes listed over the last year was just over 4,500, down 3% annually and 13% below the 2015-2019 average

Snapshot of average listed price, by market and segment

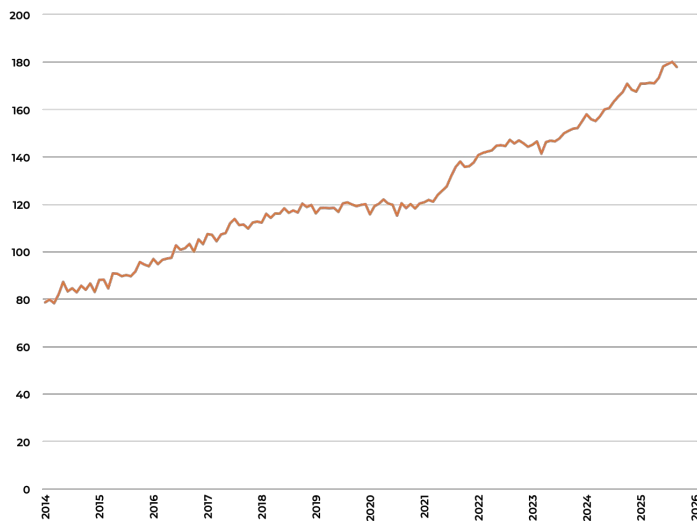
Average listed prices are in 000s, percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
3-bed semi-d	€408	7.4%	€391	4.4%	€358	7.1%	€307	8.4%
4-bed semi-d	€500	5.7%	€474	7.9%	€429	10.5%	€385	15.8%
2-bed detached	€310	6.5%	-	-	-	-	-	-
3-bed detached	€427	4.7%	€459	7.6%	€354	-4.5%	-	-
4-bed detached	€609	0.8%	€573	0.6%	€571	1.5%	€494	2.5%
5-bed detached	€774	10.7%	€625	-3.6%	€630	-8.8%	-	-
2-bed terraced	€272	2.5%	€374	8.4%	€232	17.1%	€188	6.3%
3-bed terraced	€328	7.6%	€387	8.7%	€288	9.8%	€226	10.8%
4-bed terraced	€396	6.0%	€439	3.2%	€324	6.0%	-	-
1-bed apartment	€256	9.8%	€288	18.9%	-	-	-	-
2-bed apartment	€300	4.9%	€324	9.1%	€236	3.7%	€168	5.7%
3-bed apartment	€338	6.1%	€355	1.5%	€288	11.6%	-	-

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 8.3% between 2024 Q3 and 2025 Q3

Index of transacted housing prices, Four Major Cities (mix-adjusted, 2016=100)



- According to transactions in the Property Price Register matched to the Daft.ie database, transaction prices were **2.8% higher in 2025 Q3** than in Q2 – and 8.3% higher than the same period last year
- In 2025 Q3, the average transaction price of a **three-bed semi-d home across the cities was €402,148**
- Transaction prices in the cities are now 51% above their pre-covid levels – and **98% higher than a decade ago**

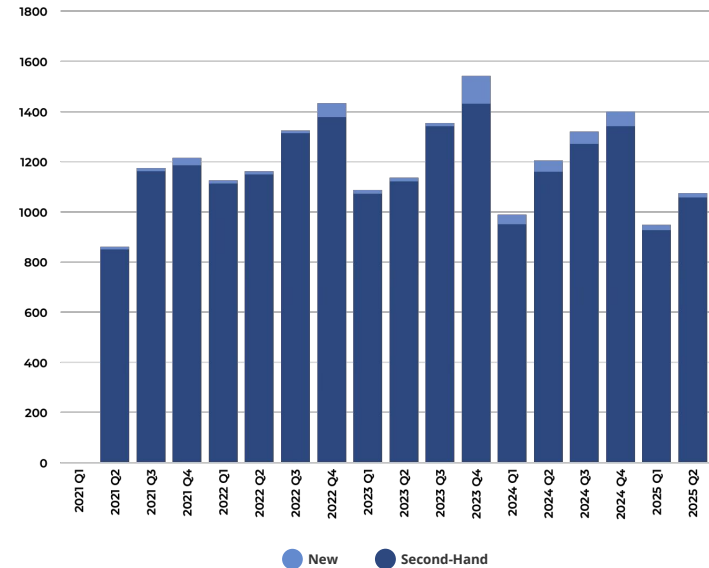
Note: Transactions are registered on the Property Price Register with a lag. Therefore, index values, in particular for recent months, should be considered as provisional. Further, matching requires entry of the Eircode in the PPR – properties without an Eircode may not be matched.

The volume of transactions in the four cities was 11% lower in 2025 Q2 than a year previously

- There were a total of 1,074 market transactions in the four cities in the second quarter of 2025 – **a fall of 10.8%** on the same quarter a year earlier
- The volume of **second-hand homes traded was 8.7% lower** than a year previously – the fourth quarter in a row of falling activity in the second-hand market

Note: Transactions for cities other than Dublin are based principally on the Eircode included in the transaction – newly-built homes may be particularly prone to missing Eircodes..

Volume of housing market transactions in four major cities, by quarter and segment





Rest of Leinster

Q3 2025

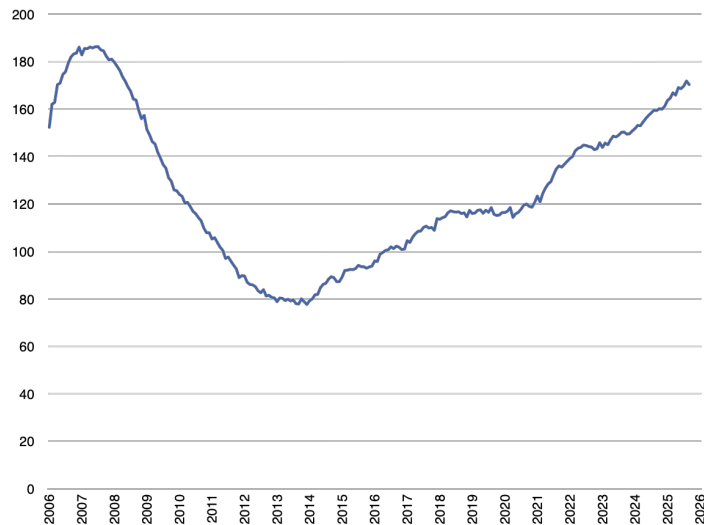
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List prices in Leinster (excluding Dublin) rose by an average of 7.2% in the year to September 2025

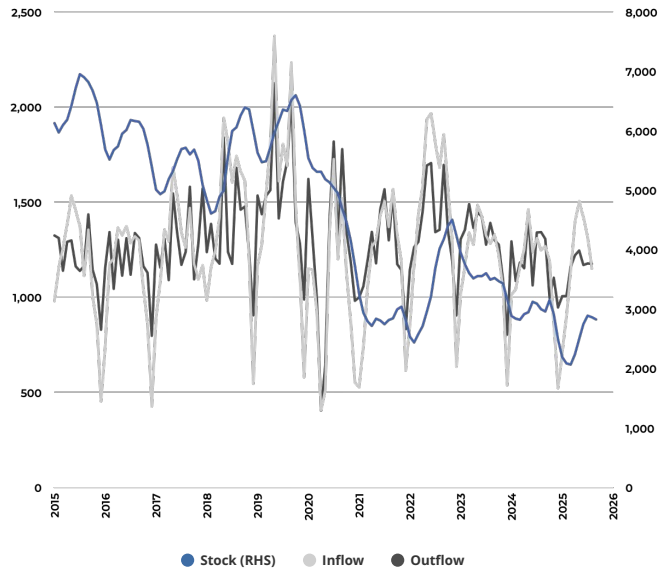
- Sales prices in Leinster (outside Dublin) were **1.6% higher in the third quarter** than three months earlier – and 7.2% higher than a year ago
- The average price of a three-bed semi-detached property in Q3 was €361,499
- Prices in the province are now **45% above their pre-covid levels** and 8% below their Celtic Tiger peak

Index of listed housing prices, Leinster
(Mix-adjusted, 2016 = 100)



There were a little over 2,800 homes for sale in Leinster (outside Dublin) on September 1st – down 5% on a year ago

Stock of homes for sale and inflow/outflow, Leinster (excl. Dublin), by month



- On September 1st, there were a total of 2,825 second-hand homes for sale in Leinster, down 5% on the same date a year previously
- Availability is now **less than half the 2015-2019 average**, when there were typically close to 6,000 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 13,400, down 3% year-on-year and 12% below the 2015-2019 average

Snapshot of average listed price, by market and segment

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

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
3-bed semi-d	€374	6.6%	€405	7.0%	€468	5.8%	€322	1.3%	€199	4.0%	€270	5.0%
4-bed semi-d	€429	8.6%	€516	9.5%	€619	5.9%	€386	1.5%	€234	14.5%	€334	4.7%
2-bed detached	€322	26.8%	€321	2.2%	€331	-23.5%	€272	7.3%	-	-	-	-
3-bed detached	€401	1.6%	€420	3.8%	€508	10.6%	€398	12.4%	€220	7.0%	€311	15.1%
4-bed detached	€560	5.7%	€588	2.9%	€728	9.7%	€509	5.5%	€304	2.8%	€418	0.9%
5-bed detached	€620	-5.2%	€714	0.4%	€915	14.5%	€655	18.6%	€327	-2.1%	€468	3.7%
2-bed terraced	€311	4.2%	€350	11.4%	€382	4.4%	€251	11.2%	-	-	-	-
3-bed terraced	€354	9.1%	€407	13.9%	€434	1.6%	€276	7.6%	€189	18.2%	€224	13.1%
4-bed terraced	€463	7.0%	€567	28.8%	€760	22.5%	€343	3.2%	-	-	-	-
1-bed apartment	€212	-1.6%	€252	25.6%	-	-	€178	12.9%	-	-	-	-
2-bed apartment	€256	7.5%	€285	9.3%	€395	15.9%	€220	10.2%	€143	13.1%	€179	9.8%
3-bed apartment	€329	6.5%	€398	17.9%	€464	13.6%	€268	5.9%	-	-	-	-

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 listed price, by market and segment

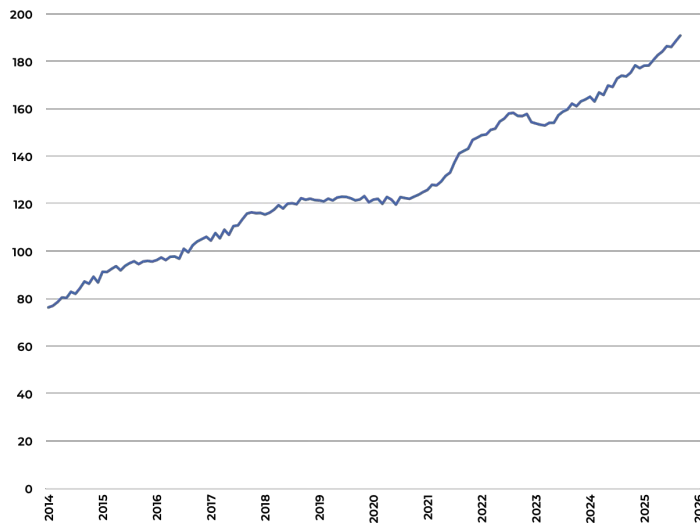
Average listed prices are in 000s, percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
3-bed semi-d	€297	5.4%	€295	14.8%	€281	5.3%	€309	8.8%	€294	5.5%
4-bed semi-d	€358	8.4%	€346	6.0%	€306	1.0%	€386	6.1%	€356	11.3%
2-bed detached	€163	-14.0%	€225	23.1%	–	–	€227	2.4%	€226	-15.1%
3-bed detached	€325	13.3%	€313	9.8%	€321	1.6%	€313	4.0%	€344	7.2%
4-bed detached	€452	9.4%	€440	9.8%	€402	2.3%	€525	17.5%	€457	5.0%
5-bed detached	€519	13.0%	€568	14.3%	€473	-2.6%	€678	2.8%	€546	4.0%
2-bed terraced	–	–	–	–	–	–	€252	26.6%	€210	7.6%
3-bed terraced	€275	-1.6%	€280	24.8%	€232	3.8%	€277	3.8%	€252	11.0%
4-bed terraced	–	–	–	–	–	–	–	–	€293	3.9%
1-bed apartment	€175	17.8%	–	–	–	–	–	–	€154	3.3%
2-bed apartment	€227	4.9%	€182	2.7%	€184	0.4%	€228	-0.9%	€201	4.8%
3-bed apartment	–	–	–	–	–	–	–	–	€273	18.6%

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 Leinster rose by 8.7% between 2024 Q3 and 2025 Q3

Index of transacted housing prices,
Leinster (mix-adjusted, 2016=100)



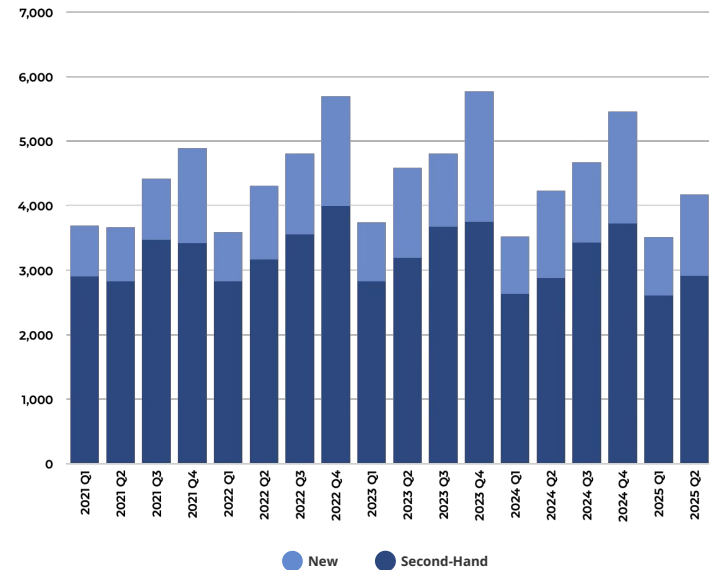
- According to transactions in the Property Price Register matched to the Daft.ie database, transaction prices were **2.2% higher in 2025 Q3** than in Q2 – and 8.7% higher than the same period last year
- In 2025 Q3, the average transaction price of a **three-bed semi-d home in Leinster was €359,327**
- Leinster transaction prices are now 55% above their pre-covid levels – and **98% 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 Leinster was 1.3% lower in 2025 Q2 than a year ago – with a fall in new homes sold

- There were a total of 4,176 market transactions in Leinster (outside Dublin) in the second quarter of 2025 – a **fall of 1.3%** on the same quarter a year earlier
- The volume of **second-hand homes traded was 1% higher** than a year previously – following six quarters of falling activity
- However, transactions of **new homes fell by 6.4%** year-on-year – the fourth quarter in six with falling new homes activity

Volume of housing market transactions in Leinster, by quarter and segment





Munster (outside cities)

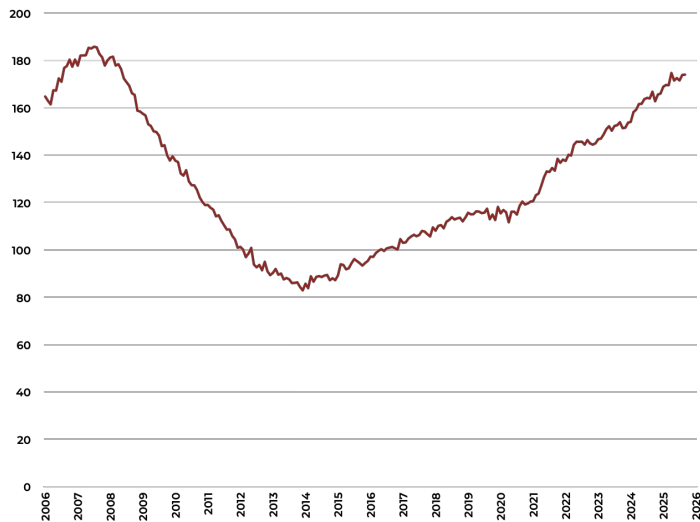
Q3 2025

Daft.ie House Price Report

List prices in Munster (outside the cities) rose by an average of 5% in the year to September 2025

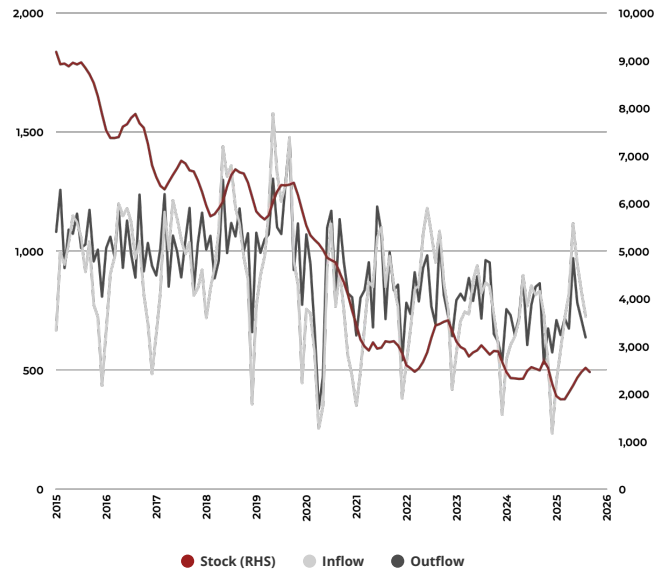
- Sales prices in Munster (outside the three cities) were **0.1% higher in the third quarter** than three months earlier – and 5.0% higher than a year ago
- The average price of a three-bed semi-detached property in Munster in Q3 was €297,996
- Prices in the province are now **49% above their pre-covid levels** and 6% below their Celtic Tiger peak

Index of listed housing prices, Munster
(Mix-adjusted, 2016 = 100)



There were fewer than 2,500 homes for sale in Munster on September 1st – largely unchanged on a year ago

Stock of homes for sale and inflow/outflow, Munster (excl. cities), by month



- On September 1st, there were a total of 2,457 second-hand homes actively for sale in Munster (outside the cities), down 1% on a year ago
- Availability is **now only one third (35%) of its 2015-2019 average**, when 7,000 homes were for sale
- The total number of second-hand homes put up for sale in Munster in the year to August was 8,500, up 2% year-on-year but one quarter below the 2015-2019 average

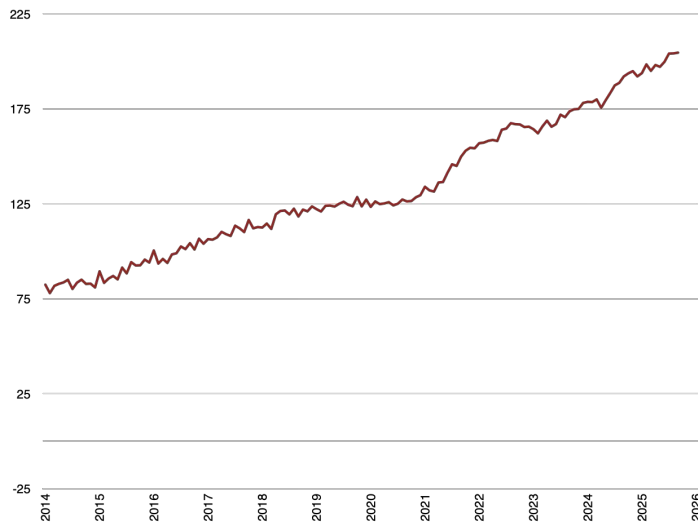
Snapshot of average listed price, by market and segment

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

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
3-bed semi-d	€324	4.7%	€299	13.5%	€327	2.9%	€295	3.8%	€270	3.6%	€252	7.5%
4-bed semi-d	€409	1.0%	€311	0.6%	€419	4.9%	€316	2.8%	€335	6.5%	€324	17.0%
2-bed detached	€246	16.5%	€210	-6.0%	€255	12.6%	€196	3.4%	€169	-2.0%	€207	32.1%
3-bed detached	€360	12.1%	€318	13.4%	€355	11.5%	€294	1.7%	€282	3.4%	€279	3.4%
4-bed detached	€517	-0.3%	€426	9.2%	€498	6.7%	€440	8.1%	€398	3.7%	€414	8.0%
5-bed detached	€595	3.0%	€517	7.0%	€576	6.3%	€460	-0.6%	€448	5.0%	€502	20.9%
2-bed terraced	€207	6.4%	€217	8.6%	€228	11.4%	€219	31.5%	-	-	€178	23.2%
3-bed terraced	€235	0.8%	€257	11.5%	€291	9.0%	€227	8.1%	€270	9.6%	€211	16.7%
4-bed terraced	-	-	-	-	€313	5.4%	-	-	-	-	€233	7.8%
1-bed apartment	-	-	-	-	-	-	-	-	-	-	-	-
2-bed apartment	€233	-3.8%	€228	5.3%	€213	-0.9%	€188	6.9%	-	-	€179	26.6%
3-bed apartment	-	-	-	-	€256	6.6%	-	-	-	-	-	-

Early figures suggest transaction prices in Munster rose by 7.9% between 2024 Q3 and 2025 Q3

Index of transacted housing prices,
Munster (mix-adjusted, 2016=100)



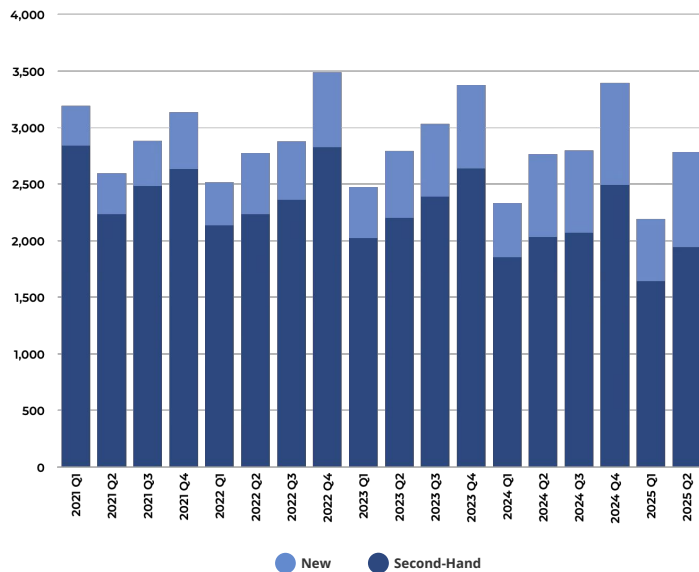
- According to transactions matched to the Daft.ie database, transaction prices were **3% higher in 2025 Q3** than in Q2 – and 7.9% higher than the same period last year
- In 2025 Q3, the average transaction price of a **three-bed semi-d home in Munster was €303,488**
- Transaction prices in Munster are now 64% above their pre-covid levels – and **123% 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.

Transactions in Munster were largely stable in 2025 Q2 – with new homes offsetting falling second-hand activity

- There were a total of 2,783 market transactions in Munster in 2025 Q2 – a **fall of 0.6%** on the same quarter a year earlier
- The volume of **second-hand homes traded was 4.2% lower** than a year previously – the sixth quarter in a row of falling activity
- However, transactions of **new homes continue to rise**, up 14% year-on-year – with activity in Q2 over twice the level seen in 2021

Volume of housing market transactions in Munster, by quarter and segment





Connacht-Ulster (excluding Galway)

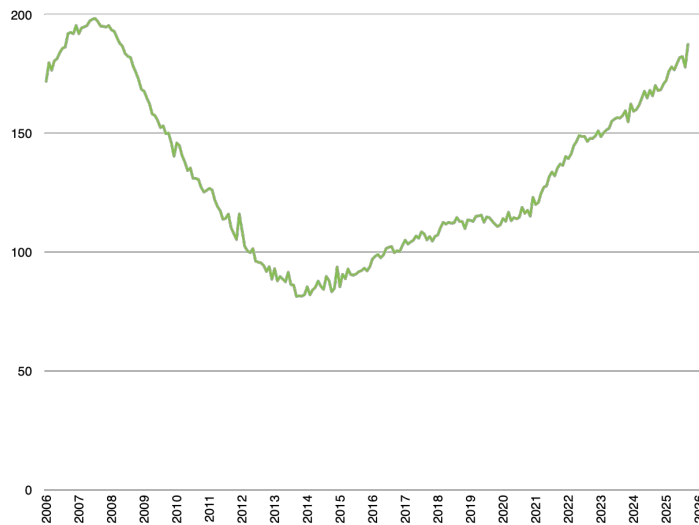
Q3 2025

Daft.ie House Price Report

List prices in Connacht-Ulster (excluding Galway) rose by an average of 8.7% in the year to September 2025

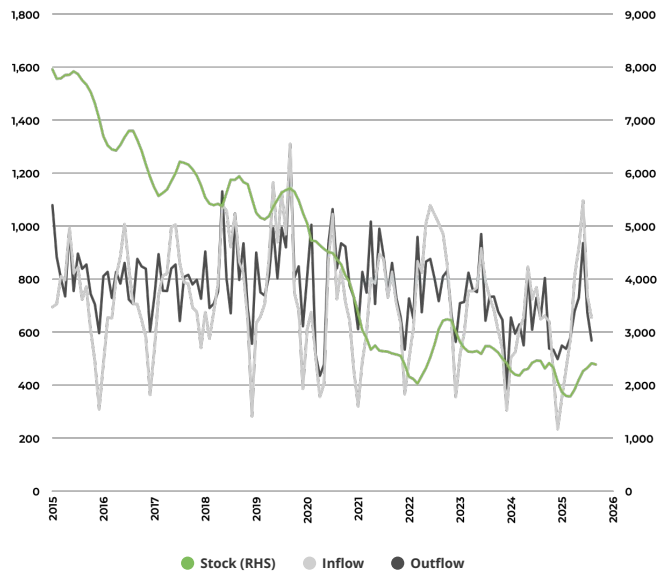
- Sales prices in Connacht-Ulster (outside Galway) were **1.8% higher in the third quarter** than three months earlier – and 8.7% higher than a year ago
- The average price of a three-bed semi-detached property in Q3 was €248,925
- Prices in the province are now **59% above their pre-covid levels** and 7% below their Celtic Tiger peak

Index of listed housing prices, Connacht-Ulster
(Mix-adjusted, 2016 = 100)



There were almost 2,400 homes for sale in Connacht-Ulster on September 1st – up 3% on a year ago

Stock of homes for sale and inflow/outflow, Connacht-Ulster, by month



- On September 1st, there were a total of 2,388 second-hand homes actively for sale in Connacht-Ulster, up 3% on a year ago
- Despite the small increase, availability is **still less than two-fifth of the 2015-2019 average**, when over 6,200 homes were live
- The total number of second-hand homes put up for sale in Connacht-Ulster in the year to August was 7,600, up 3% year-on-year but 15% below the 2015-2019 average

Snapshot of average listed price, by market and segment

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

	Galway (ex-city)		Mayo		Roscommon		Sligo	
3-bed semi-d	€301	15.2%	€254	12.3%	€238	19.4%	€238	1.3%
4-bed semi-d	€343	13.1%	€284	10.7%	€284	8.0%	€272	-2.2%
2-bed detached	€234	13.4%	€171	11.6%	€143	12.1%	€162	-1.9%
3-bed detached	€318	10.0%	€247	15.8%	€220	11.6%	€279	11.7%
4-bed detached	€430	7.6%	€369	12.6%	€321	4.4%	€397	14.9%
5-bed detached	€505	1.7%	€493	8.9%	€421	11.4%	€578	26.4%
2-bed terraced	-	-	€158	4.9%	-	-	€176	0.8%
3-bed terraced	€285	27.3%	€235	16.0%	€202	19.0%	€206	14.3%
4-bed terraced	-	-	€212	9.6%	-	-	-	-
1-bed apartment	-	-	-	-	-	-	-	-
2-bed apartment	€233	21.1%	€183	-2.6%	-	-	€160	14.5%
3-bed apartment	-	-	-	-	-	-	-	-

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 listed price, by market and segment

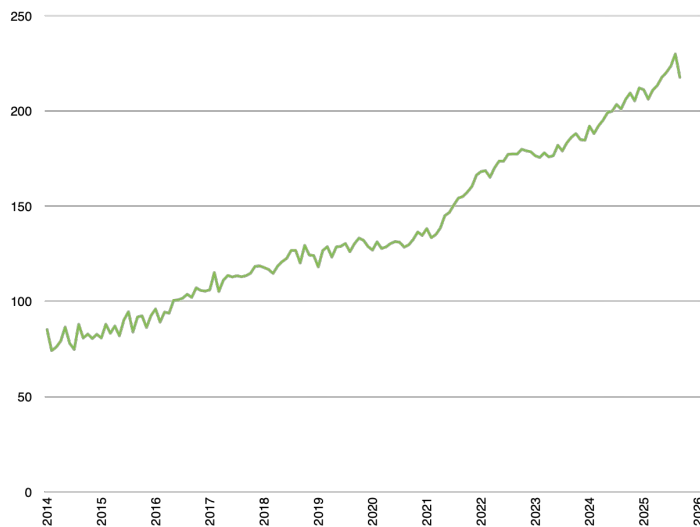
Average listed prices are in 000s, percentage changes are year-on-year

	Leitrim		Donegal		Cavan		Monaghan	
3-bed semi-d	€246	18.8%	€206	9.5%	€232	3.3%	€279	25.7%
4-bed semi-d	-	-	€259	13.2%	€285	9.8%	€262	0.6%
2-bed detached	€149	10.6%	€205	26.9%	€196	45.9%	-	-
3-bed detached	€204	0.9%	€270	17.1%	€226	0.9%	€258	0.0%
4-bed detached	€338	16.5%	€384	8.8%	€343	6.1%	€350	7.7%
5-bed detached	€401	18.6%	€471	19.2%	€422	13.0%	€435	13.8%
2-bed terraced	-	-	€166	-2.8%	€142	-11.9%
3-bed terraced	€196	27.5%	€198	11.5%	€208	9.2%	€161	-0.5%
4-bed terraced	-	-	€254	-3.4%	-	-	-	-
1-bed apartment	-	-	-	-	-	-	-	-
2-bed apartment	€170	7.7%	€154	8.9%	€170	13.4%	-	-
3-bed apartment	-	-	€276	19.5%	-	-	-	-

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 transaction prices in Connacht-Ulster rose by almost 10% between 2024 Q3 and 2025 Q3

Index of transacted housing prices,
Connacht-Ulster (mix-adjusted, 2016=100)



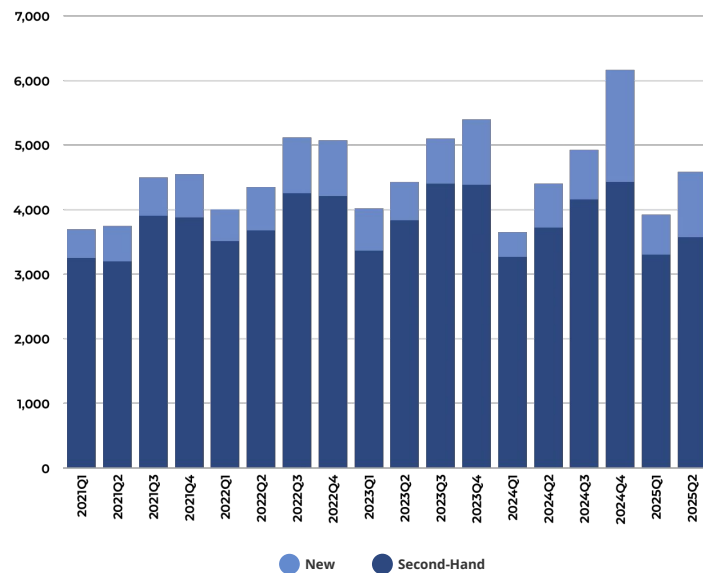
- According to transactions matched to the Daft.ie database, transaction prices were **3.1% higher in 2025 Q3** than in Q2 – and 9.9% higher than the same period last year
- In 2025 Q3, the average transaction price of a **three-bed semi-d home in Connacht-Ulster was €242,420**
- Transaction prices in the region are now 74% above their pre-covid levels – and **148% 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.

Transactions in Connacht-Ulster rose by 5% in 2025 Q2 – with a rise new homes sold offsetting a fall elsewhere

- There were a total of 2,079 market transactions in Connacht-Ulster in 2025 Q2 – **a rise of 4.9%** on the same quarter a year earlier
- The volume of **second-hand homes traded was 2.7% lower** than a year previously – the eighth quarter in a row of falling sales
- However, transactions of **new homes soared by 68%** year-on-year – the second quarter in a row of substantial increases in activity

Volume of housing market transactions in Connacht-Ulster, by quarter and segment



Celebrating 20 Years of the Daft.ie Property Reports



As Daft.ie celebrate 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 transaction prices (based on the Property Price Register) and listed prices (based on the Daft.ie database), as well as stock available to buy, the number of transactions, market heat 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: transaction prices; the stock and flow of second-hand listings; a snapshot of prices by property type and location; listed prices; and transaction volumes. The country is broken into five regions throughout: Dublin; the four other major cities (Cork, Galway, Limerick and Waterford); Leinster; Munster; and Connacht-Ulster.

Quantity measures (stock/flow and transactions) are based on the Daft.ie database and the Property Price Register, respectively, with city-level totals for transactions (other than Dublin) based on PPR transactions matched, via Eircode, to their original Daft.ie listing.

Price measures fall into two categories: listed prices and transacted prices, as well as 'market heat', the difference between the two. For both sets of indices, similar methods are applied, specifically hedonic price regressions, using a dwelling's segment (combination of size, type and location), energy efficiency, age, site size, and [from 2015 on] internal condition (generated by processing the text of the ad in a large-language model). A 'rolling windows' approach is applied throughout, with nine quarters of data used to generate monthly indices. Transacted price indices come from PPR transactions matched, via Eircode and/or address, to the initial daft.ie listing.

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 Q3 2025**

The Daft.ie Rental Report will be published in November and will include a review of the performance of Ireland's rental market, plus all the usual indices, snapshots, trends and rental yield analysis, providing analysts, tenants, landlords, students and the public with the most up-to-date information on Ireland's rental market. All data is Copyright © Daft Media Limited. The information contained in this report may only be reproduced if the source is clearly credited. Please contact Daft.ie at support@daft.ie for further information.

