



2026 Q3 Daft.ie Sales Report



Daft.ie Sales Report Q3 2026



Sales Price Report Q3 2026



HOUSE PRICE INFLATION EASES AS STOCK ON THE MARKET RISES

- National average list prices rose 3% year-on-year to September 2026, roughly half the rate of inflation seen a year earlier.
- Average price of a property nationally (all types) in Q3 2026 was just under €445,000.
- Listed prices are 44% above pre-Covid levels and 7.5% below the Celtic Tiger peak.
- Transaction prices rose 0.8% annually - the slowest rate of increase since 2020.
- The typical gap between the initial listed price and the ultimate transaction price – a measure of market heat – narrowed to 2.6% nationally, down from 6.8% a year earlier and the smallest gap since 2023.
- Dublin and Leinster are cooling fastest: Dublin list prices are up just 2.7% year-on-year, Leinster (ex-Dublin) up 2.1%.
- Inflation remains stronger elsewhere: Waterford up 11%, Cork Galway Limerick and Galway cities up just under 6%, Munster (ex-cities) up 4.6%, Connacht-Ulster (ex-Galway) up 3.6%.
- The four other major cities combined have now passed their Celtic Tiger peak — the first region to do so.

- 13,800 second-hand homes for sale nationally on September 1st, up 12.5% year-on-year but still only about half the pre-pandemic norm of 26,000+.
- Flow of new listings unchanged: ~52,700 second-hand homes listed in the year to August, in line with the prior two years.
- Listings leaving the market fell 3%, meaning homes are staying on the market longer.
- Transaction volumes diverge: second-hand home sales fell 1% in the year to June, while new home sales rose 13%.

The average list price nationally rose by 3% in the year to September 2026, roughly half the rate of inflation seen a year ago, according to the latest Daft.ie Sales Report released today by Ireland's largest property website, Daft.ie. Nationally, the average list price across all property types in the third quarter of the year was just under €445,000. List prices are now, on average, 44% above their pre-Covid levels and 7.5% below their Celtic Tiger peak.

The slowdown is even sharper in transaction prices. Analysis of transactions registered in the Property Price Register and matched to the Daft.ie database suggests that prices rose by just 0.8% in the year to September – the slowest rate of increase since 2020. With list prices now rising faster than transaction prices, the typical gap between the initial listed price and the ultimate transaction price – a measure of market heat – narrowed to 2.6% nationally, down from 6.8% a year earlier and the smallest gap since 2023.

The slowdown in housing price inflation is most noticeable in and around the capital. In Dublin, list prices in September were 2.7% higher than a year ago, while in Leinster (outside Dublin), the rate of increase was 2.1%. Across the other major cities, the increase in the year to September was just under 6% in Cork, Galway and Limerick cities but 11% in Waterford. Munster (ex-cities; 4.6%) and Connacht-Ulster (ex-Galway; 3.6%) also saw larger percentage increases. In the four cities taken together, list prices are now just above their Celtic Tiger peak, the first region to pass it.

The softening in price pressures appears to reflect weaker demand rather than stronger supply. On September 1st, there were just under 13,800 second-hand homes for sale nationwide, up 12.5% on a year ago – although still only around half the pre-pandemic average of over 26,000. The flow of second-hand homes on to the market has not changed: just under 52,700 second-hand homes were listed in

the year to August, the same as in each of the previous two years. But the number of listings leaving the market fell by 3%, meaning homes are staying on the market for longer. Transaction volumes tell a similar story: in the year to June, sales of second-hand homes fell by 1%, while sales of new homes rose by 13%.

Commenting on the report, its author Ronan Lyons, author of *Brittle: How the Housing Crisis Is Breaking Ireland – And How to Fix It* which comes out October 1st, said:

“The clearest message from the third quarter is that house price inflation is easing – visible in both list prices and transaction prices. A year ago, the typical home ultimately sold for 6.8% more than the initial list price. Now, with list prices rising faster than sale prices, that ‘market heat’ measure has fallen to 2.6%.

“Ideally, price pressures would ease because second-hand supply has finally recovered after collapsing during covid. However, for second-hand homes at least, the figures say otherwise: the flow of homes coming onto the market has been flat for three years. What has changed is how quickly those homes sell. Outside Dublin, at least some demand has switched to new homes but in Dublin, sales of both new and second-hand homes fell. That is the clearest sign of genuinely softer demand, and a signal to watch in the coming quarters.”

Year-on-year change in listed prices and average list price, 2026 Q3:

- Dublin: listed prices up 2.7% year-on-year. Average price of a three-bedroom semi-d: €635,000
- Cork city: listed prices up 5.7% year-on-year. Average price of a three-bedroom semi-d: €431,000
- Limerick city: listed prices up 5.8% year-on-year. Average price of a three-bedroom semi-d: €376,000

- Galway city: listed prices up 5.8% year-on-year. Average price of a four-bedroom detached: €618,000
- Waterford city: listed prices up 11% year-on-year. Average price of a three-bedroom semi-d: €313,000

The full report is available from [HERE](#) and includes [commentary](#) by Ronan Lyons, Assistant Professor of Economics at Trinity College Dublin and author of the Daft.ie Report. Headline indices and stock/flow figures are available via a Google Sheet [HERE](#).

The Daft.ie Report was revamped in 2025, with more data available for journalists and market analysts. 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, including: Dublin; the four other major cities (Cork, Limerick, Galway 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.

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