HOUSING MARKET REPORT

Q3 2025

About the report

This report aims to fill a data gap in Irish home sales data. Whilst good data is available about rental and sales listings, no detailed, reliable data is available on realised home sales in the Republic of Ireland.

Geowox is a data technology company, specialising in residential valuation services. Monitoring, geolocating, and enriching each home sale in Ireland, we provide comprehensive insights into achieved home prices. We aim to provide detailed statistics on sales volume and prices by time of sale, geographic area, and home type, to help industry professionals and the larger public get an accurate picture of the Irish housing market.

What's included

Terminology

Aggregations used in this report.

- **Energy efficiency:** The energy performance certificate of the property sold. We distinguish two groups: A-B (efficient) and C-G (inefficient).
- **Urbanisation levels:** The location of the property sold. We distinguish two groups: Urban and rural. Urban means a town having a minimum of 50 occupied dwellings, with a maximum distance between any dwelling and the building closest to it, of 100 metres, and where there is evidence of an urban centre (shop, school etc).
- **Transaction type:** We distinguish between new and existing homes.
- **Property type:** We distinguish between apartments and houses.
- **Price class:** The price range, grouped as (<=150k, 151-250k, 251-375k, 376-500k, 501-675k, 676-800k, >800k).

Measures used in this report.

- **Median Prices:** The median sold value. We prefer this to average prices because the median is less sensitive to outlier distortion.
- **Rolling Avg Prices:** A statistical method used to analyse data over a specified period by calculating an average value for a specific number of consecutive intervals or time periods. They are commonly used to smooth out fluctuations and reveal underlying trends over time.
- **Sales:** The transaction volume that occurred in a given period.

Housing sales
Q3 2025

The Irish property market remains resilient, with home prices rising despite a decline in transactions.

In Q3 2025, the median home price reached €385K—up 8.5% year-on-year—while sales dropped by 4.9% to 14,033 units.

Co. Dublin remains the most expensive region (€500K), 47.1% more expensive than other counties in Ireland. D06 leads with a median price of €789K, while D10 represents the most affordable postcode in Co. Dublin, €330K.

Urban and rural home prices are rising, with rural properties 5.6% more expensive than urban ones. Price growth was strong in both segments: +9.3% for urban homes and +7.6% for rural.

Apartments and houses saw similar increases, rising to €325K (+6.7%) and €395K (+8.2%) respectively.

Energy-efficient homes (A-B) command a 26.4% premium.

New homes now cost €441K on average, up 5%, and are nearly 25% more expensive than existing homes.

Marco Giardina
Head of data analytics
Geowox

At a glance
Q3 2025 key insights

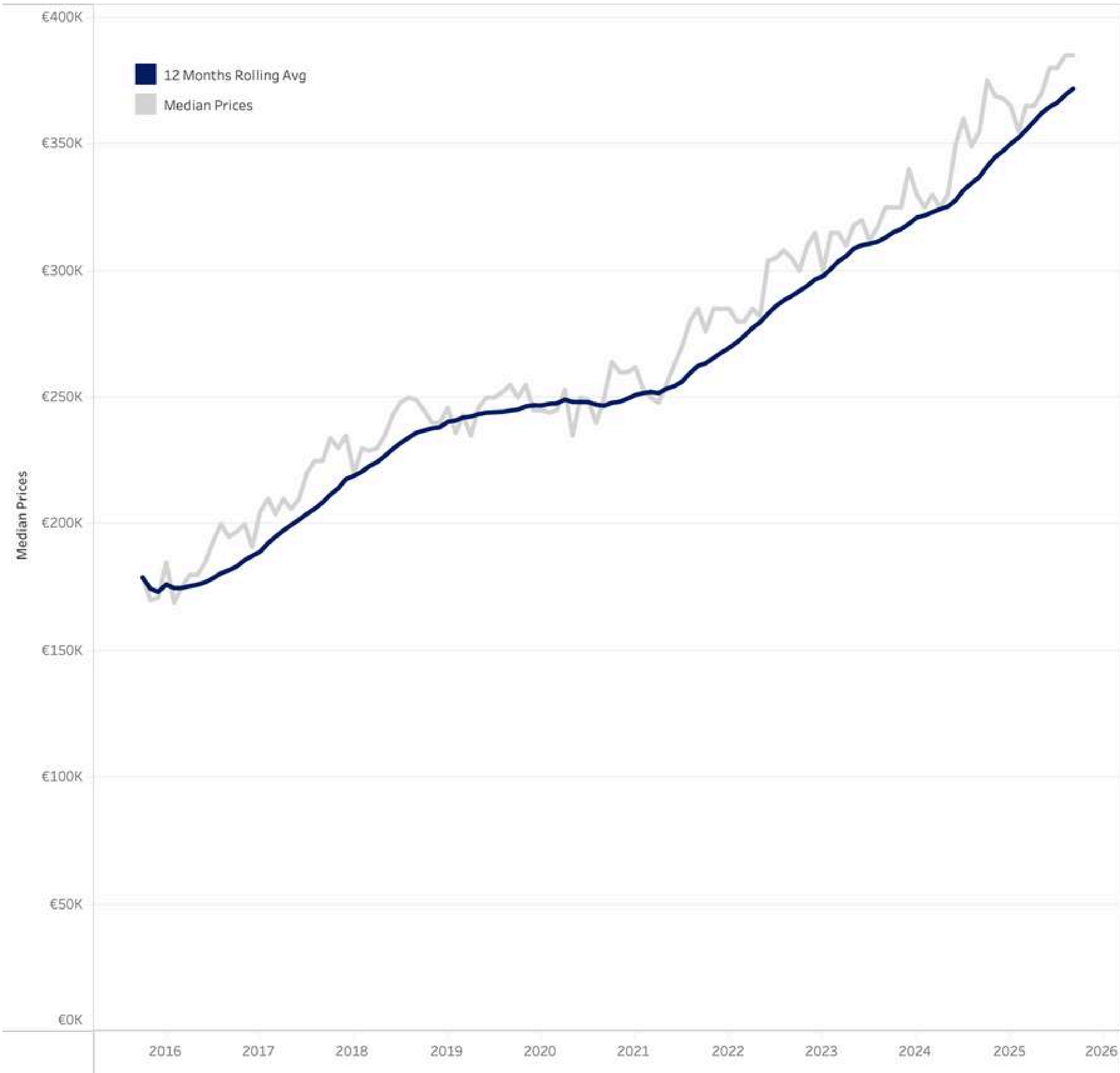
14,033 -4.9% vs Q3'24	Number of properties sold in Ireland
€385K +8.5% vs Q3'24	Median home price
124.6% Q3'24	Price new vs existing home

Prices in Rep. of Ireland

The median price for a home in the Republic of Ireland currently stands at €385K, reflecting a notable increase of +8.5% compared to the same period one year ago.

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

Monthly Prices

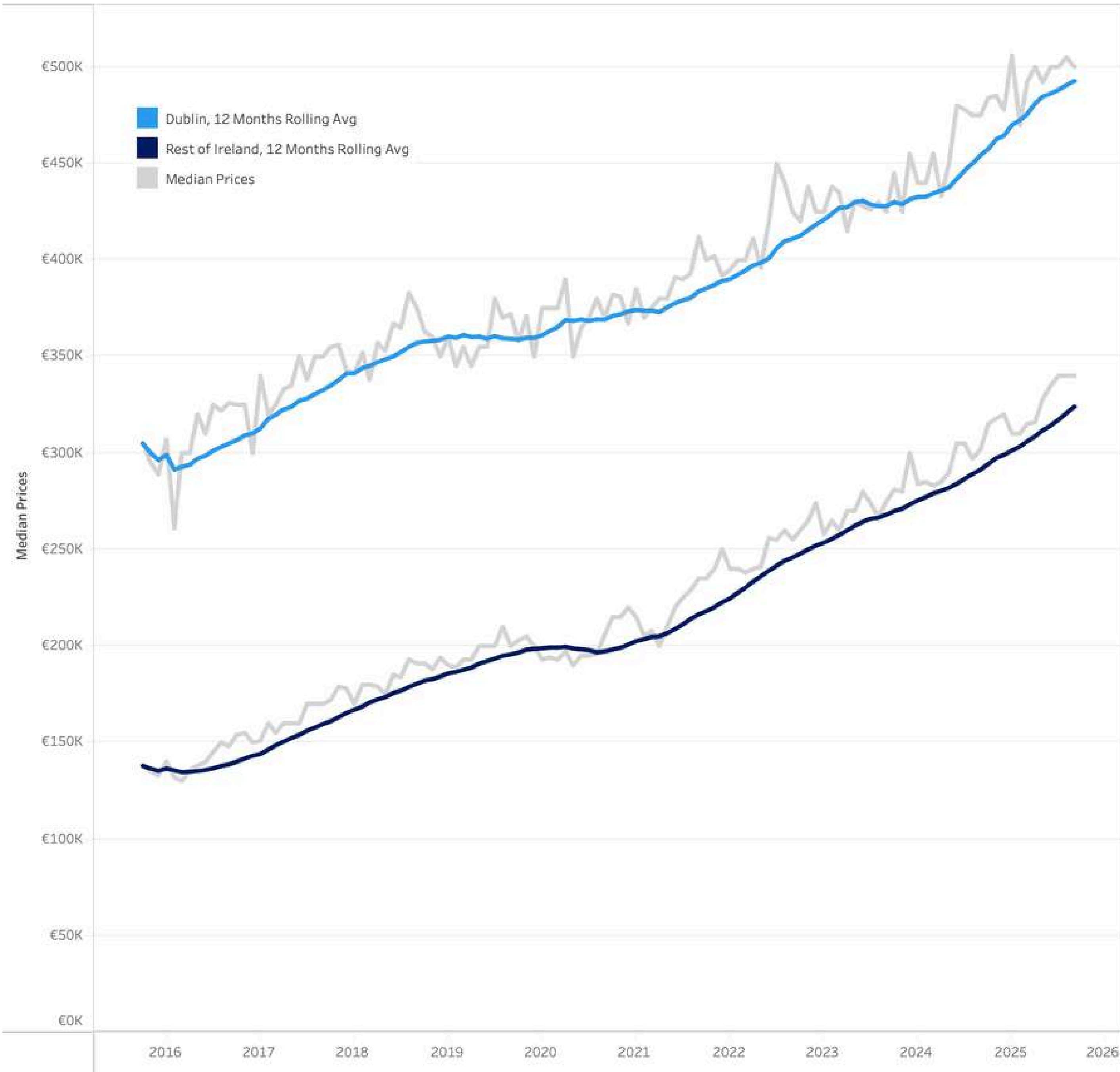


Prices in County Dublin against Rest of Ireland

The median home price in County Dublin is €500K, making it 5.3% more expensive than other counties in the Republic of Ireland, where the median price of a home is €385K.

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Co. Dublin	Prices	€374K	€425K	€475K	€500K
	% Diff		13.6%	11.8%	5.3%
Rest of Ireland	Prices	€200K	€270K	€300K	€340K
	% Diff		35.0%	11.1%	13.3%
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

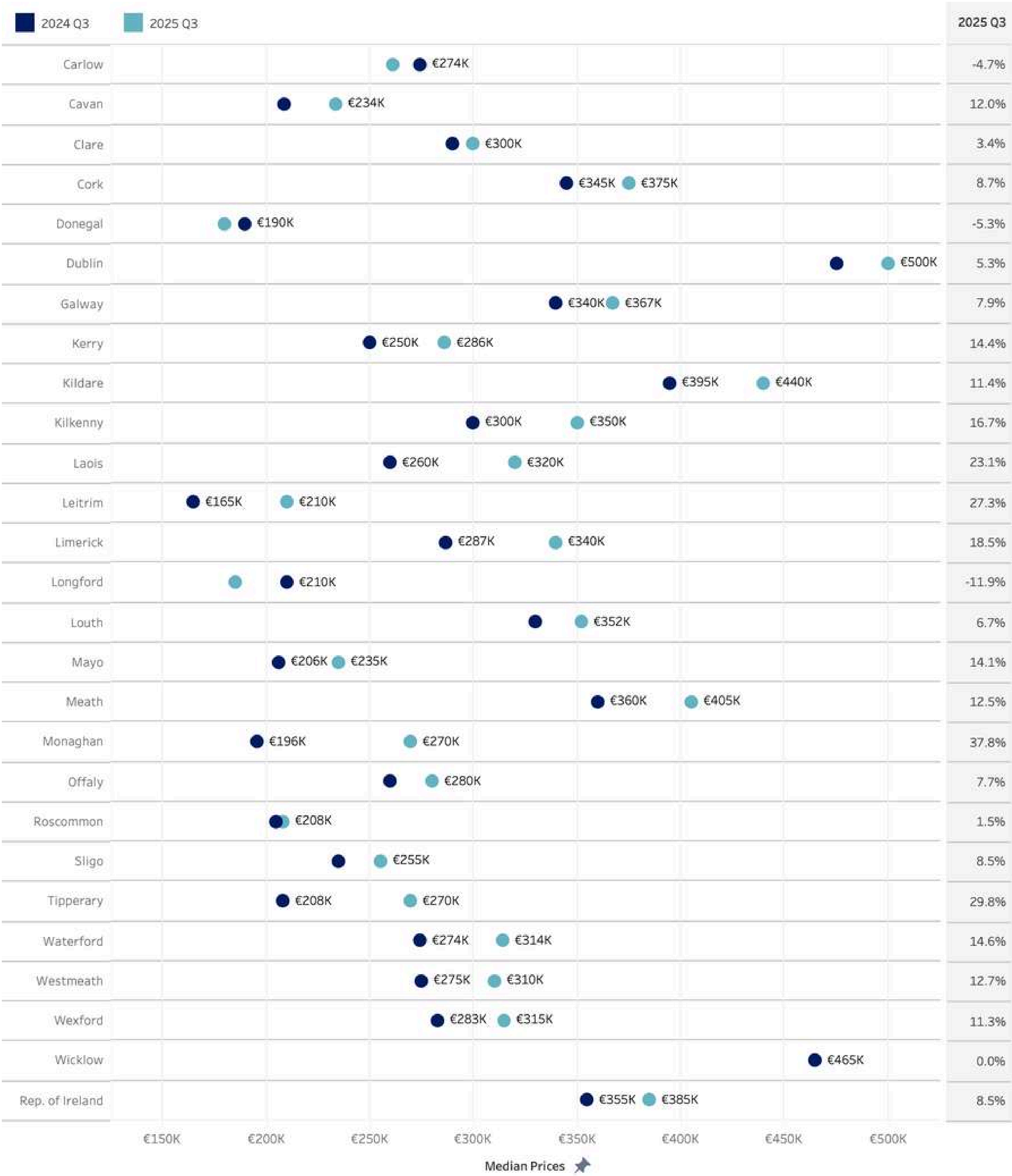
Monthly Prices



Prices by county

Co. Dublin has the highest median prices at €500K, followed closely by Wicklow €465K. The most affordable homes are to be found in Donegal at €180K.

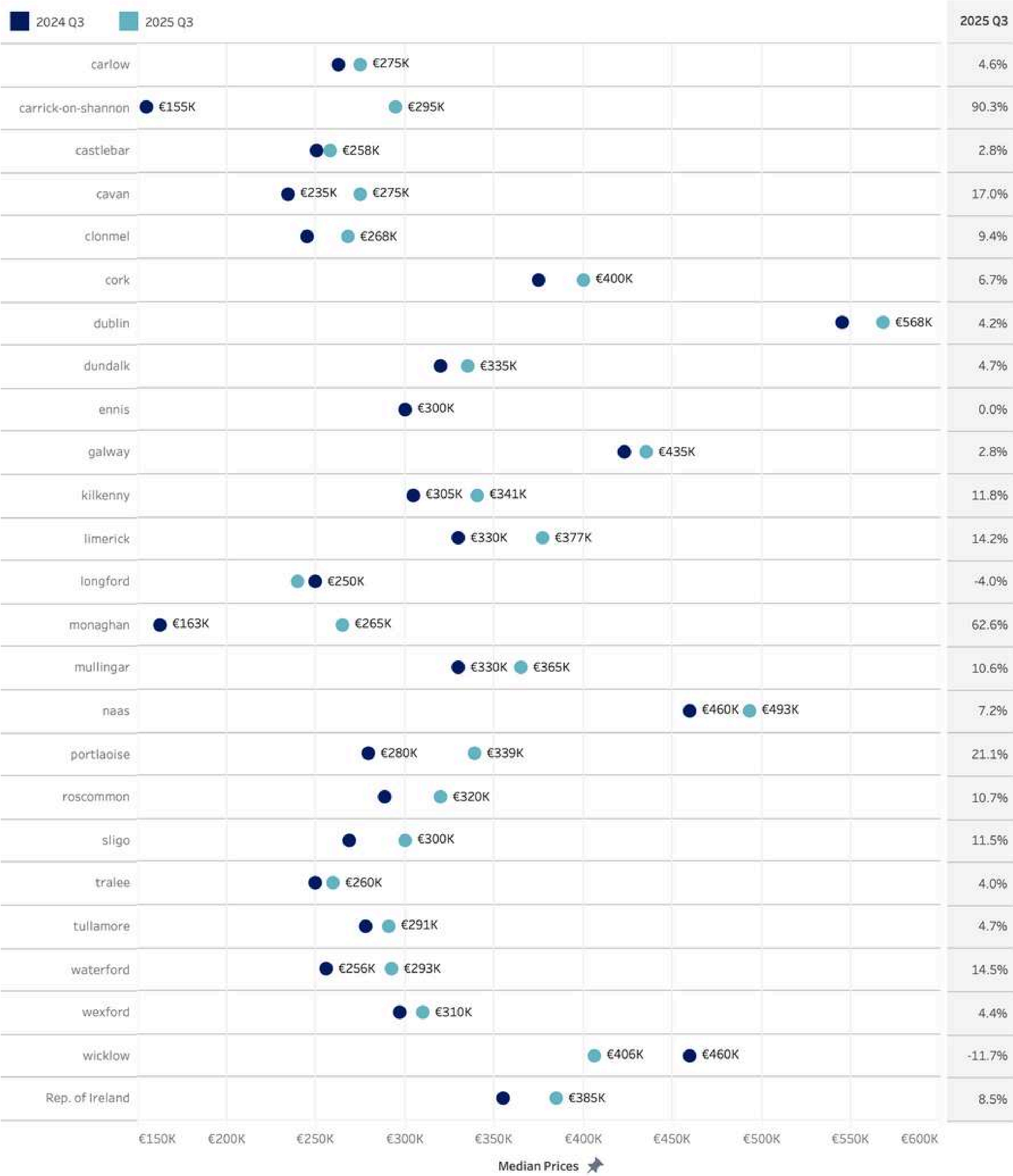
Median prices changes by Counties



Prices by main towns

Dublin is the most expensive, with a median house price of €568K, followed by Naas, at €493K. The most affordable is Longford at €240K. Ireland's overall median house price is €385K.

Median prices changes* by main towns

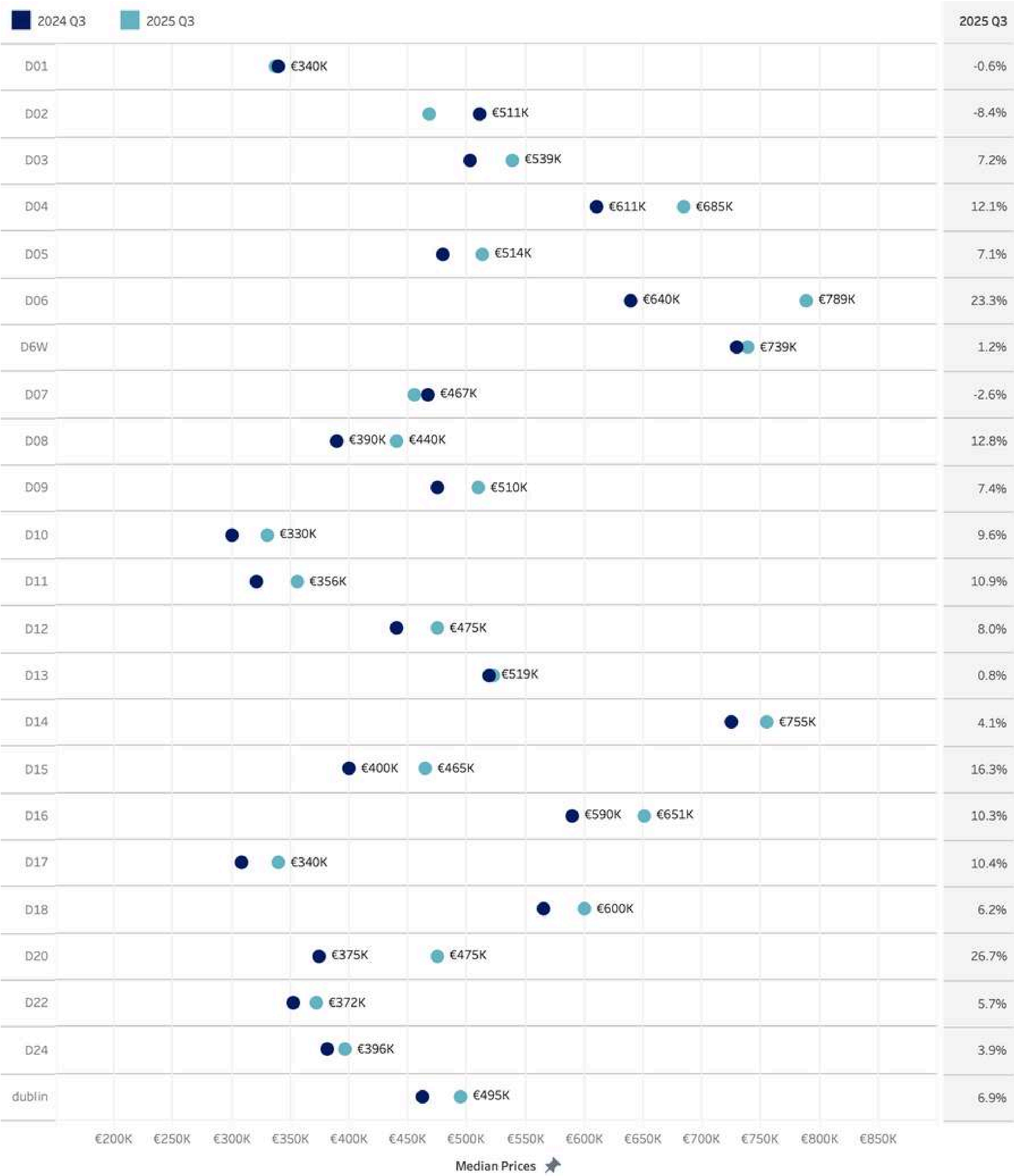


* Houses only.

Prices by Dublin eircodes

D06 is the most expensive, with a median house price of €789K, followed by D14 at €755K and D04 at €685K. The most affordable postcode is D10 at €330K.

Median prices changes* by Dublin postcodes



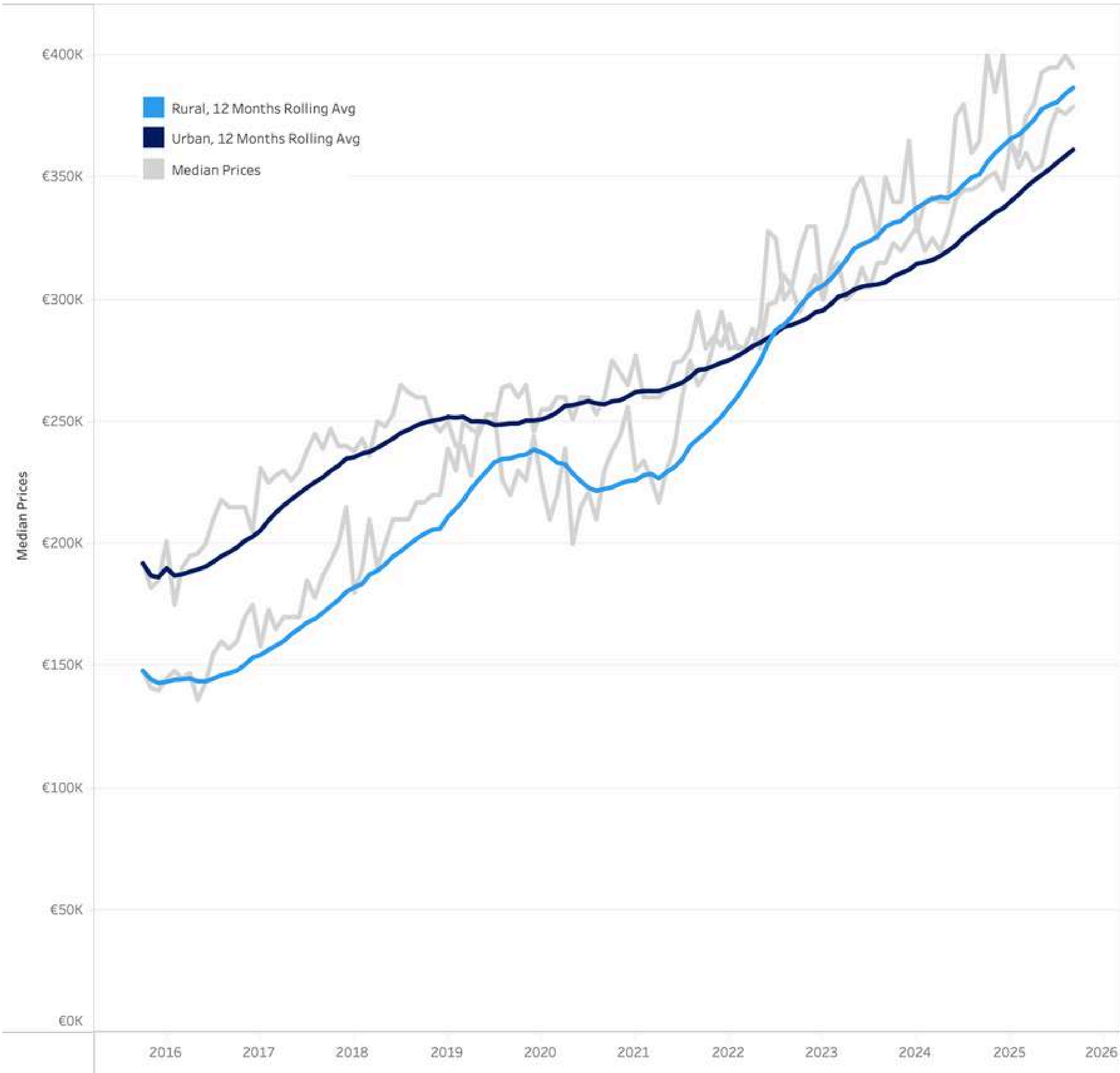
* Houses only.

Price in Rep. of Ireland by urbanisation level

Year after year, the prices of urban and rural homes have been experiencing strong growth, +7.6% and +9.3%. Moreover, based on median prices, rural and urban homes prices differences remane stable.

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Rural	Prices	€225K	€340K	€370K	€398K
	% Diff		51.1%	8.8%	7.6%
Urban	Prices	€260K	€310K	€345K	€377K
	% Diff		19.2%	11.3%	9.3%
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

Monthly prices by urbanisation level

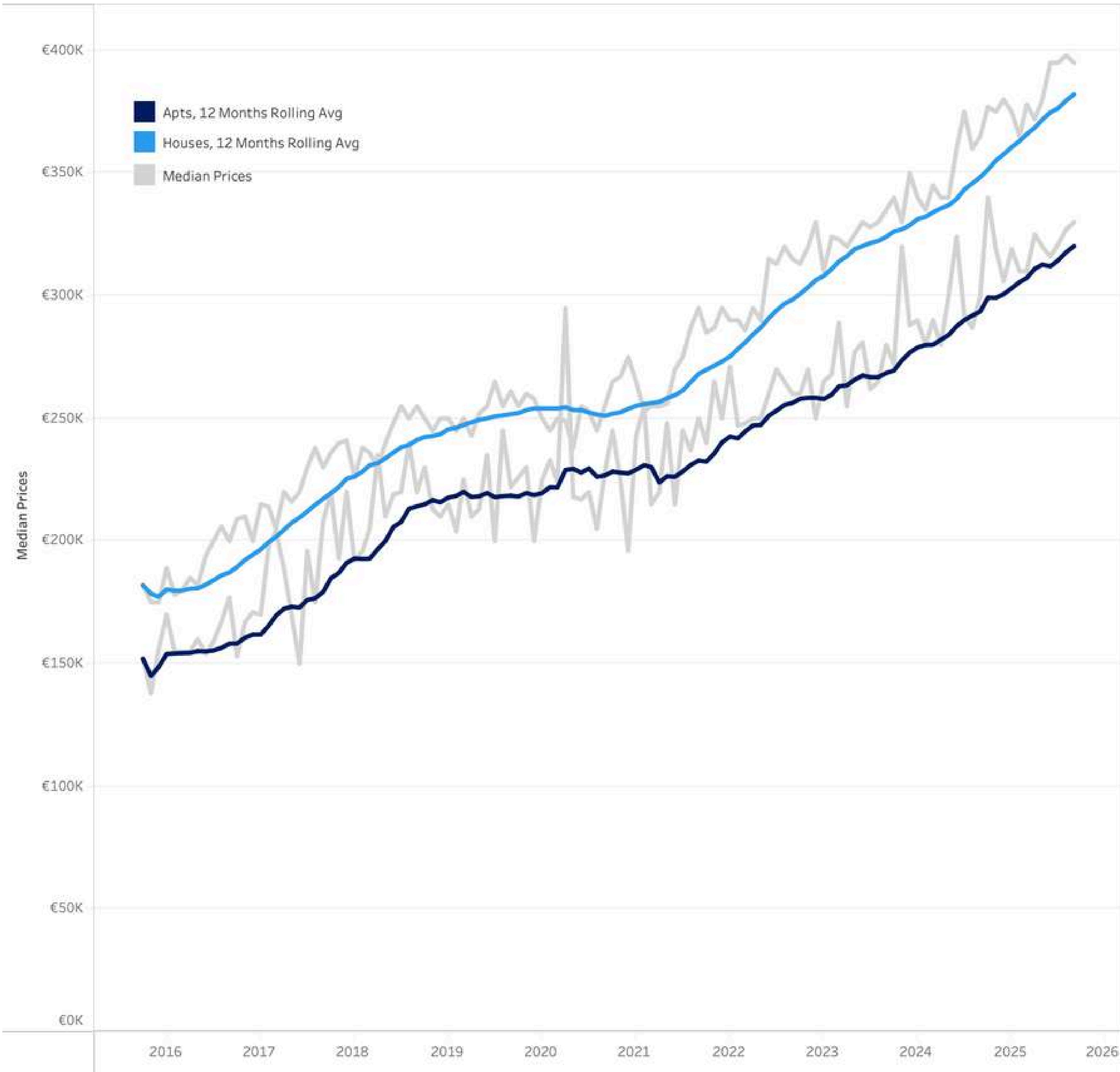


Price in Rep. of Ireland by unit type

Both apartments and houses experienced price increases compared to the same period last year. Currently, the median price for an apartment stands at €325K (+10.5%), while for a house, it reaches €395K (+8.2%).

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Apts	Prices	€220K	€270K	€294K	€325K
	% Diff		22.7%	8.9%	10.5%
Houses	Prices	€251K	€330K	€365K	€395K
	% Diff		31.5%	10.6%	8.2%
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

Monthly prices by unit type

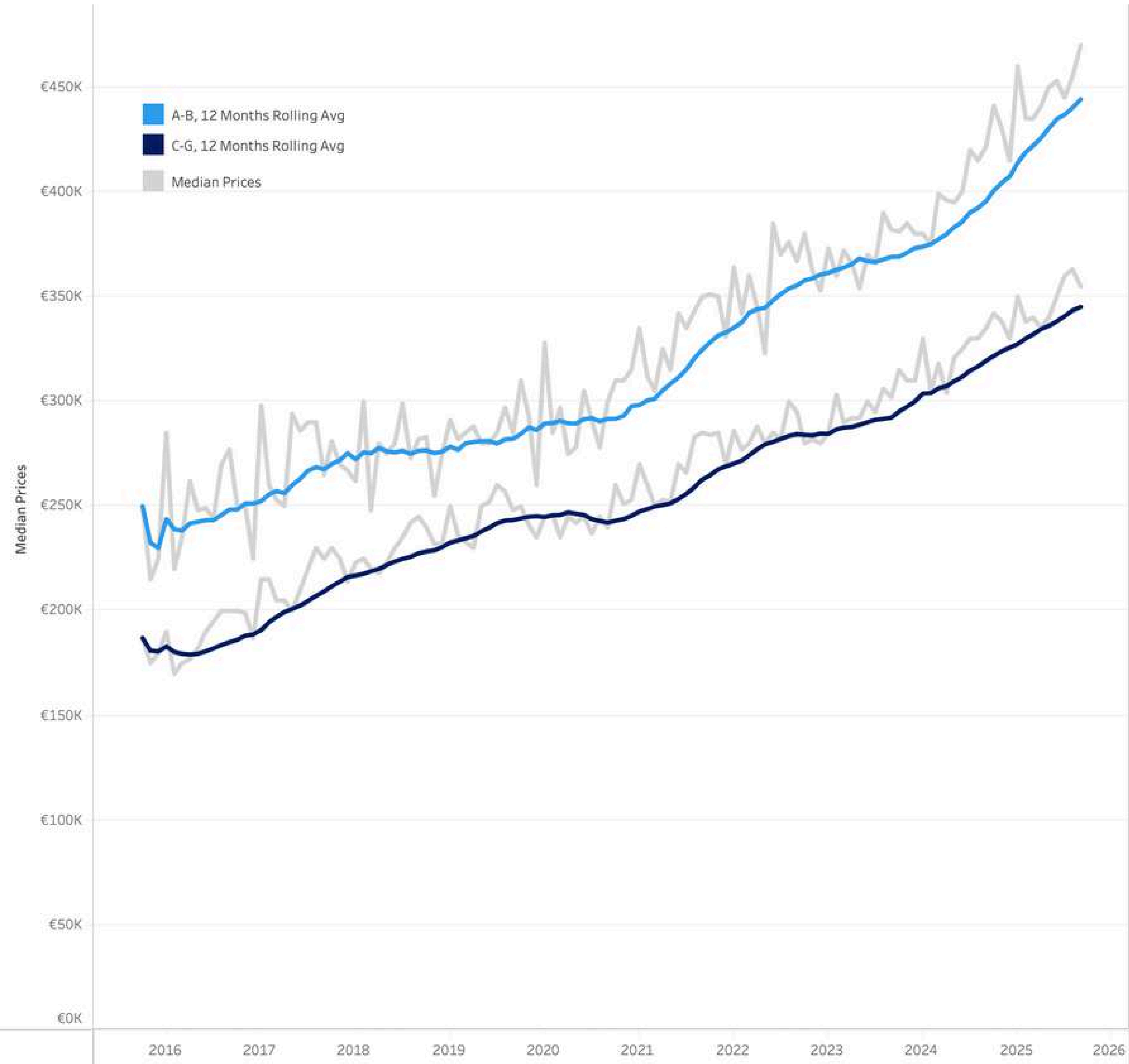


Prices in Rep. of Ireland by energy efficiency*

Studies reveal that energy-efficient homes (class A-B) may cost up to 26.4% more than non-efficient homes (class C-G), increasing €95K. New homes have been excluded from below price analysis to gain a more precise understanding of the impact of energy efficiency.

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
A-B	Prices	€320K	€385K	€421K	€455K
	% Diff		20.3%	9.4%	8.1%
C-G	Prices	€242K	€300K	€332K	€360K
	% Diff		24.0%	10.7%	8.4%
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

Monthly prices by energy class*



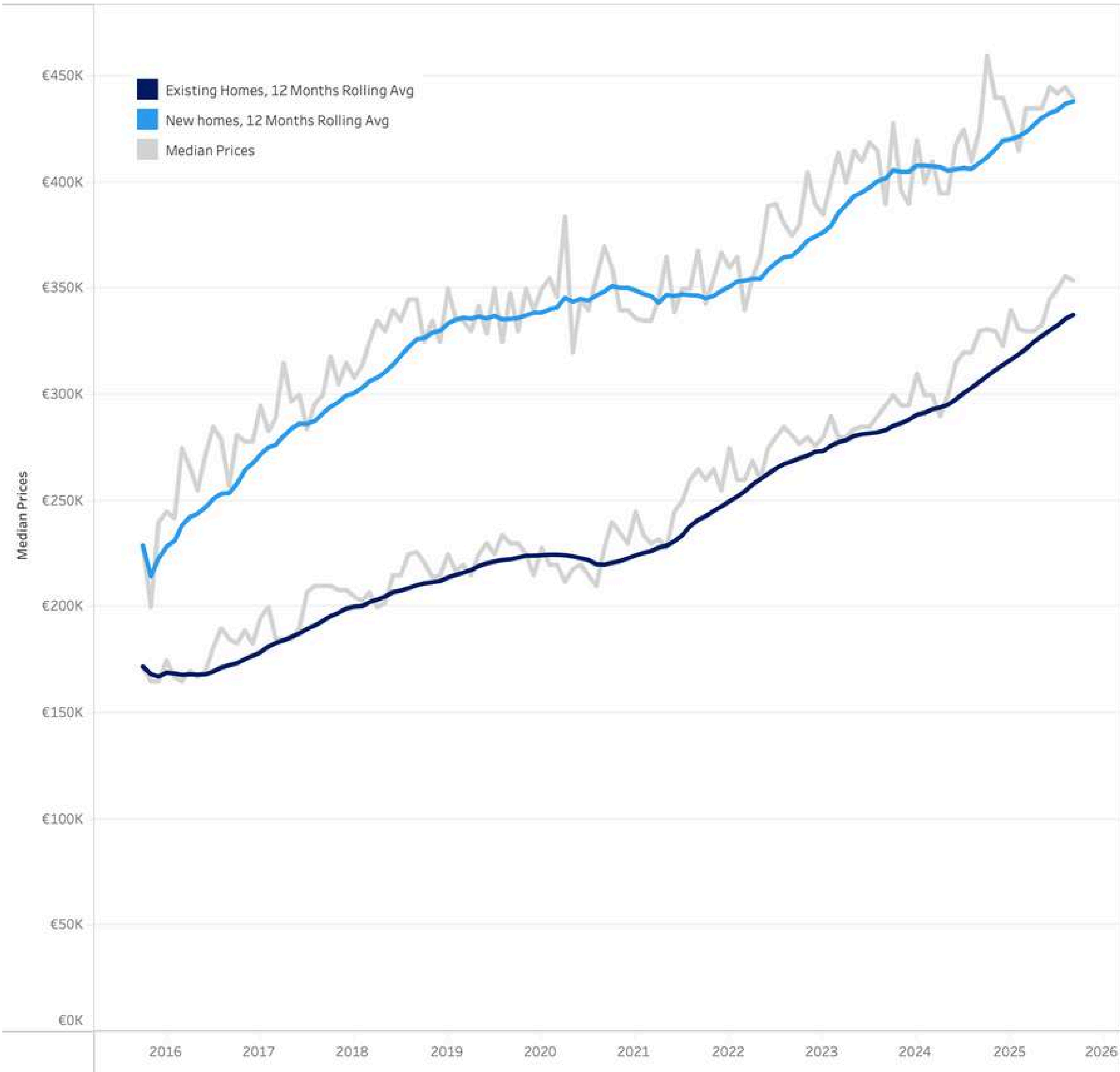
* Existing homes only.

Prices in Rep. of Ireland by transaction type

As of Q3 2025, the median cost of a new home in the Republic of Ireland was €441K, representing a 5% increase compared to the same period last year. Furthermore, new homes are, on average, 24.6% more expensive than existing ones.

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Existing Homes	Prices	€220K	€290K	€322K	€354K
	% Diff		31.8%	11.0%	9.9%
New homes	Prices	€350K	€410K	€420K	€441K
	% Diff		17.1%	2.4%	5.0%
Rep. of Ireland	Prices	€249K	€320K	€355K	€385K
	% Diff		28.5%	10.9%	8.5%

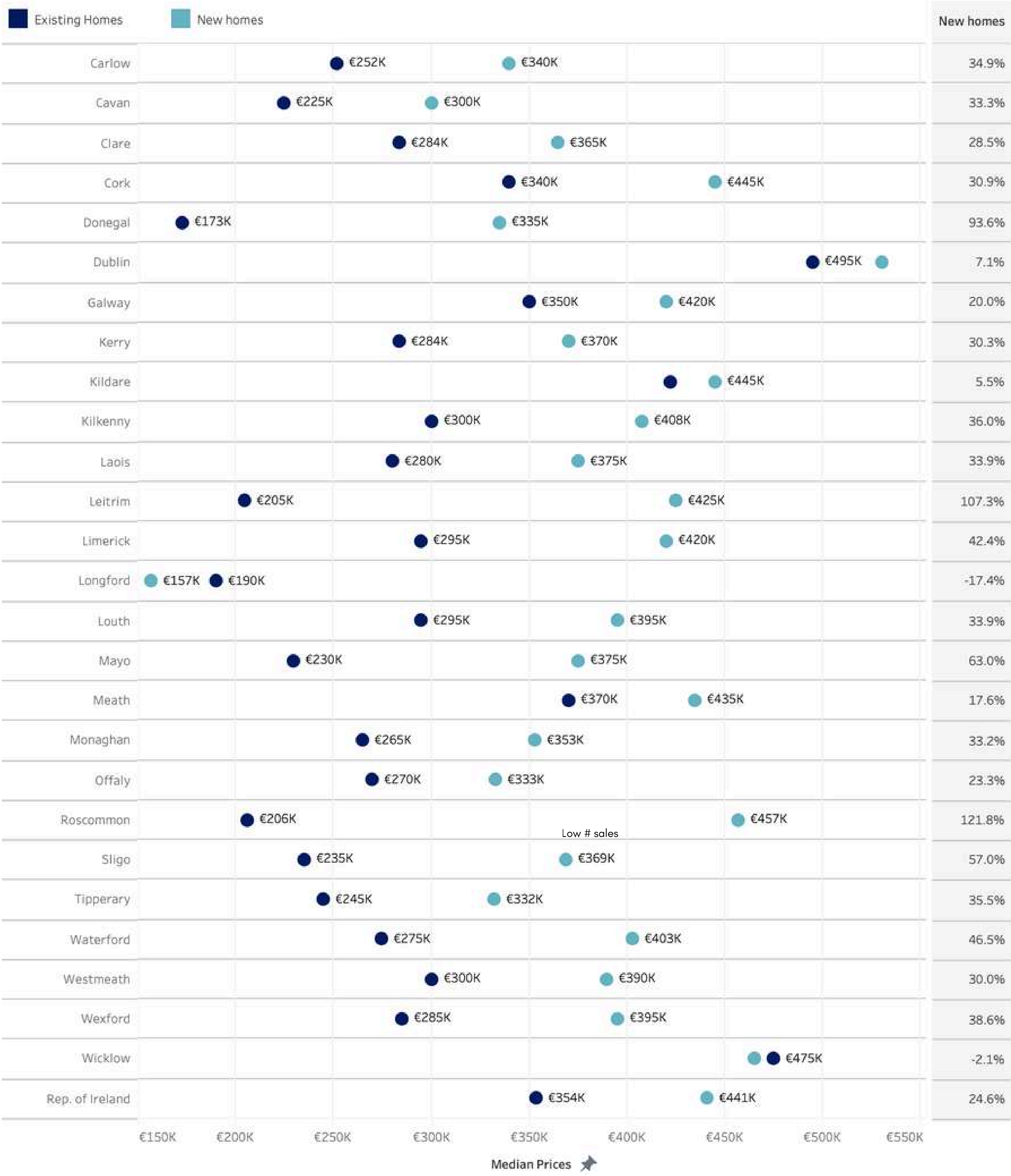
Monthly prices by transaction type



Prices by transaction type and county

Newly built homes in County Dublin are 20.2% more expensive than the national average, while County Longford offers some of the most affordable options, with a median price of €157,000 for new properties.

Median prices* by county and transaction type (Q3 2025)



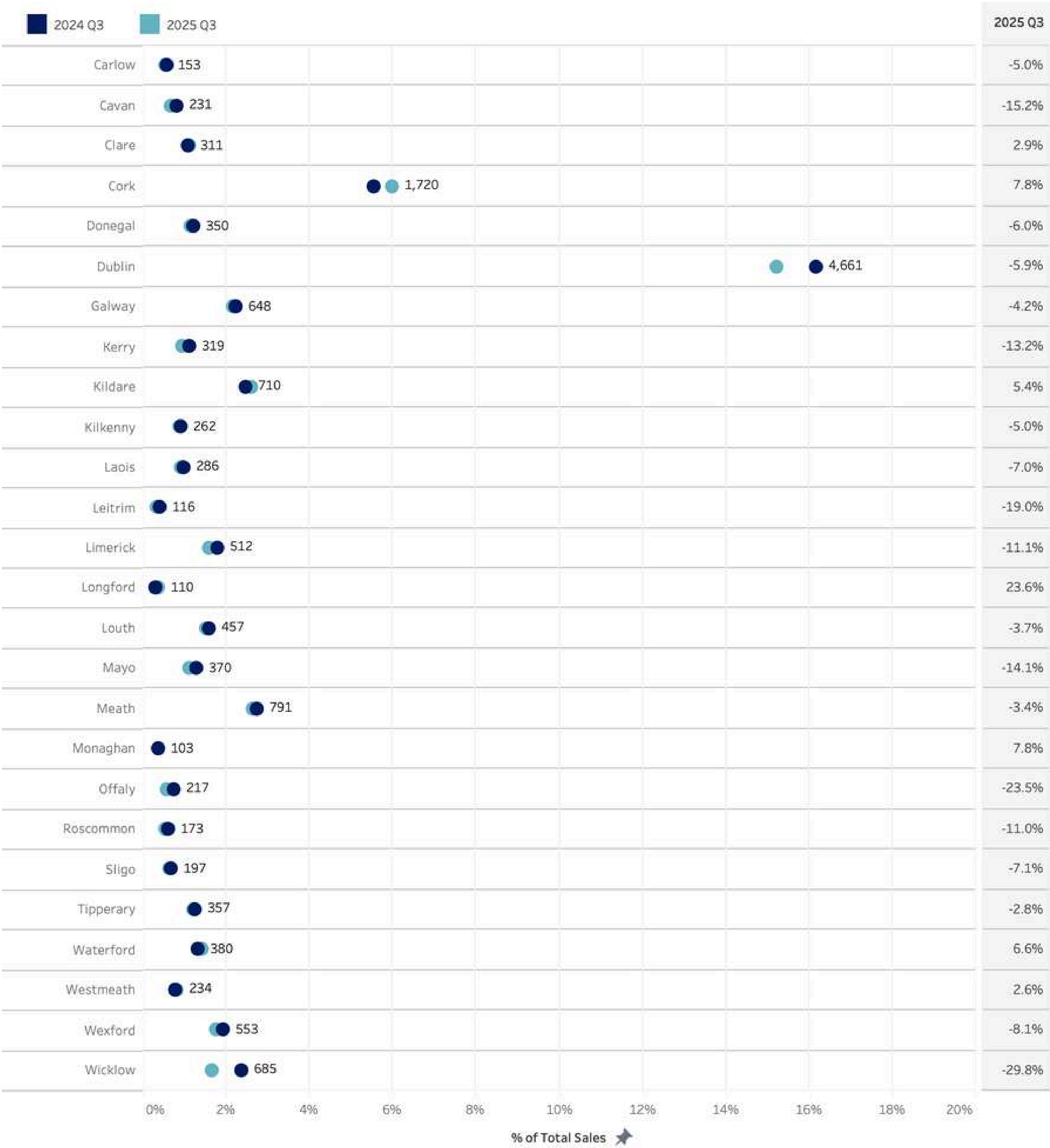
* Houses only.

Sales in Rep. of Ireland

During Q3 2025, 14,033 units were sold, a 4.9% decline compared to the same period in 2024. Co. Dublin tops the charts at 4,384 sales, followed by Co. Cork (1,720) and Co. Meath (764).

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Rep. of Ireland	Sales	10,348	15,659	14,762	14,033
	% Diff		51.3%	-5.7%	-4.9%

Sales stats by County

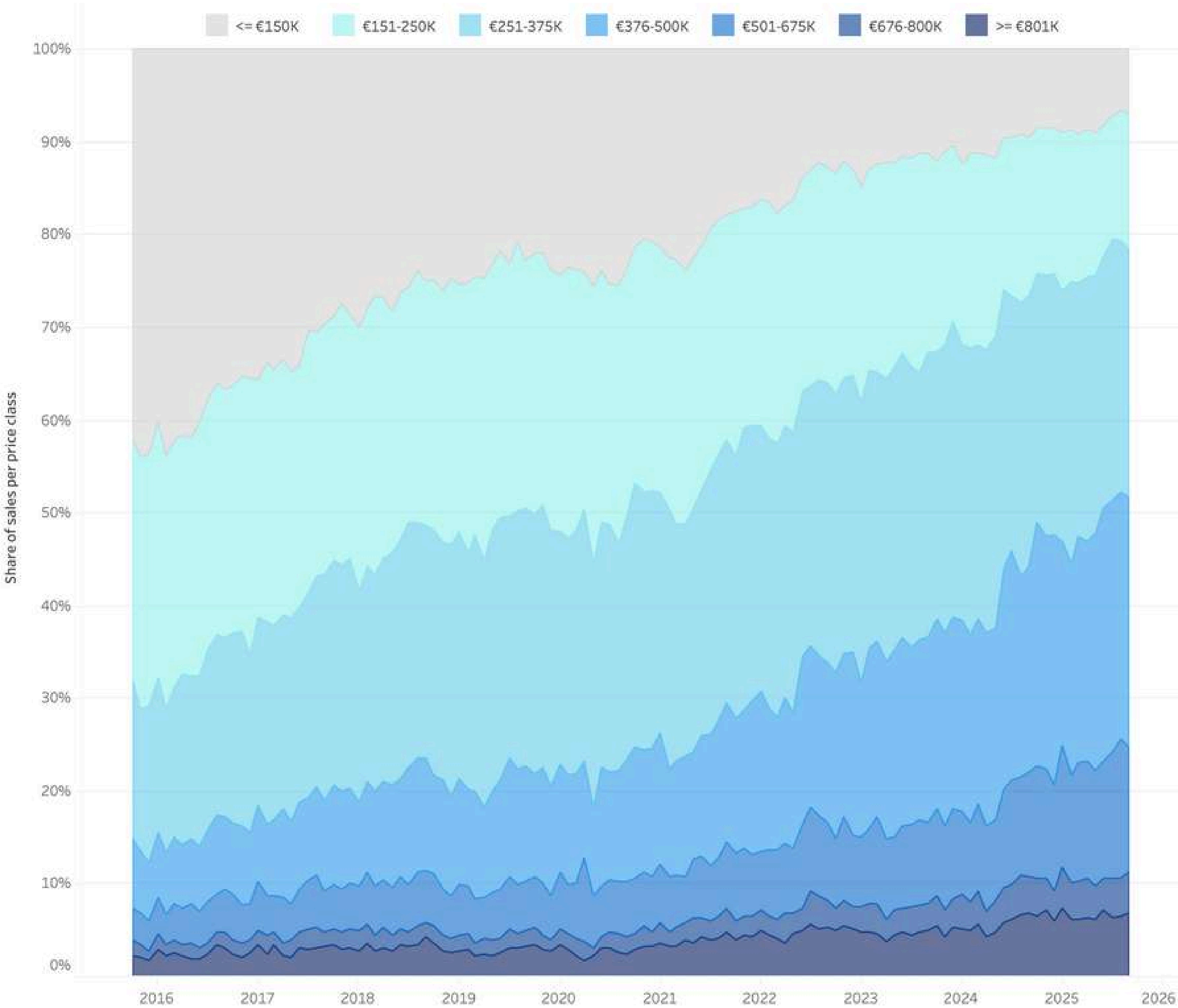


Sales by Price Class

During the periods under consideration, sales of properties priced below €150K continued to plummet. In Q3 2025, the number of sales recorded was only 979, confirming rising prices.

Segment	2020 Q3	2023 Q3	2024 Q3	2025 Q3
<= €150K	2,557	1,789	1,391	979
€151-250K	2,759	3,530	2,566	1,941
€251-375K	2,690	4,679	4,232	3,845
€376-500K	1,279	3,062	3,379	3,782
€501-675K	593	1,396	1,645	1,975
€676-800K	196	457	586	595
>= €801K	274	746	963	916
Rep. of Ireland	10,348	15,659	14,762	14,033

Share of sales per price class



Sales Stats

In Q3 2025, apartment sales dropped by 15.8%. Urban areas experienced a 9% decrease compared to the same quarter in 2024. Energy-efficient homes were less affected, with sales falling by just -0.6%, compared to steeper declines for less efficient properties -7.6%.

Sales by property types

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Apts	Sales	1,448	2,681	2,494	2,099
	% Diff		85.2%	-7.0%	-15.8%
Houses	Sales	8,900	12,978	12,268	11,934
	% Diff		45.8%	-5.5%	-2.7%
Rep. of Ireland	Sales	10,348	15,659	14,762	14,033
	% Diff		51.3%	-5.7%	-4.9%

Sales by transaction type

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Existing Homes	Sales	8,416	13,106	11,941	11,079
	% Diff		55.7%	-8.9%	-7.2%
New homes	Sales	1,932	2,553	2,821	2,954
	% Diff		32.1%	10.5%	4.7%
Rep. of Ireland	Sales	10,348	15,659	14,762	14,033
	% Diff		51.3%	-5.7%	-4.9%

Sales by level urbanization

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
Rural	Sales	3,947	4,653	4,710	4,882
	% Diff		17.9%	1.2%	3.7%
Urban	Sales	6,401	11,006	10,052	9,151
	% Diff		71.9%	-8.7%	-9.0%
Rep. of Ireland	Sales	10,348	15,659	14,762	14,033
	% Diff		51.3%	-5.7%	-4.9%

Sales by energy efficiency

Segment		2020 Q3	2023 Q3	2024 Q3	2025 Q3
A-B	Sales	872	1,669	2,010	1,998
	% Diff		91.4%	20.4%	-0.6%
C-G	Sales	2,992	6,698	6,992	6,463
	% Diff		123.9%	4.4%	-7.6%
Rep. of Ireland	Sales	10,348	15,659	14,762	14,033
	% Diff		51.3%	-5.7%	-4.9%

In Summary

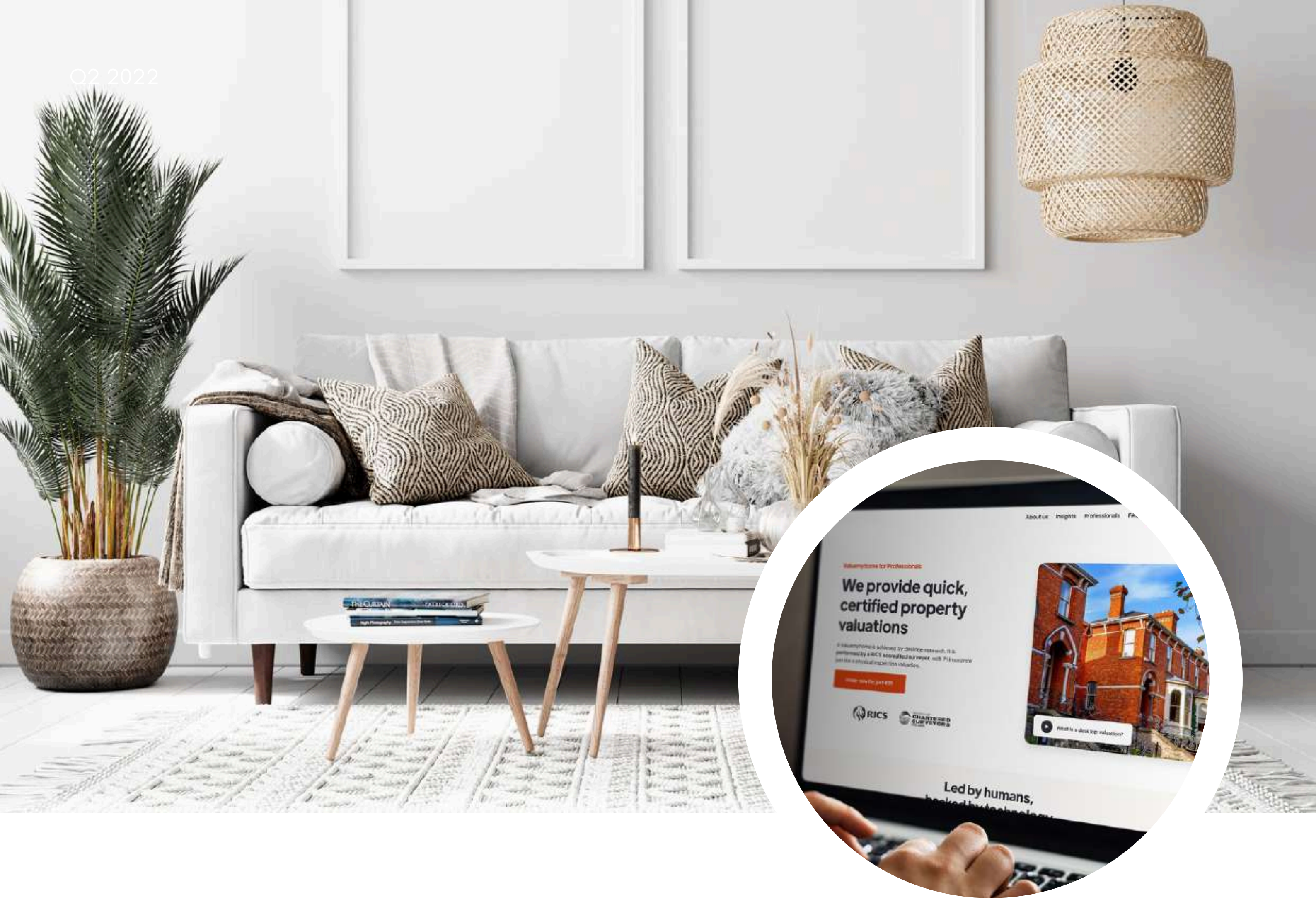
The property market in Ireland shows a **strong growth in sales prices (+ 8.5%)** compared to the same period in 2024.

The median price for a home in the 3rd quarter of 2025 **is €385K**.

However, the **total number of units sold** in the second quarter (14,033) **decreased by 4.9%** compared to the same period in 2024.

For further inquiries about the report, contact us at sales@geowox.com.

We look forward to releasing our Q4 2025 report.



About Geowox

We are a data technology company specialising in residential valuations. Our solutions include fully automated valuations and hybrid desktop valuations, leveraging our high quality data cleaning and fusing and surveyor workflow tools. We serve clients in the mortgage lending sector, on back-book portfolio valuations, and front-end single valuations for borrowers.

Questions? Contact us.

Website
www.geowox.com

Email
sales@geowox.com