

Q2 2025

# IRELAND PROPERTY MARKET X-RAY.

October 2025 • Designed by your friends at [ippi.io](https://ippi.io) and 4VAL



## PROPERTY MARKET XRAY

# WHAT'S IN THE REPORT :

- Rolling averages of sold prices for Q2 2025 for 1-4+ beds of residential properties in Ireland.
- Rolling averages of rent prices for Q2 2025 or 1-4+ beds of residential properties in Ireland.
- Detailed county breakdown for Dublin.
- Difference in prices between counties for Q2 2024 & Q2 2025 per property type & number of beds.
- Growth / Decline in average sold prices Year on Year.
- Analysis of the entirety of the Irish Property Market.
- Access to the most comprehensive Dataset in Ireland.

# WHAT YOU WON'T SEE IN OUR REPORT:

- Asking prices not advertised prices on portals.
- National averages for price movements — these are completely meaningless.
- Survey sample size — we include all transaction data not just a sample of the transactions.

# METHODOLOGY:

1. We analyzed all residential sales transactions recorded on the property price register in Ireland in the periods Q1 2010 - Q2 2025 .

2. We then compared Q2 2024 sold prices and rental prices to Q2 2025 per property type and county in order to demonstrate % growth or reduction in prices and a scale to demonstrate which areas are showing most / least growth.

3. Validated the data with **150 business owners around the country**, including leading economists to follow some on the ground market commentary.

# Ireland Sales Prices

## BEDS PROPERTIES

Rolling average sold prices in each county in the last 12 months.



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_

	1B				2B				3B				4B			
	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield
Dublin	349.6k	↘ -8.06%	1.8k	↗ 6.27%	433.4k	↗ 7.79%	2.5k	↗ 6.98%	584.7k	↗ 4.91%	3.1k	↗ 6.4%	1.13M	*	4k	↗ 4.25%
Carlow	142k	*	1.1k	↗ 9.04%	164.4k	*	1.4k	↗ 10.04%	253k	(=) [nmc]	1.6k	↗ 7.36%	327.5k	↗ 18.79%	1.6k	↗ 5.84%
Kildare	327.8k	*	1.3k	↗ 4.76%	310.9k	↗ 9.79%	1.8k	↗ 7.04%	421.9k	↗ 11.64%	2.2k	↗ 6.33%	524k	↗ 11%	3k	↗ 6.78%
Kilkenny	471.2k	*	1k	↗ 2.57%	183.1k	*	1.4k	↗ 9.11%	280.9k	↘ -2.6%	1.4k	↗ 6.14%	411.9k	*	1.7k	↗ 5.03%
Laois	198.8k	*	914	↗ 5.52%	185.7k	(=) [nmc]	1.5k	↗ 9.43%	297.1k	↗ 23.89%	1.8k	↗ 7.27%	346.4k	↗ 14.26%	1.7k	↗ 5.96%
Longford	117.7k	*	892	↗ 9.11%	139.9k	↘ -2.4%	1.2k	↗ 10.56%	194.6k	↗ 15.78%	1.4k	↗ 8.81%	311k	*	1.5k	↗ 5.76%
Louth	142.5k	*	1.3k	↗ 10.98%	369.1k	*	1.5k	↗ 5.01%	319.8k	↗ 12.21%	1.8k	↗ 6.92%	398.4k	↘ -2.93%	2k	↗ 6.11%
Meath	221.2k	↗ 2.89%	1.5k	↗ 8.29%	272.3k	↗ 9.05%	2k	↗ 8.61%	378k	↗ 8.26%	2.3k	↗ 7.32%	494k	↗ 16.36%	2.3k	↗ 5.51%
Offaly	-	*	-	*	160.2k	*	1.1k	↗ 8.46%	253.7k	↘ -4.26%	1.5k	↗ 6.87%	705.6k	*	1.8k	↗ 3.06%
Westmeath	184.8k	*	1.1k	↗ 6.95%	217.7k	↗ 1.85%	1.5k	↗ 8.47%	357.1k	*	2k	↗ 6.61%	399k	↗ 22.34%	2.1k	↗ 6.31%
Wexford	153.3k	↗ 6.81%	1k	↗ 7.86%	221.9k	↗ 15.59%	1.3k	↗ 7.14%	293.2k	↗ 12.97%	1.6k	↗ 6.54%	412.8k	↗ 20.68%	1.7k	↗ 5.04%
Wicklow	311.1k	↗ 7%	1.2k	↗ 4.82%	379.5k	↗ 16.03%	2.1k	↗ 6.68%	411.1k	↘ -2.32%	2.6k	↗ 7.45%	602.7k	↗ 8.01%	2.9k	↗ 5.84%

\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
[nmc] "No Material Change" or no significant change from the past year.

# Ireland Sales Prices

## BEDS PROPERTIES

Rolling average sold prices in each county in the last 12 months.



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_

County	1B Avg	1B YoY	1B Rent	1B Yield	2B Avg	2B YoY	2B Rent	2B Yield	3B Avg	3B YoY	3B Rent	3B Yield	4B Avg	4B YoY	4B Rent	4B Yield
Clare	175.5k	↗ 11.31%	921	↗ 6.3%	211.5k	↗ 18.17%	1.3k	↗ 7.25%	299.3k	↗ 24.57%	1.8k	↗ 7.16%	363.8k	↗ 15.27%	1.8k	↗ 5.83%
Cork	220.3k	↗ 8.09%	1.3k	↗ 6.93%	289.8k	↗ 9.5%	1.8k	↗ 7.3%	357.3k	↗ 8.62%	2k	↗ 6.83%	466k	↗ 9.35%	2.7k	↗ 6.86%
Kerry	318k	*	1.5k	↗ 5.67%	264.4k	↗ 28.11%	1.7k	↗ 7.63%	305.3k	↗ 25.61%	1.4k	↗ 5.69%	350.5k	↗ 17.4%	1.6k	↗ 5.6%
Limerick	303.4k	*	1.2k	↗ 4.6%	236.8k	↗ 8.28%	1.9k	↗ 9.83%	316.1k	↗ 6.17%	2k	↗ 7.77%	401k	↘ -4.42%	2.4k	↗ 7.16%
Tipperary	177.4k	↗ 2.48%	1.4k	↗ 9.79%	170.4k	↗ 9.42%	1.2k	↗ 8.75%	243.3k	↗ 17.31%	1.4k	↗ 6.91%	378.3k	↗ 12.29%	1.9k	↗ 5.9%
Waterford	142.7k	↗ 4.61%	979	↗ 8.23%	186.8k	↗ 10.94%	1.5k	↗ 9.87%	278.4k	*	1.7k	↗ 7.47%	427.1k	↗ 3.52%	1.7k	↗ 4.75%



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_

County	1B Avg	1B YoY	1B Rent	1B Yield	2B Avg	2B YoY	2B Rent	2B Yield	3B Avg	3B YoY	3B Rent	3B Yield	4B Avg	4B YoY	4B Rent	4B Yield
Cavan	35k	*	1.1k	*	155k	↗ 3.69%	1.2k	↗ 9.11%	255k	*	1.4k	↗ 6.69%	277.8k	↗ 3.42%	1.5k	↗ 6.6%
Donegal	123.2k	↘ -6.43%	985	↗ 9.59%	158.7k	↗ 21.72%	986	↗ 7.46%	215k	↗ 1.67%	1.3k	↗ 7.21%	303k	↗ 9.83%	1.4k	↗ 5.45%
Monaghan	-	*	-	*	145.7k	↗ 16.58%	1.2k	↗ 9.59%	226.3k	↗ 8.34%	1.3k	↗ 7.14%	311.1k	↗ 14.42%	1.5k	↗ 5.63%

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# Ireland Sales Prices

## BEDS PROPERTIES

Rolling average sold prices in each county in the last 12 months.



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_



AVG \_\_\_\_ YoY \_\_\_\_ RENT \_\_\_\_ Yield \_\_\_\_

	1B				2B				3B				4B			
	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield
Galway	324.8k	*	1.1k	↗ 4.24%	301.9k	↗ 10.4%	1.9k	↗ 7.47%	336.1k	↗ 9.28%	2k	↗ 7.03%	445.1k	↗ 14.88%	2.5k	↗ 6.61%
Leitrim	308k	*	900	↗ 3.51%	149.9k	↗ 25.39%	1.2k	↗ 9.41%	242.8k	*	1.3k	↗ 6.41%	302.8k	↗ 10.2%	1.4k	↗ 5.39%
Mayo	179.8k	*	965	↗ 6.44%	154k	↗ 2.17%	1.2k	↗ 9.58%	225.7k	↗ 14.35%	1.3k	↗ 6.74%	327.3k	↗ 19.7%	1.7k	↗ 6.32%
Roscommon	112.4k	*	1k	↗ 10.68%	165.3k	*	1.3k	↗ 9.57%	202.9k	↗ 4.78%	1.6k	↗ 9.21%	308.8k	↗ 23.57%	1.5k	↗ 5.65%
Sligo	151k	*	964	↗ 7.66%	258.3k	*	1.3k	↗ 6.02%	243.9k	↘ -5.41%	1.4k	↗ 7.1%	354k	↗ 22.41%	1.2k	↗ 4.13%

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Q2 2025

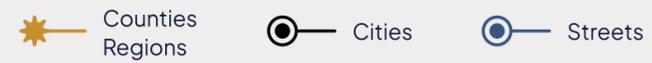
# IRELAND SOLD PROPERTIES MARKET COUNTY BREAKDOWN

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# IRELAND SOLD PROPERTIES MARKET COUNTY BREAKDOWN HOW TO READ THE NEXT PAGES:

## Localisation



## Town name

Number of beds € Avg. Price Year over Year indicator  
 Number of beds € Avg. Price Year over Year indicator  
 Number of beds € Avg. Price Year over Year indicator

## Table

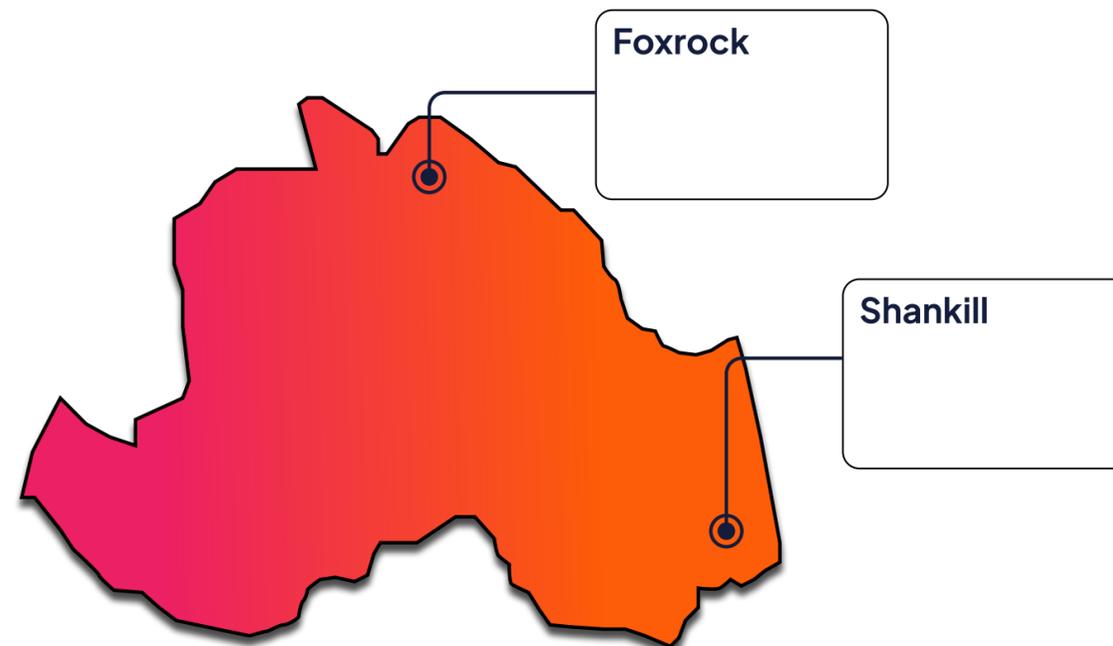
This table takes in all the county data. Doesn't represent each city.

## NMC

[nmc] "No Material Change"

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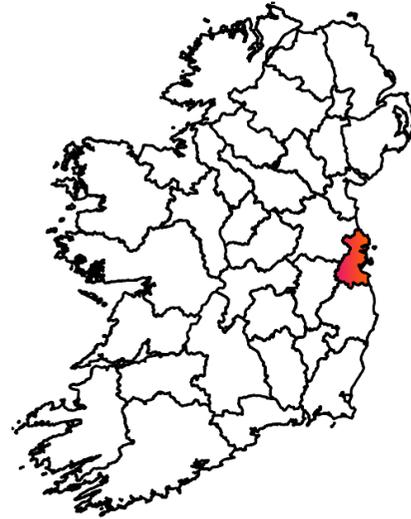


	1B	2B	3B	4B+
Average price	*	*	*	*
Sold properties	*	*	*	*
Year over Year	*	*	*	*
Rental Average	*	*	*	*
Rental Yield	*	*	*	*

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



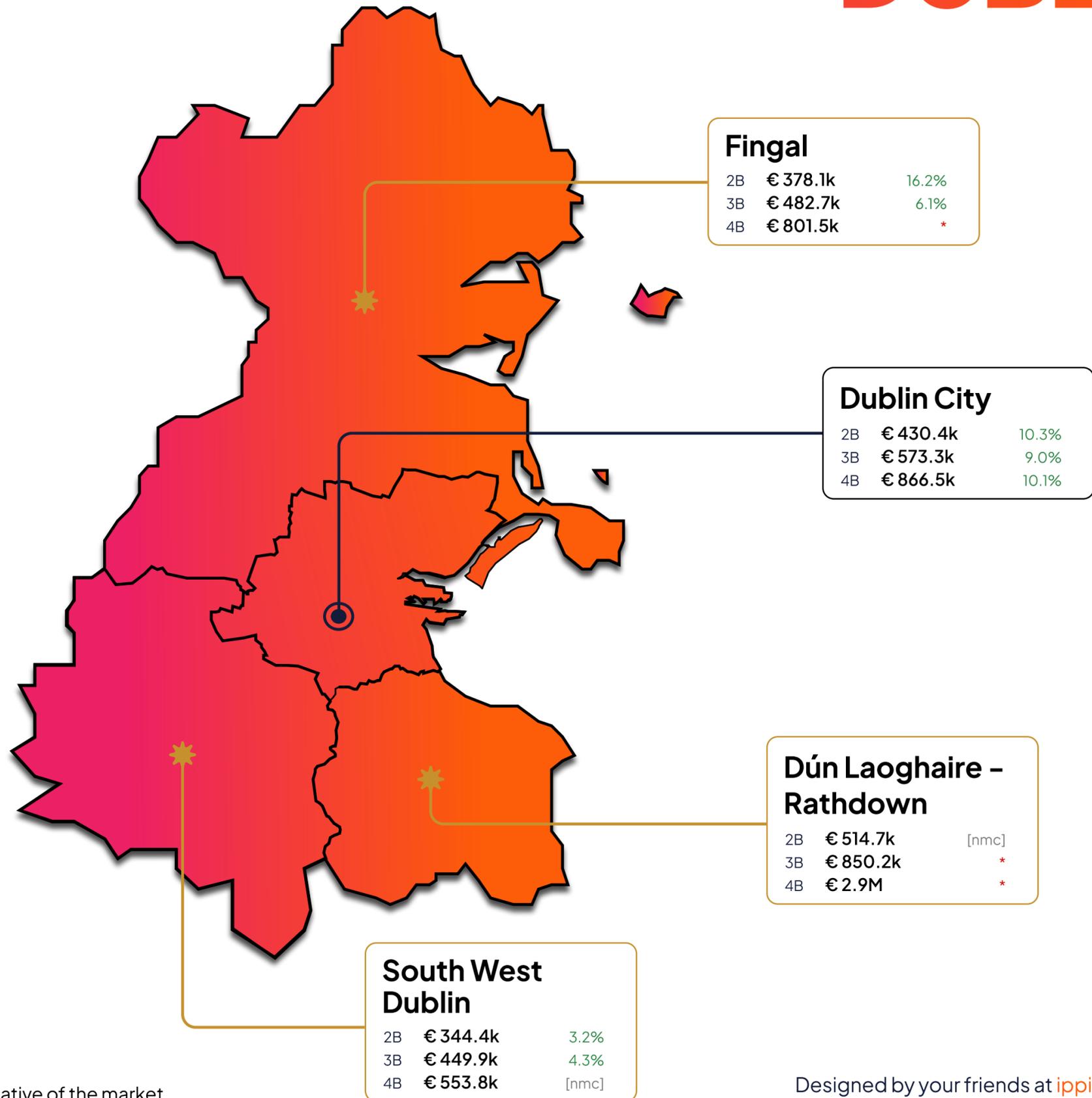
	1B	2B	3B	4B+
Average price	<b>349.6k</b>	<b>433.4k</b>	<b>584.7k</b>	<b>1.13M</b>
Sold properties	237	858	1.1k	515
Year over Year	<b>-8.06%</b>	<b>7.79%</b>	<b>4.91%</b>	*
Rental Average	1.8k	2.5k	3.1k	4k
Rental Yield	<b>6.27%</b>	<b>6.98%</b>	<b>6.40%</b>	<b>4.25%</b>

The residential property market in Dublin remains resilient, with supply limited and conditions competitive. Family homes remain the mainstay of demand. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

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[nmc] "No Material Change" or no significant change from the past year.

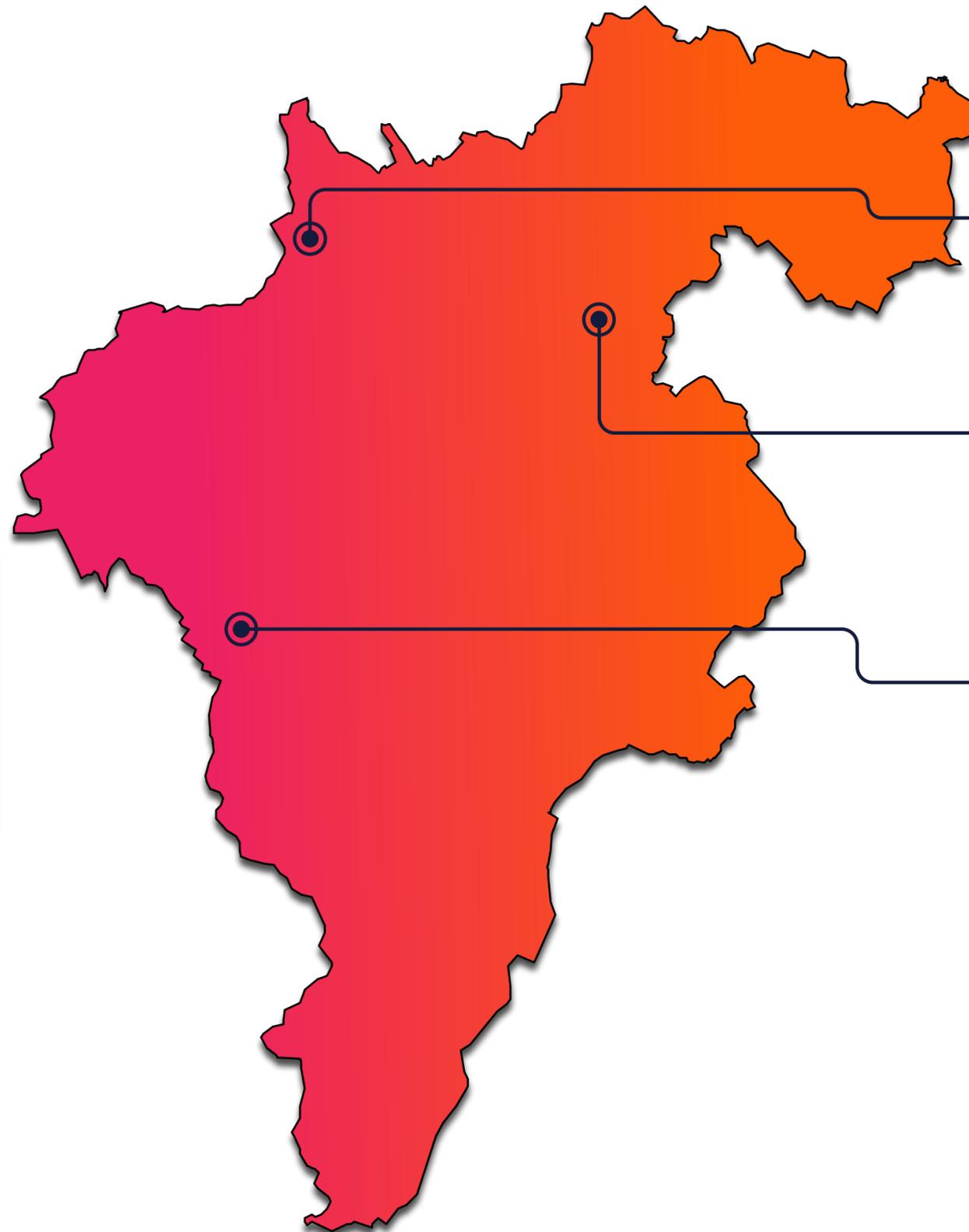
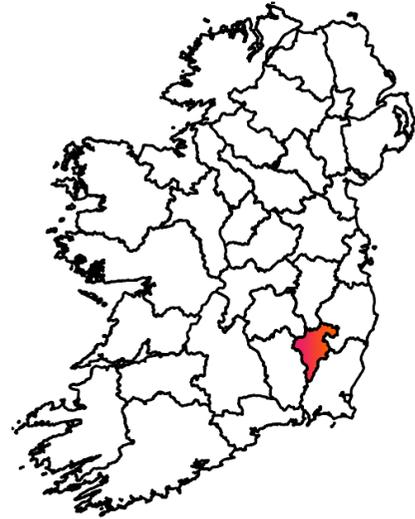
# DUBLIN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



## Carlow Town

2B	-	*
3B	€ 191.5k	-3.6%
4B	€ 273.3k	*

## Tullow

2B	€ 130.4k	*
3B	€ 249.7k	8.0%
4B	-	*

## Bagenaltown

2B	-	*
3B	€ 285.7k	*
4B	€ 320.0k	*

	1B	2B	3B	4B+
Average price	<b>142k</b>	<b>164.4k</b>	<b>253k</b>	<b>327.5k</b>
Sold properties	1	17	47	23
Year over Year	*	*	[nmc]	18.79%
Rental Average	1.1k	1.4k	1.6k	1.6k
Rental Yield	9.04%	10.04%	7.36%	5.84%

The residential property market in Carlow remains active, with supply tight and conditions lively. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Affordability relative to larger urban centres keeps first-time buyers active. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

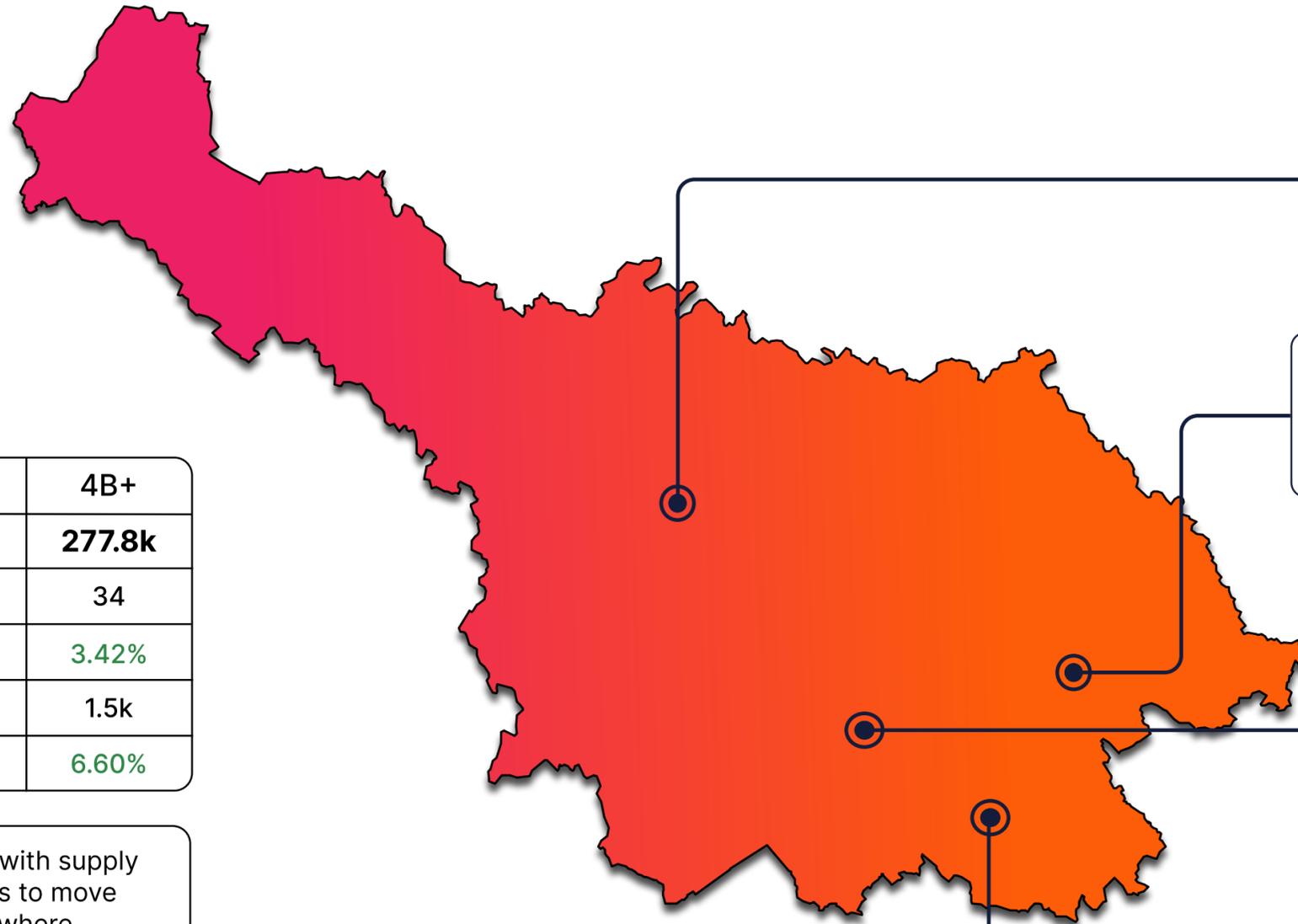
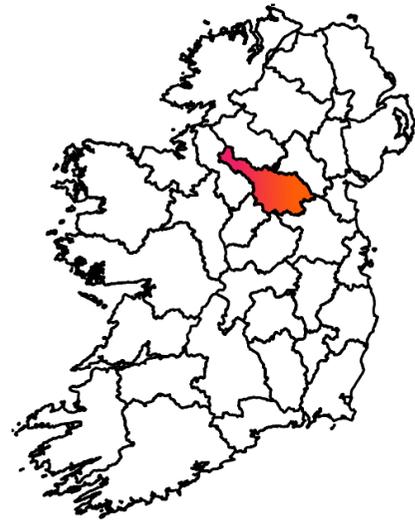
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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

# CAVAN



**Cavan**

2B	-	*
3B	€ 245.5k	*
4B	-	*

**Bailieborough**

2B	€ 232.5k	*
3B	€ 127.5k	*
4B	€ 288.7k	*

**Ballyjamesduff**

2B	-	*
3B	-	*
4B	€ 345.0k	*

**Virginia**

2B	€ 177.5k	*
3B	€ 356.2k	*
4B	€ 345.3k	*

	1B	2B	3B	4B+
Average price	<b>35k</b>	<b>155k</b>	<b>255k</b>	<b>277.8k</b>
Sold properties	2	16	47	34
Year over Year	*	3.69%	*	3.42%
Rental Average	1.1k	1.2k	1.4k	1.5k
Rental Yield	*	9.11%	6.69%	6.60%

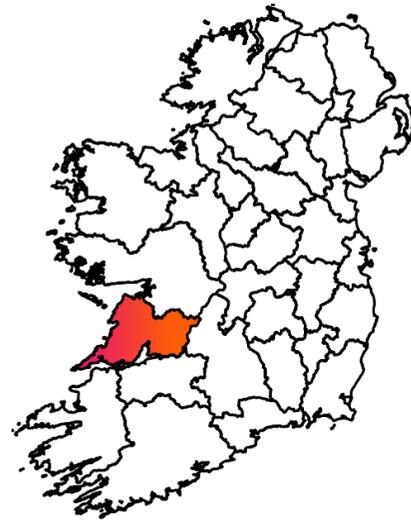
The residential property market in Cavan remains resilient, with supply tight and conditions lively. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Affordability relative to larger urban centres keeps first-time buyers active. In short, realistic pricing and presentation are key to achieving strong outcomes. In addition, established neighbourhoods with schools and services remain especially sought after.

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## Ireland Sales Prices

# SOLD PROPERTIES

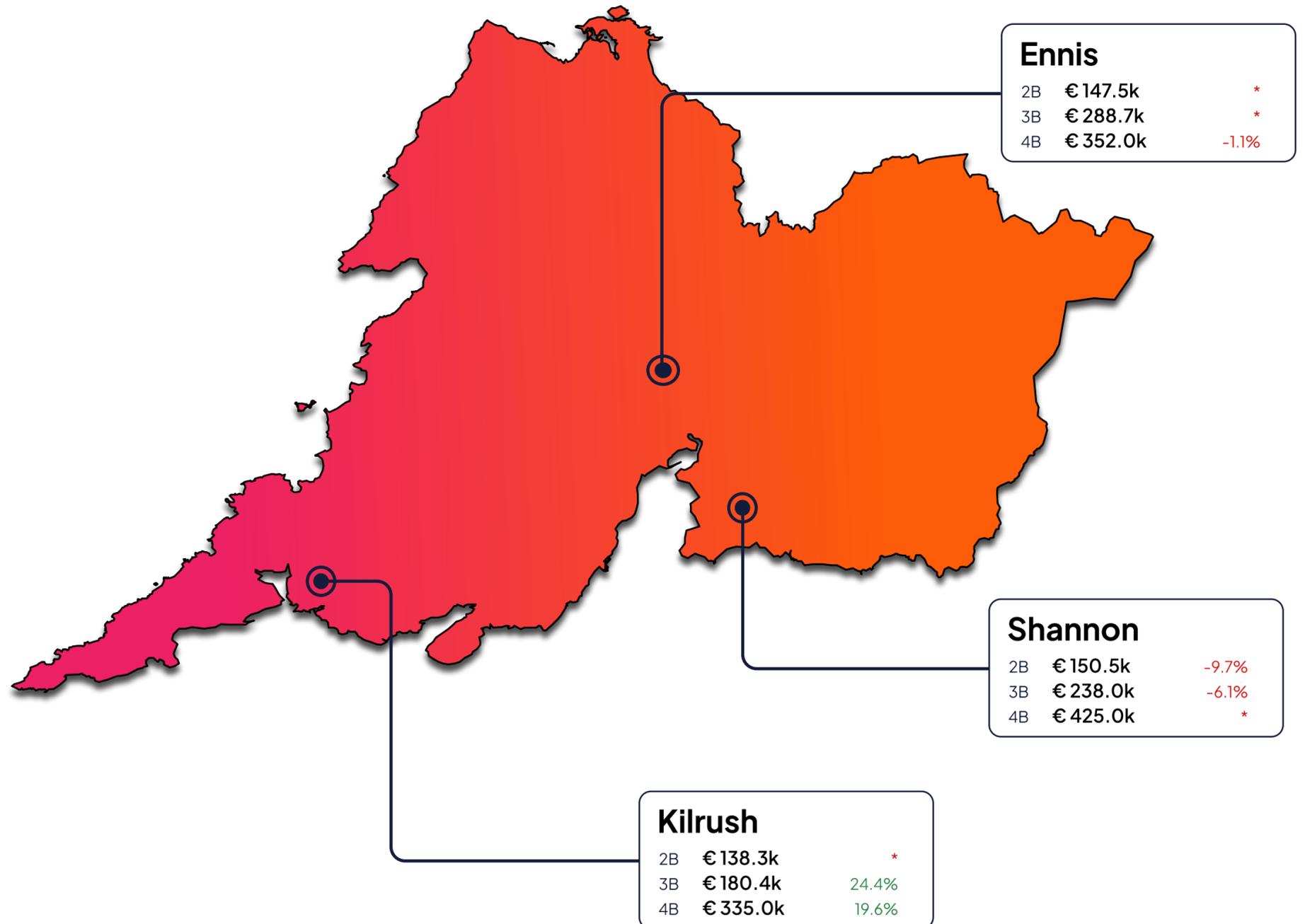
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>175.5k</b>	<b>211.5k</b>	<b>299.3k</b>	<b>363.8k</b>
Sold properties	2	32	60	39
Year over Year	11.31%	18.17%	*	15.27%
Rental Average	921	1.3k	1.8k	1.8k
Rental Yield	6.30%	7.25%	7.16%	5.83%

The residential property market in Clare remains steady, with supply limited and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Affordability relative to larger urban centres keeps first-time buyers active. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# CLARE



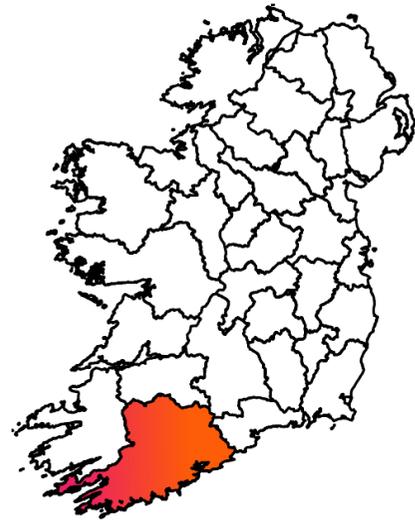
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# Ireland Sales Prices

## SOLD PROPERTIES

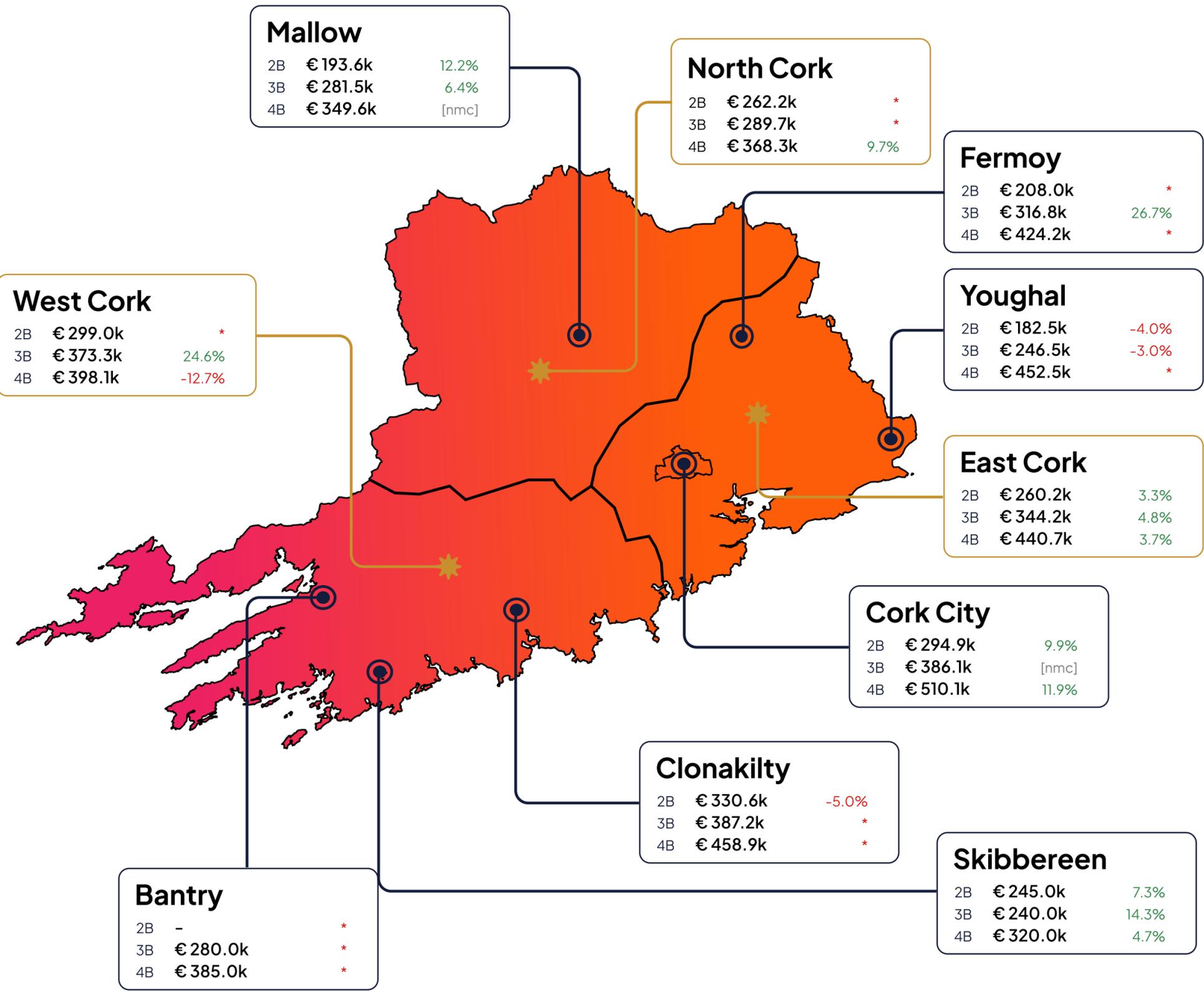
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>220.3k</b>	<b>289.8k</b>	<b>357.3k</b>	<b>466k</b>
Sold properties	23	162	463	224
Year over Year	8.09%	9.50%	8.62%	9.35%
Rental Average	1.3k	1.8k	2k	2.7k
Rental Yield	6.93%	7.30%	6.83%	6.86%

The residential property market in Cork remains steady, with supply limited and conditions well bid. Quality second-hand stock tends to move quickly when correctly priced. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Commuter links to Dublin and regional hubs support interest in well-connected towns. In short, realistic pricing and presentation are key to achieving strong outcomes. In addition, established neighbourhoods with schools and services remain especially sought after.

# CORK



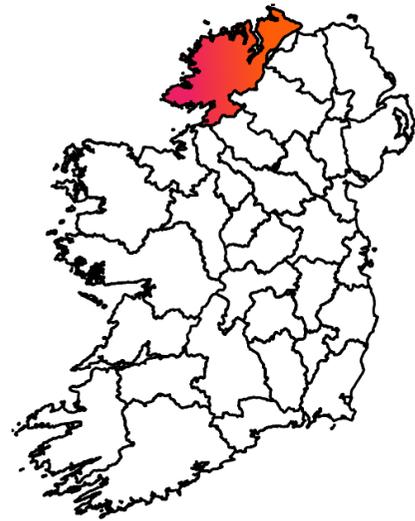
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Ireland Sales Prices

# SOLD PROPERTIES

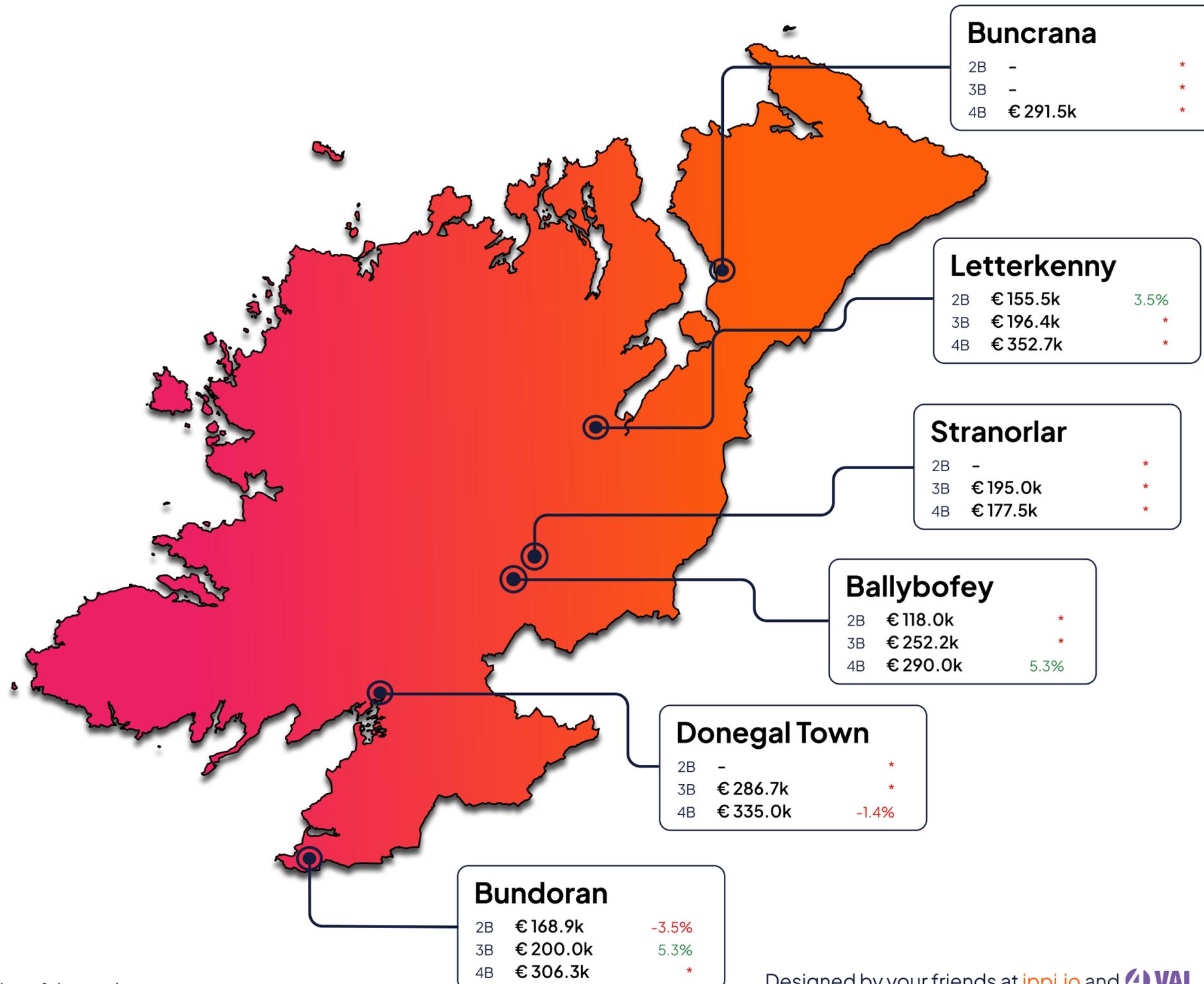
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>123.2k</b>	<b>158.7k</b>	<b>215k</b>	<b>303k</b>
Sold properties	5	26	69	55
Year over Year	-6.43%	*	1.67%	9.83%
Rental Average	985	986	1.3k	1.4k
Rental Yield	9.59%	7.46%	7.21%	5.45%

The residential property market in Donegal remains steady, with supply thin and conditions well bid. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# DONEGAL



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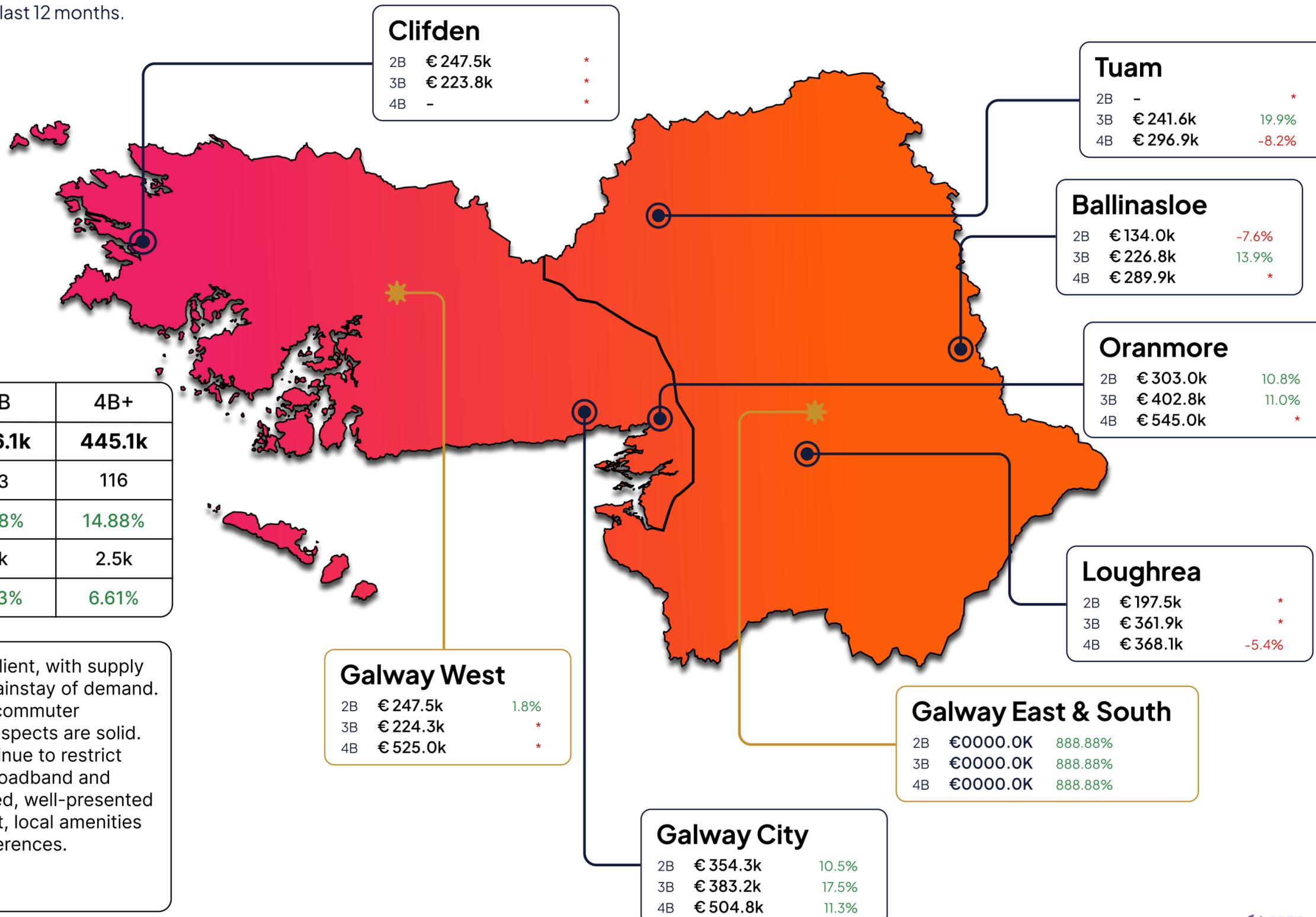
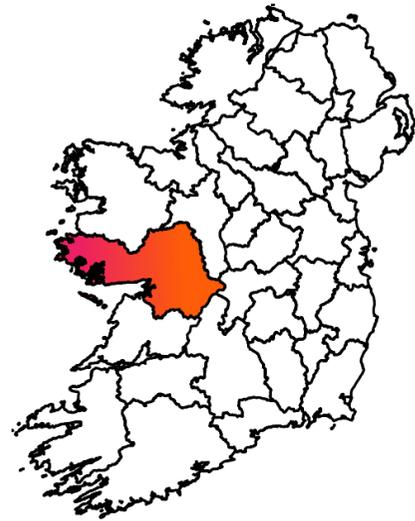
[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

# GALWAY



**Clifden**

2B	€ 247.5k	*
3B	€ 223.8k	*
4B	-	*

**Tuam**

2B	-	*
3B	€ 241.6k	19.9%
4B	€ 296.9k	-8.2%

**Ballinasloe**

2B	€ 134.0k	-7.6%
3B	€ 226.8k	13.9%
4B	€ 289.9k	*

**Oranmore**

2B	€ 303.0k	10.8%
3B	€ 402.8k	11.0%
4B	€ 545.0k	*

**Loughrea**

2B	€ 197.5k	*
3B	€ 361.9k	*
4B	€ 368.1k	-5.4%

**Galway West**

2B	€ 247.5k	1.8%
3B	€ 224.3k	*
4B	€ 525.0k	*

**Galway East & South**

2B	€0000.0K	888.88%
3B	€0000.0K	888.88%
4B	€0000.0K	888.88%

**Galway City**

2B	€ 354.3k	10.5%
3B	€ 383.2k	17.5%
4B	€ 504.8k	11.3%

	1B	2B	3B	4B+
Average price	<b>324.8k</b>	<b>301.9k</b>	<b>336.1k</b>	<b>445.1k</b>
Sold properties	8	58	93	116
Year over Year	*	10.40%	9.28%	14.88%
Rental Average	1.1k	1.9k	2k	2.5k
Rental Yield	4.24%	7.47%	7.03%	6.61%

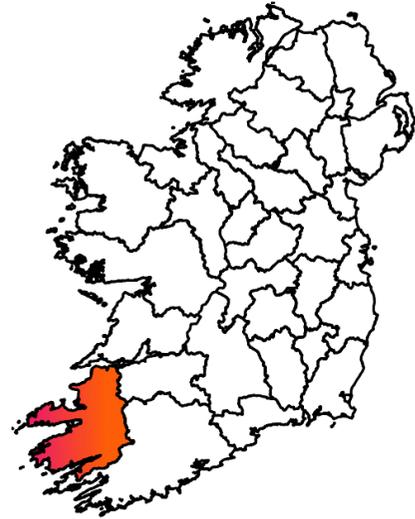
The residential property market in Galway remains resilient, with supply tight and conditions brisk. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Rural homes with good broadband and services draw steady enquiries. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
 [nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

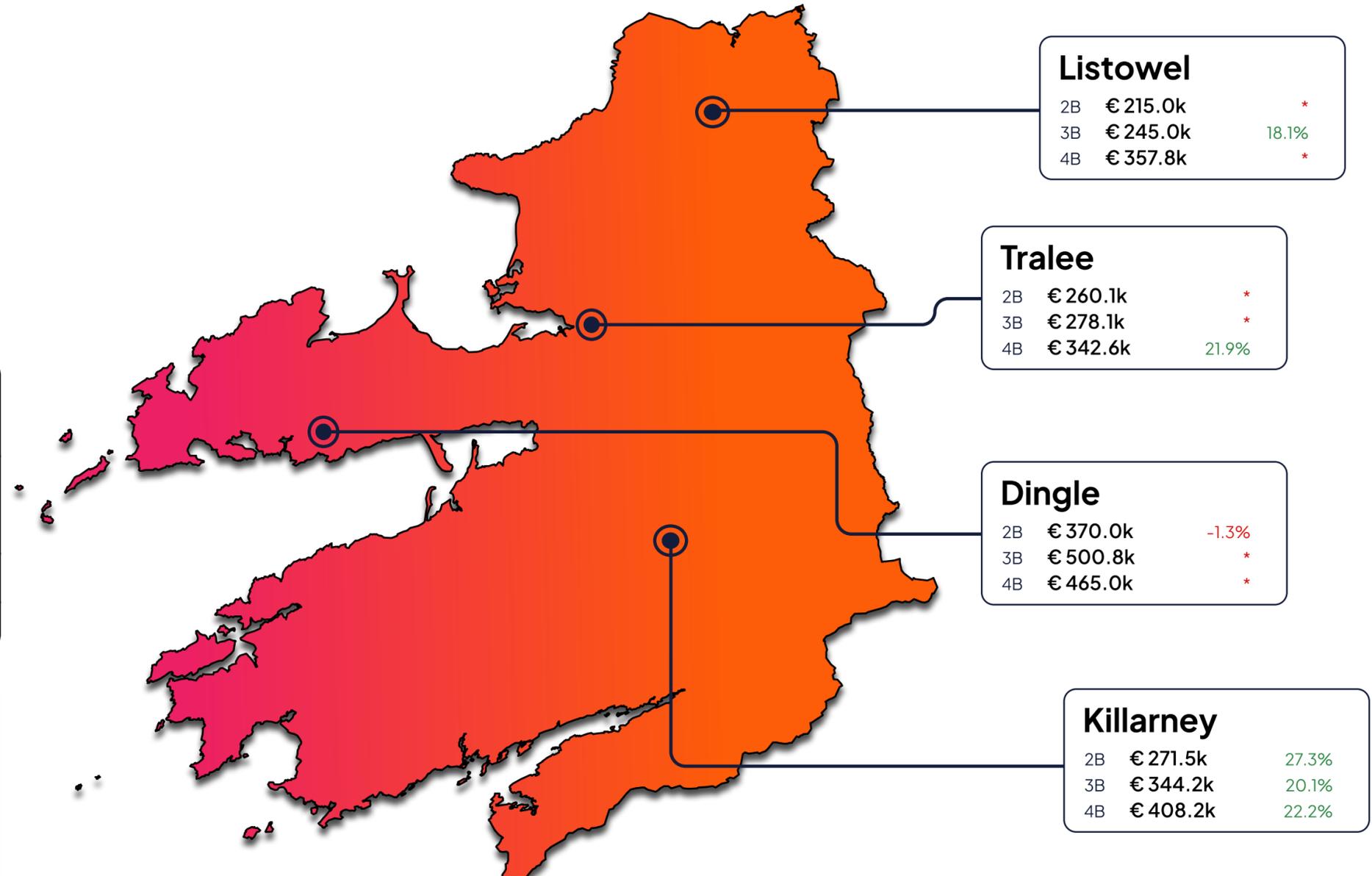
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>318k</b>	<b>264.4k</b>	<b>305.3k</b>	<b>350.5k</b>
Sold properties	5	22	81	55
Year over Year	*	*	*	17.40%
Rental Average	1.5k	1.7k	1.4k	1.6k
Rental Yield	5.67%	7.63%	5.69%	5.60%

The residential property market in Kerry remains active, with supply constrained and conditions brisk. Family homes remain the mainstay of demand. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Rural homes with good broadband and services draw steady enquiries. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# KERRY



**Listowel**

2B	€ 215.0k	*
3B	€ 245.0k	18.1%
4B	€ 357.8k	*

**Tralee**

2B	€ 260.1k	*
3B	€ 278.1k	*
4B	€ 342.6k	21.9%

**Dingle**

2B	€ 370.0k	-1.3%
3B	€ 500.8k	*
4B	€ 465.0k	*

**Killarney**

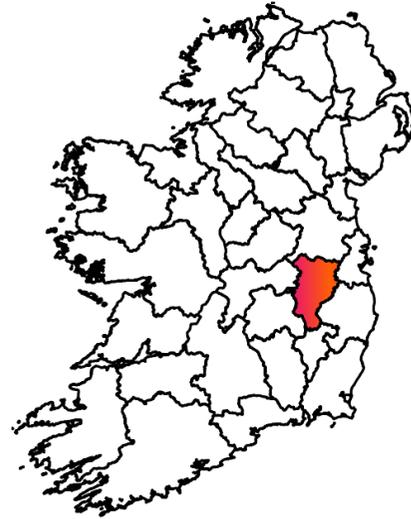
2B	€ 271.5k	27.3%
3B	€ 344.2k	20.1%
4B	€ 408.2k	22.2%

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Ireland Sales Prices

# SOLD PROPERTIES

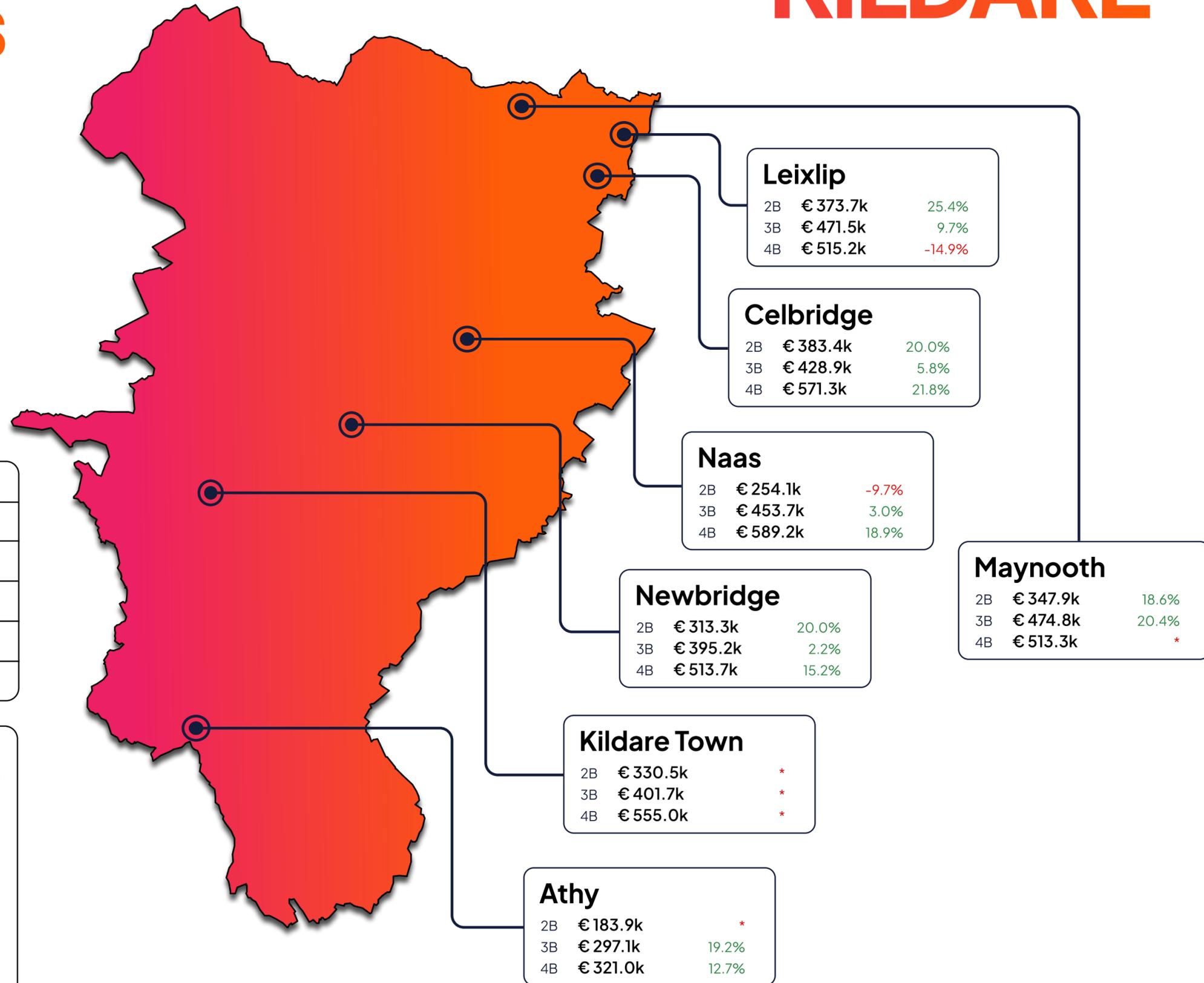
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>327.8k</b>	<b>310.9k</b>	<b>421.9k</b>	<b>524k</b>
Sold properties	13	75	183	101
Year over Year	*	9.79%	11.64%	11.00%
Rental Average	1.3k	1.8k	2.2k	3k
Rental Yield	4.76%	7.04%	6.33%	6.78%

The residential property market in Kildare remains resilient, with supply thin and conditions brisk. Three- and four-bedroom family homes remain the core focus. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Rural homes with good broadband and services draw steady enquiries. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# KILDARE

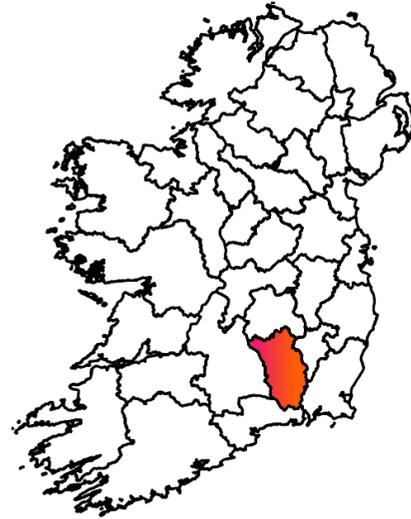


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Ireland Sales Prices

# SOLD PROPERTIES

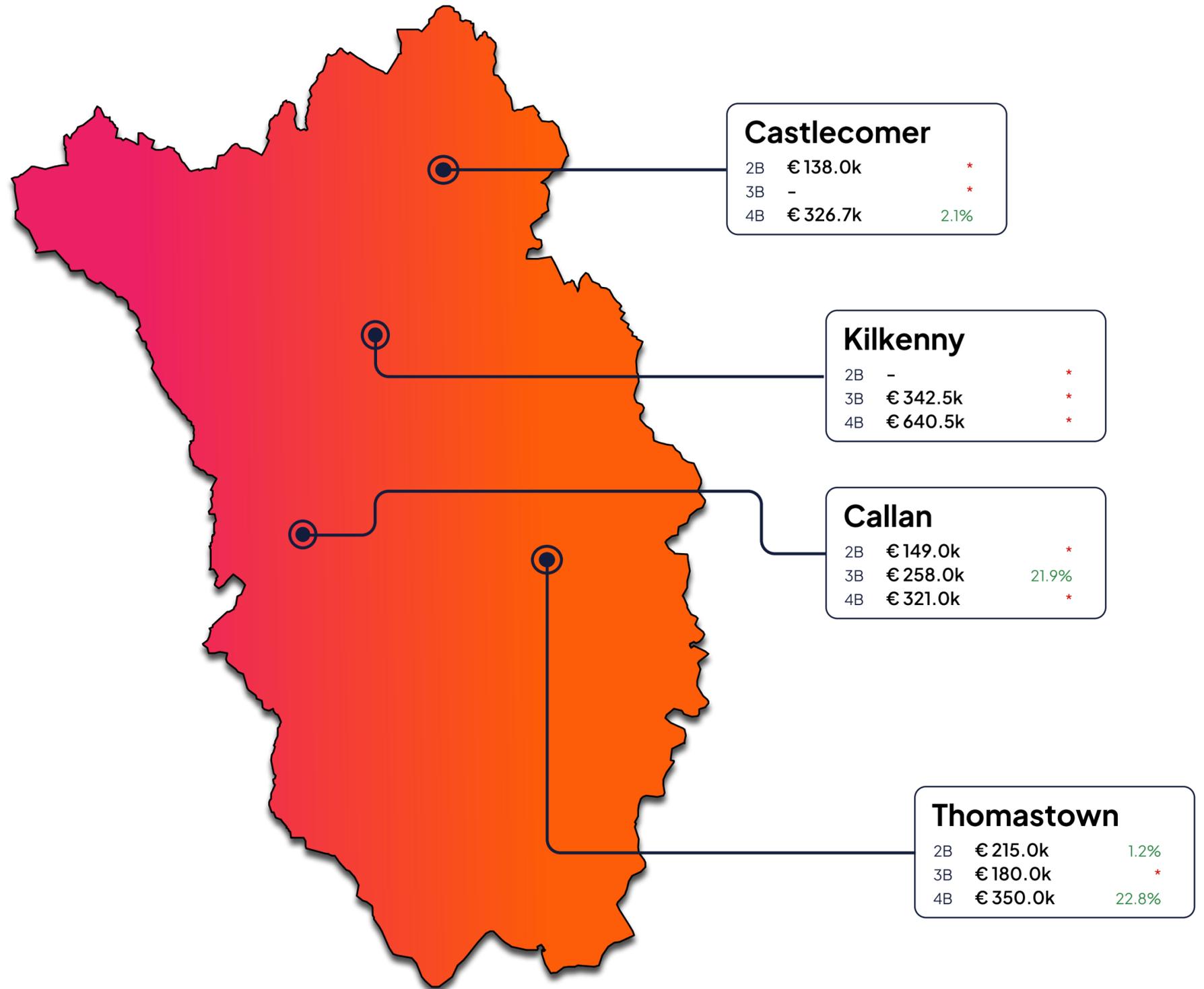
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>471.2k</b>	<b>183.1k</b>	<b>280.9k</b>	<b>411.9k</b>
Sold properties	2	13	63	45
Year over Year	*	-14.22%	-2.60%	*
Rental Average	1k	1.4k	1.4k	1.7k
Rental Yield	2.57%	9.11%	6.14%	5.03%

The residential property market in Kilkenny remains active, with supply tight and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Affordability relative to larger urban centres keeps first-time buyers active. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# KILKENNY

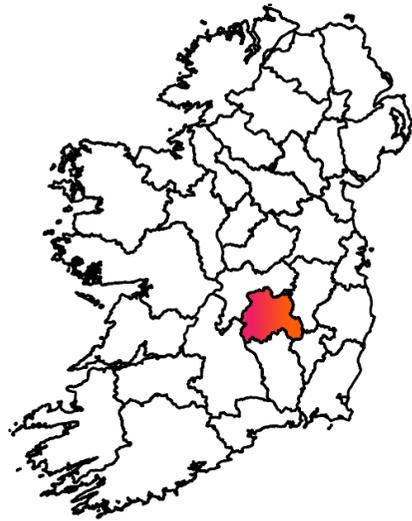


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Ireland Sales Prices

# SOLD PROPERTIES

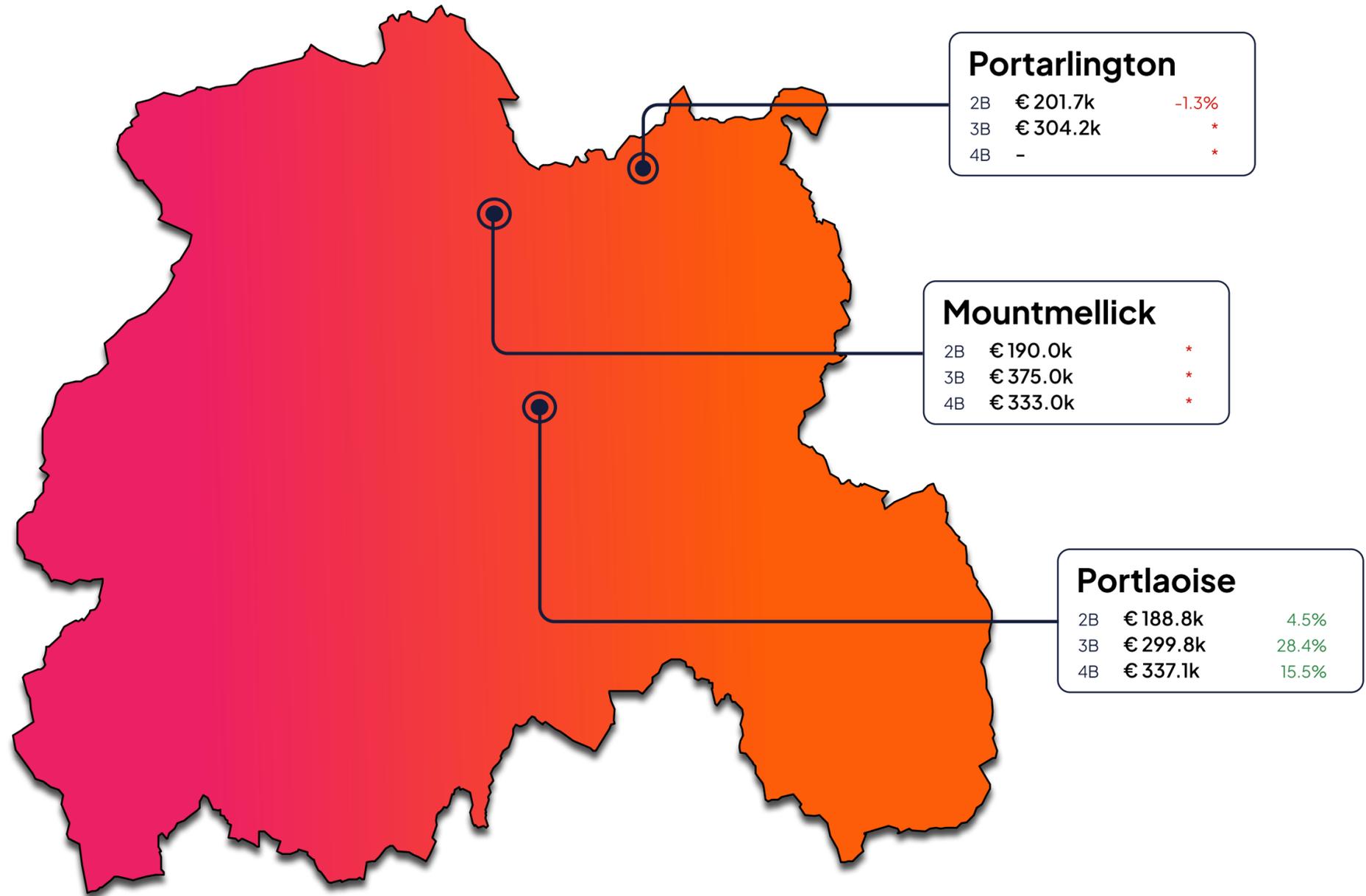
Rolling average sold prices in each county in the last 12 months.



# LAOIS

	1B	2B	3B	4B+
Average price	<b>198.8k</b>	<b>185.7k</b>	<b>297.1k</b>	<b>346.4k</b>
Sold properties	4	30	65	33
Year over Year	*	[nmc]	*	14.26%
Rental Average	914	1.5k	1.8k	1.7k
Rental Yield	5.52%	9.43%	7.27%	5.96%

The residential property market in Laois remains healthy, with supply tight and conditions lively. Quality second-hand stock tends to move quickly when correctly priced. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Affordability relative to larger urban centres keeps first-time buyers active. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.



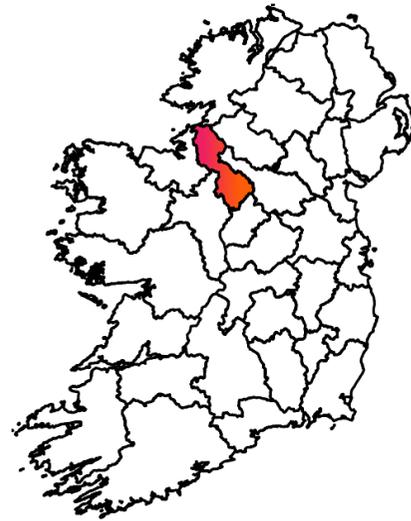
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Ireland Sales Prices

# SOLD PROPERTIES

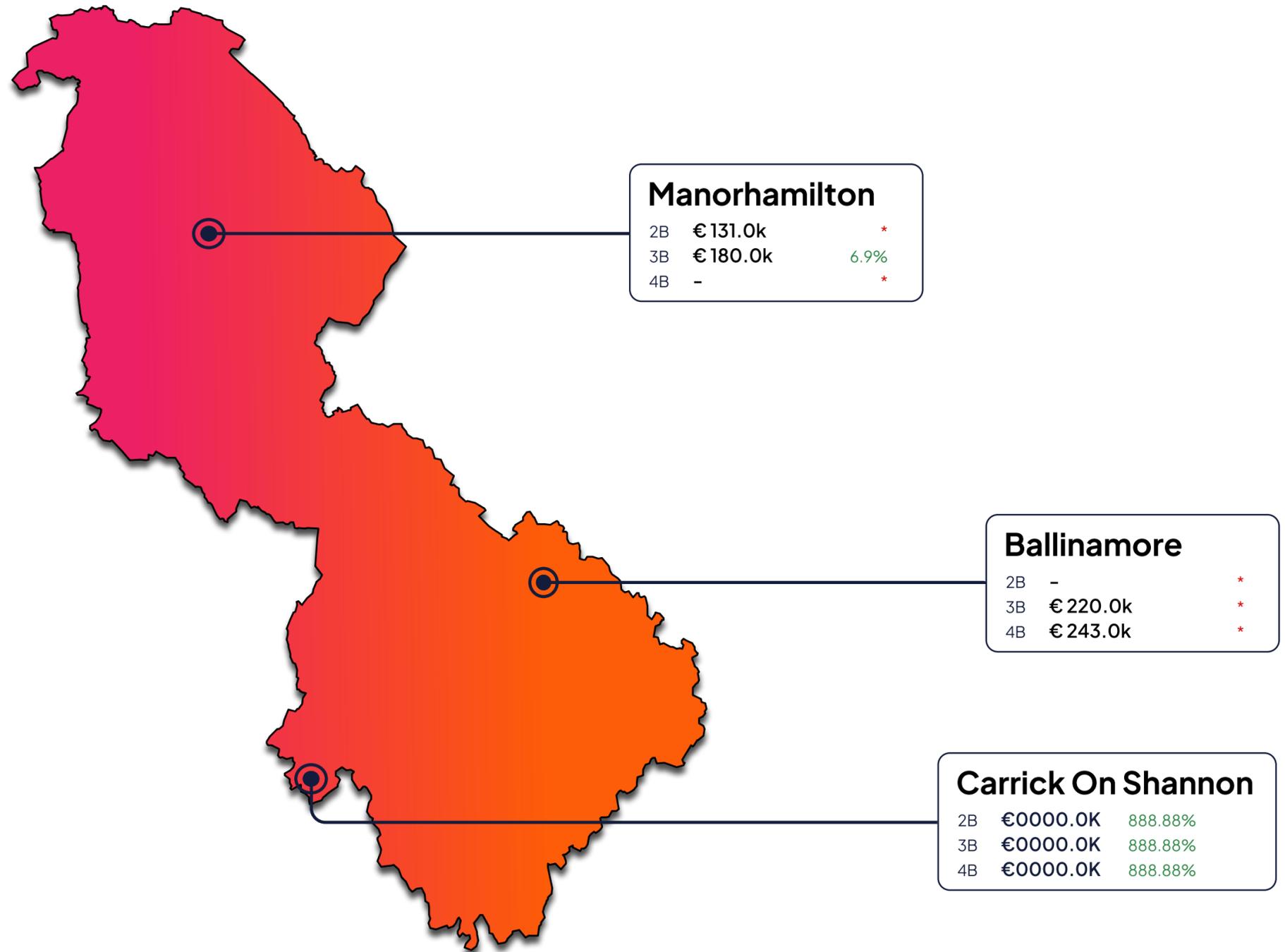
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>308k</b>	<b>149.9k</b>	<b>242.8k</b>	<b>302.8k</b>
Sold properties	1	11	29	15
Year over Year	*	*	*	10.20%
Rental Average	900	1.2k	1.3k	1.4k
Rental Yield	3.51%	9.41%	6.41%	5.39%

The residential property market in Leitrim remains healthy, with supply thin and conditions well bid. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Affordability relative to larger urban centres keeps first-time buyers active. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# LEITRIM

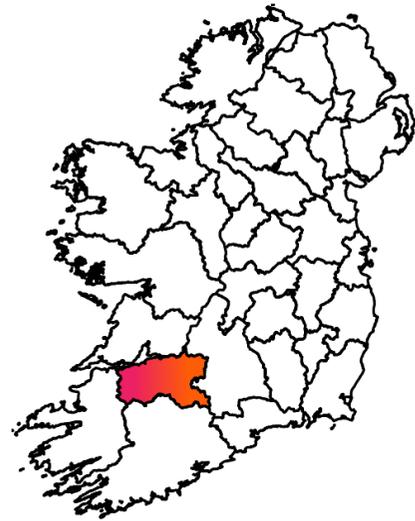


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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

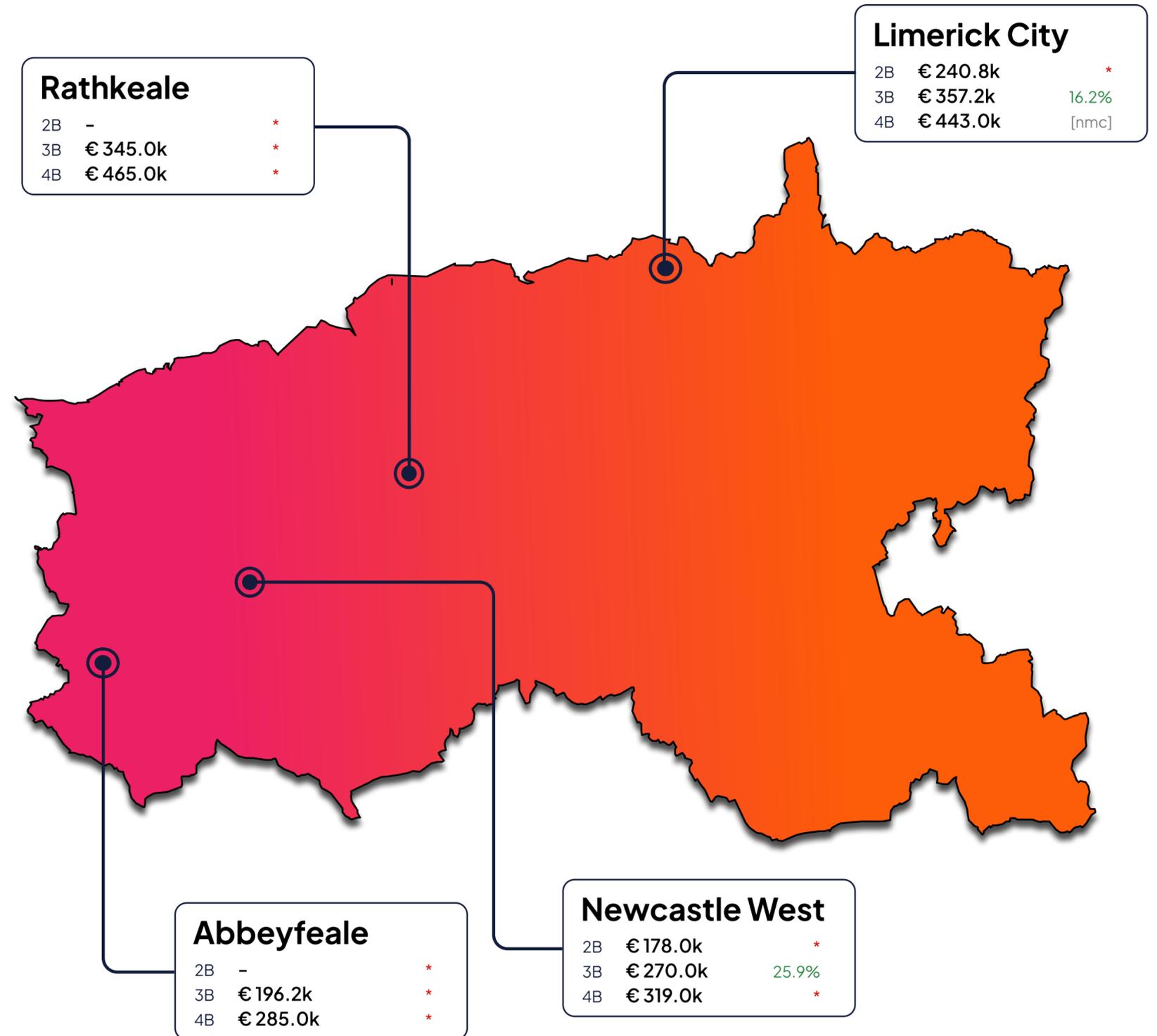


	1B	2B	3B	4B+
Average price	<b>303.4k</b>	<b>236.8k</b>	<b>316.1k</b>	<b>401k</b>
Sold properties	10	63	126	71
Year over Year	*	8.28%	6.17%	-4.42%
Rental Average	1.2k	1.9k	2k	2.4k
Rental Yield	4.60%	9.83%	7.77%	7.16%

The residential property market in Limerick remains healthy, with supply thin and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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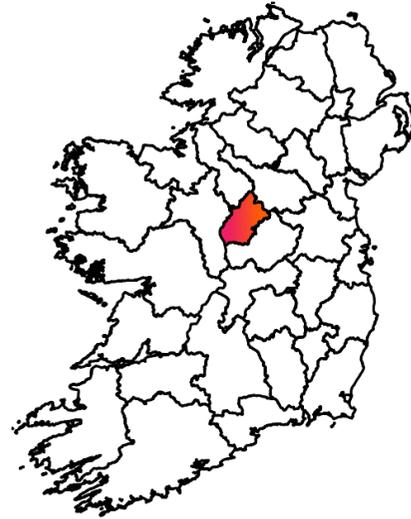
# LIMERICK



Ireland Sales Prices

# SOLD PROPERTIES

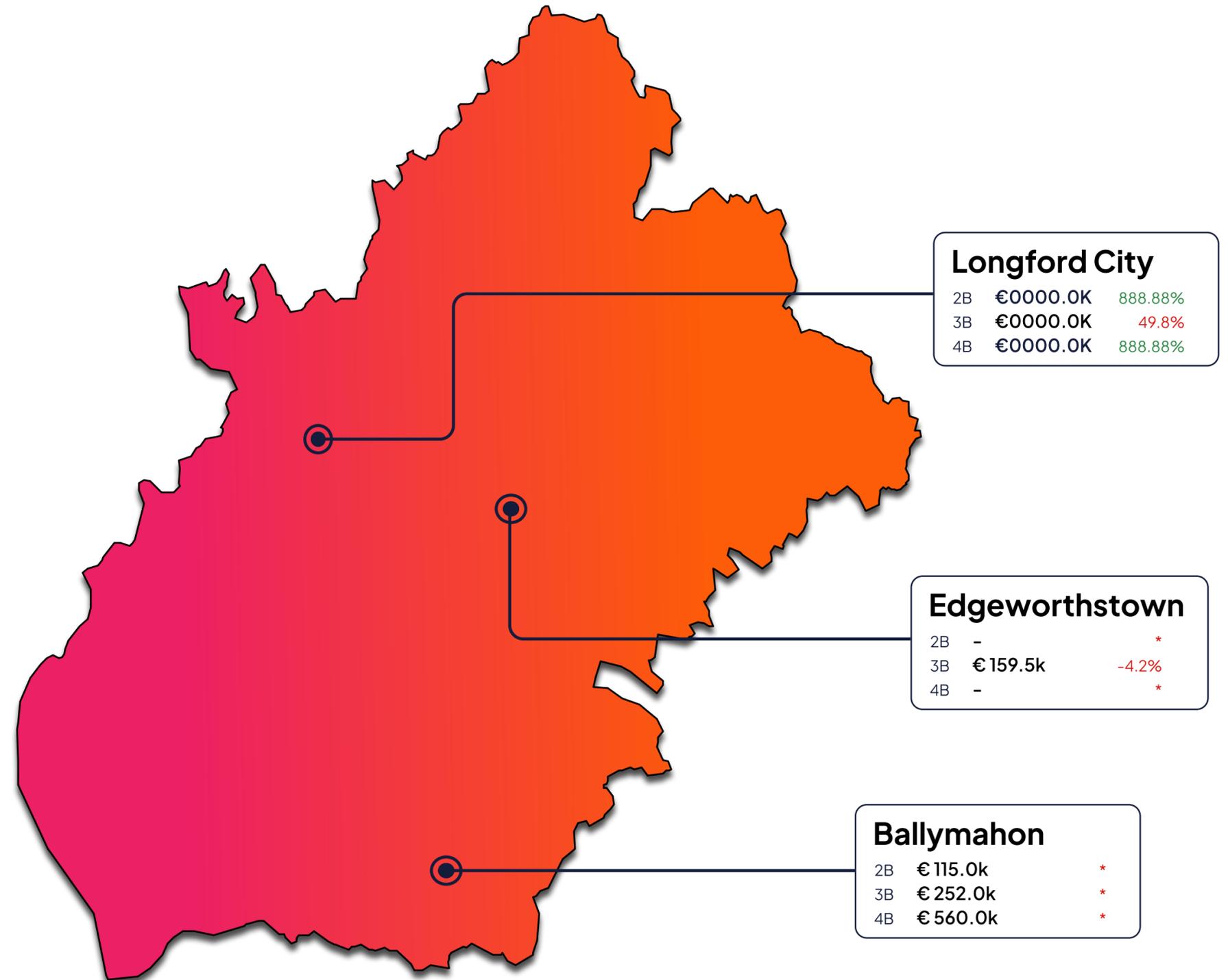
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>117.7k</b>	<b>139.9k</b>	<b>194.6k</b>	<b>311k</b>
Sold properties	3	8	27	16
Year over Year	*	-2.40%	15.78%	*
Rental Average	892	1.2k	1.4k	1.5k
Rental Yield	9.11%	10.56%	8.81%	5.76%

The residential property market in Longford remains active, with supply constrained and conditions lively. Well-presented houses continue to draw the deepest interest. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# LONGFORD



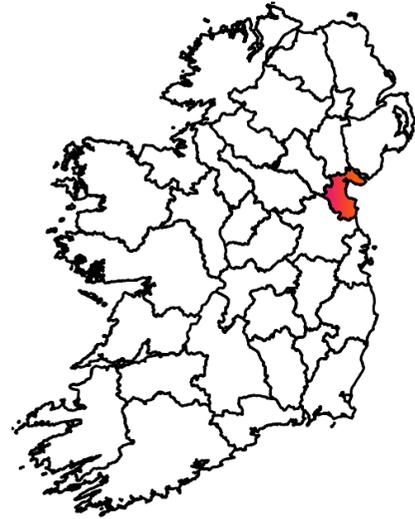
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Ireland Sales Prices

# SOLD PROPERTIES

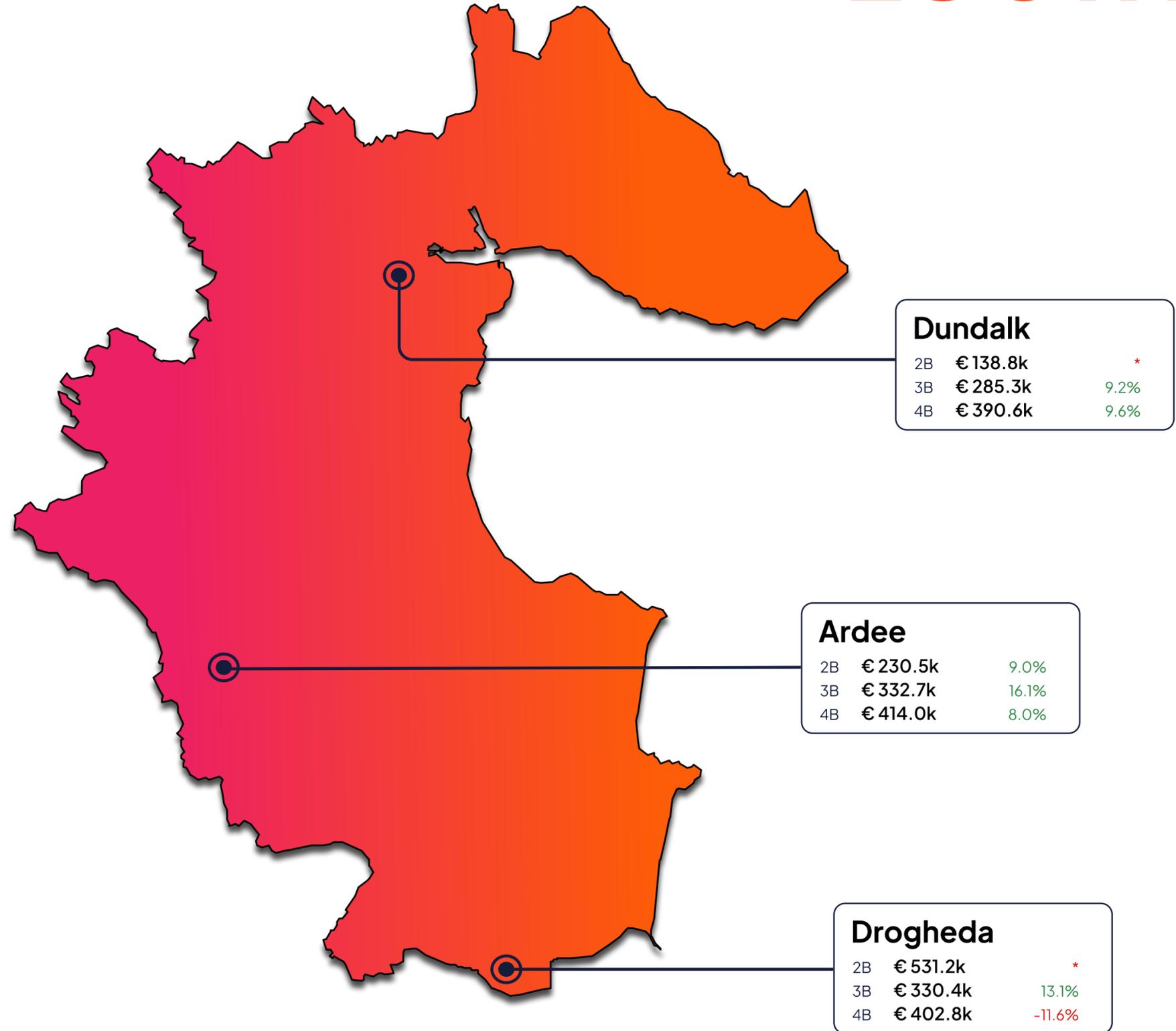
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>142.5k</b>	<b>369.1k</b>	<b>319.8k</b>	<b>398.4k</b>
Sold properties	2	41	111	61
Year over Year	*	*	12.21%	-2.93%
Rental Average	1.3k	1.5k	1.8k	2k
Rental Yield	10.98%	5.01%	6.92%	6.11%

The residential property market in Louth remains resilient, with supply thin and conditions well bid. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Right-sizers and returning emigrants add to underlying demand. Rural homes with good broadband and services draw steady enquiries. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

# LOUTH

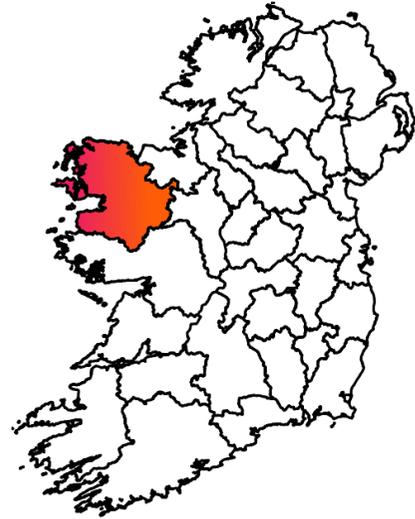


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# Ireland Sales Prices

## SOLD PROPERTIES

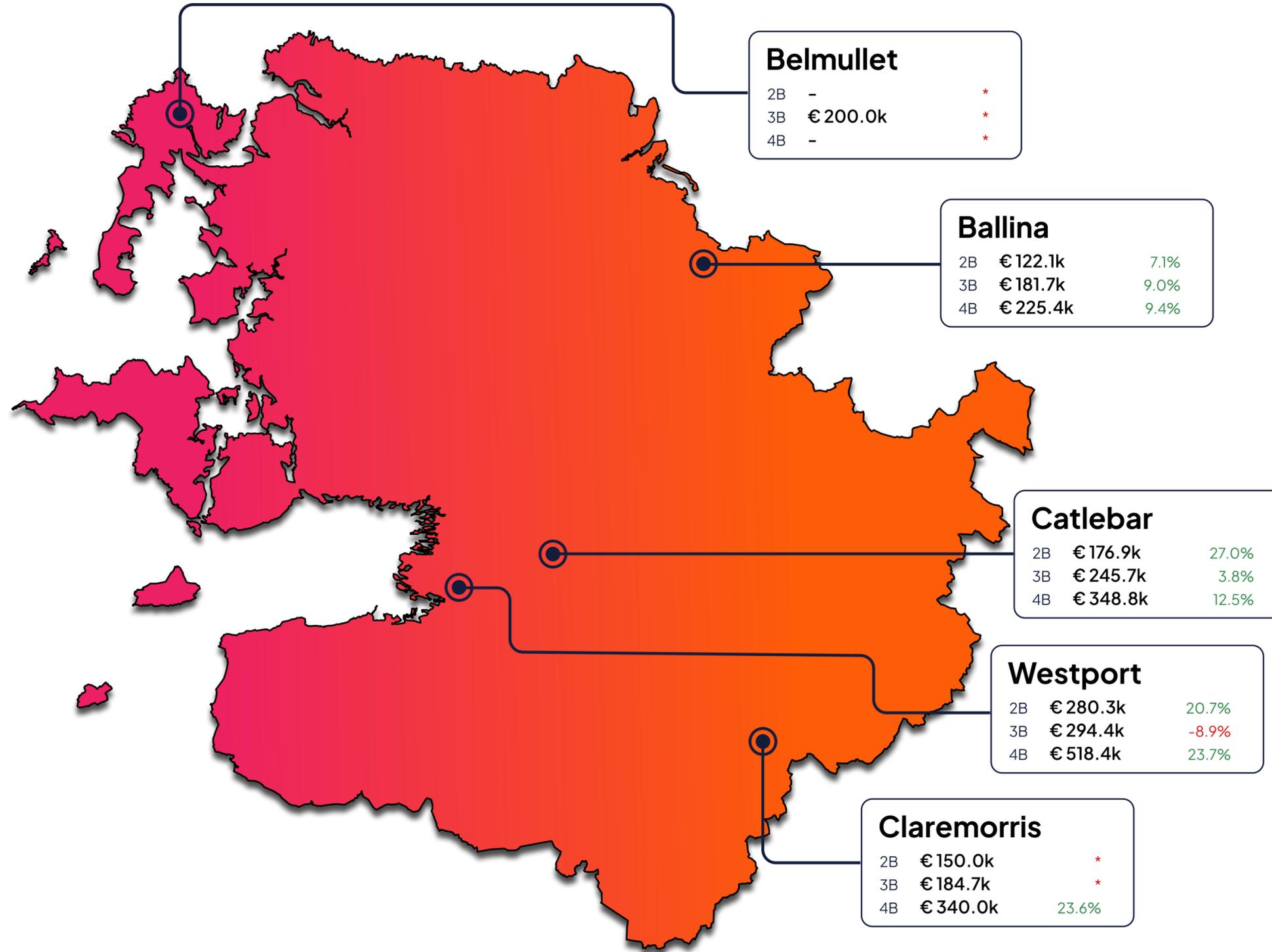
Rolling average sold prices in each county in the last 12 months.



# MAYO

	1B	2B	3B	4B+
Average price	<b>179.8k</b>	<b>154k</b>	<b>225.7k</b>	<b>327.3k</b>
Sold properties	3	29	80	41
Year over Year	*	2.17%	14.35%	19.70%
Rental Average	965	1.2k	1.3k	1.7k
Rental Yield	6.44%	9.58%	6.74%	6.32%

The residential property market in Mayo remains steady, with supply limited and conditions brisk. Three- and four-bedroom family homes remain the core focus. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Trade-up movers target family homes near schools and amenities. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.



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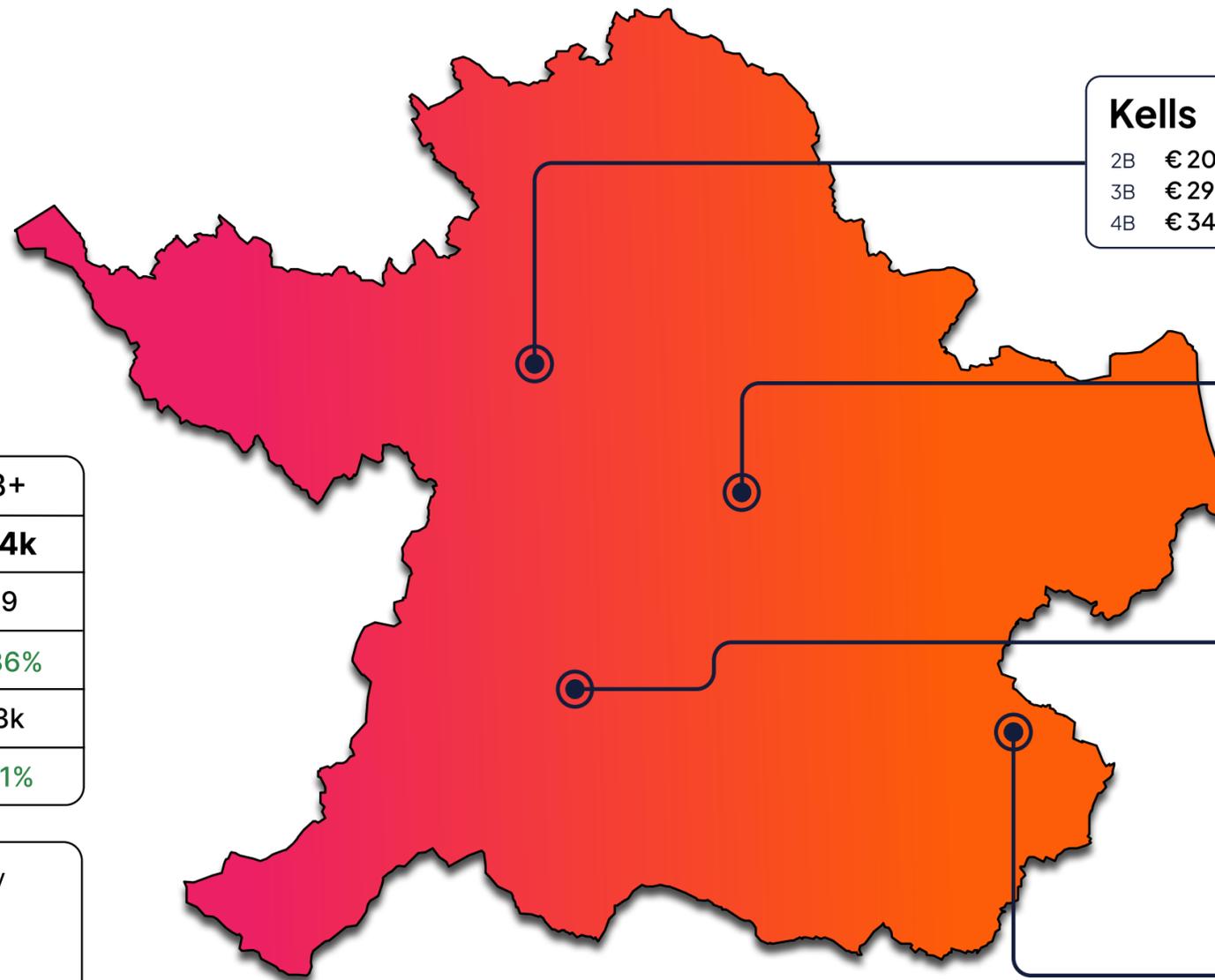
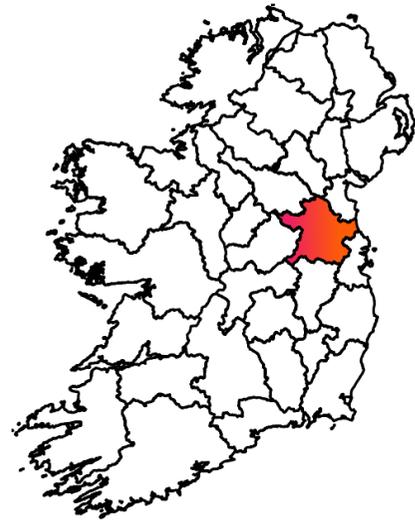
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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

# MEATH



**Kells**

2B	€ 204.0k	4.9%
3B	€ 290.3k	8.5%
4B	€ 348.7k	22.9%

**Navan**

2B	€ 259.9k	7.1%
3B	€ 355.2k	3.6%
4B	€ 516.6k	27.9%

**Trim**

2B	€ 270.0k	[nmc]
3B	€ 314.3k	4.8%
4B	€ 446.5k	-9.8%

**Ashbourne**

2B	€ 294.6k	1.6%
3B	€ 434.4k	25.5%
4B	€ 458.7k	-7.2%

	1B	2B	3B	4B+
Average price	<b>221.2k</b>	<b>272.3k</b>	<b>378k</b>	<b>494k</b>
Sold properties	7	54	188	119
Year over Year	2.89%	9.05%	8.26%	16.36%
Rental Average	1.5k	2k	2.3k	2.3k
Rental Yield	8.29%	8.61%	7.32%	5.51%

The residential property market in Meath remains active, with supply tight and conditions well bid. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Rural homes with good broadband and services draw steady enquiries. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

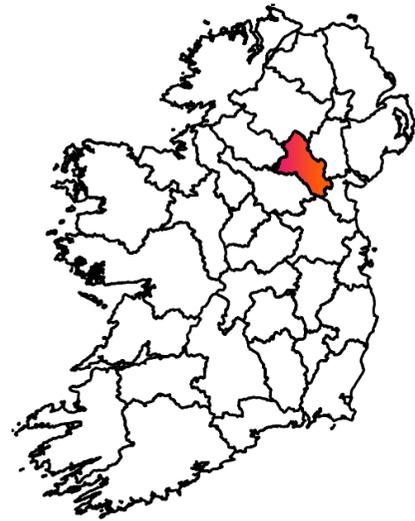
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Ireland Sales Prices

# SOLD PROPERTIES

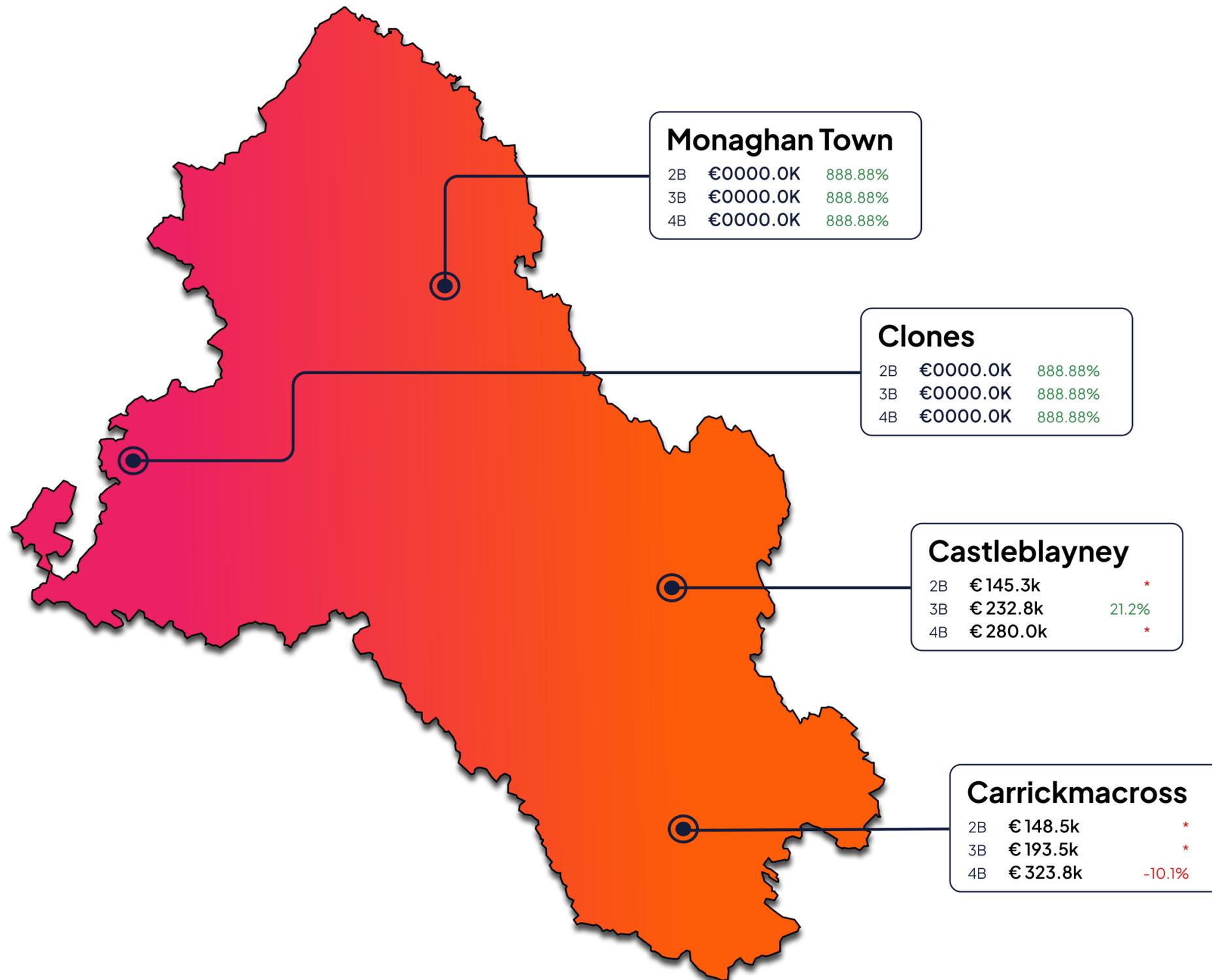
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	*	<b>145.7k</b>	<b>226.3k</b>	<b>311.1k</b>
Sold properties	*	6	20	17
Year over Year	*	16.58%	8.34%	14.42%
Rental Average	*	1.2k	1.3k	1.5k
Rental Yield	*	9.59%	7.14%	5.63%

The residential property market in Monaghan remains active, with supply tight and conditions lively. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Rural homes with good broadband and services draw steady enquiries. In short, realistic pricing and presentation are key to achieving strong outcomes. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# MONAGHAN



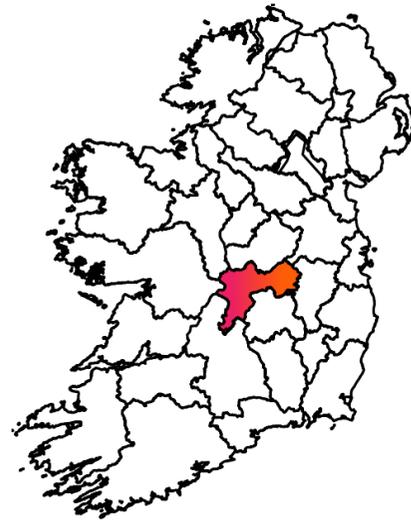
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Ireland Sales Prices

# SOLD PROPERTIES

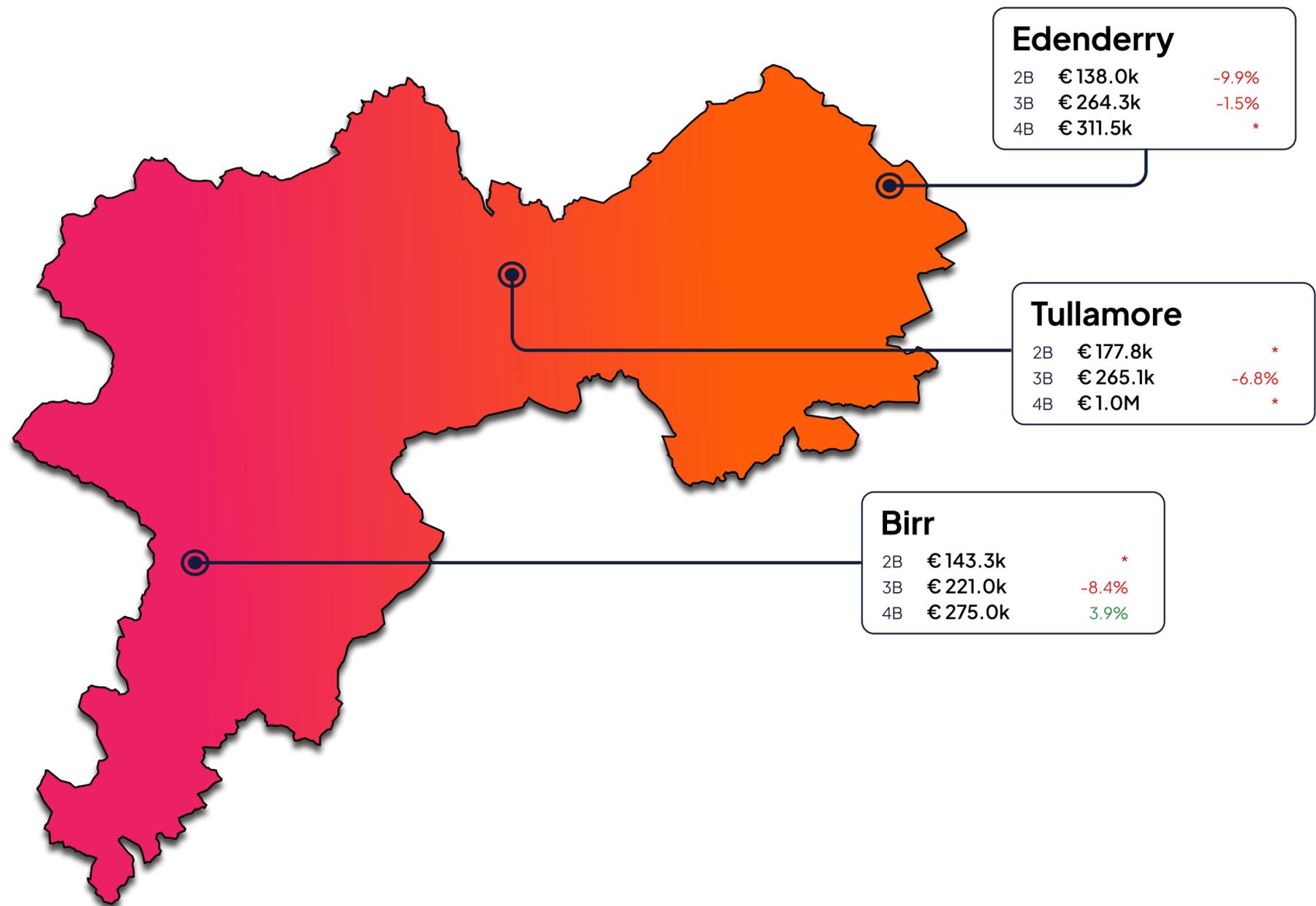
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	*	160.2k	253.7k	705.6k
Sold properties	*	11	61	40
Year over Year	*	*	-4.26%	*
Rental Average	*	1.1k	1.5k	1.8k
Rental Yield	*	8.46%	6.87%	3.06%

The residential property market in Offaly remains steady, with supply limited and conditions well bid. Family homes remain the mainstay of demand. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Rural homes with good broadband and services draw steady enquiries. In short, realistic pricing and presentation are key to achieving strong outcomes. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# OFFALY



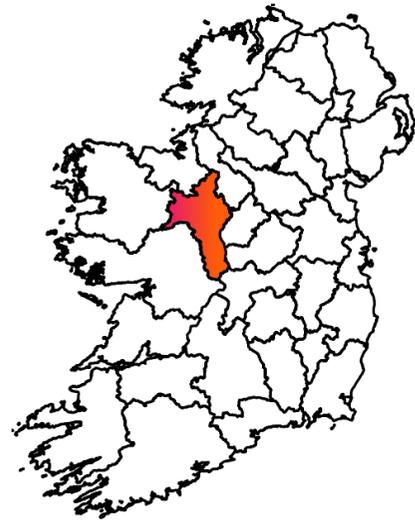
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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

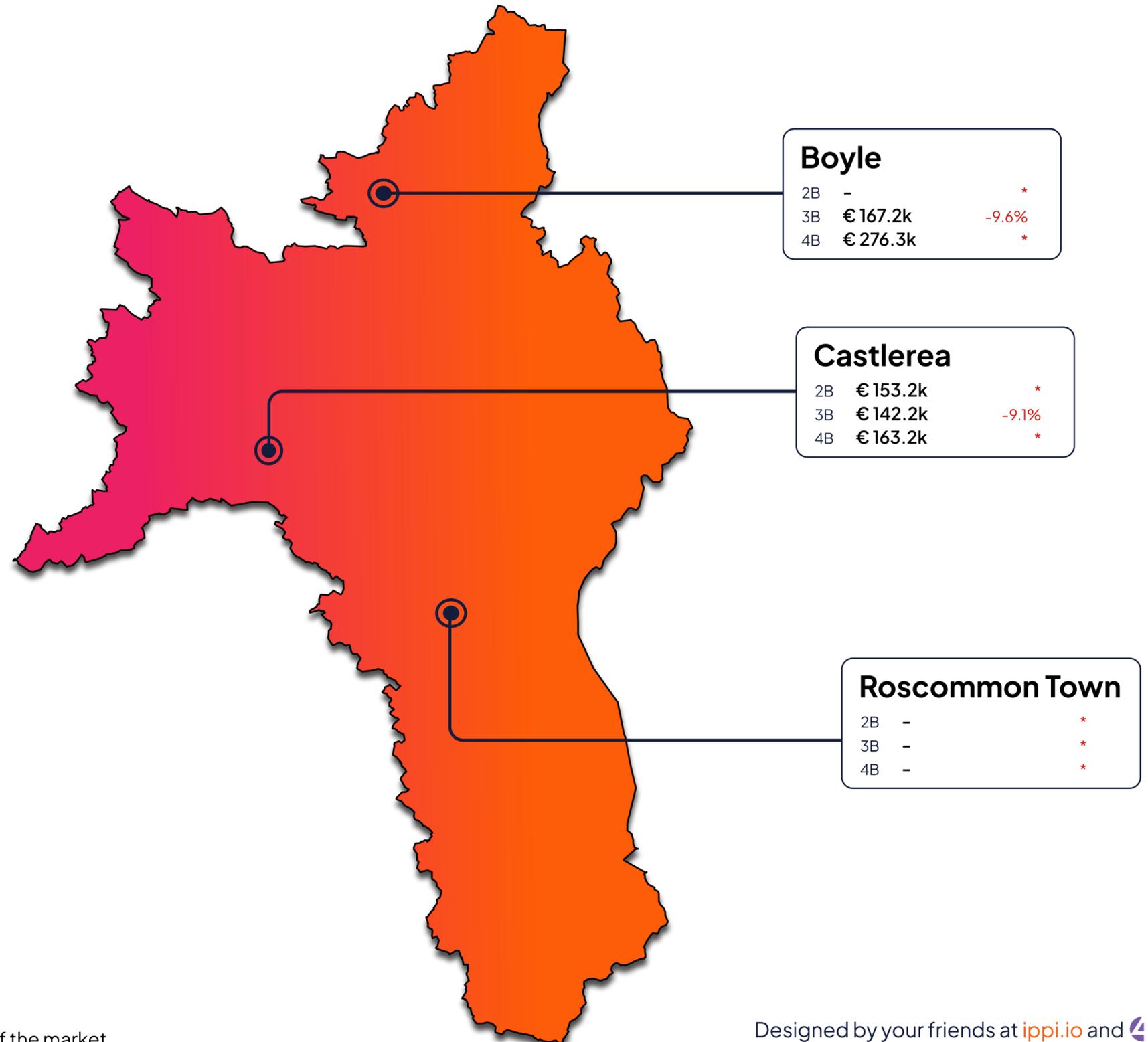


	1B	2B	3B	4B+
Average price	<b>112.4k</b>	<b>165.3k</b>	<b>202.9k</b>	<b>308.8k</b>
Sold properties	5	12	39	39
Year over Year	*	*	4.78%	*
Rental Average	1k	1.3k	1.6k	1.5k
Rental Yield	10.68%	9.57%	9.21%	5.65%

The residential property market in Roscommon remains resilient, with supply limited and conditions competitive. Family homes remain the mainstay of demand. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Rural homes with good broadband and services draw steady enquiries. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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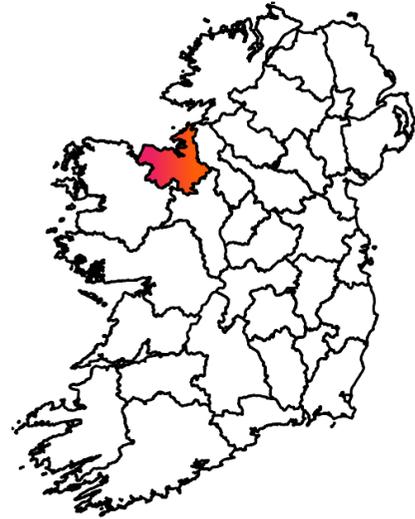
# ROSCOMMON



Ireland Sales Prices

# SOLD PROPERTIES

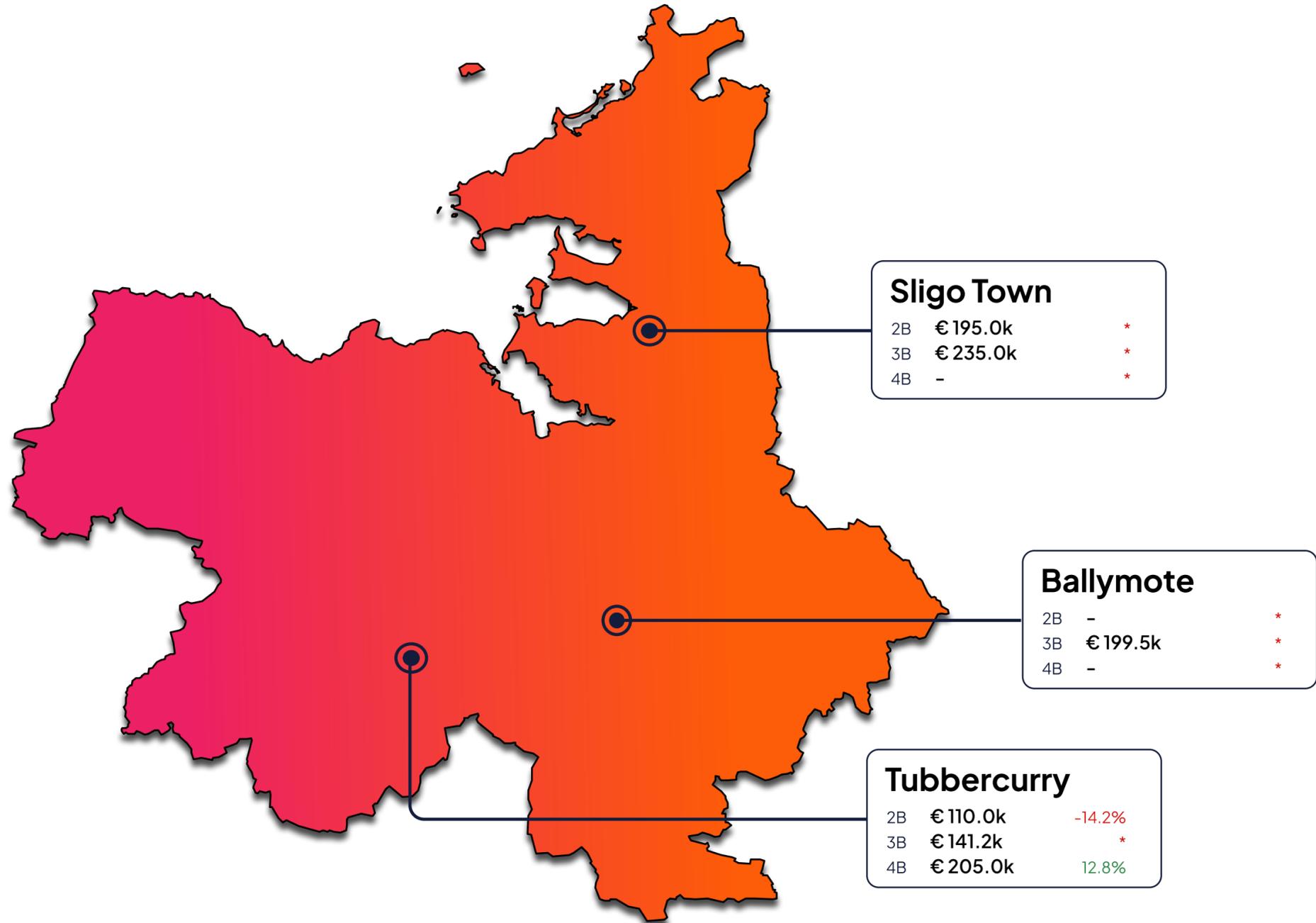
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	151k	258.3k	243.9k	354k
Sold properties	1	26	51	24
Year over Year	*	*	-5.41%	*
Rental Average	964	1.3k	1.4k	1.2k
Rental Yield	7.66%	6.02%	7.10%	4.13%

The residential property market in Sligo remains resilient, with supply limited and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Commuter links to Dublin and regional hubs support interest in well-connected towns. In short, realistic pricing and presentation are key to achieving strong outcomes. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# SLIGO

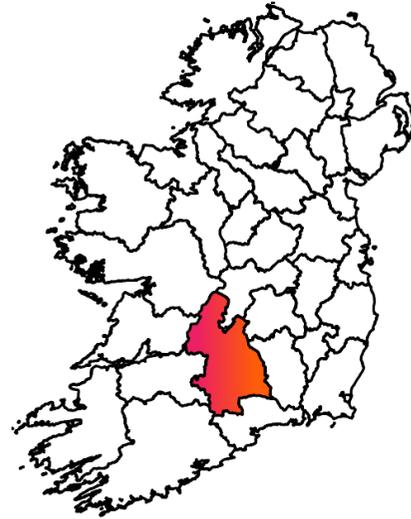


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Ireland Sales Prices

# SOLD PROPERTIES

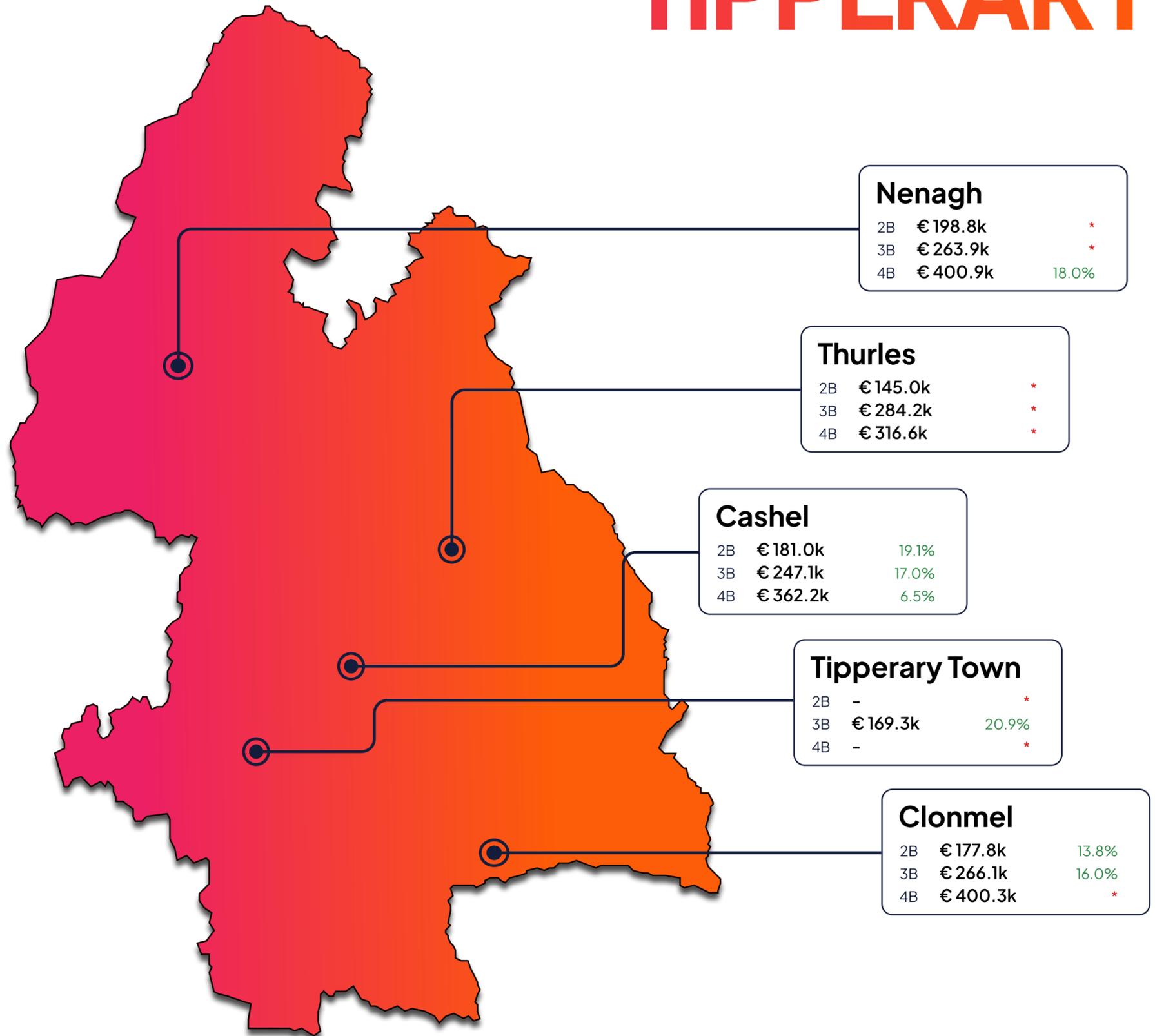
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>177.4k</b>	<b>170.4k</b>	<b>243.3k</b>	<b>378.3k</b>
Sold properties	6	22	79	57
Year over Year	2.48%	9.42%	17.31%	12.29%
Rental Average	1.4k	1.2k	1.4k	1.9k
Rental Yield	9.79%	8.75%	6.91%	5.90%

The residential property market in Tipperary remains steady, with supply constrained and conditions brisk. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

# TIPPERARY

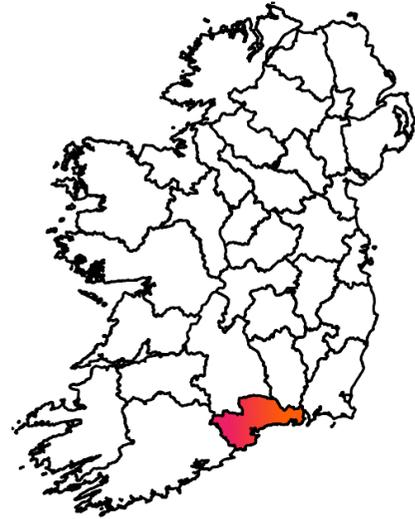


\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

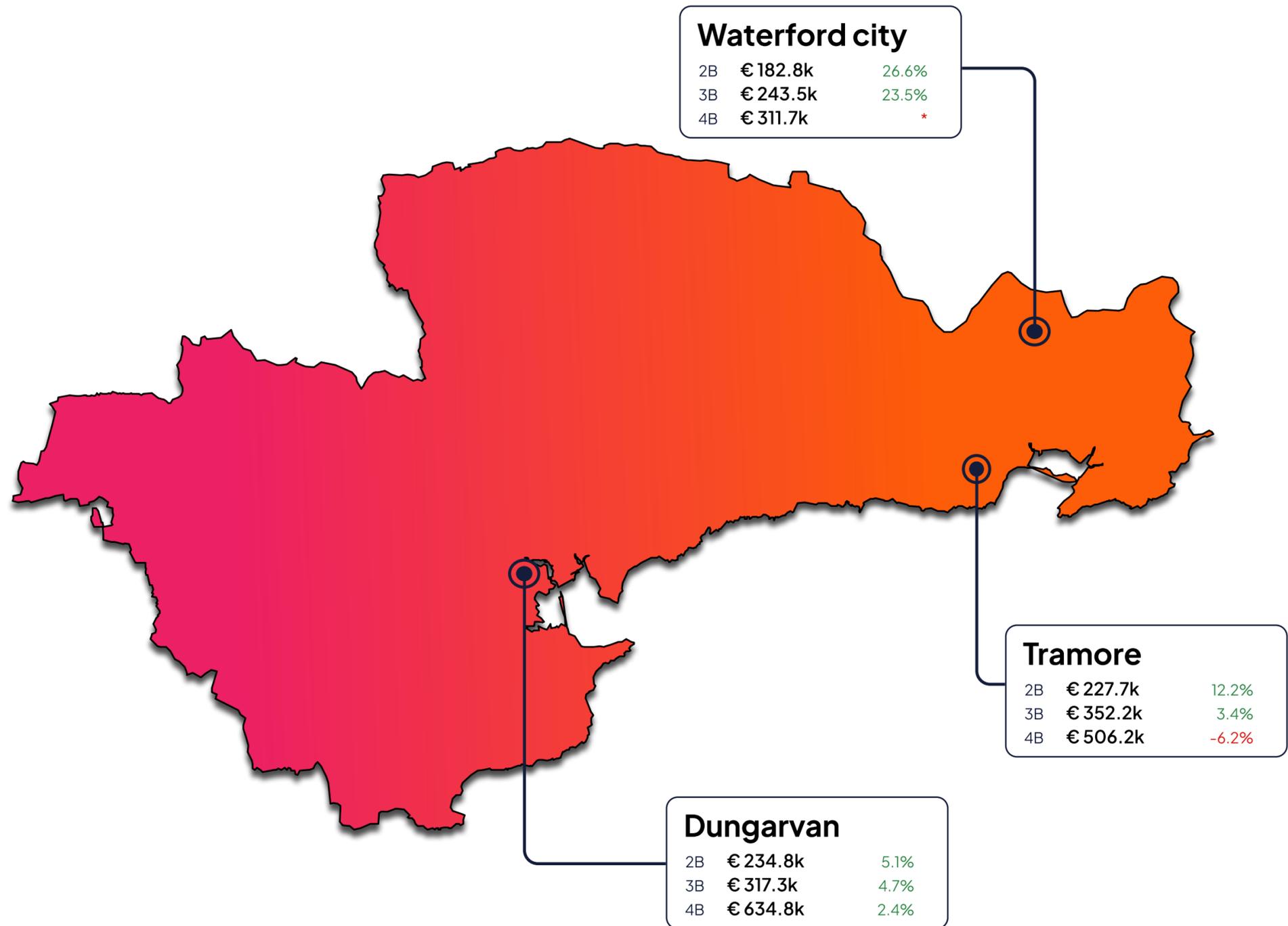
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>142.7k</b>	<b>186.8k</b>	<b>278.4k</b>	<b>427.1k</b>
Sold properties	7	32	107	37
Year over Year	4.61%	10.94%	-10.50%	3.52%
Rental Average	979	1.5k	1.7k	1.7k
Rental Yield	8.23%	9.87%	7.47%	4.75%

The residential property market in Waterford remains active, with supply constrained and conditions well bid. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

# WATERFORD



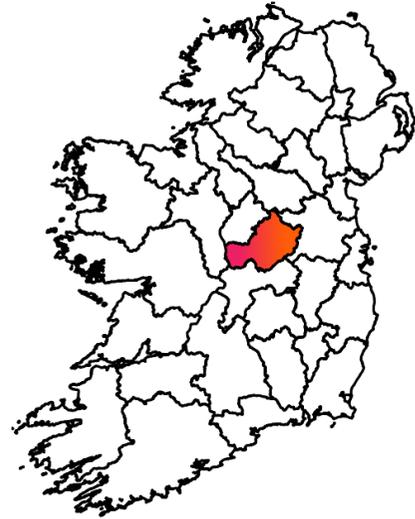
\* Based on a small sample size, creating a low confidence score. May not be representative of the market.

[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

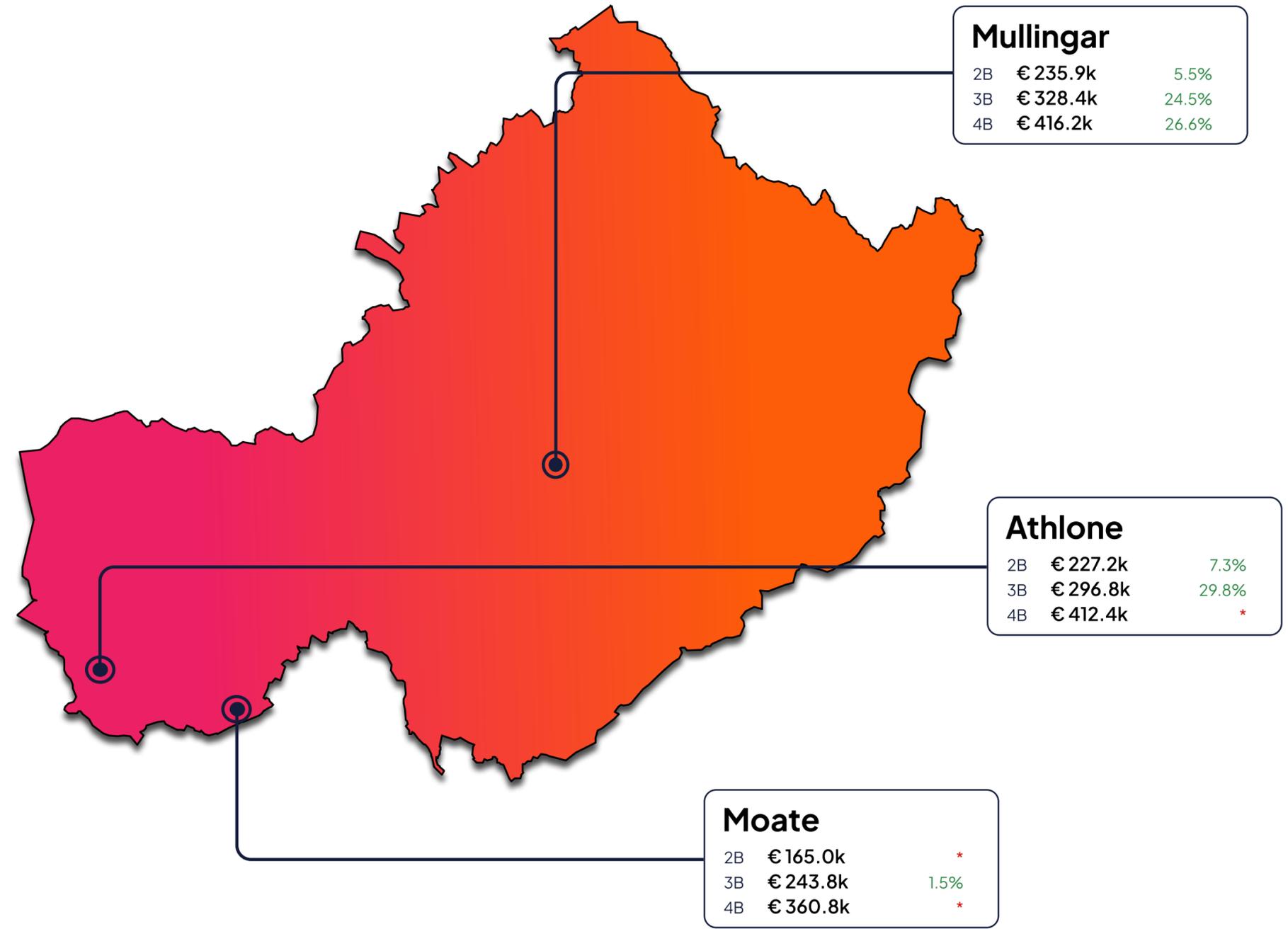
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>184.8k</b>	<b>217.7k</b>	<b>357.1k</b>	<b>399k</b>
Sold properties	5	21	47	48
Year over Year	*	1.85%	*	*
Rental Average	1.1k	1.5k	2k	2.1k
Rental Yield	6.95%	8.47%	6.61%	6.31%

The residential property market in Westmeath remains active, with supply thin and conditions lively. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Trade-up movers target family homes near schools and amenities. Commuter links to Dublin and regional hubs support interest in well-connected towns. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

# WESTMEATH

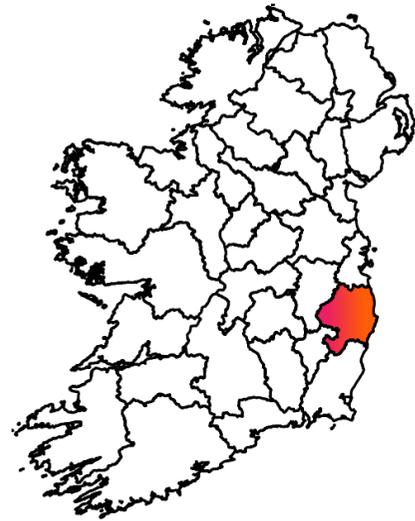


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 [nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>153.3k</b>	<b>221.9k</b>	<b>293.2k</b>	<b>412.8k</b>
Sold properties	6	65	124	93
Year over Year	6.81%	15.59%	12.97%	*
Rental Average	1k	1.3k	1.6k	1.7k
Rental Yield	7.86%	7.14%	6.54%	5.04%

The residential property market in Wexford remains steady, with supply limited and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Rural homes with good broadband and services draw steady enquiries. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

# WEXFORD



**Gorey**

2B	€ 255.5k	[nmc]
3B	€ 329.9k	17.1%
4B	€ 407.1k	15.3%

**Enniscorthy**

2B	€ 189.1k	13.4%
3B	€ 244.3k	-2.1%
4B	€ 380.0k	29.4%

**New Ross**

2B	€ 154.7k	14.7%
3B	€ 234.4k	4.1%
4B	€ 252.9k	*

**Wexford**

2B	€ 215.0k	*
3B	€ 410.0k	*
4B	-	*

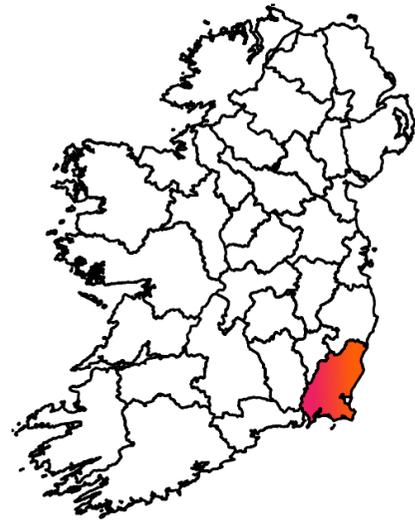
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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

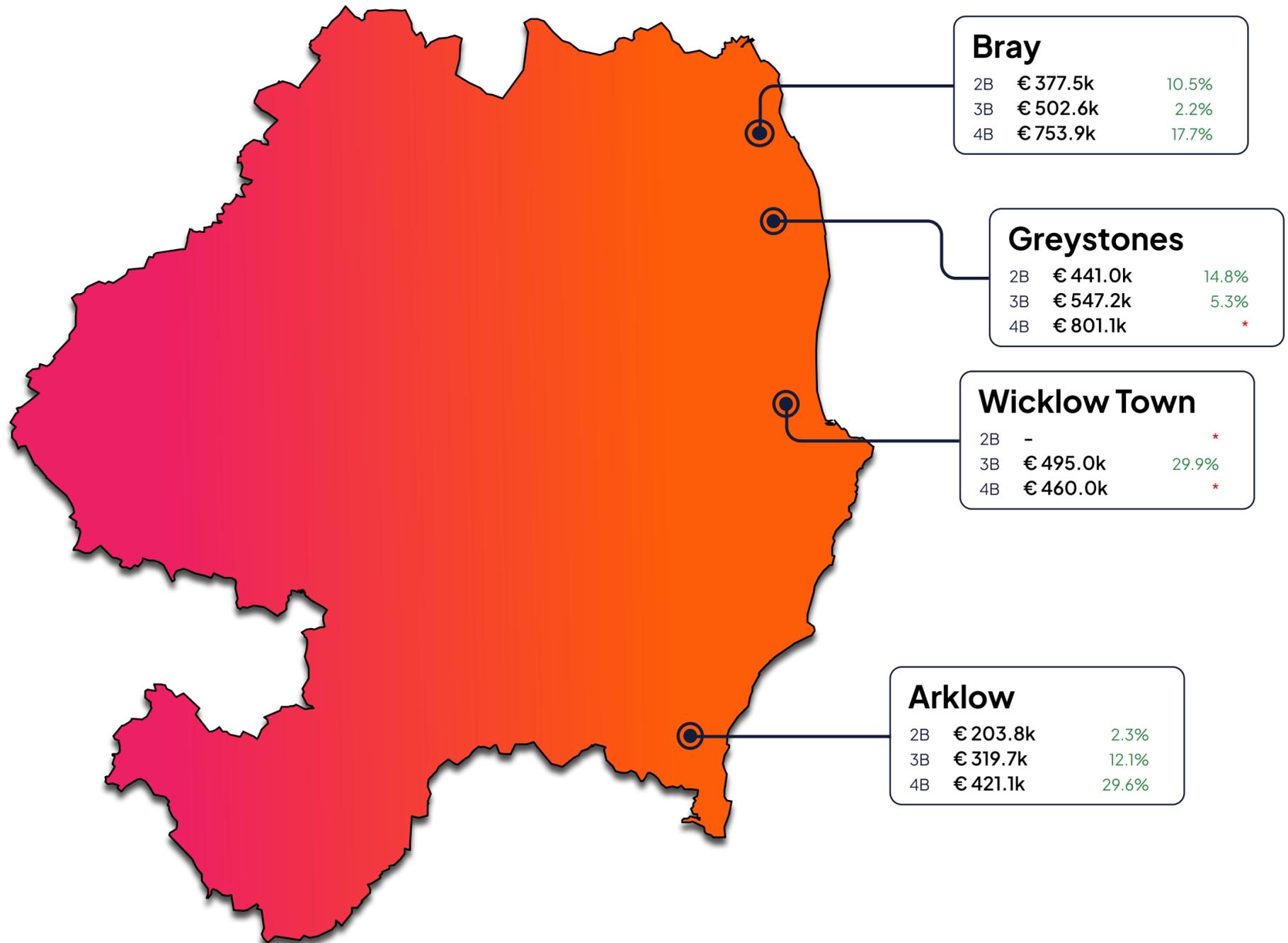
Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>311.1k</b>	<b>379.5k</b>	<b>411.1k</b>	<b>602.7k</b>
Sold properties	12	76	126	89
Year over Year	7.00%	16.03%	-2.32%	8.01%
Rental Average	1.2k	2.1k	2.6k	2.9k
Rental Yield	4.82%	6.68%	7.45%	5.84%

The residential property market in Wicklow remains healthy, with supply tight and conditions well bid. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Commuter links to Dublin and regional hubs support interest in well-connected towns. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# WICKLOW



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[nmc] "No Material Change" or no significant change from the past year.

Q2 2025

# DUBLIN SALES BREAKDOWN

October 2025 • Designed by your friends at [ippi.io](https://ippi.io) and 4VAL



# BEDS PROPERTIES

Rolling average sold prices in each county in the last 12 months.



AVG YoY

RENT Yield



AVG YoY

RENT Yield



AVG YoY

RENT Yield



AVG YoY

RENT Yield

	1B		2B		3B		4B									
	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield
Dublin City	337.1k	↗ 7.43%	1.8k	↗ 6.55%	430.4k	↗ 10.26%	2.6k	↗ 7.14%	573.3k	↗ 9.04%	3.2k	↗ 6.61%	866.5k	↗ 10.09%	4.1k	↗ 5.7%
Dún Laoghaire-Rathdown	449.2k	*	2k	↗ 5.29%	514.7k	(=) [nmc]	2.6k	↗ 5.95%	850.2k	*	3.7k	↗ 5.26%	2.90M	*	4.3k	↗ 1.79%
South West Dublin	232.3k	*	1.4k	↗ 7.2%	344.4k	↗ 3.18%	2.1k	↗ 7.25%	449.9k	↗ 4.31%	2.7k	↗ 7.12%	553.8k	(=) [nmc]	3.1k	↗ 6.76%
Fingal	303.2k	↗ 17.48%	1.6k	↗ 6.26%	378.1k	↗ 16.24%	2.1k	↗ 6.8%	482.7k	↗ 6.08%	2.4k	↗ 6.06%	801.5k	*	3.6k	↗ 5.38%
Dublin 1	317.5k	↗ 23.79%	1.8k	↗ 6.99%	407.4k	↘ -3.1%	2.5k	↗ 7.47%	454.2k	↘ -6.35%	3k	↗ 7.97%	-	*	-	*
Dublin 2	337.7k	(=) [nmc]	2.3k	↗ 8.2%	501.5k	↘ -4.43%	2.9k	↗ 6.94%	714.2k	↗ 2.04%	4.5k	↗ 7.56%	800k	↗ 2.43%	4.6k	↗ 6.9%
Dublin 3	282.1k	↗ 2.74%	1.6k	↗ 7.01%	480.5k	↗ 23.62%	2.3k	↗ 5.85%	626.4k	↗ 7%	2.8k	↗ 5.33%	940.3k	↗ 12.1%	4.1k	↗ 5.26%
Dublin 4	484.7k	↘ -6.42%	2.1k	↗ 5.29%	615.8k	↗ 13.51%	3.3k	↗ 6.38%	1.08M	*	4.8k	↗ 5.35%	1.54M	(=) [nmc]	5.9k	↗ 4.63%
Dublin 5	269.5k	↘ -1.1%	1.8k	↗ 8.1%	507.2k	↗ 20.92%	2.4k	↗ 5.7%	587.7k	↗ 19.28%	2.7k	↗ 5.42%	808.8k	*	3.9k	↗ 5.71%
Dublin 6	394.9k	*	2k	↗ 6.08%	560k	↗ 10.45%	2.5k	↗ 5.45%	984k	↘ -7.51%	3.4k	↗ 4.2%	1.48M	↘ -3.29%	4.2k	↗ 3.39%
Dublin 6W	320k	↗ 18.52%	1.8k	↗ 6.92%	554.9k	↗ 26.99%	2.6k	↗ 5.52%	682.4k	↗ 9.83%	3.2k	↗ 5.63%	868.1k	↗ 2.58%	4.2k	↗ 5.83%
Dublin 7	288.1k	*	1.5k	↗ 6.43%	457.5k	↗ 11.78%	2.7k	↗ 6.96%	617.5k	↗ 29.67%	3.2k	↗ 6.14%	639.4k	↘ -7.34%	3.8k	↗ 7.09%
Dublin 8	304k	↗ 1.55%	1.8k	↗ 6.99%	412.7k	(=) [nmc]	2.4k	↗ 7.07%	600.3k	↗ 13.32%	3k	↗ 5.94%	865k	*	4.1k	↗ 5.65%

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# BEDS PROPERTIES

Rolling average sold prices in each county in the last 12 months.



AVG YoY RENT Yield



AVG YoY RENT Yield



AVG YoY RENT Yield



AVG YoY RENT Yield

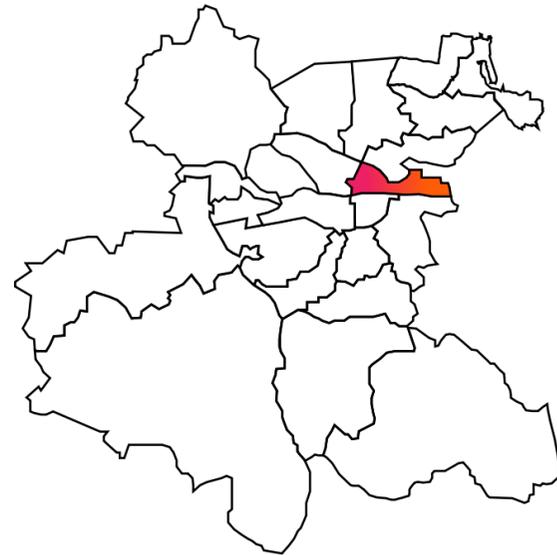
	1B				2B				3B				4B			
	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield	AVG	YoY	RENT	Yield
Dublin 9	303.9k	↗ 3.84%	1.7k	↗ 6.77%	383.1k	↗ 5.22%	2.2k	↗ 6.98%	551.1k	↗ 4.54%	2.9k	↗ 6.25%	824k	↗ 25.16%	3.4k	↗ 4.89%
Dublin 10	241k	↗ 26.18%	1.4k	↗ 7.11%	344.9k	↗ 12.36%	2.1k	↗ 7.26%	366.8k	↗ 19.57%	2.2k	↗ 7.2%	-	*	-	*
Dublin 11	245.8k	*	1.4k	↗ 7.05%	307.4k	↗ 13.14%	2.2k	↗ 8.63%	402.8k	↘ -7.35%	2.4k	↗ 7.29%	525.7k	*	3.2k	↗ 7.41%
Dublin 12	367.7k	*	1.5k	↗ 4.9%	409k	↗ 9.68%	2.2k	↗ 6.36%	510.6k	↗ 9.45%	2.7k	↗ 6.32%	631.5k	↗ 8.5%	4k	↗ 7.6%
Dublin 13	480.2k	*	1.7k	↗ 4.37%	392.8k	↘ -1.54%	2.3k	↗ 7.1%	494.7k	↘ -9.21%	2.8k	↗ 6.91%	843.2k	↗ 10.97%	6k	↗ 8.61%
Dublin 14	425k	*	2k	↗ 5.58%	507.4k	↗ 18.86%	2.4k	↗ 5.58%	752.5k	↗ 20.58%	3k	↗ 4.74%	948.1k	↘ -8.2%	3.7k	↗ 4.68%
Dublin 15	271.6k	(=) [nmc]	1.5k	↗ 6.69%	343.4k	↗ 9.96%	2.3k	↗ 7.95%	441.1k	↗ 3.29%	2.7k	↗ 7.25%	673.7k	↗ 15.46%	3k	↗ 5.42%
Dublin 16	312.5k	*	1.9k	↗ 7.15%	528.5k	↗ 28.46%	2.3k	↗ 5.27%	637.1k	↘ -2.45%	2.7k	↗ 5.17%	784.8k	↗ 7.73%	3.4k	↗ 5.13%
Dublin 17	240k	↗ 2.13%	-	*	304.7k	↘ -8.89%	2.3k	↗ 8.96%	364.6k	↘ -5%	2.9k	↗ 9.38%	365k	*	-	*
Dublin 18	340.8k	↗ 21.95%	1.9k	↗ 6.59%	449.2k	↗ 1.21%	2.4k	↗ 6.5%	709.1k	↗ 24.32%	3.1k	↗ 5.26%	977.4k	↗ 16.01%	4.1k	↗ 4.99%
Dublin 20	294.5k	↗ 11.13%	1.7k	↗ 6.97%	373.3k	*	2.1k	↗ 6.79%	462.6k	↗ 5.87%	2.6k	↗ 6.83%	605.8k	↘ -6.81%	3k	↗ 5.94%
Dublin 22	255k	*	1.3k	↗ 6.29%	275.3k	↗ 9.4%	1.8k	↗ 7.91%	382.4k	↗ 10.81%	2.3k	↗ 7.32%	424.1k	↗ 1.63%	3.3k	↗ 9.34%
Dublin 24	212.5k	↗ 4.42%	1.5k	↗ 8.28%	313.7k	↗ 21.16%	1.9k	↗ 7.44%	424.3k	↗ 5.34%	2.4k	↗ 6.81%	493.9k	↗ 4.82%	3k	↗ 7.26%

\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

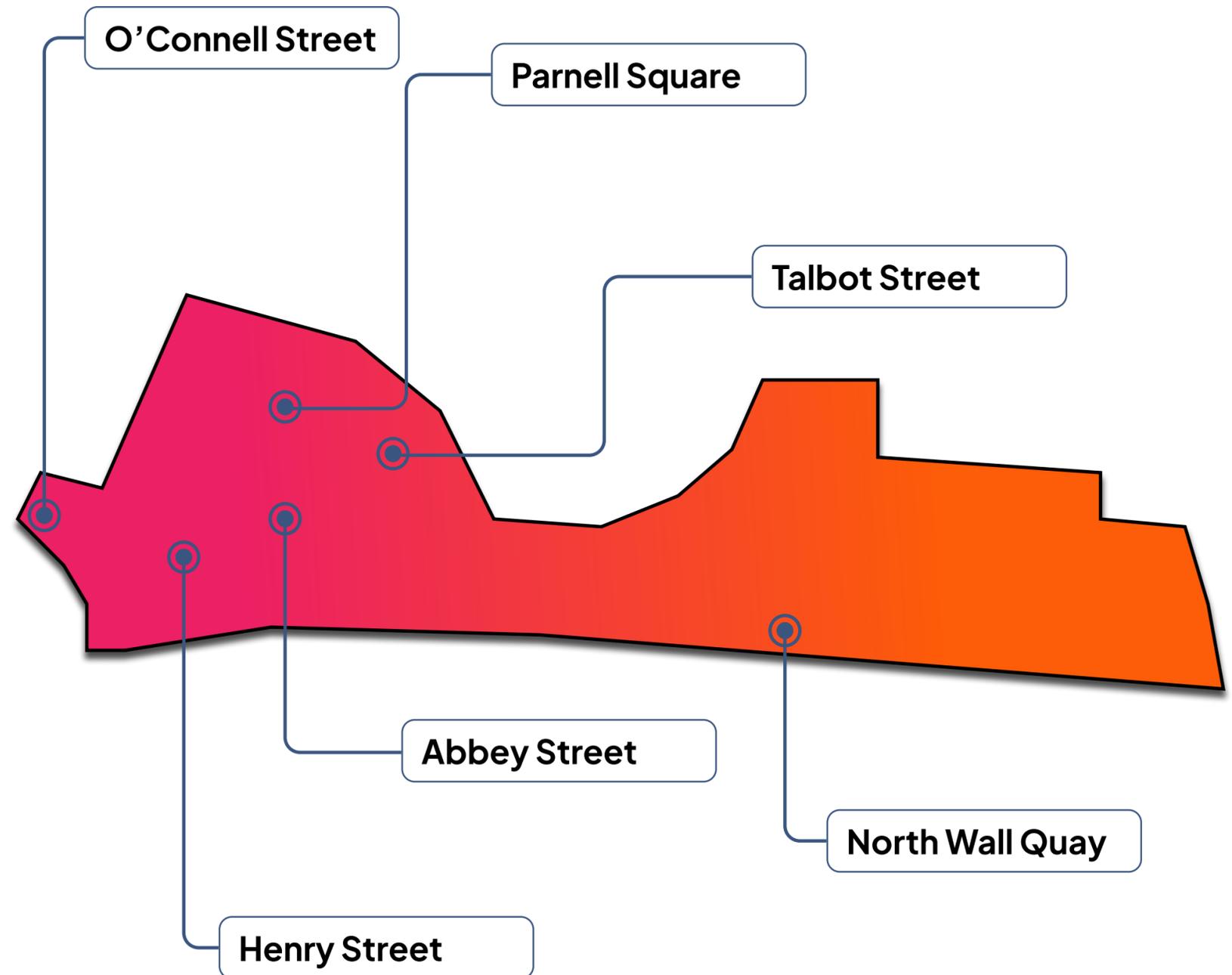


	1B	2B	3B	4B+
Average price	<b>317.5k</b>	<b>407.4k</b>	<b>454.2k</b>	*
Sold properties	20	23	5	*
Year over Year	*	-3.10%	-6.35%	*
Rental Average	1.8k	2.5k	3k	*
Rental Yield	6.99%	7.47%	7.97%	*

The residential property market in Dublin 1 remains active, with supply limited and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# DUBLIN 1

## DUBLIN CITY



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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



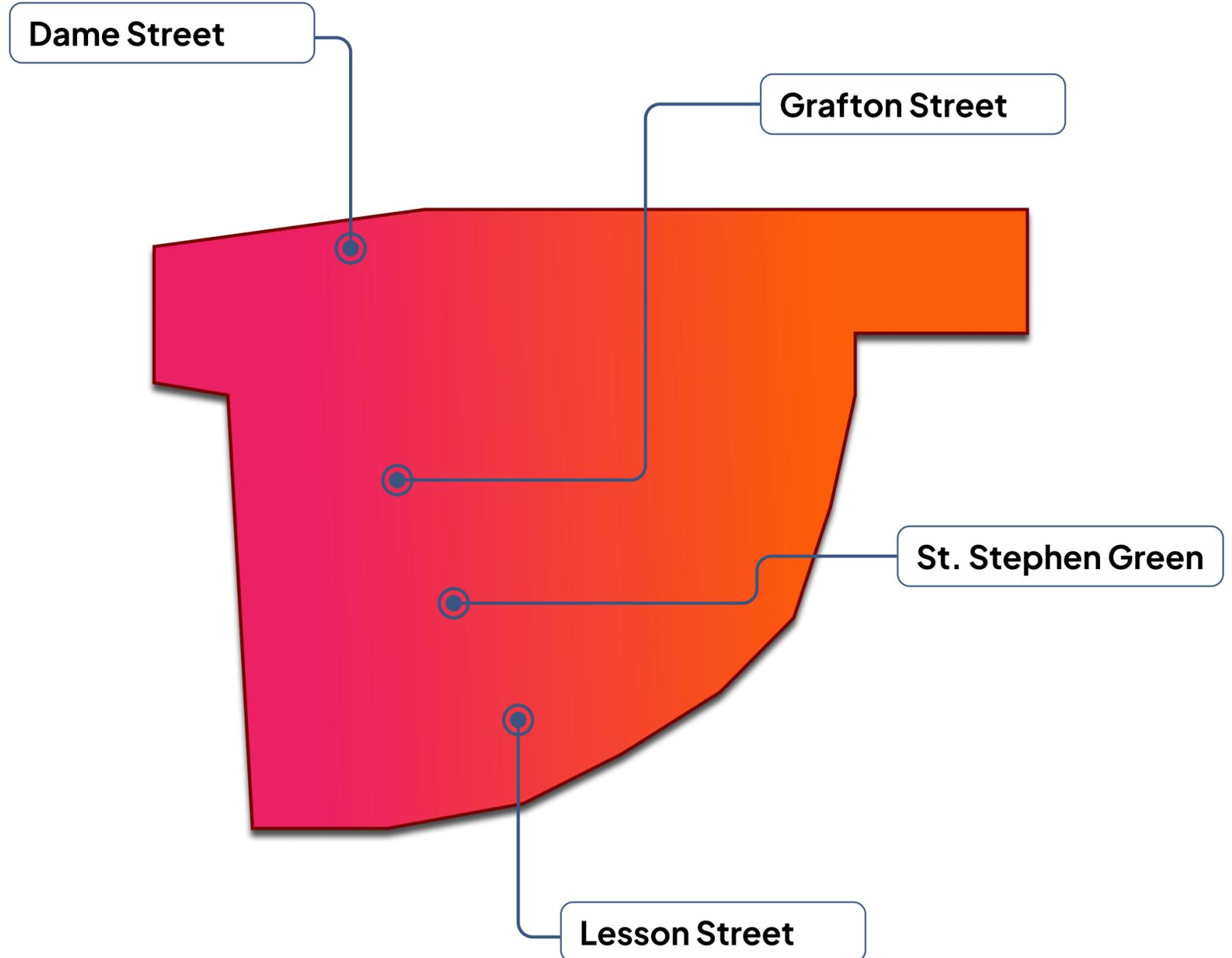
	1B	2B	3B	4B+
Average price	<b>337.7k</b>	<b>501.5k</b>	<b>714.2k</b>	<b>800k</b>
Sold properties	10	16	4	1
Year over Year	[nmc]	<b>-4.43%</b>	<b>2.04%</b>	<b>2.43%</b>
Rental Average	2.3k	2.9k	4.5k	4.6k
Rental Yield	<b>8.20%</b>	<b>6.94%</b>	<b>7.56%</b>	<b>6.90%</b>

The residential property market in Dublin 2 remains resilient, with supply thin and conditions lively. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Proximity to employment, transport and amenities sustains steady buyer interest. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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# DUBLIN 2

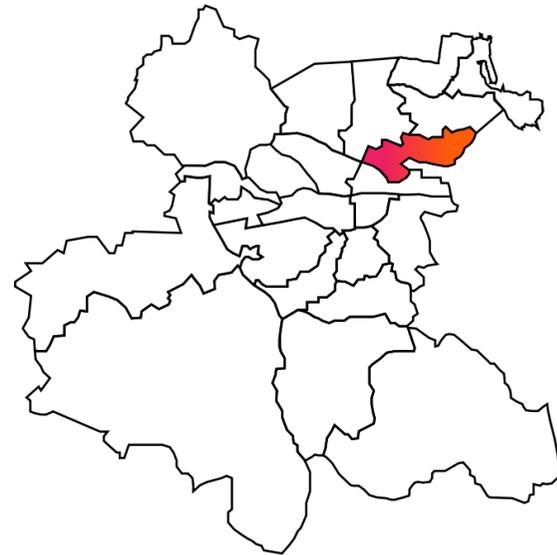
## DUBLIN CITY



## Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



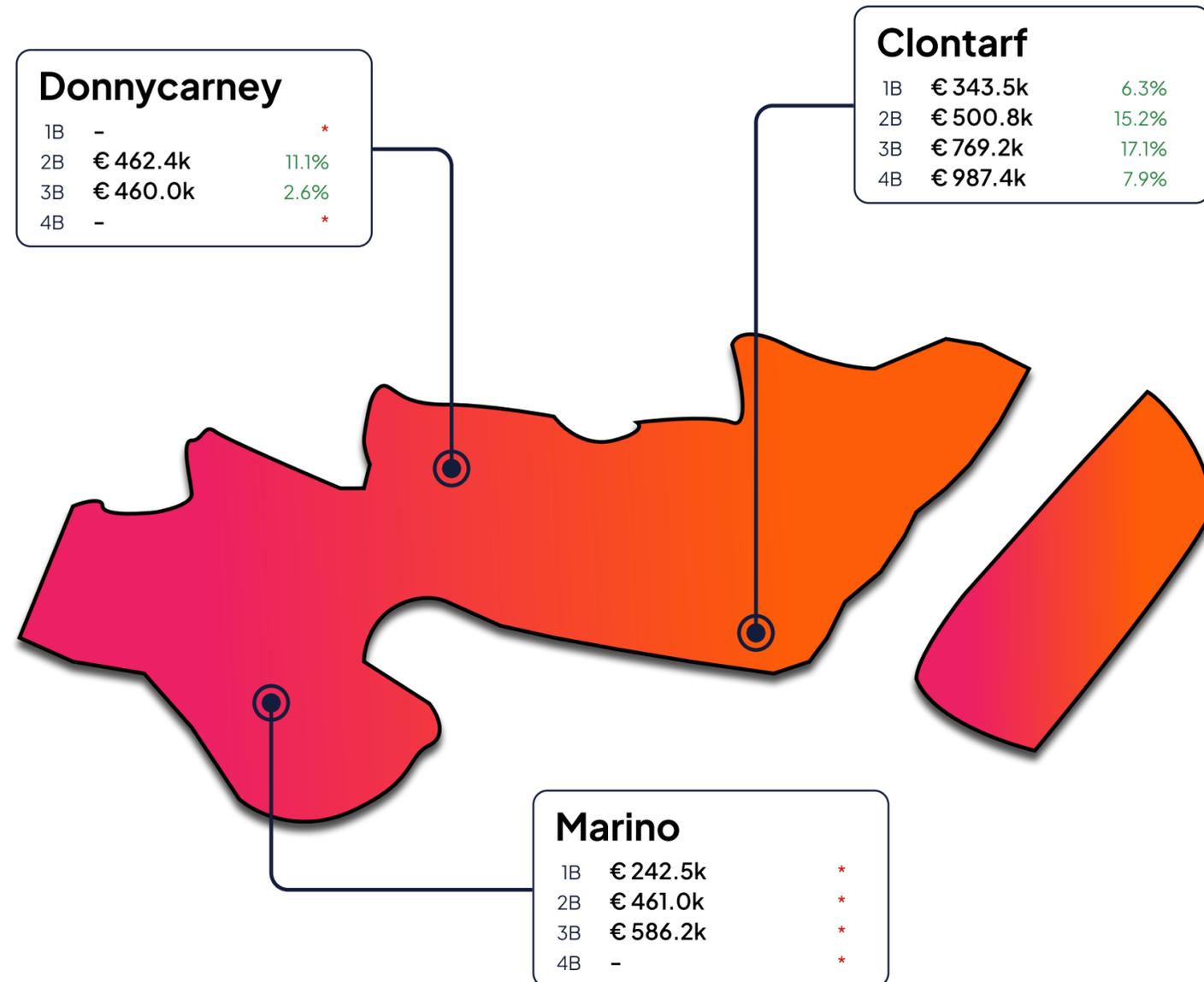
	1B	2B	3B	4B+
Average price	<b>282.1k</b>	<b>480.5k</b>	<b>626.4k</b>	<b>940.3k</b>
Sold properties	6	32	35	12
Year over Year	2.74%	*	7.00%	12.10%
Rental Average	1.6k	2.3k	2.8k	4.1k
Rental Yield	7.01%	5.85%	5.33%	5.26%

The residential property market in Dublin 3 remains active, with supply limited and conditions well bid. Three- and four-bedroom family homes remain the core focus. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

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# DUBLIN 3

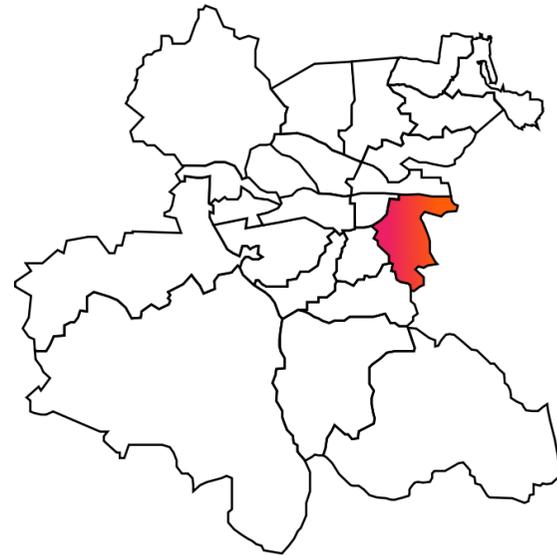
## DUBLIN CITY



## Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>484.7k</b>	<b>615.8k</b>	<b>1.08M</b>	<b>1.54M</b>
Sold properties	22	47	31	16
Year over Year	-6.42%	13.51%	*	[nmc]
Rental Average	2.1k	3.3k	4.8k	5.9k
Rental Yield	5.29%	6.38%	5.35%	4.63%

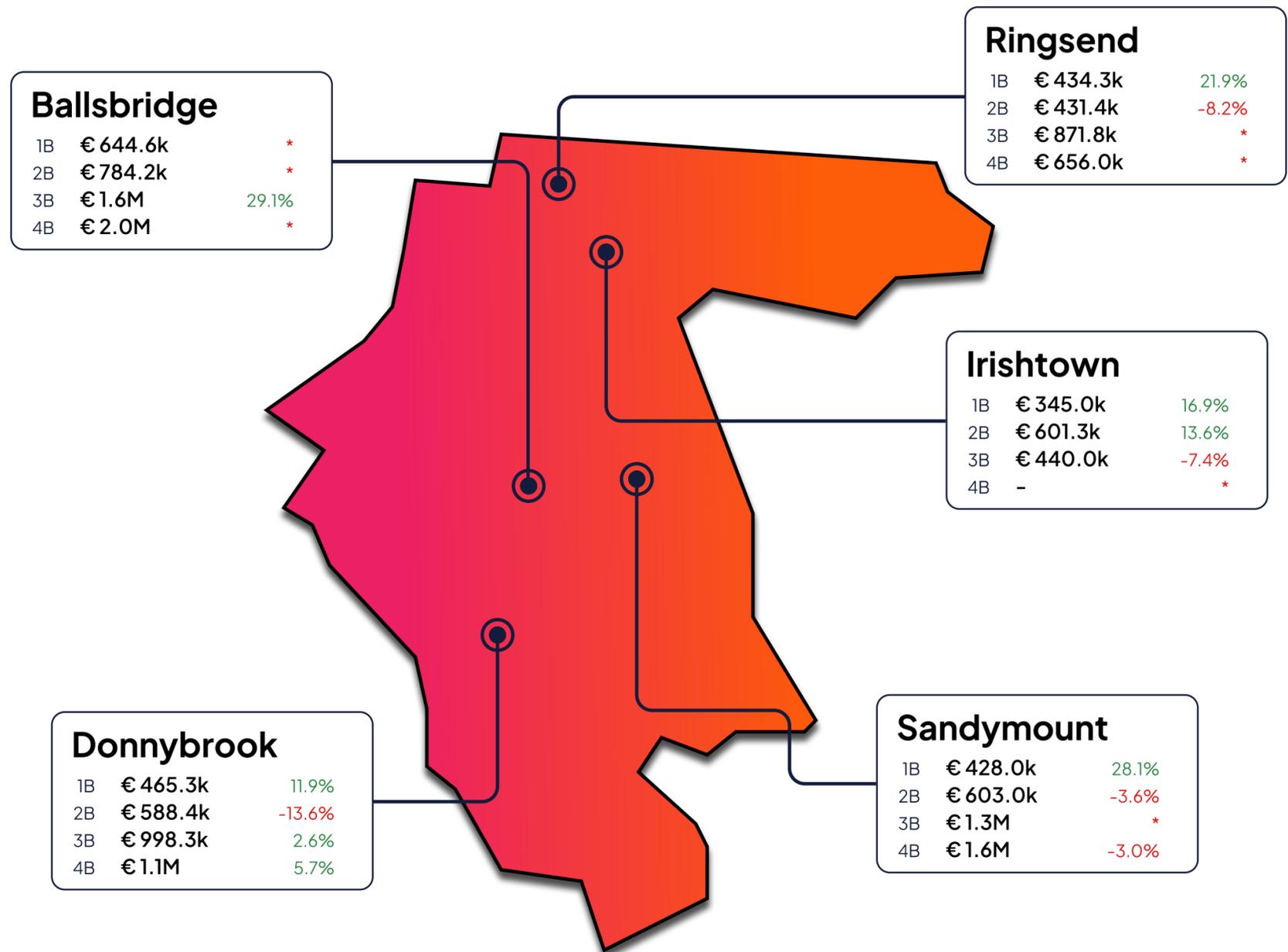
The residential property market in Dublin 4 remains steady, with supply constrained and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 4

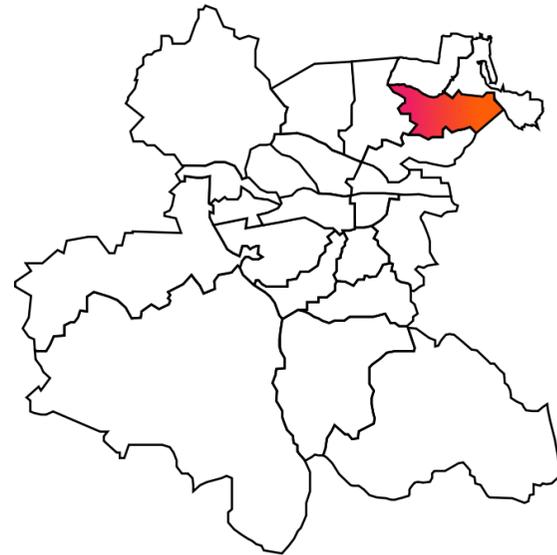
## DUBLIN CITY



## Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



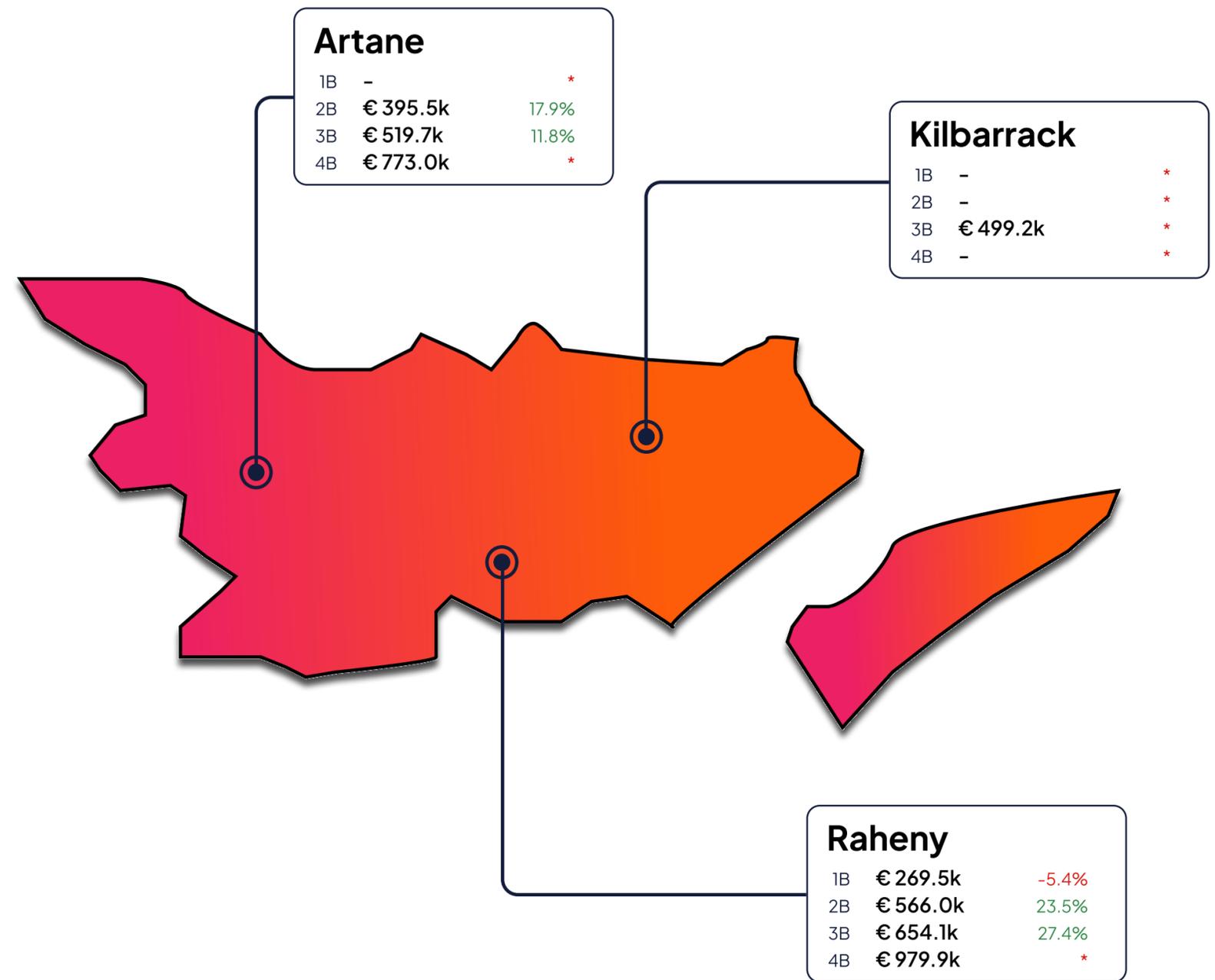
	1B	2B	3B	4B+
Average price	<b>269.5k</b>	<b>507.2k</b>	<b>587.7k</b>	<b>808.8k</b>
Sold properties	2	16	53	14
Year over Year	<b>-1.10%</b>	*	<b>19.28%</b>	*
Rental Average	1.8k	2.4k	2.7k	3.9k
Rental Yield	<b>8.10%</b>	<b>5.70%</b>	<b>5.42%</b>	<b>5.71%</b>

The residential property market in Dublin 5 remains healthy, with supply limited and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 5

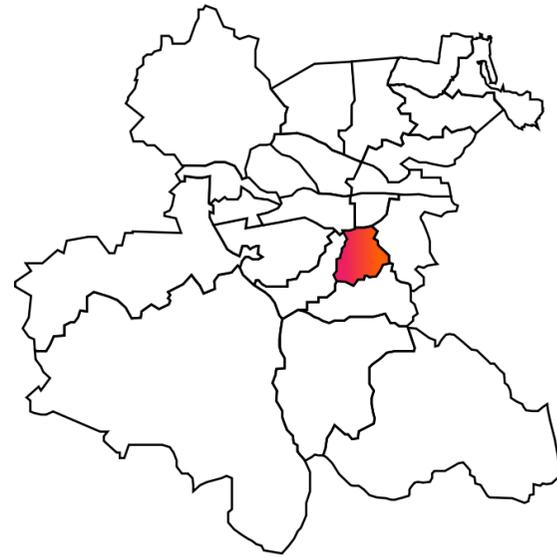
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



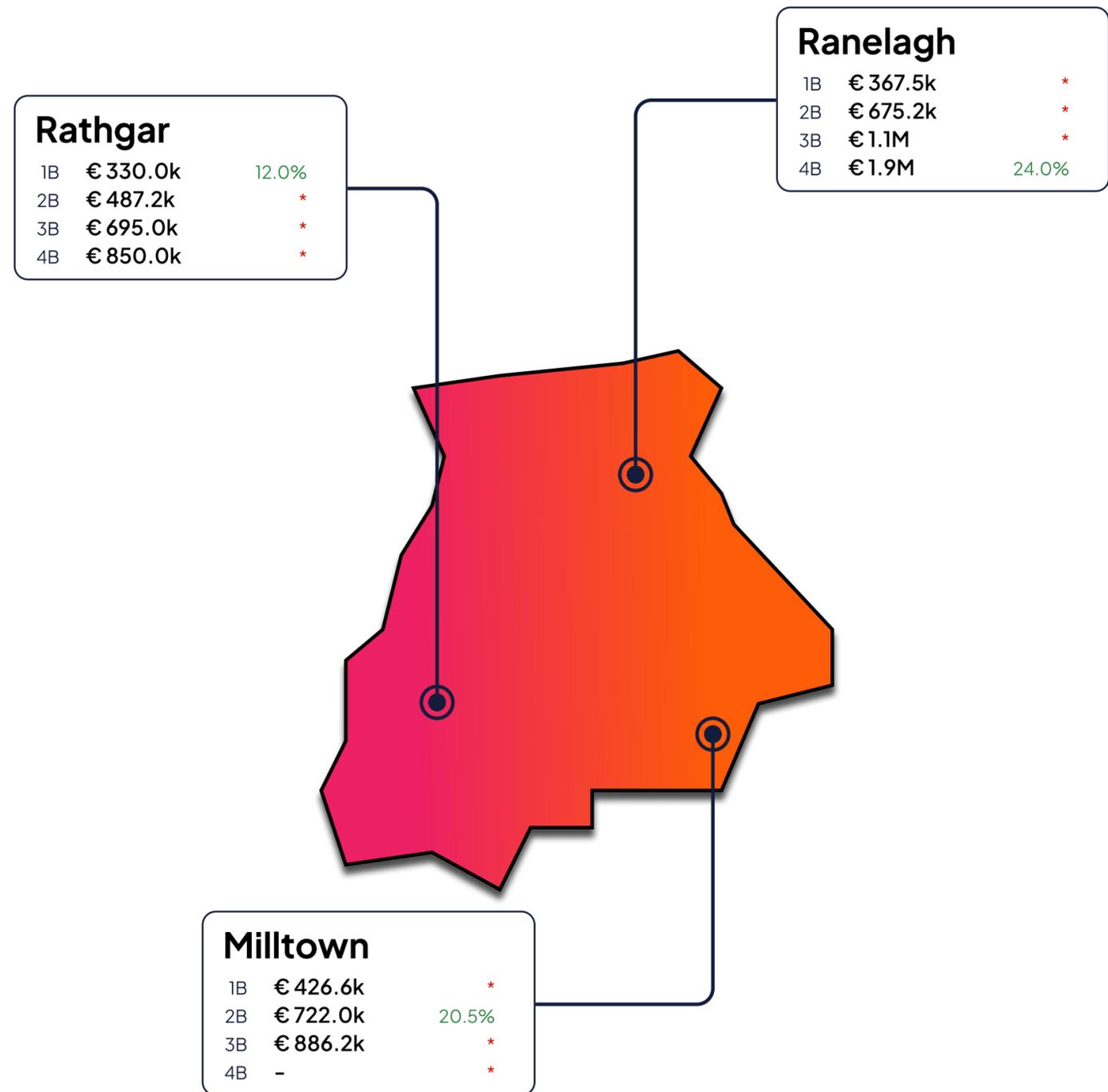
	1B	2B	3B	4B+
Average price	<b>394.9k</b>	<b>560k</b>	<b>984k</b>	<b>1.48M</b>
Sold properties	9	23	17	13
Year over Year	*	10.45%	-7.51%	-3.29%
Rental Average	2k	2.5k	3.4k	4.2k
Rental Yield	6.08%	5.45%	4.20%	3.39%

The residential property market in Dublin 6 remains healthy, with supply tight and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 6

## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

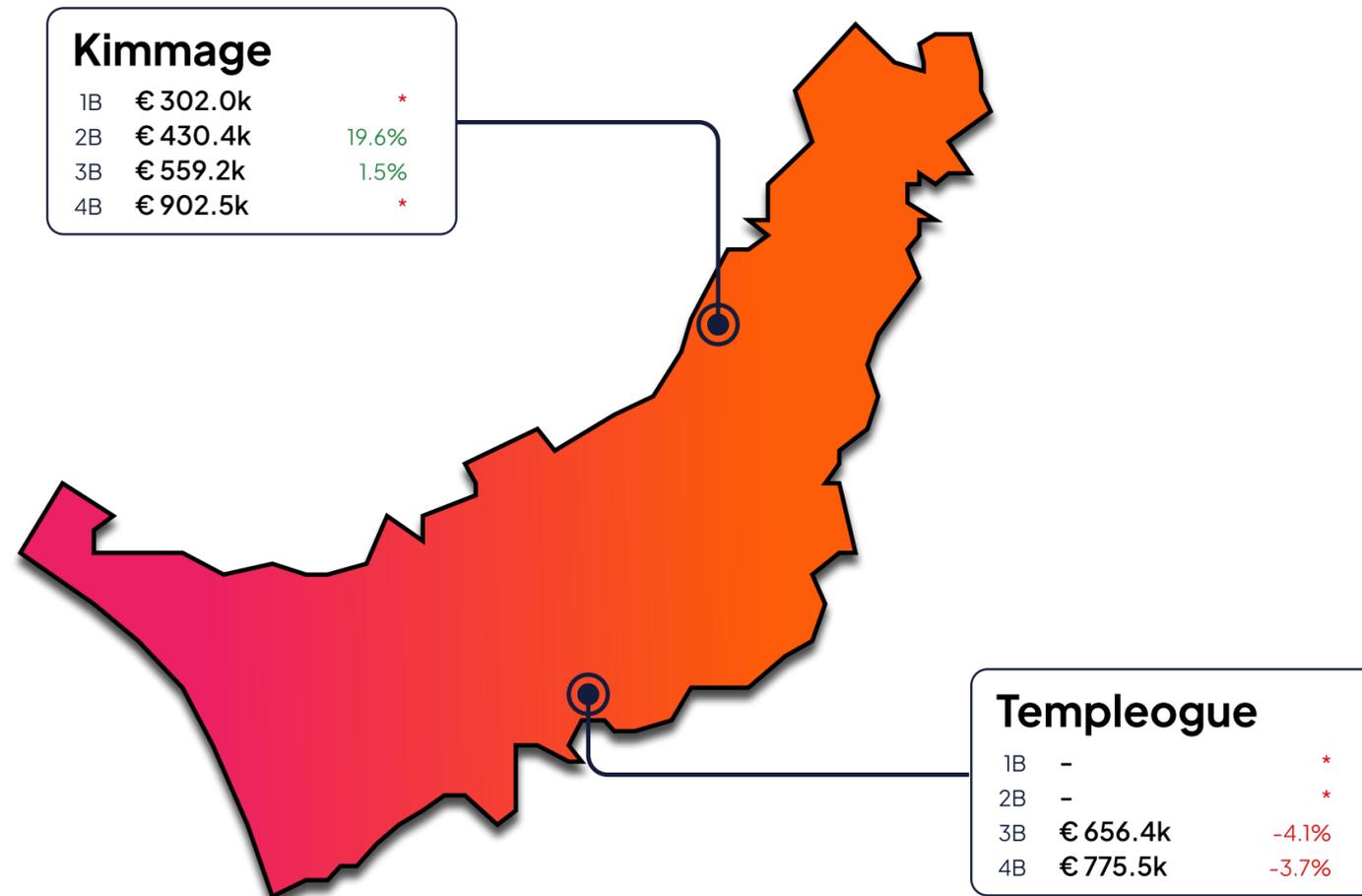


	1B	2B	3B	4B+
Average price	<b>320k</b>	<b>554.9k</b>	<b>682.4k</b>	<b>868.1k</b>
Sold properties	1	1	29	18
Year over Year	18.52%	*	9.83%	2.58%
Rental Average	1.8k	2.6k	3.2k	4.2k
Rental Yield	6.92%	5.52%	5.63%	5.83%

The residential property market in Dublin 6W remains steady, with supply limited and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# DUBLIN 6W

## DUBLIN CITY



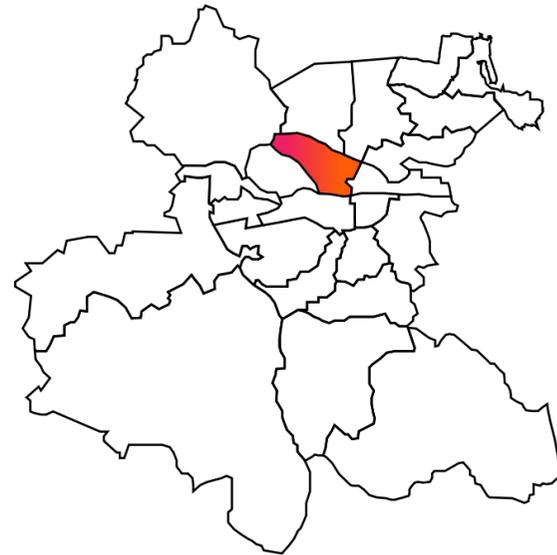
\* Based on a small sample size, creating a low confidence score. May not be representative of the market.

[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



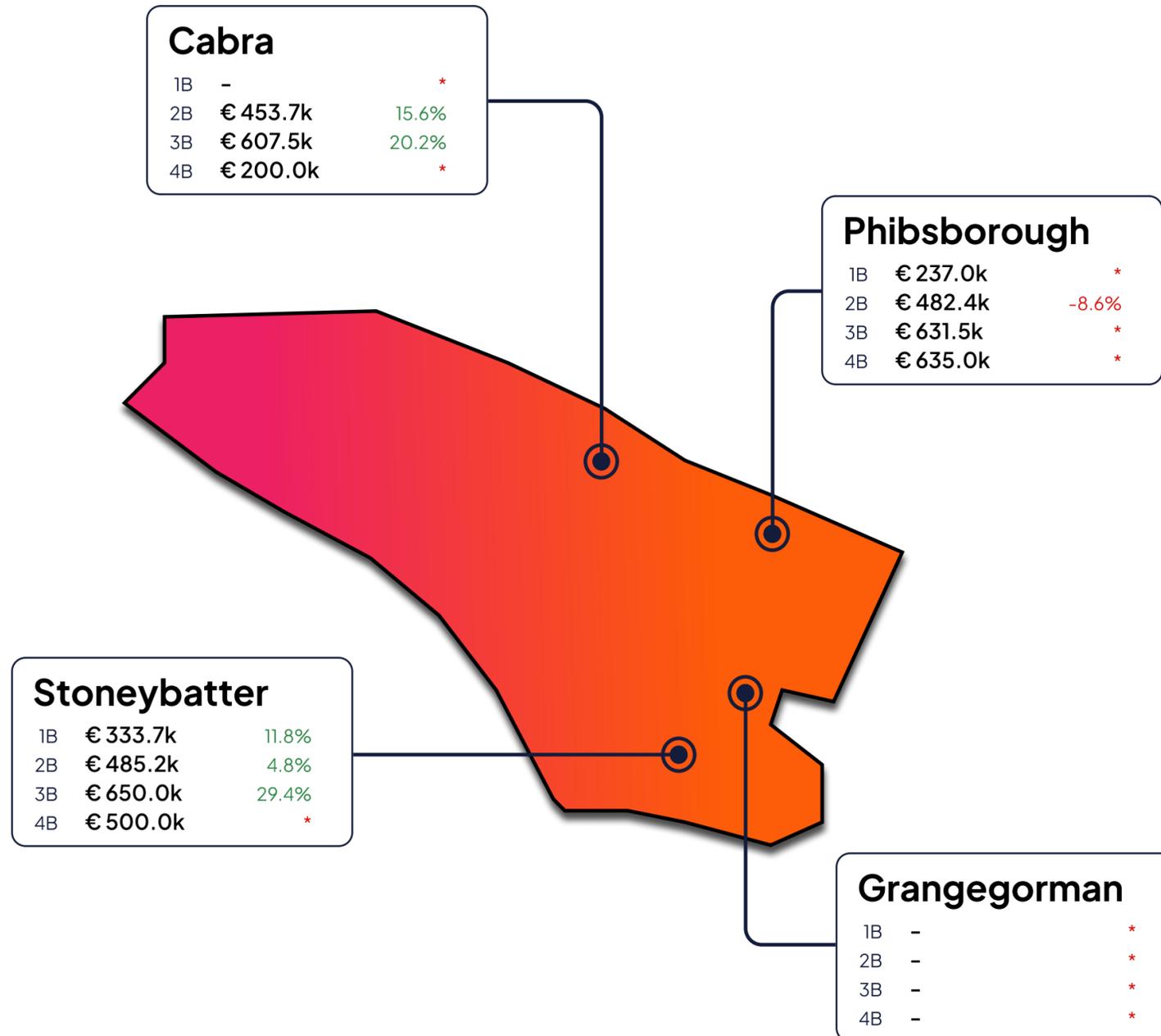
	1B	2B	3B	4B+
Average price	<b>288.1k</b>	<b>457.5k</b>	<b>617.5k</b>	<b>639.4k</b>
Sold properties	10	43	33	8
Year over Year	*	11.78%	*	-7.34%
Rental Average	1.5k	2.7k	3.2k	3.8k
Rental Yield	6.43%	6.96%	6.14%	7.09%

The residential property market in Dublin 7 remains healthy, with supply thin and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 7

## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



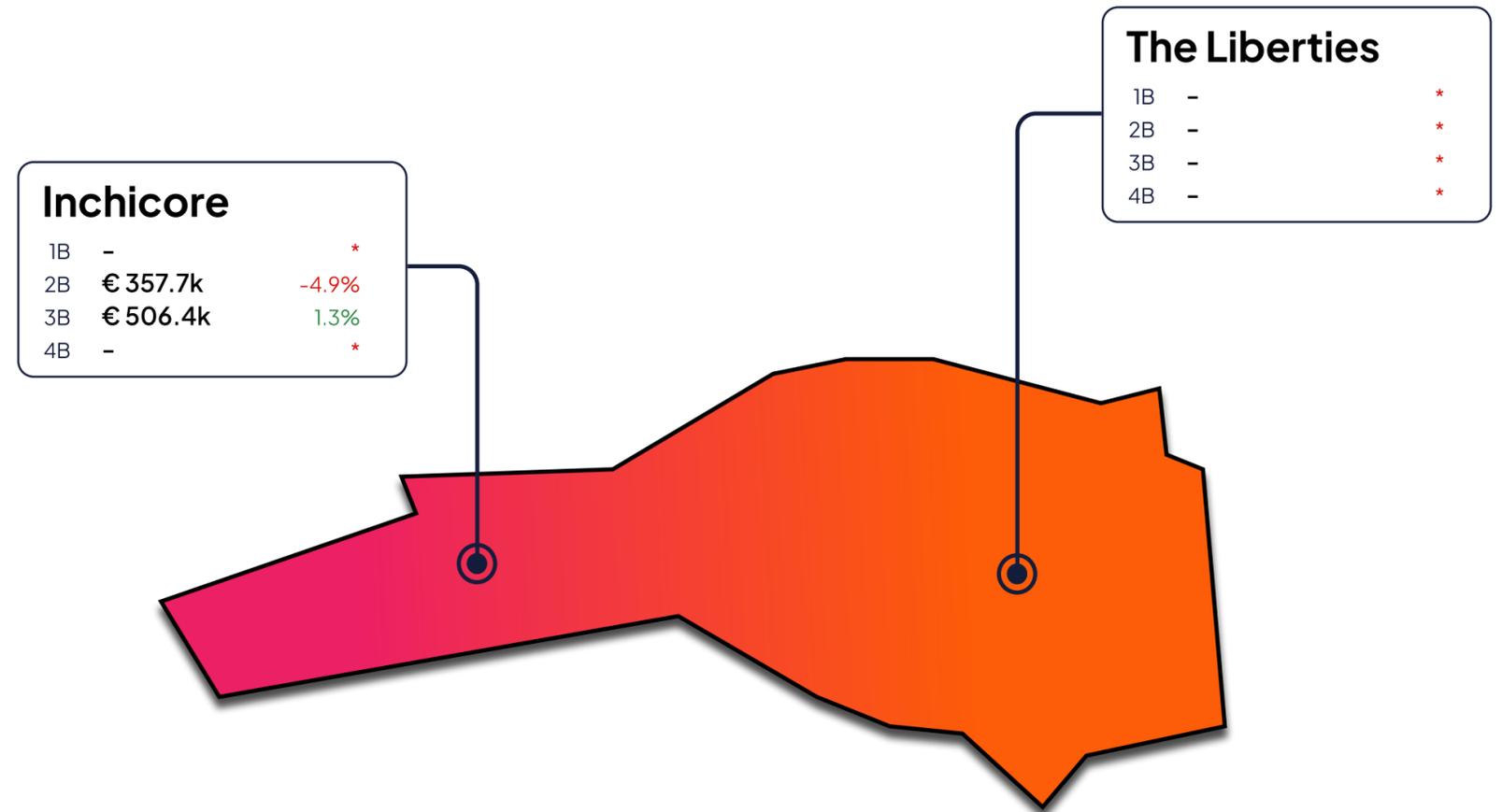
	1B	2B	3B	4B+
Average price	<b>304k</b>	<b>412.7k</b>	<b>600.3k</b>	<b>865k</b>
Sold properties	31	49	22	2
Year over Year	1.55%	[nmc]	13.32%	*
Rental Average	1.8k	2.4k	3k	4.1k
Rental Yield	6.99%	7.07%	5.94%	5.65%

The residential property market in Dublin 8 remains steady, with supply constrained and conditions well bid. Well-presented houses continue to draw the deepest interest. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. In short, realistic pricing and presentation are key to achieving strong outcomes. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 8

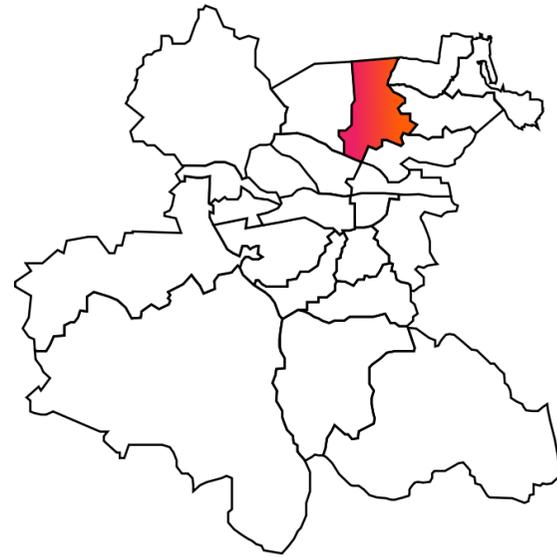
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



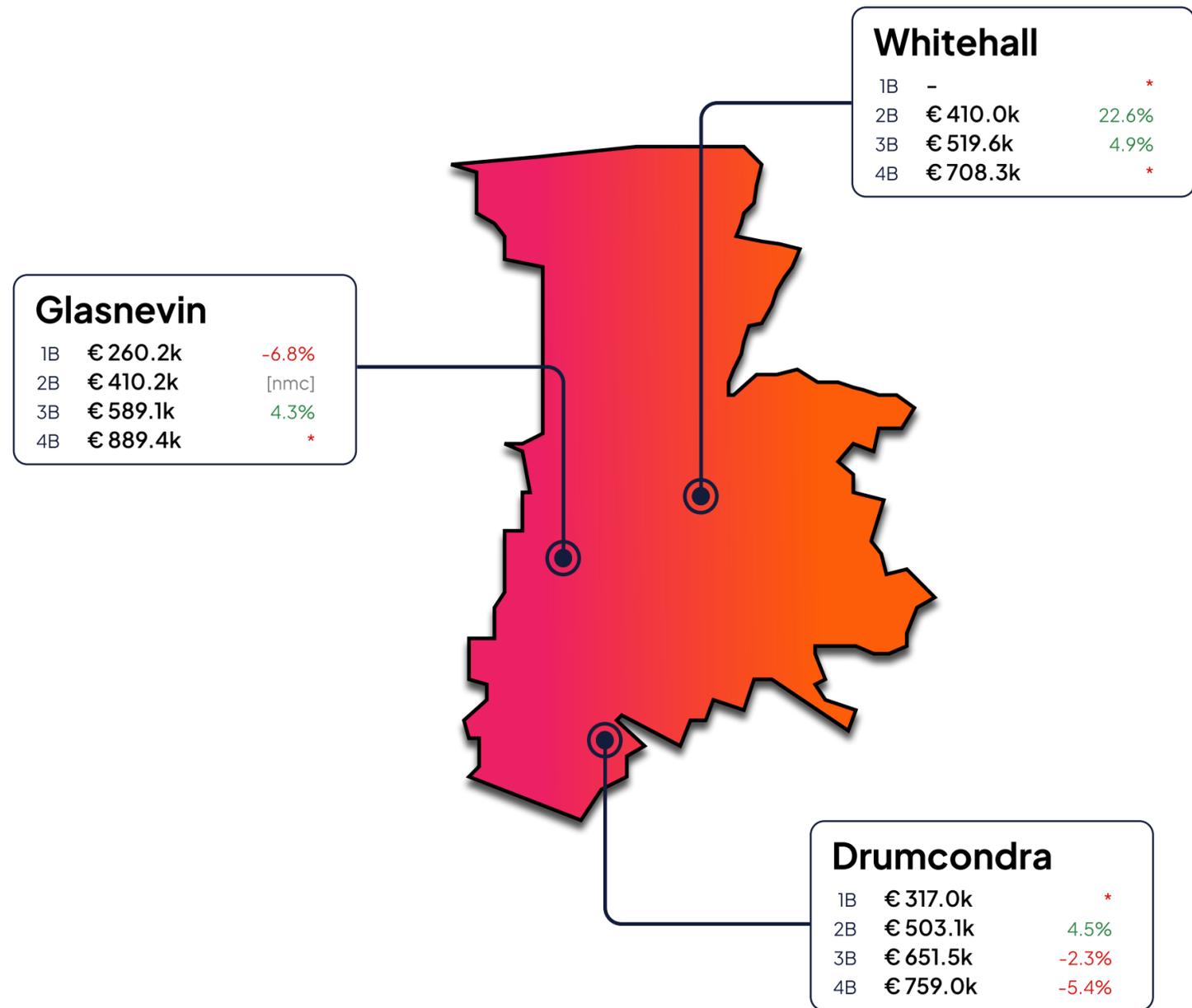
	1B	2B	3B	4B+
Average price	<b>303.9k</b>	<b>383.1k</b>	<b>551.1k</b>	<b>824k</b>
Sold properties	5	28	49	13
Year over Year	3.84%	5.22%	4.54%	*
Rental Average	1.7k	2.2k	2.9k	3.4k
Rental Yield	6.77%	6.98%	6.25%	4.89%

The residential property market in Dublin 9 remains healthy, with supply constrained and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Trade-up movers target family homes near schools and amenities. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 9

## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



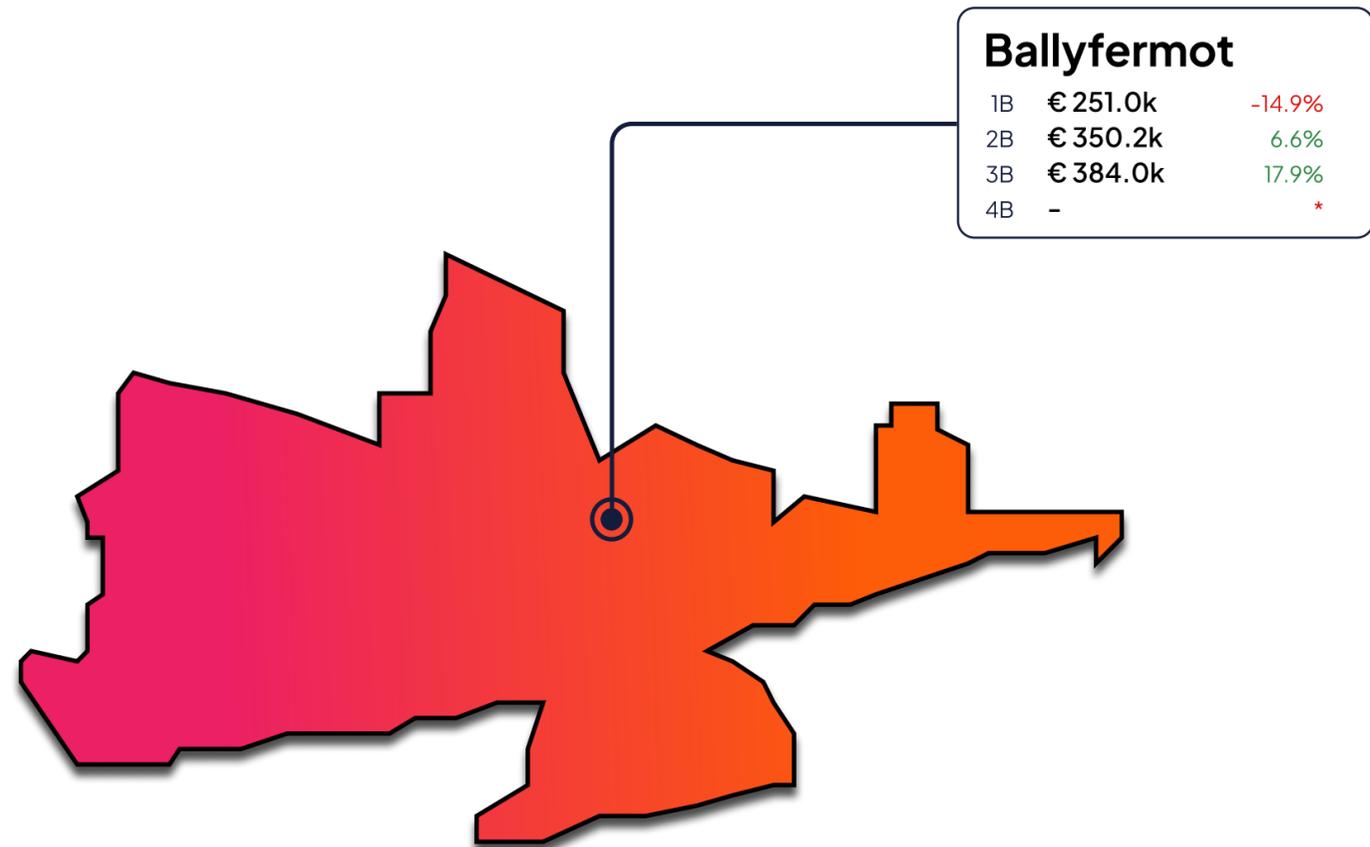
	1B	2B	3B	4B+
Average price	<b>241k</b>	<b>344.9k</b>	<b>366.8k</b>	*
Sold properties	3	13	14	*
Year over Year	*	12.36%	19.57%	*
Rental Average	1.4k	2.1k	2.2k	*
Rental Yield	7.11%	7.26%	7.20%	*

The residential property market in Dublin 10 remains steady, with supply constrained and conditions lively. Three- and four-bedroom family homes remain the core focus. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 10

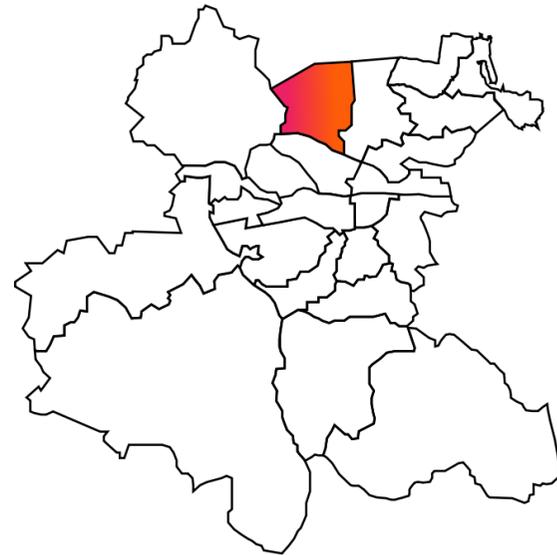
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



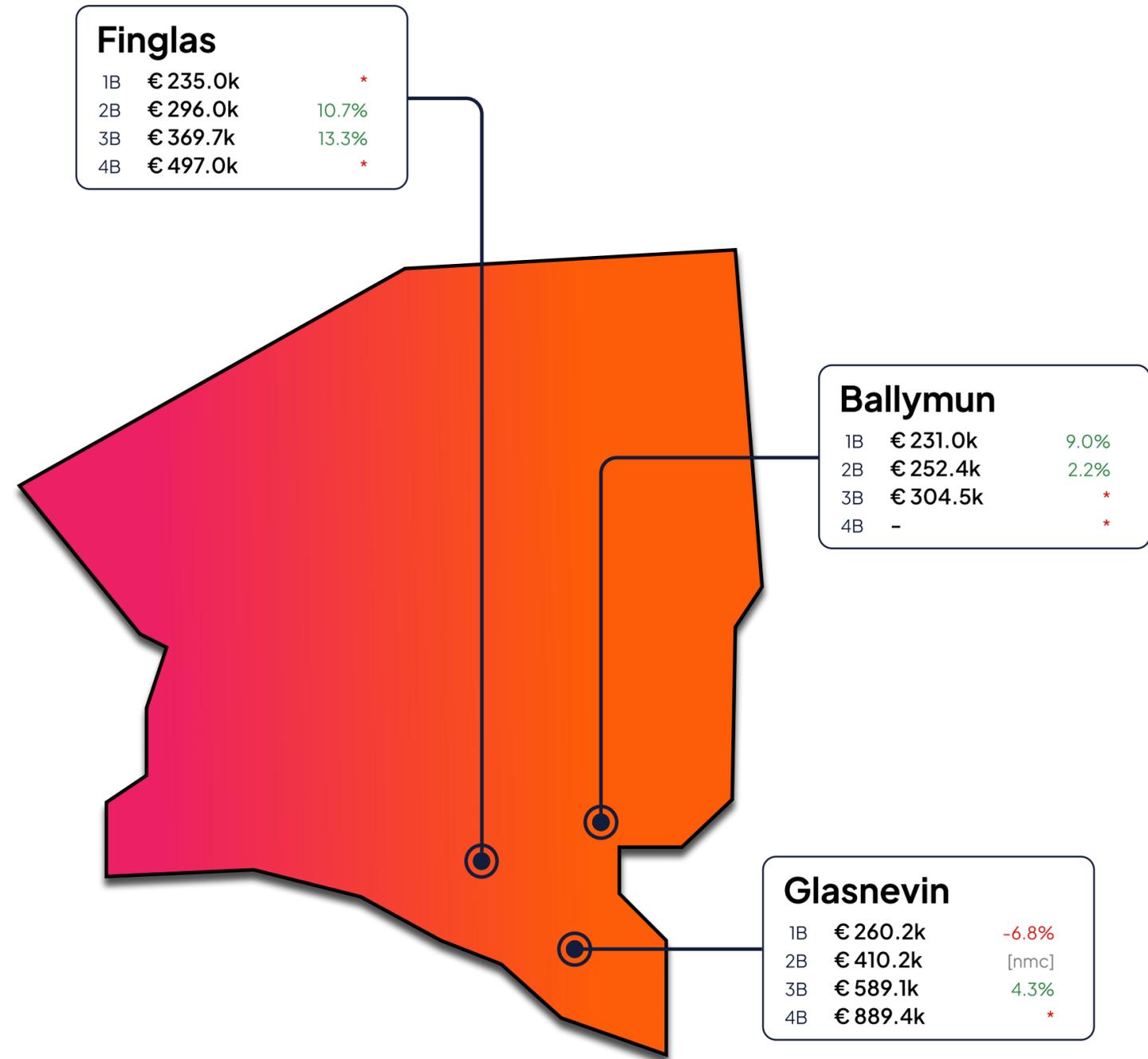
	1B	2B	3B	4B+
Average price	<b>245.8k</b>	<b>307.4k</b>	<b>402.8k</b>	<b>525.7k</b>
Sold properties	4	25	38	6
Year over Year	*	13.14%	-7.35%	*
Rental Average	1.4k	2.2k	2.4k	3.2k
Rental Yield	7.05%	8.63%	7.29%	7.41%

The residential property market in Dublin 11 remains active, with supply constrained and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 11

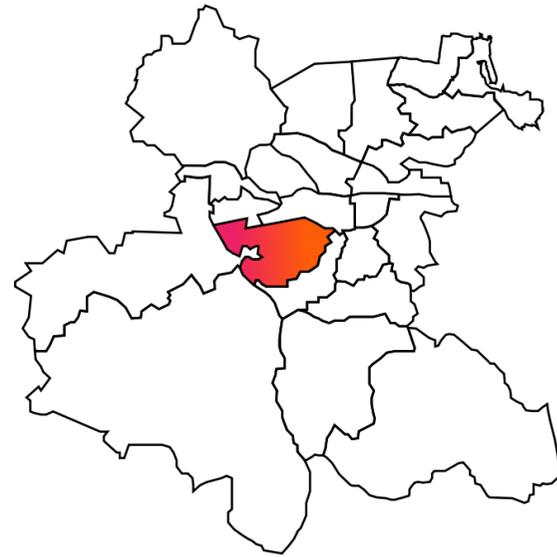
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

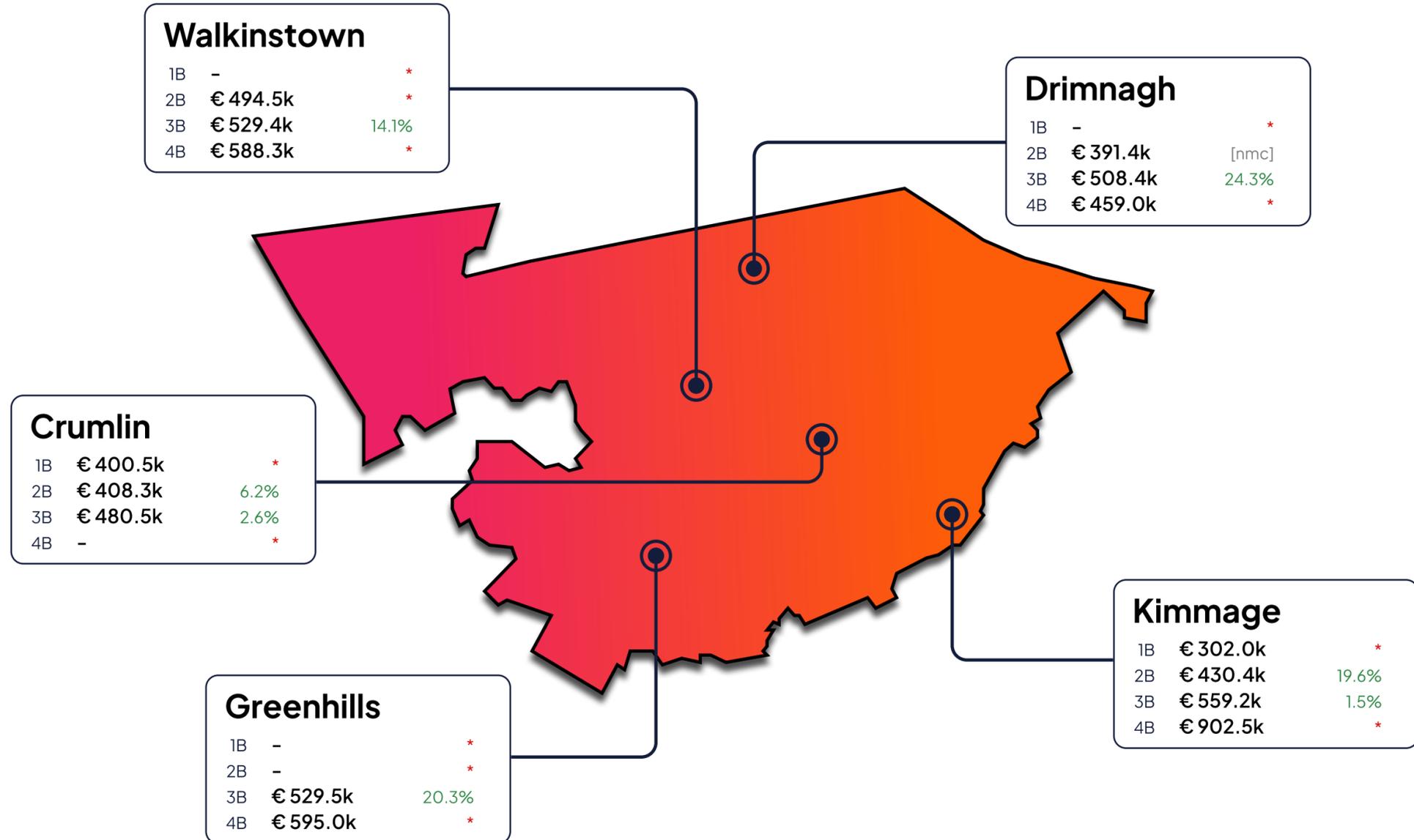


	1B	2B	3B	4B+
Average price	<b>367.7k</b>	<b>409k</b>	<b>510.6k</b>	<b>631.5k</b>
Sold properties	3	38	44	11
Year over Year	*	9.68%	9.45%	8.50%
Rental Average	1.5k	2.2k	2.7k	4k
Rental Yield	4.90%	6.36%	6.32%	7.60%

The residential property market in Dublin 12 remains resilient, with supply constrained and conditions lively. Three- and four-bedroom family homes remain the core focus. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

# DUBLIN 12

## DUBLIN CITY



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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

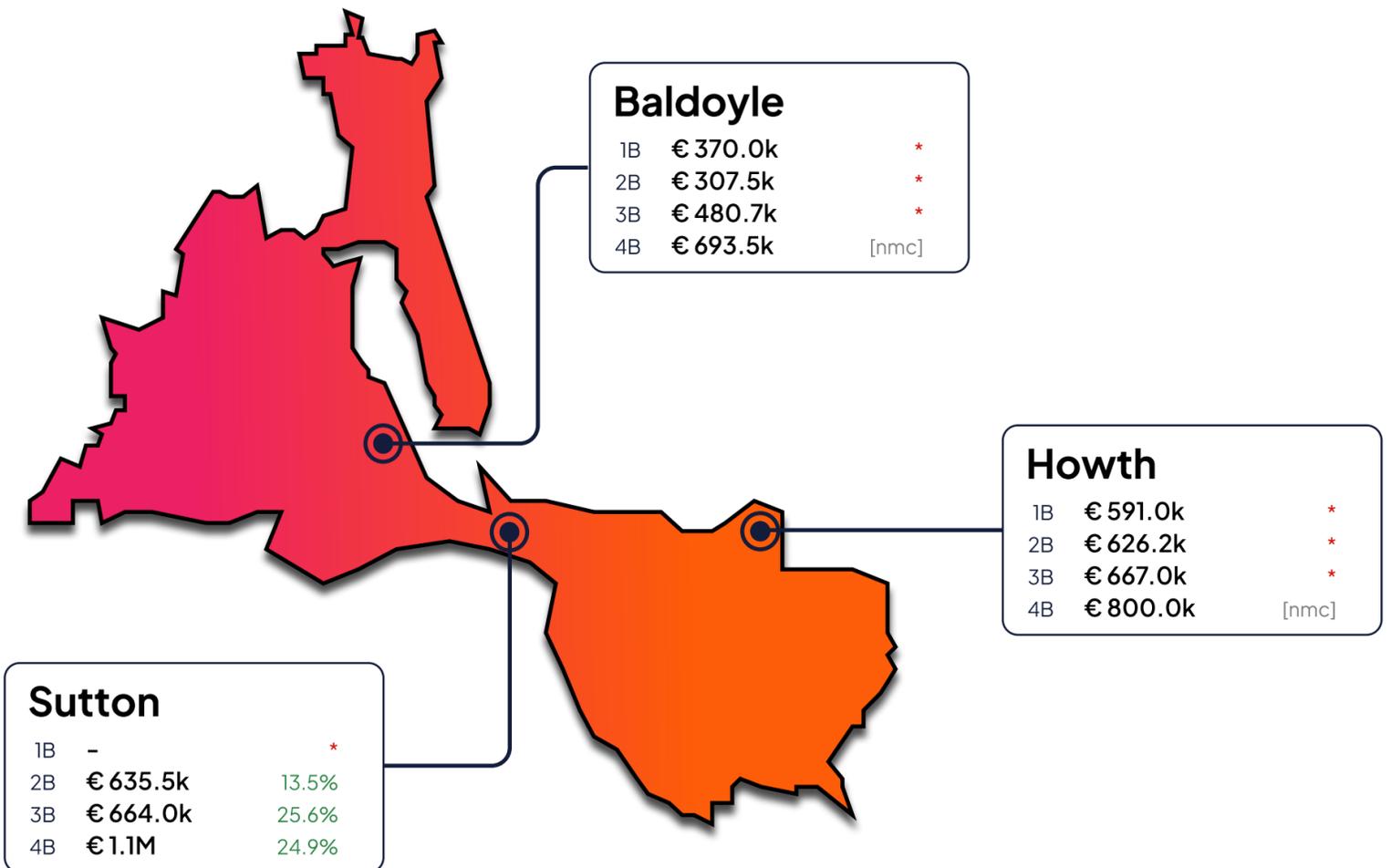


	1B	2B	3B	4B+
Average price	<b>480.2k</b>	<b>392.8k</b>	<b>494.7k</b>	<b>843.2k</b>
Sold properties	5	14	37	11
Year over Year	*	-1.54%	-9.21%	10.97%
Rental Average	1.7k	2.3k	2.8k	6k
Rental Yield	4.37%	7.10%	6.91%	8.61%

The residential property market in Dublin 13 remains steady, with supply thin and conditions brisk. Three- and four-bedroom family homes remain the core focus. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

# DUBLIN 13

## DUBLIN CITY



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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



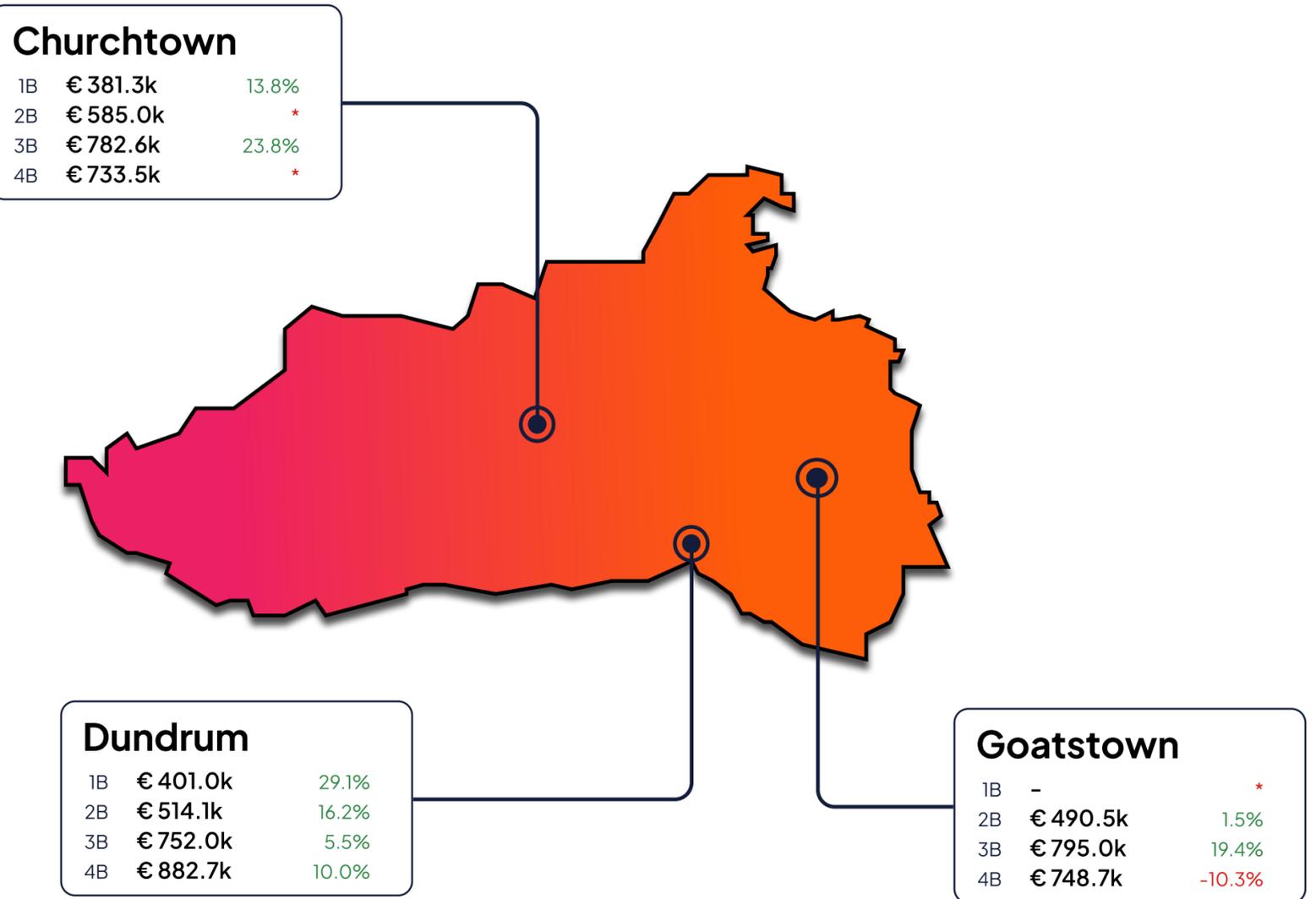
	1B	2B	3B	4B+
Average price	<b>425k</b>	<b>507.4k</b>	<b>752.5k</b>	<b>948.1k</b>
Sold properties	2	21	32	24
Year over Year	*	18.86%	*	-8.20%
Rental Average	2k	2.4k	3k	3.7k
Rental Yield	5.58%	5.58%	4.74%	4.68%

The residential property market in Dublin 14 remains healthy, with supply constrained and conditions well bid. Quality second-hand stock tends to move quickly when correctly priced. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 14

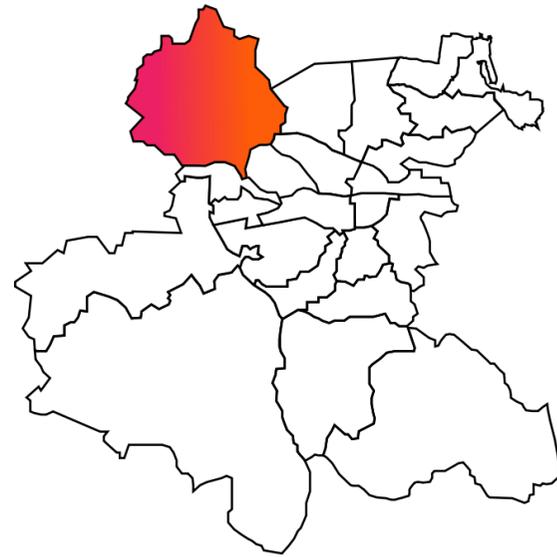
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>271.6k</b>	<b>343.4k</b>	<b>441.1k</b>	<b>673.7k</b>
Sold properties	7	66	61	24
Year over Year	[nmc]	9.96%	3.29%	15.46%
Rental Average	1.5k	2.3k	2.7k	3k
Rental Yield	6.69%	7.95%	7.25%	5.42%

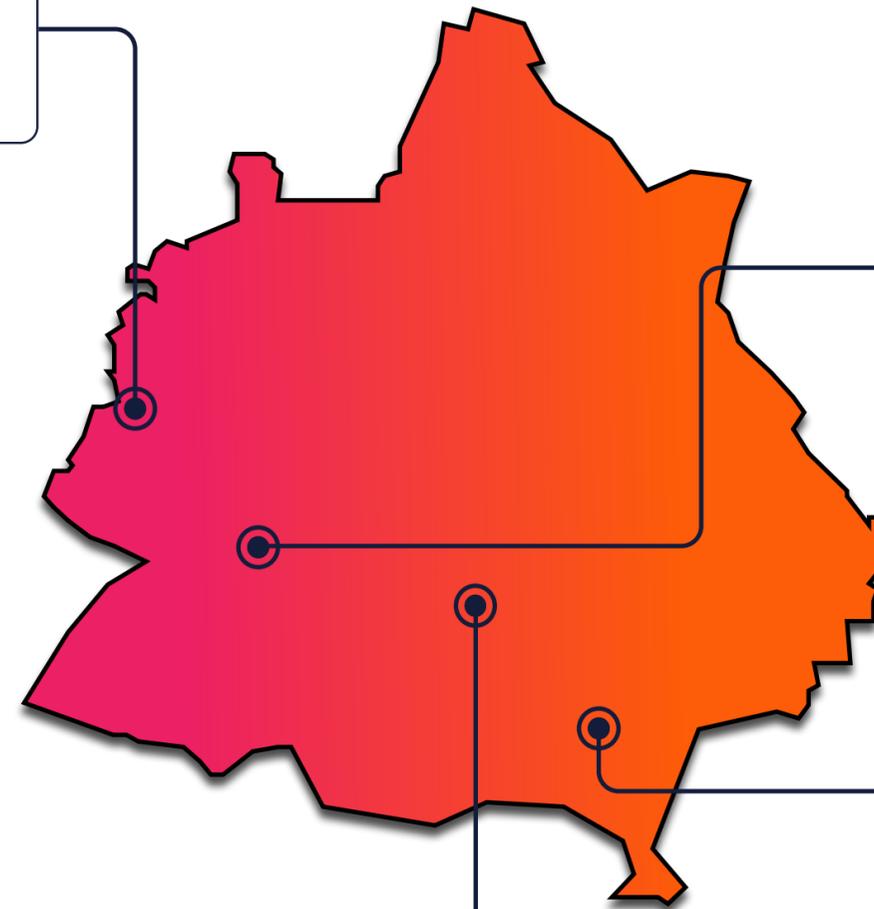
The residential property market in Dublin 15 remains resilient, with supply tight and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

# DUBLIN 15

## DUBLIN CITY

**Ongar**

1B	€ 228.5k	*
2B	€ 258.2k	*
3B	-	*
4B	-	*



**Clonsilla**

1B	-	*
2B	€ 320.5k	12.7%
3B	€ 419.1k	3.5%
4B	€ 546.0k	13.6%

**Castleknock**

1B	€ 407.0k	22.8%
2B	€ 440.2k	10.6%
3B	€ 704.0k	*
4B	€ 883.0k	5.7%

**Blanchardstown**

1B	-	*
2B	€ 307.3k	1.3%
3B	€ 455.1k	4.9%
4B	€ 512.5k	*

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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

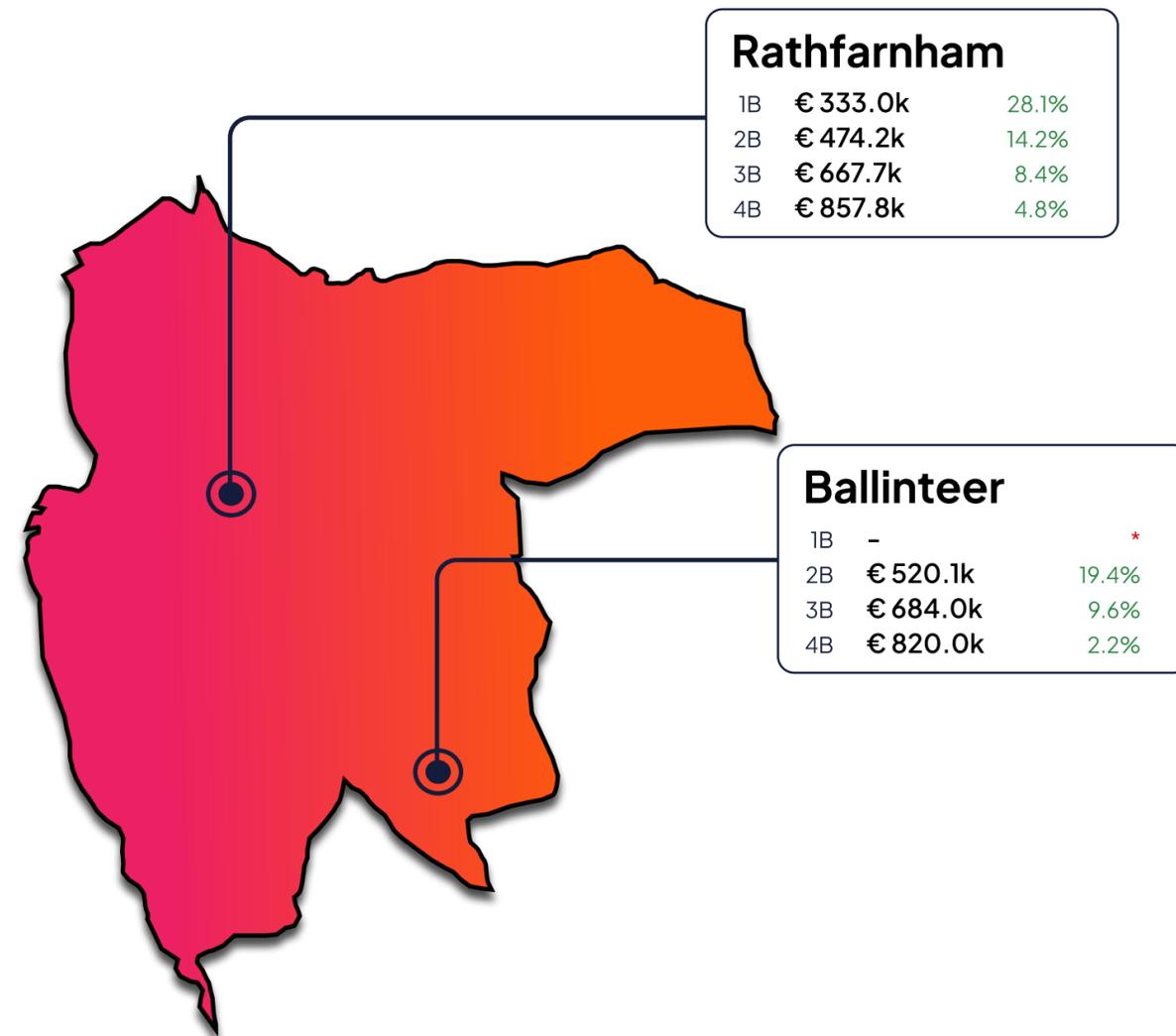


	1B	2B	3B	4B+
Average price	<b>312.5k</b>	<b>528.5k</b>	<b>637.1k</b>	<b>784.8k</b>
Sold properties	2	14	33	31
Year over Year	<b>-12.22%</b>	*	<b>-2.45%</b>	<b>7.73%</b>
Rental Average	1.9k	2.3k	2.7k	3.4k
Rental Yield	<b>7.15%</b>	<b>5.27%</b>	<b>5.17%</b>	<b>5.13%</b>

The residential property market in Dublin 16 remains healthy, with supply limited and conditions brisk. Well-presented houses continue to draw the deepest interest. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# DUBLIN 16

## DUBLIN CITY



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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



# DUBLIN 17

## DUBLIN CITY

	1B	2B	3B	4B+
Average price	<b>240k</b>	<b>304.7k</b>	<b>364.6k</b>	<b>365k</b>
Sold properties	1	6	10	2
Year over Year	2.13%	-8.89%	-5.00%	*
Rental Average	*	2.3k	2.9k	*
Rental Yield	*	8.96%	9.38%	*

**Clonshaugh**

1B	-	*
2B	-	*
3B	€ 305.0k	*
4B	-	*



**Coolock**

1B	-	*
2B	-	*
3B	€ 408.3k	7.2%
4B	€ 560.0k	*

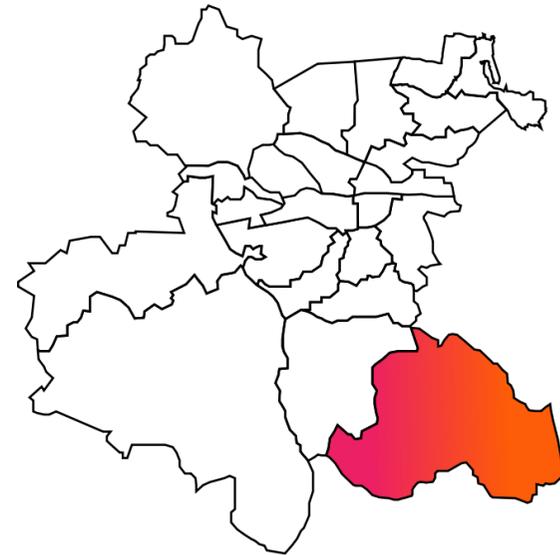
The residential property market in Dublin 17 remains active, with supply limited and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Stock remains tight in prime districts, keeping competition lively for well-presented homes. In short, realistic pricing and presentation are key to achieving strong outcomes. In addition, established neighbourhoods with schools and services remain especially sought after.

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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



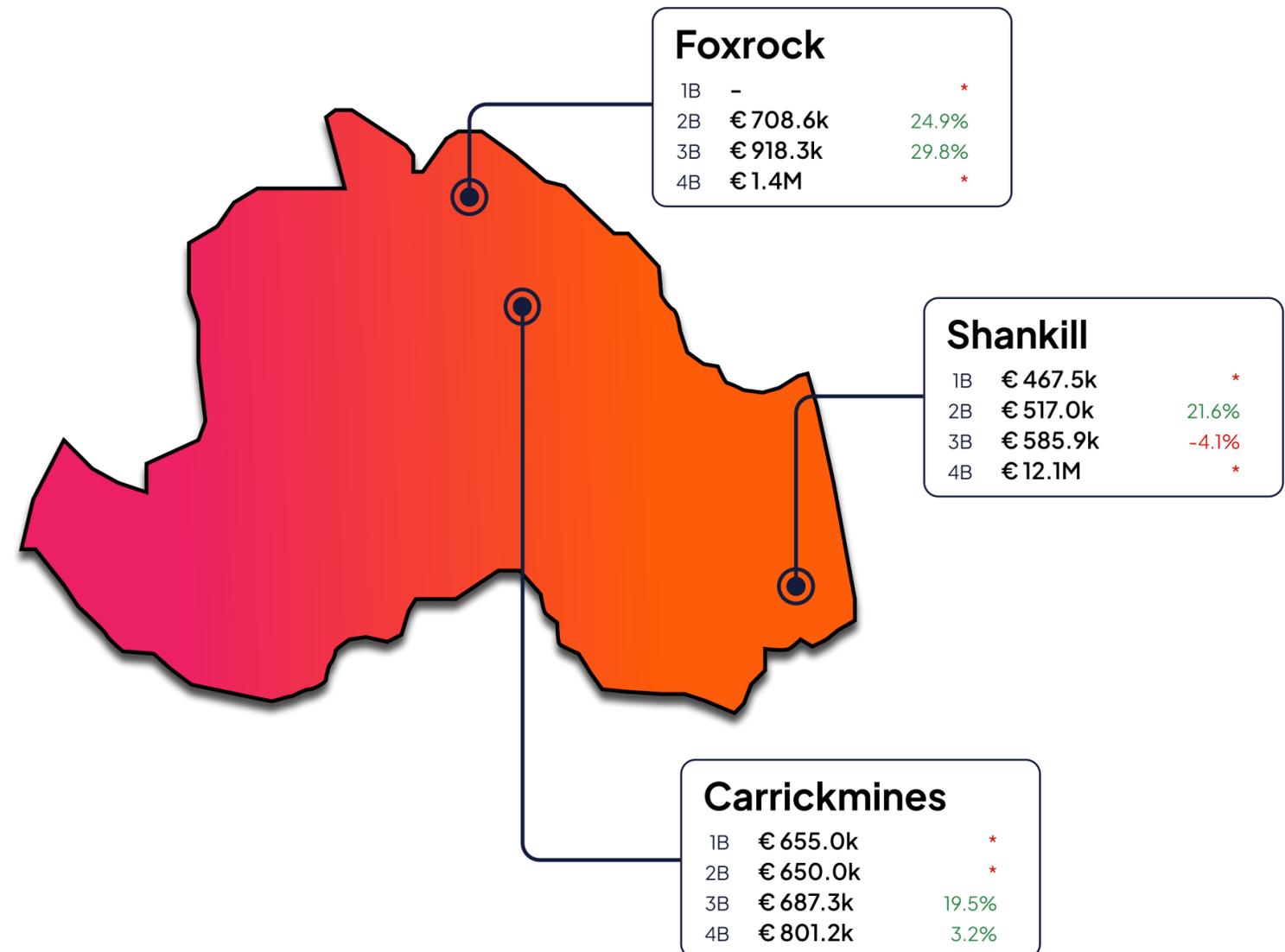
	1B	2B	3B	4B+
Average price	<b>340.8k</b>	<b>449.2k</b>	<b>709.1k</b>	<b>977.4k</b>
Sold properties	13	28	30	30
Year over Year	*	1.21%	*	16.01%
Rental Average	1.9k	2.4k	3.1k	4.1k
Rental Yield	6.59%	6.50%	5.26%	4.99%

The residential property market in Dublin 18 remains active, with supply thin and conditions brisk. Three- and four-bedroom family homes remain the core focus. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Proximity to employment, transport and amenities sustains steady buyer interest. Overall, correctly priced, well-presented homes continue to attract firm interest. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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[nmc] "No Material Change" or no significant change from the past year.

# DUBLIN 18

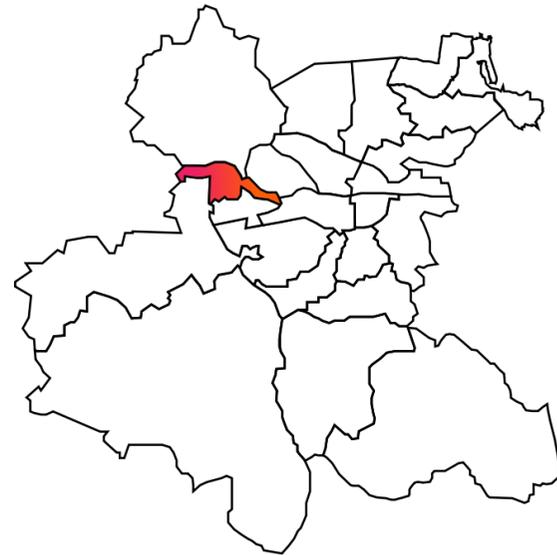
## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



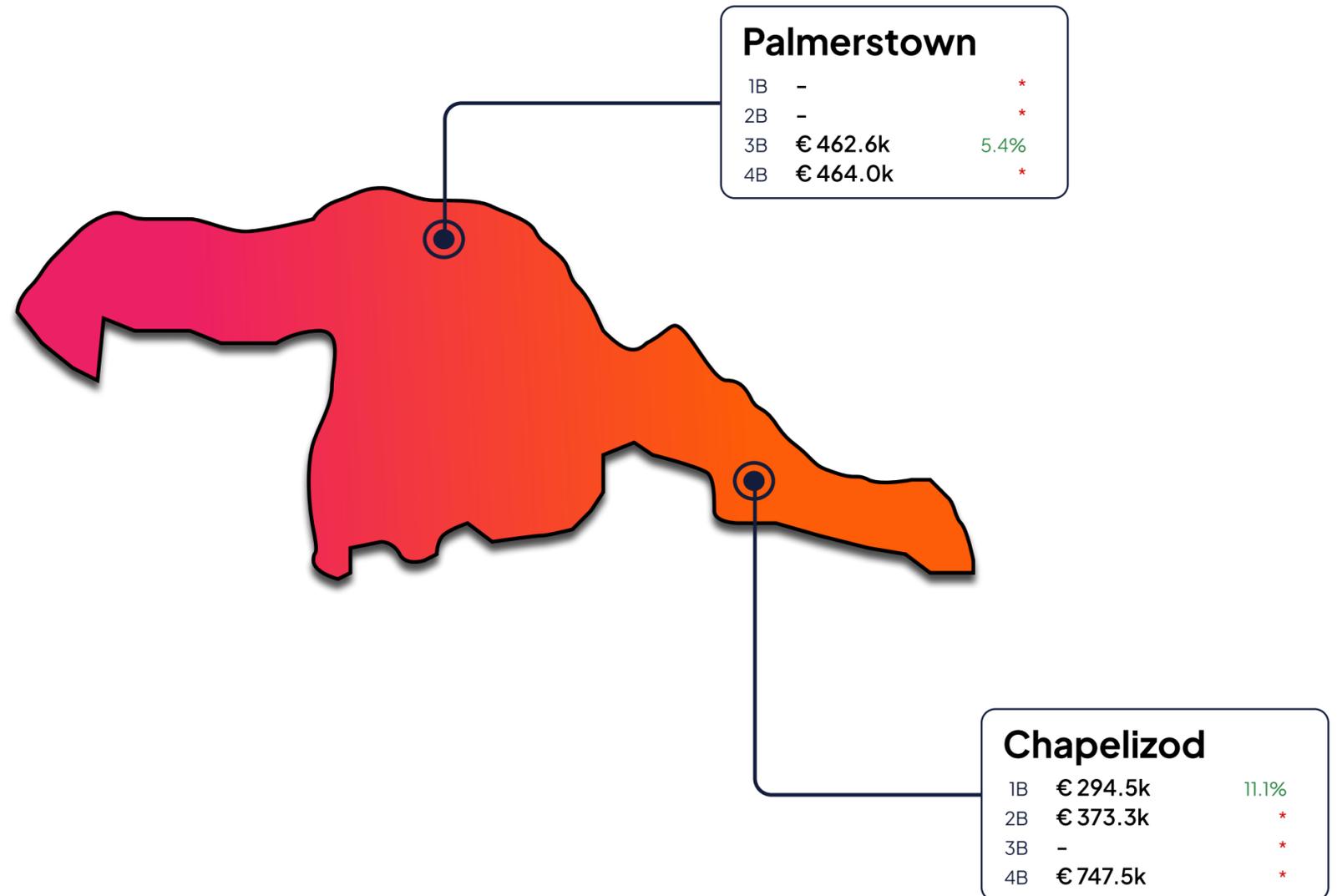
	1B	2B	3B	4B+
Average price	<b>294.5k</b>	<b>373.3k</b>	<b>462.6k</b>	<b>605.8k</b>
Sold properties	2	3	9	4
Year over Year	11.13%	*	5.87%	-6.81%
Rental Average	1.7k	2.1k	2.6k	3k
Rental Yield	6.97%	6.79%	6.83%	5.94%

The residential property market in Dublin 20 remains resilient, with supply thin and conditions competitive. Three- and four-bedroom family homes remain the core focus. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Stock remains tight in prime districts, keeping competition lively for well-presented homes. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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# DUBLIN 20

## DUBLIN CITY



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

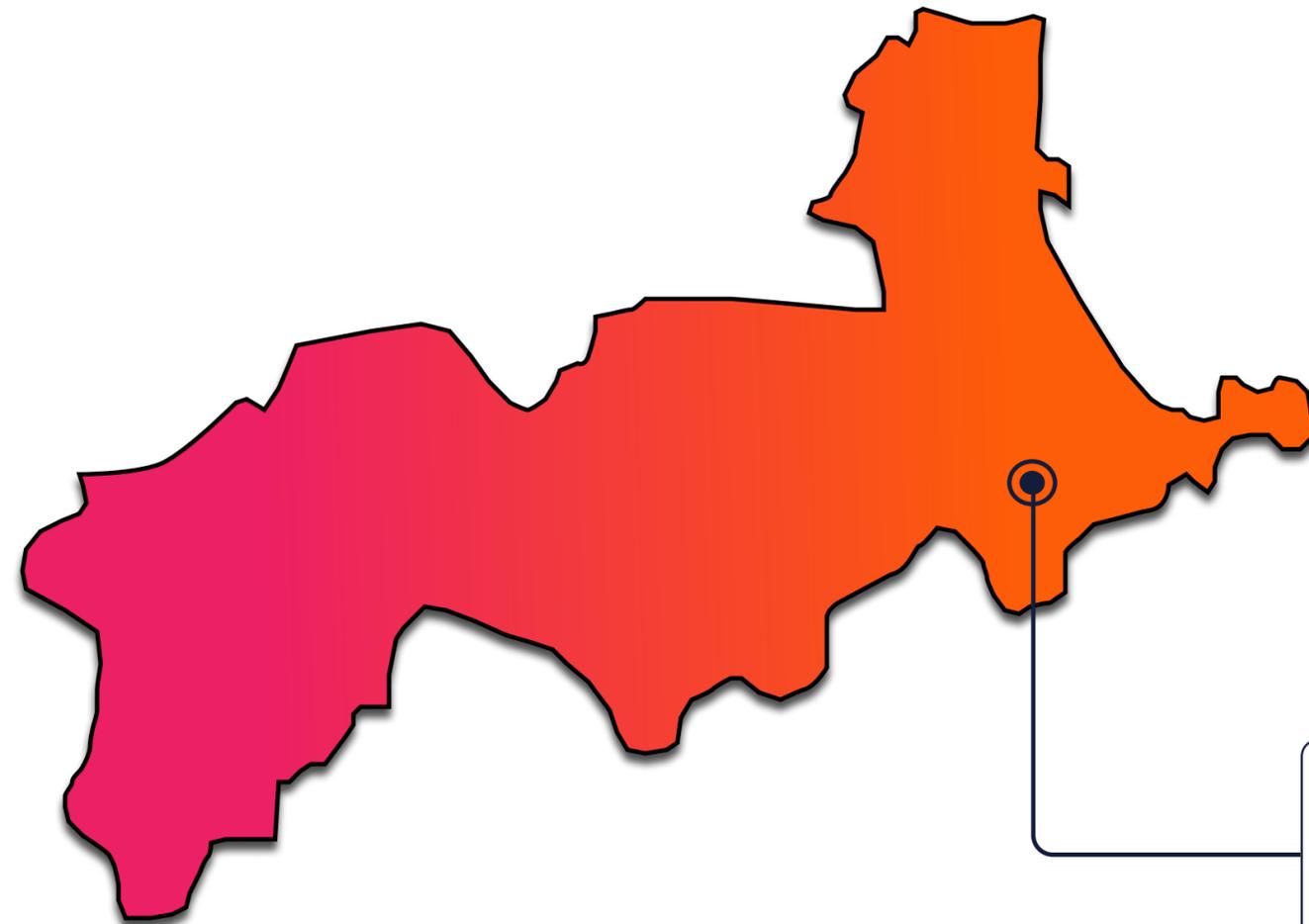


	1B	2B	3B	4B+
Average price	<b>255k</b>	<b>275.3k</b>	<b>382.4k</b>	<b>424.1k</b>
Sold properties	2	11	37	7
Year over Year	<b>-10.68%</b>	<b>9.40%</b>	<b>10.81%</b>	<b>1.63%</b>
Rental Average	1.3k	1.8k	2.3k	3.3k
Rental Yield	<b>6.29%</b>	<b>7.91%</b>	<b>7.32%</b>	<b>9.34%</b>

The residential property market in Dublin 22 remains healthy, with supply limited and conditions well bid. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# DUBLIN 22

## DUBLIN CITY



Clondalkin		
1B	€ 246.2k	<b>-5.5%</b>
2B	€ 277.4k	<b>9.5%</b>
3B	€ 380.9k	<b>9.5%</b>
4B	€ 405.6k	<b>-3.8%</b>

\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



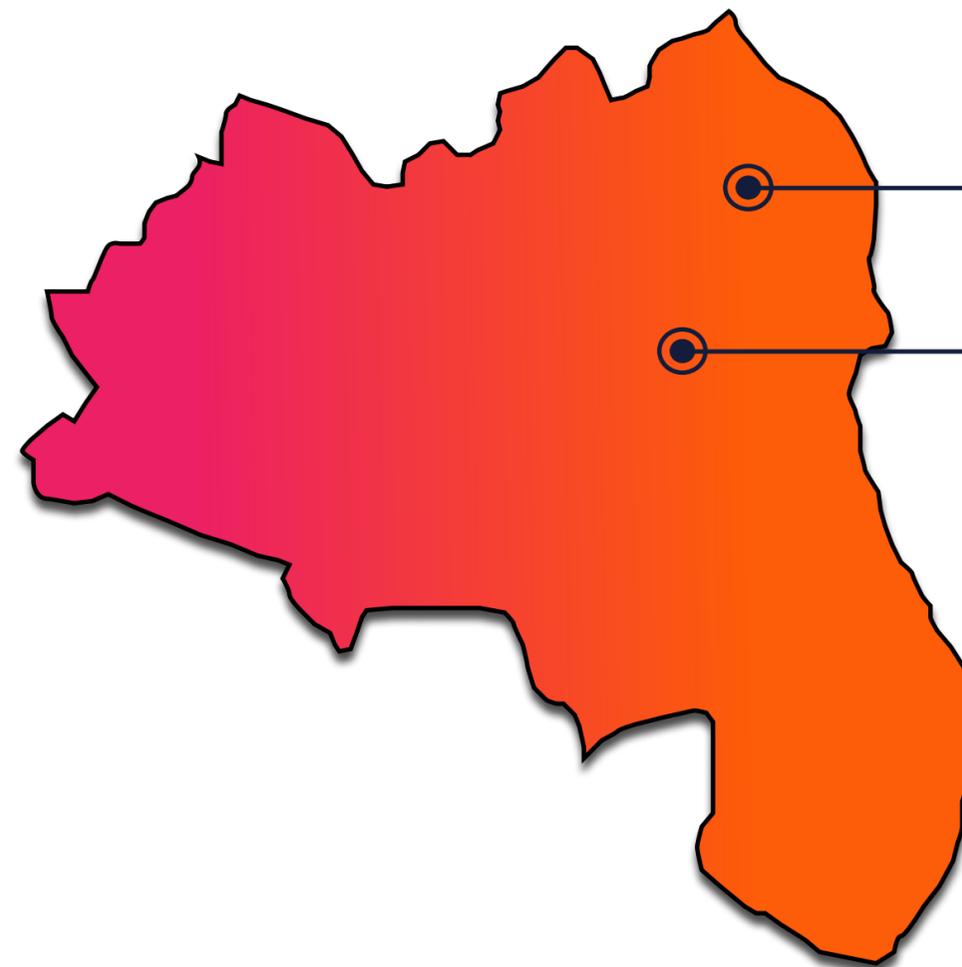
	1B	2B	3B	4B+
Average price	<b>212.5k</b>	<b>313.7k</b>	<b>424.3k</b>	<b>493.9k</b>
Sold properties	6	33	54	12
Year over Year	4.42%	*	5.34%	4.82%
Rental Average	1.5k	1.9k	2.4k	3k
Rental Yield	8.28%	7.44%	6.81%	7.26%

The residential property market in Dublin 24 remains steady, with supply thin and conditions well bid. Family homes remain the mainstay of demand. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

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# DUBLIN 24

## DUBLIN CITY



**Tallaght**

1B	€ 196.2k	-3.9%
2B	€ 284.9k	11.7%
3B	€ 379.9k	7.1%
4B	€ 406.8k	5.6%

**Oldbawn**

1B	€ 240.0k	*
2B	€ 272.4k	11.1%
3B	€ 450.6k	9.6%
4B	€ 563.4k	*

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

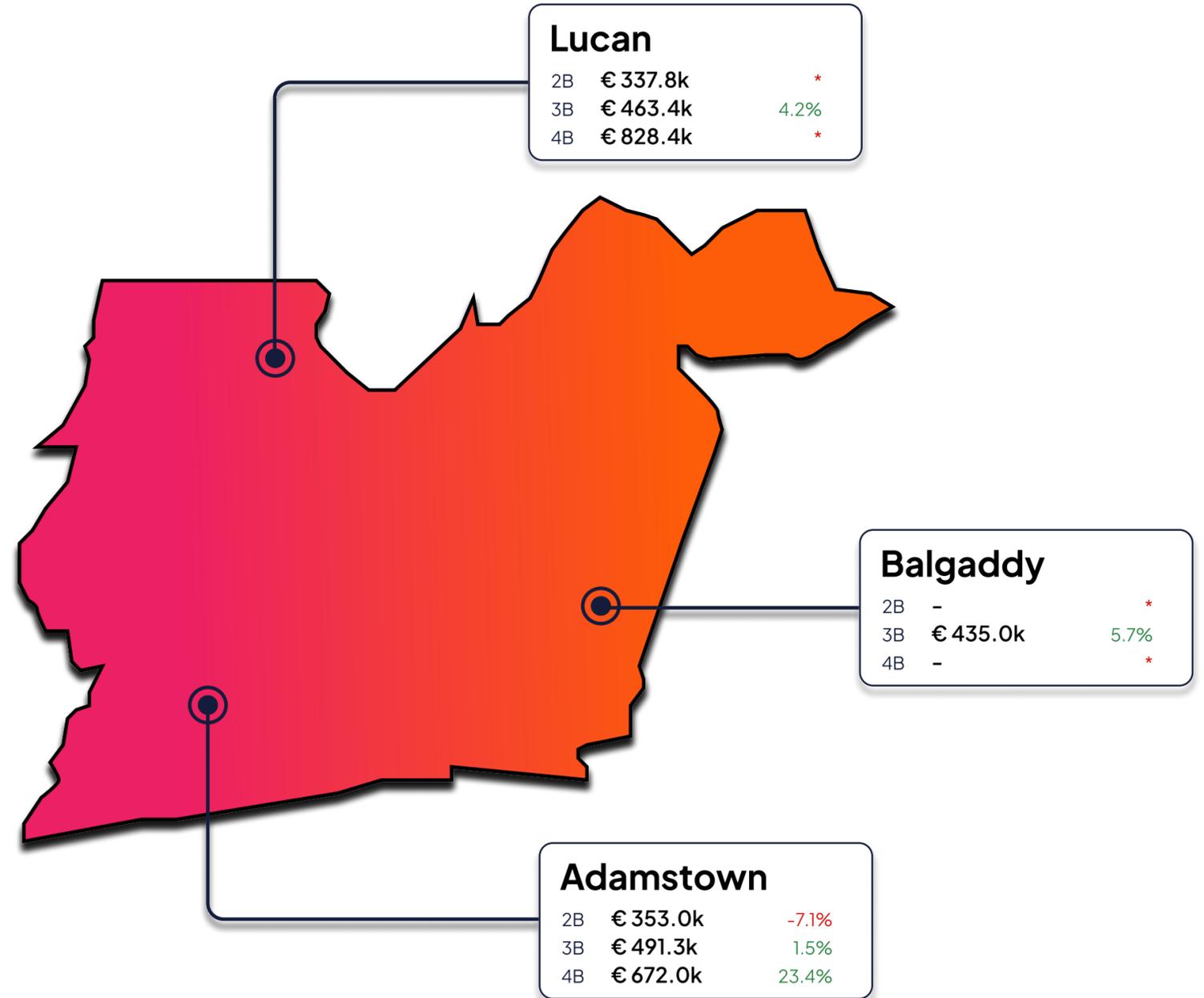


	1B	2B	3B	4B+
Average price	*	<b>343.6k</b>	<b>466.5k</b>	<b>818k</b>
Sold properties	*	13	54	15
Year over Year	*	<b>-14.97%</b>	<b>3.91%</b>	*
Rental Average	*	2.1k	2.7k	3.1k
Rental Yield	*	<b>7.37%</b>	<b>6.87%</b>	<b>4.49%</b>

The residential property market in Lucan remains resilient, with supply thin and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# LUCAN

## SOUTH WEST DUBLIN



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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

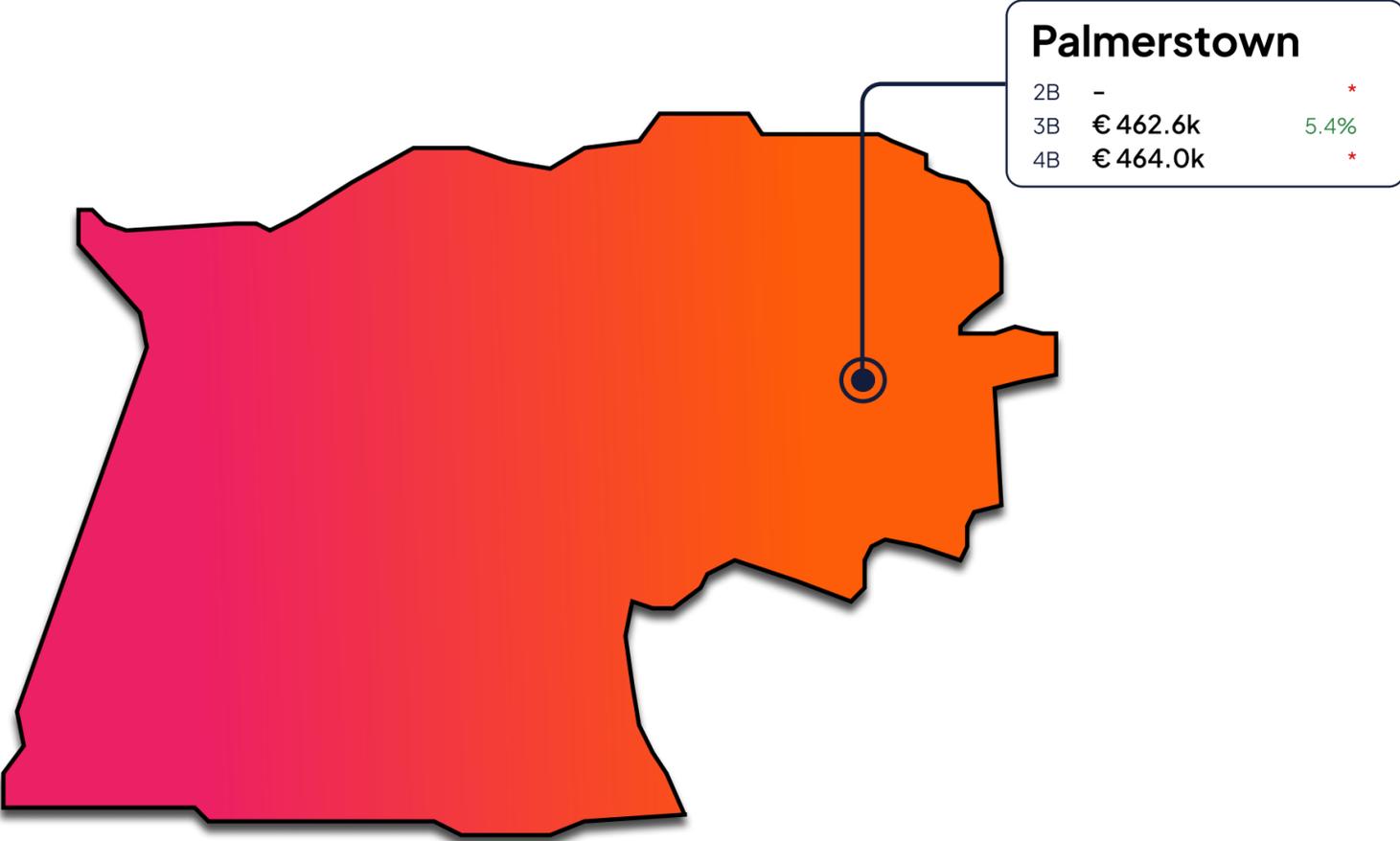


	1B	2B	3B	4B+
Average price	*	*	<b>462.6k</b>	<b>464k</b>
Sold properties	*	*	9	2
Year over Year	*	*	5.44%	*
Rental Average	*	*	2.6k	*
Rental Yield	*	*	6.67%	*

The residential property market in Palmerstown - Fonthill remains resilient, with supply limited and conditions brisk. Family homes remain the mainstay of demand. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Stock remains tight in prime districts, keeping competition lively for well-presented homes. In short, realistic pricing and presentation are key to achieving strong outcomes. In addition, established neighbourhoods with schools and services remain especially sought after.

# PALMERSTOWN - FONTHILL

## SOUTH WEST DUBLIN



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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



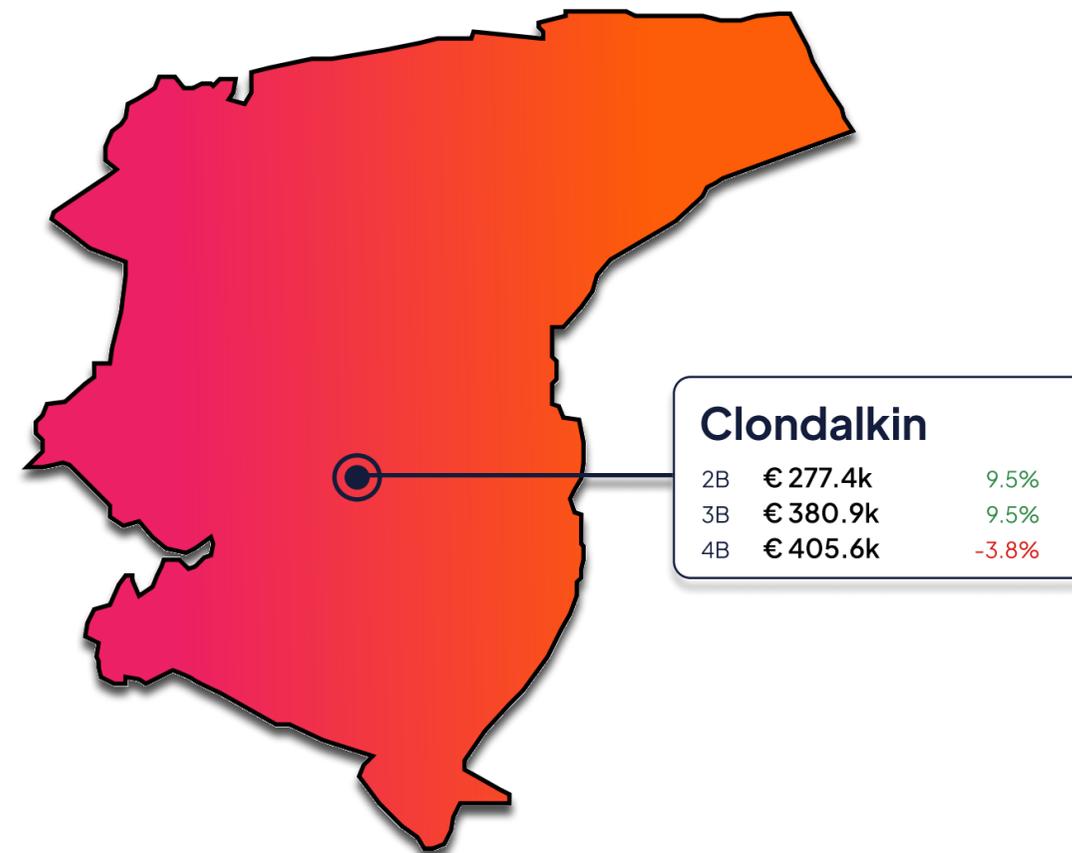
	1B	2B	3B	4B+
Average price	<b>246.2k</b>	<b>277.4k</b>	<b>383.6k</b>	<b>405.6k</b>
Sold properties	4	16	41	5
Year over Year	<b>-5.53%</b>	<b>9.49%</b>	<b>9.30%</b>	<b>-3.75%</b>
Rental Average	1.5k	1.9k	2.3k	*
Rental Yield	<b>7.13%</b>	<b>8.10%</b>	<b>7.32%</b>	*

The residential property market in Clondalkin remains resilient, with supply thin and conditions brisk. Well-presented houses continue to draw the deepest interest. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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# CLONDALKIN

## SOUTH WEST DUBLIN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



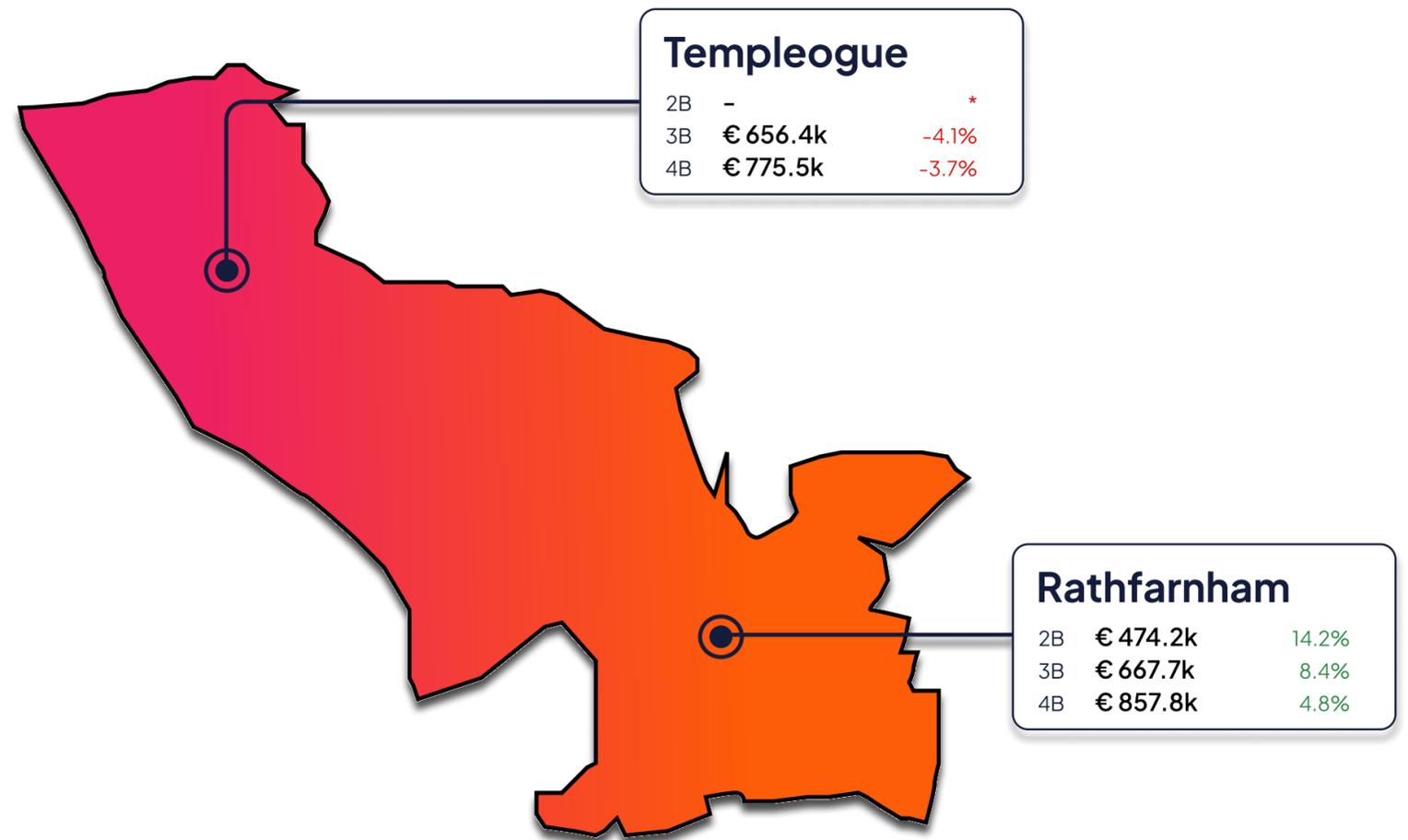
	1B	2B	3B	4B+
Average price	<b>333k</b>	<b>483.8k</b>	<b>644.5k</b>	<b>817k</b>
Sold properties	6	18	43	44
Year over Year	*	14.30%	8.10%	5.54%
Rental Average	2k	2.3k	2.9k	3.6k
Rental Yield	7.06%	5.79%	5.34%	5.28%

The residential property market in Rathfarnham - Templeogue remains steady, with supply constrained and conditions competitive. Family homes remain the mainstay of demand. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

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# RATHFARNHAM -TEMPLEOGUE

SOUTH WEST DUBLIN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

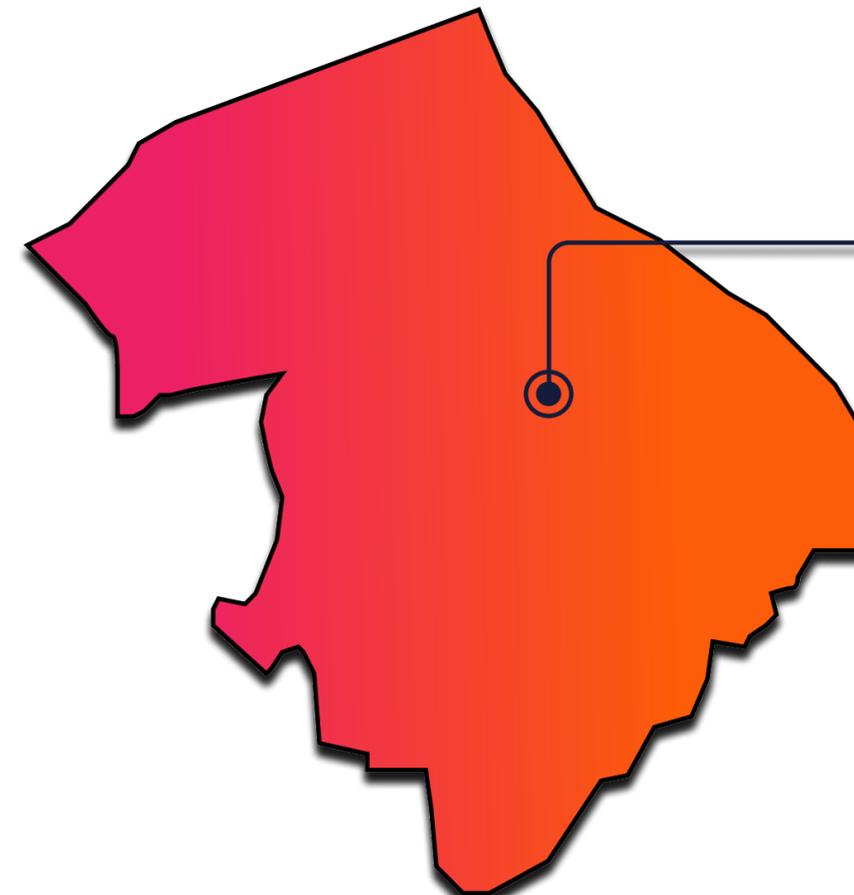


	1B	2B	3B	4B+
Average price	<b>205k</b>	<b>283.9k</b>	<b>413.4k</b>	<b>493.6k</b>
Sold properties	5	29	56	13
Year over Year	<b>-3.92%</b>	<b>10.41%</b>	<b>8.72%</b>	<b>5.60%</b>
Rental Average	1.6k	2k	2.6k	3k
Rental Yield	<b>9.14%</b>	<b>8.57%</b>	<b>7.46%</b>	<b>7.27%</b>

The residential property market in Tallaght Central remains active, with supply tight and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor appetite is selective but supported by rental fundamentals. Presentation, realistic pricing and strong energy performance remain key to securing committed buyers. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# TALLAGHT CENTRAL

## SOUTH WEST DUBLIN



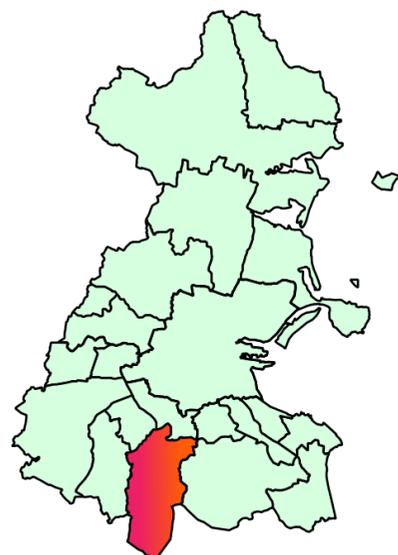
Tallaght		
2B	€ 284.9k	11.7%
3B	€ 379.9k	7.1%
4B	€ 406.8k	5.6%

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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



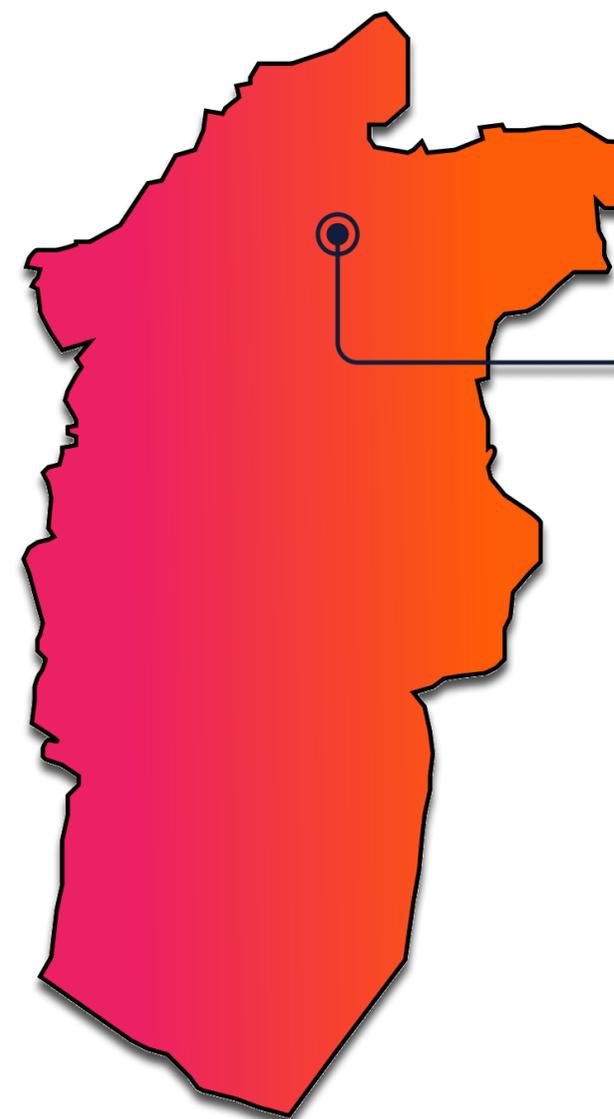
	1B	2B	3B	4B+
Average price	<b>248k</b>	<b>380.4k</b>	<b>551.7k</b>	<b>688.3k</b>
Sold properties	2	5	13	3
Year over Year	*	*	10.01%	7.55%
Rental Average	1.4k	1.9k	2.6k	*
Rental Yield	7.00%	6.04%	5.57%	*

The residential property market in Firhouse - Bohernabreena remains active, with supply tight and conditions brisk. Family homes remain the mainstay of demand. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

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# FIRHOUSE- BOHERNABREENA

SOUTH WEST DUBLIN



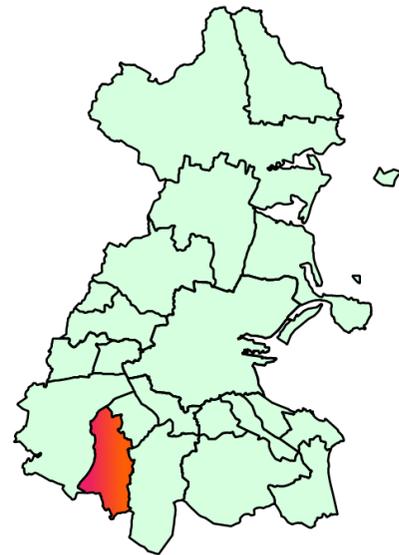
## Firhouse

2B	€ 356.0k	*
3B	€ 508.4k	5.1%
4B	-	*

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



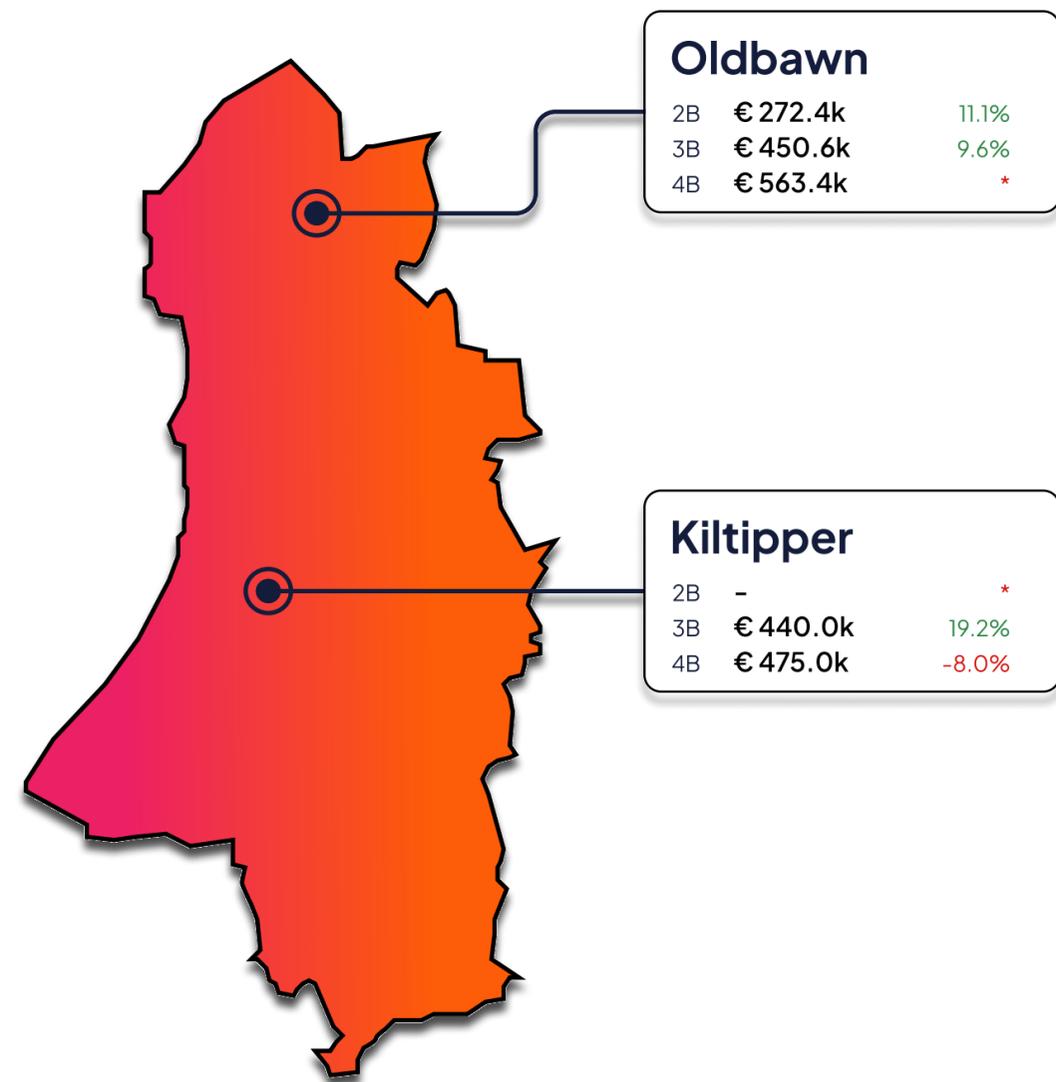
	1B	2B	3B	4B+
Average price	<b>235k</b>	<b>332.7k</b>	<b>418.8k</b>	<b>576.3k</b>
Sold properties	1	15	18	21
Year over Year	*	*	12.41%	9.18%
Rental Average	1.5k	2k	2.6k	3.5k
Rental Yield	7.52%	7.37%	7.42%	7.37%

The residential property market in Tallaght South remains steady, with supply constrained and conditions brisk. Three- and four-bedroom family homes remain the core focus. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Right-sizers and returning emigrants add to underlying demand. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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# TALLAGHT SOUTH

## SOUTH WEST DUBLIN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

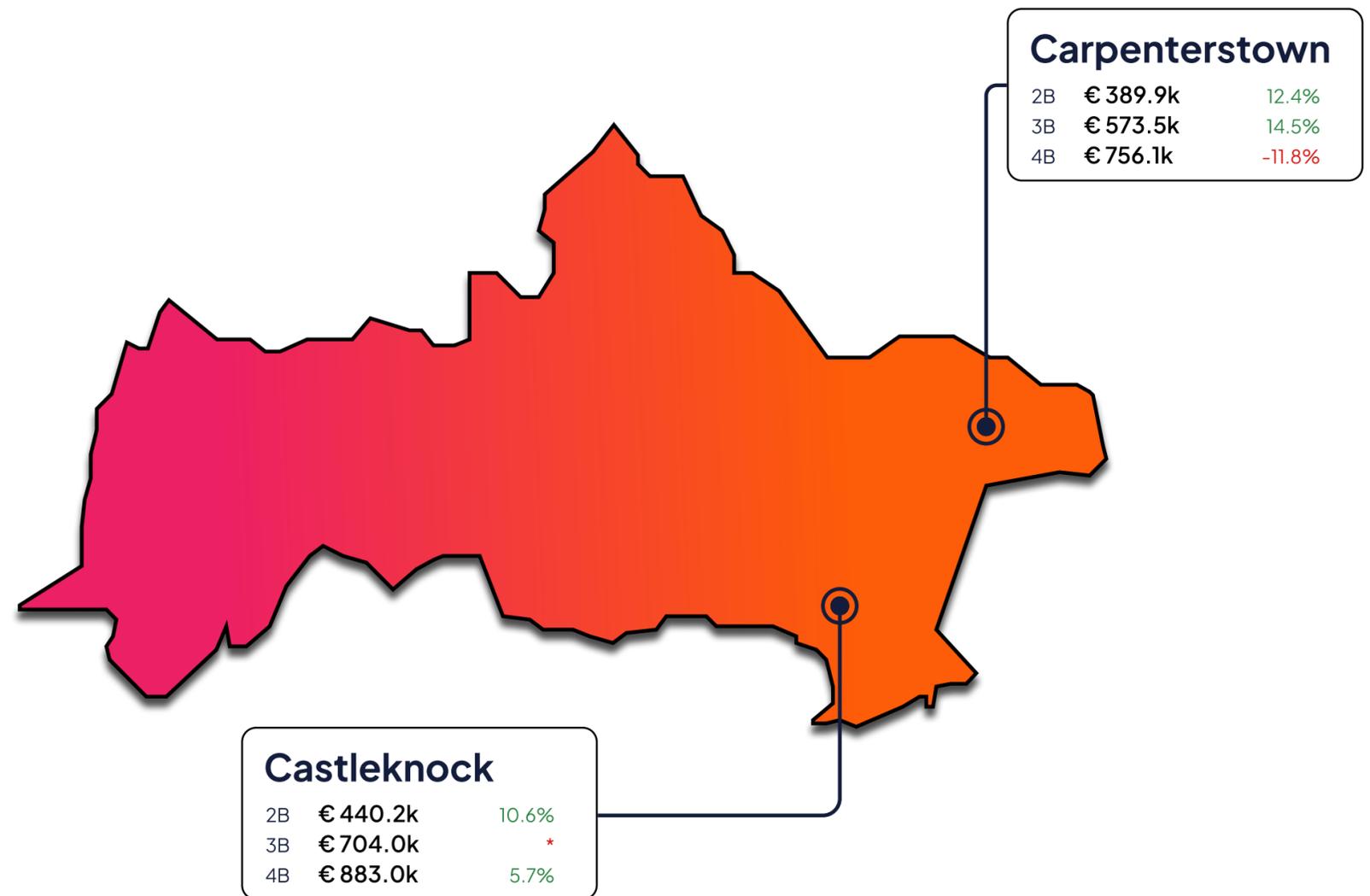


	1B	2B	3B	4B+
Average price	<b>407k</b>	<b>440.2k</b>	<b>704k</b>	<b>883k</b>
Sold properties	1	12	5	9
Year over Year	*	10.57%	*	5.67%
Rental Average	1.9k	2.4k	2.9k	4k
Rental Yield	5.71%	6.48%	5.02%	5.44%

The residential property market in Castleknock remains healthy, with supply thin and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# CASTLEKNOCK

## FINGAL



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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>222.3k</b>	<b>323.2k</b>	<b>406.7k</b>	<b>516.7k</b>
Sold properties	3	30	24	38
Year over Year	*	8.32%	1.62%	-3.79%
Rental Average	1.5k	2.1k	2.1k	2.9k
Rental Yield	8.24%	7.67%	6.29%	6.72%

The residential property market in Ongar remains resilient, with supply constrained and conditions well bid. Three- and four-bedroom family homes remain the core focus. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# ONGAR

## FINGAL

**Ongar**

2B	€ 258.2k	*
3B	-	*
4B	-	*



**Clonsilla**

2B	€ 320.5k	12.7%
3B	€ 419.1k	3.5%
4B	€ 546.0k	13.6%

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 [nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



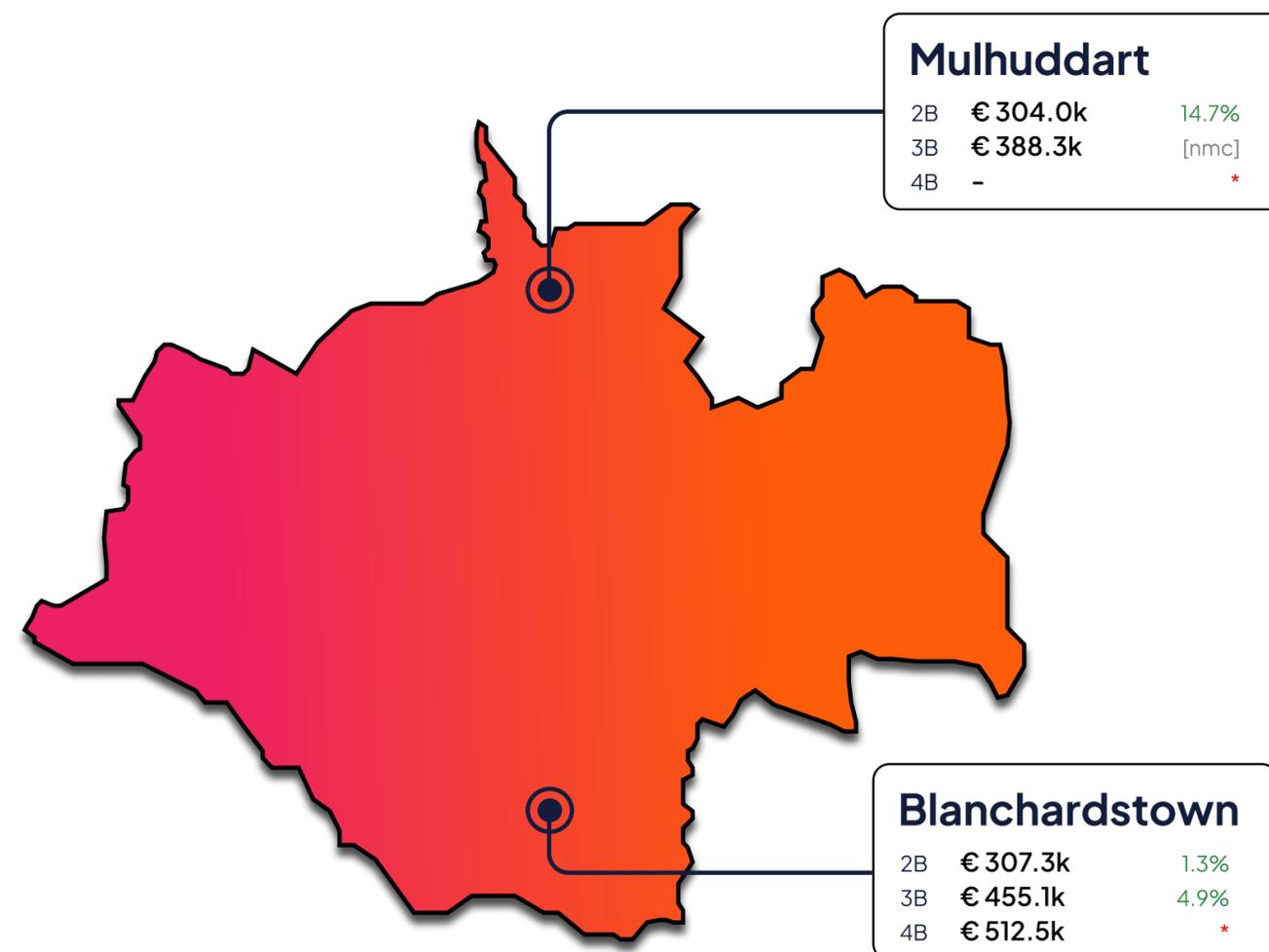
	1B	2B	3B	4B+
Average price	<b>182k</b>	<b>328.2k</b>	<b>445.7k</b>	<b>561.2k</b>
Sold properties	1	28	36	5
Year over Year	*	5.71%	5.87%	*
Rental Average	*	2.1k	2.9k	2.7k
Rental Yield	*	7.59%	7.68%	5.77%

The residential property market in Blanchardstown - Mulhuddart remains resilient, with supply constrained and conditions brisk. Quality second-hand stock tends to move quickly when correctly priced. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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# BLANCHARDSTOWN

## FINGAL



## Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>252.9k</b>	<b>332k</b>	<b>452.2k</b>	<b>579.2k</b>
Sold properties	6	19	41	11
Year over Year	*	9.13%	11.59%	4.61%
Rental Average	1.6k	2k	2.6k	3.5k
Rental Yield	7.71%	7.36%	6.95%	7.36%

The residential property market in Swords remains healthy, with supply thin and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Investor demand is measured, with yields guiding decisions. Right-sizers and returning emigrants add to underlying demand. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Overall, correctly priced, well-presented homes continue to attract firm interest. Apart from that, local amenities and good transport links continue to shape buyer preferences.

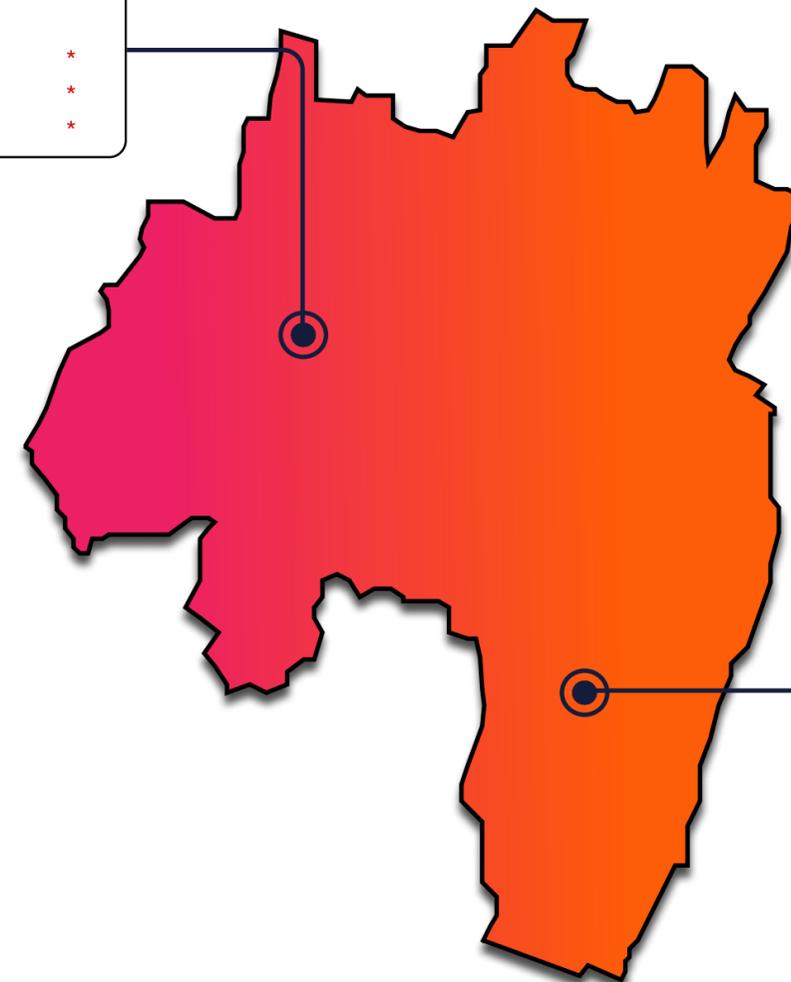
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# SWORDS

## FINGAL

### Rolestown

2B	-	*
3B	-	*
4B	€ 570.0k	*



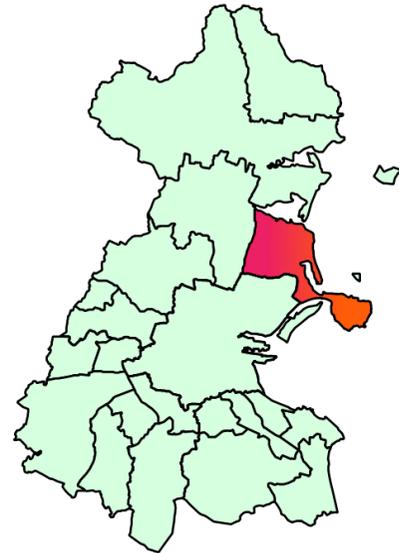
### Swords

2B	€ 334.6k	9.1%
3B	€ 448.8k	10.4%
4B	€ 580.6k	3.4%

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



	1B	2B	3B	4B+
Average price	<b>405k</b>	<b>492.1k</b>	<b>621.4k</b>	<b>1M</b>
Sold properties	4	21	31	36
Year over Year	12.19%	*	9.22%	*
Rental Average	2k	2.4k	2.9k	3.7k
Rental Yield	5.95%	5.90%	5.59%	4.41%

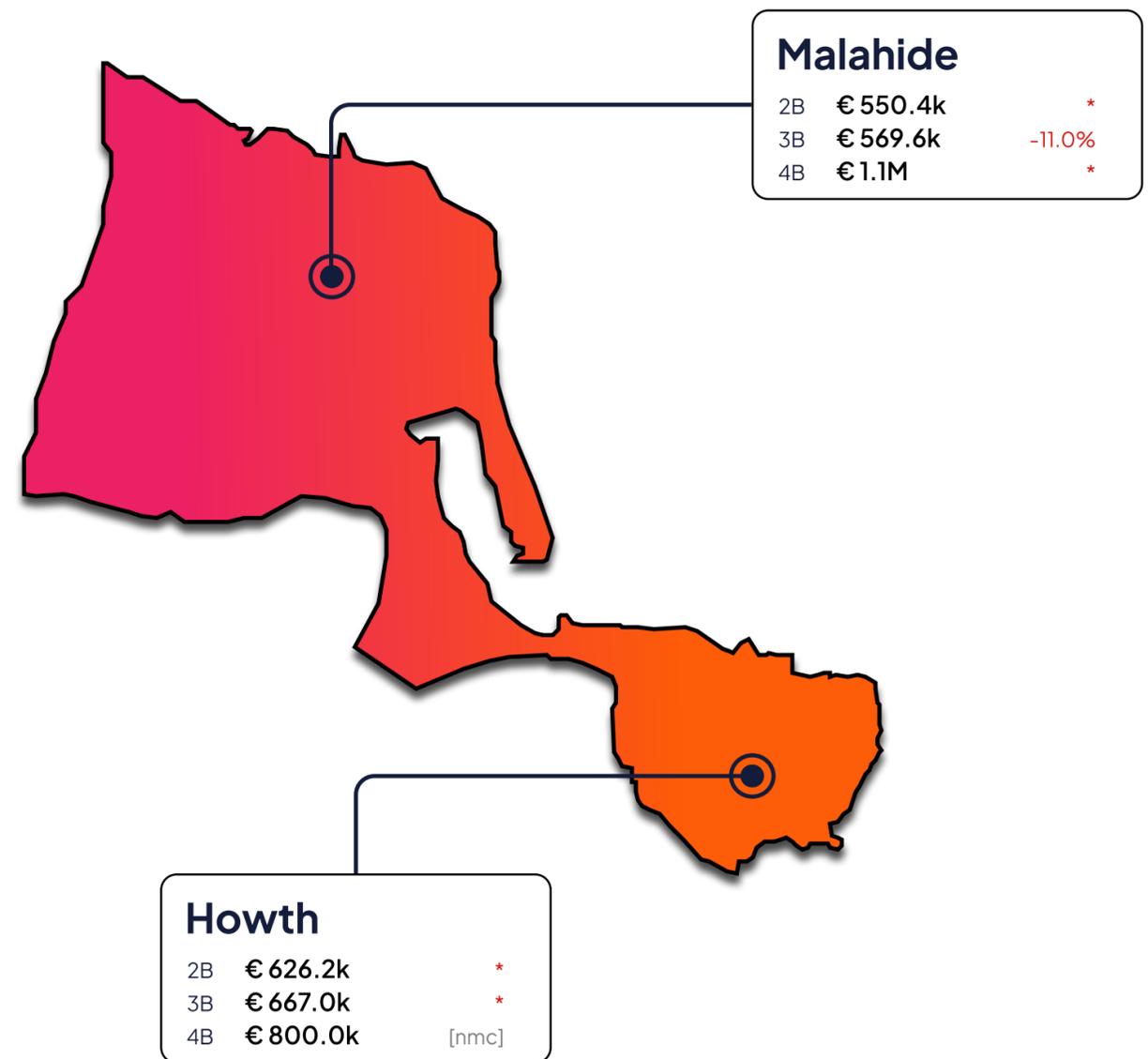
The residential property market in Howth - Malahide remains healthy, with supply tight and conditions competitive. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Buy-to-let interest persists where letting prospects are solid. Limited new-build delivery and higher build costs continue to restrict choice in popular segments. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. In short, realistic pricing and presentation are key to achieving strong outcomes. In addition, established neighbourhoods with schools and services remain especially sought after.

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# HOWTH- MALAHIDE

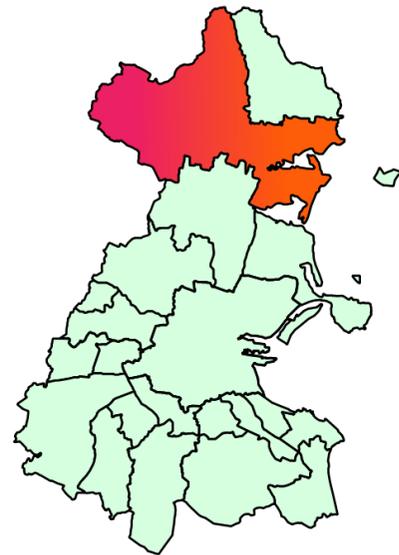
FINGAL



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

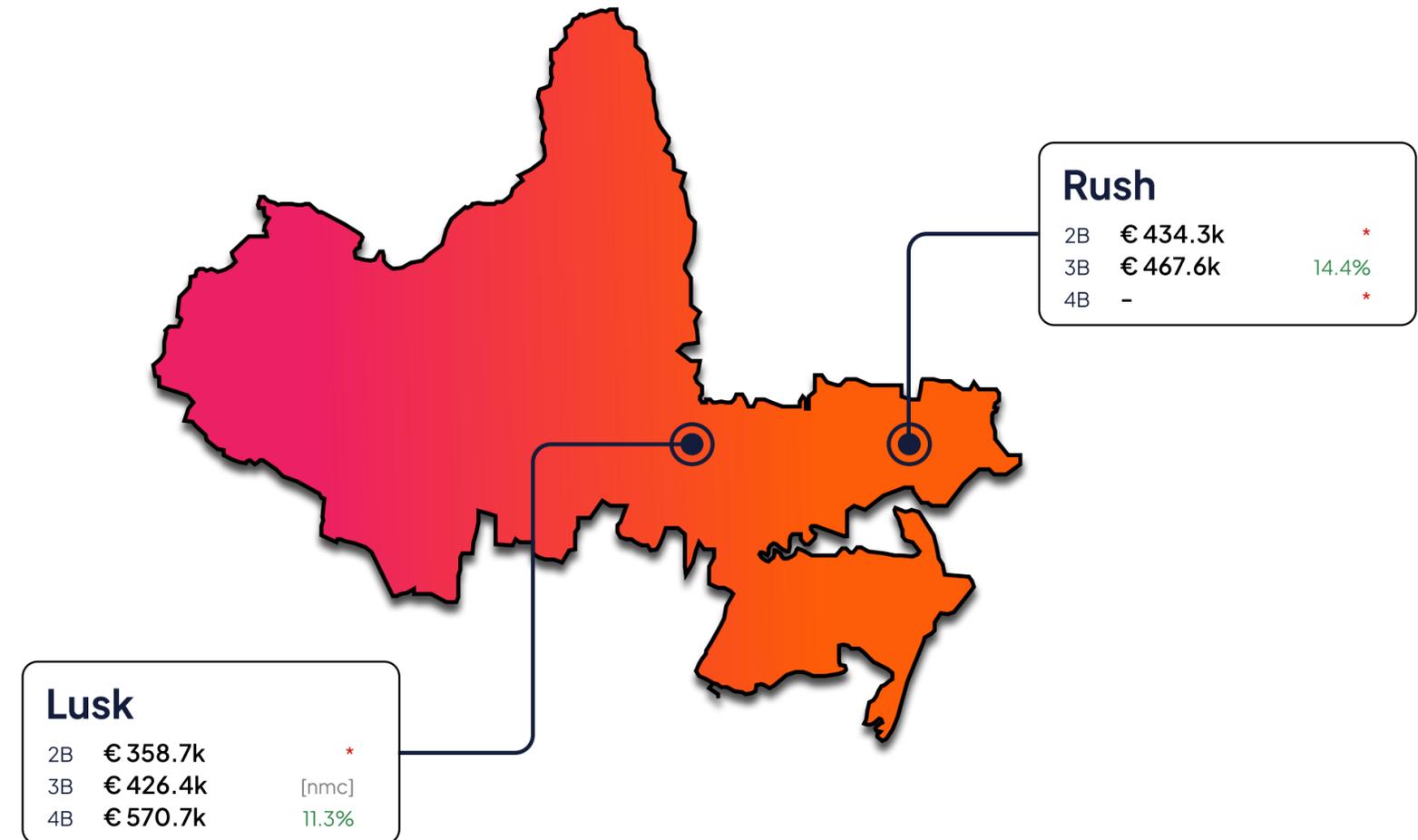


	1B	2B	3B	4B+
Average price	<b>266.3k</b>	<b>364.2k</b>	<b>471.7k</b>	<b>604.3k</b>
Sold properties	3	20	33	13
Year over Year	*	19.30%	1.51%	12.75%
Rental Average	1.8k	1.9k	2.4k	3k
Rental Yield	7.89%	6.37%	6.01%	5.93%

The residential property market in Rush - Lusk remains active, with supply constrained and conditions brisk. Three- and four-bedroom family homes remain the core focus. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Right-sizers and returning emigrants add to underlying demand. Stock remains tight in prime districts, keeping competition lively for well-presented homes. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

# RUSH-LUSK

## FINGAL



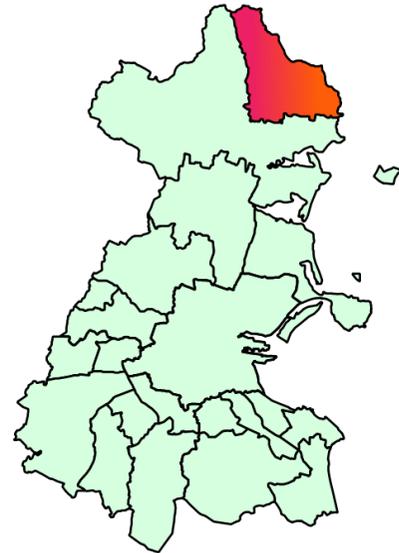
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[nmc] "No Material Change" or no significant change from the past year.

Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



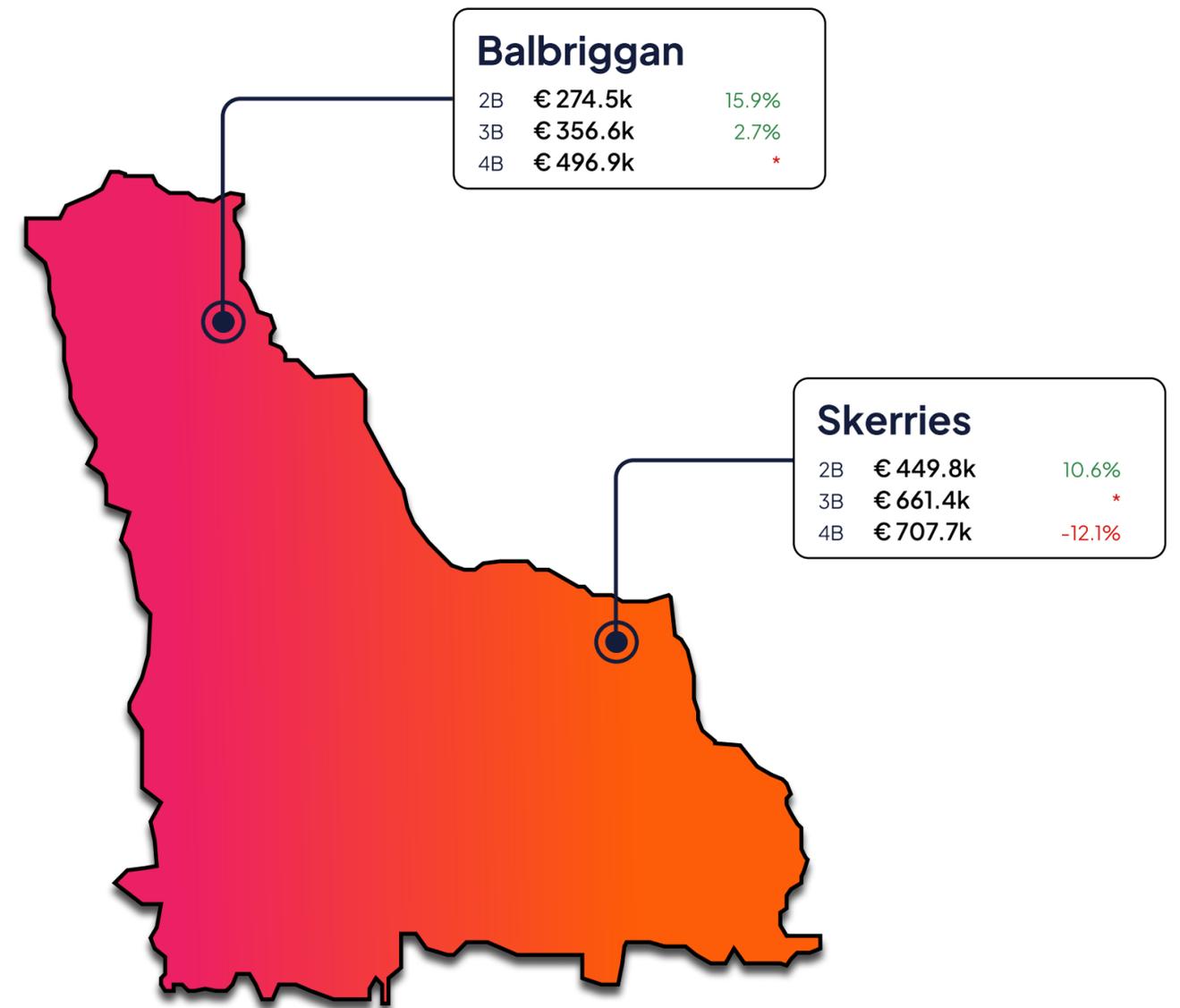
	1B	2B	3B	4B+
Average price	<b>274.5k</b>	<b>311.8k</b>	<b>420.2k</b>	<b>599.4k</b>
Sold properties	2	21	43	15
Year over Year	10.83%	14.76%	9.60%	15.91%
Rental Average	1.1k	1.8k	2.5k	*
Rental Yield	5.00%	6.75%	7.25%	*

The residential property market in Balbriggan remains active, with supply limited and conditions competitive. Three- and four-bedroom family homes remain the core focus. First-time buyer interest is steady, supported by relative value. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

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# BALBRIGGAN

## FINGAL



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



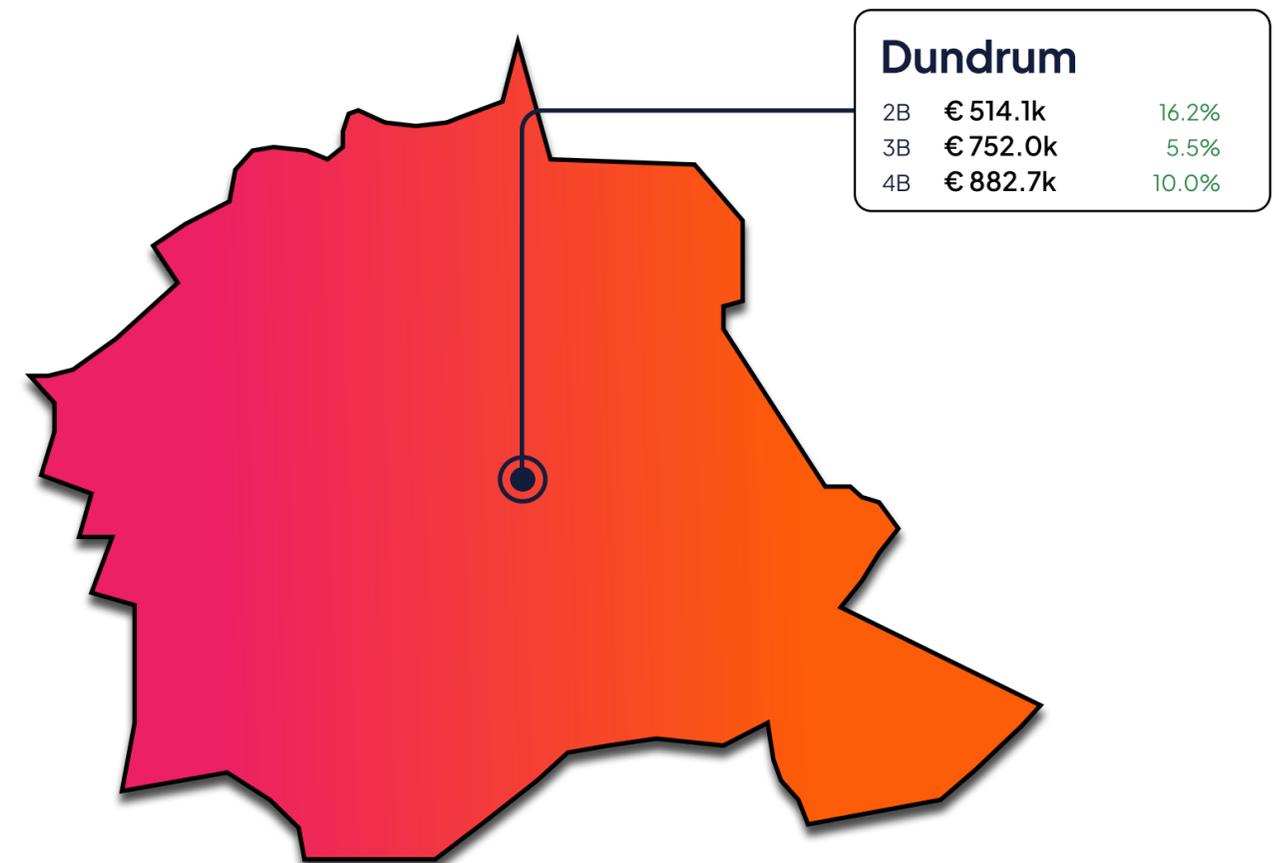
	1B	2B	3B	4B+
Average price	<b>391.1k</b>	<b>536.5k</b>	<b>771.7k</b>	<b>914k</b>
Sold properties	2	21	30	22
Year over Year	*	17.01%	17.10%	-10.00%
Rental Average	1.9k	2.6k	3k	3.5k
Rental Yield	5.86%	5.71%	4.71%	4.57%

The residential property market in Dundrum remains active, with supply thin and conditions lively. Quality second-hand stock tends to move quickly when correctly priced. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Stock remains tight in prime districts, keeping competition lively for well-presented homes. Taken together, buyer demand remains stable while choice stays limited in many segments. Apart from that, local amenities and good transport links continue to shape buyer preferences.

\* Based on a small sample size, creating a low confidence score. May not be representative of the market.  
[nmc] "No Material Change" or no significant change from the past year.

# DUNDRUM

## DÚN LAOGHAIRE-RATHDOWN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



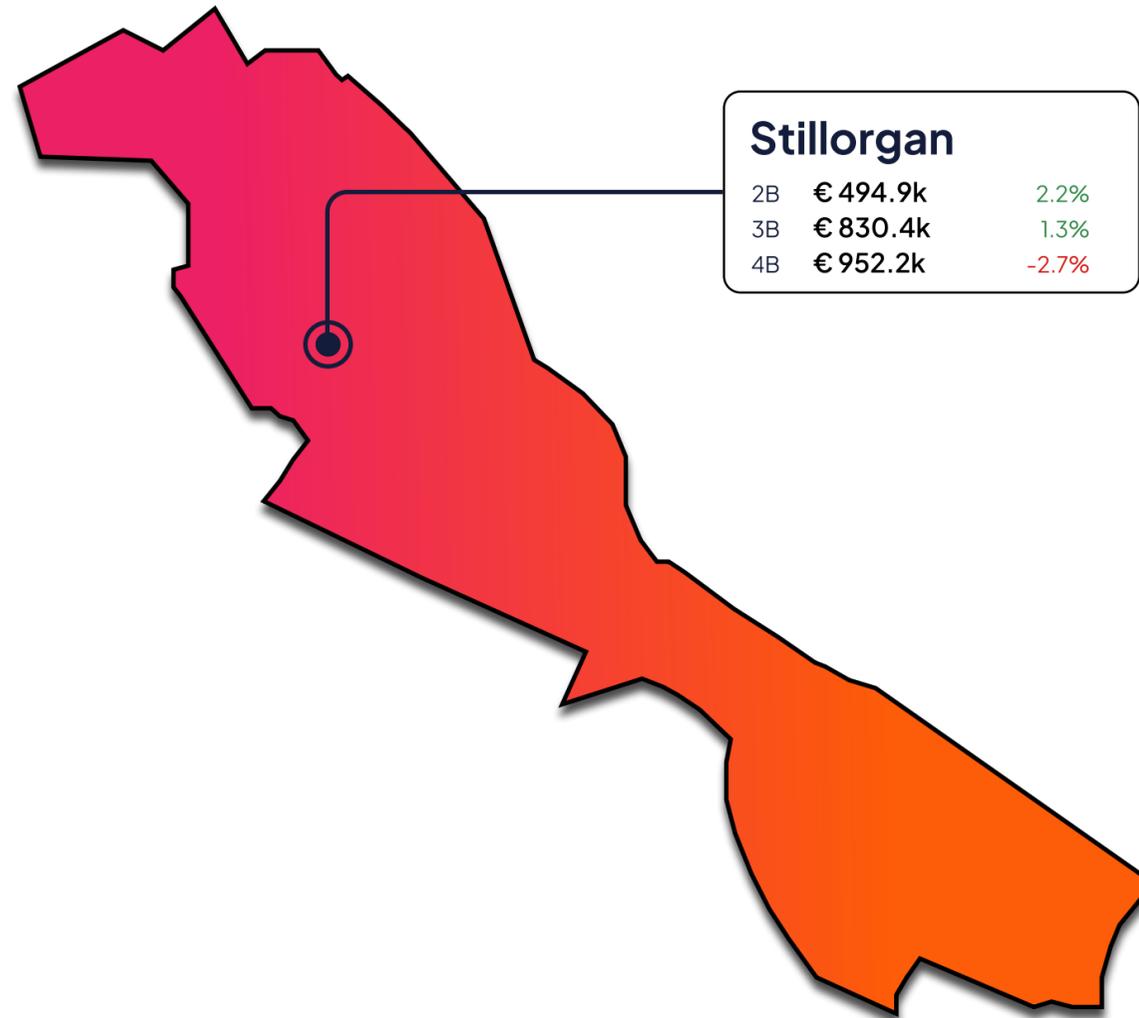
	1B	2B	3B	4B+
Average price	<b>401k</b>	<b>494.9k</b>	<b>870.3k</b>	<b>960.2k</b>
Sold properties	1	11	11	6
Year over Year	<b>-6.74%</b>	<b>2.21%</b>	<b>2.20%</b>	<b>-5.43%</b>
Rental Average	2k	2.4k	3.1k	4.7k
Rental Yield	<b>6.04%</b>	<b>5.79%</b>	<b>4.33%</b>	<b>5.86%</b>

The residential property market in Stillorgan remains active, with supply tight and conditions brisk. Family homes remain the mainstay of demand. First-time buyers are active where affordability stacks up. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

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# STILLORGAN

## DÚN LAOGHAIRE-RATHDOWN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.

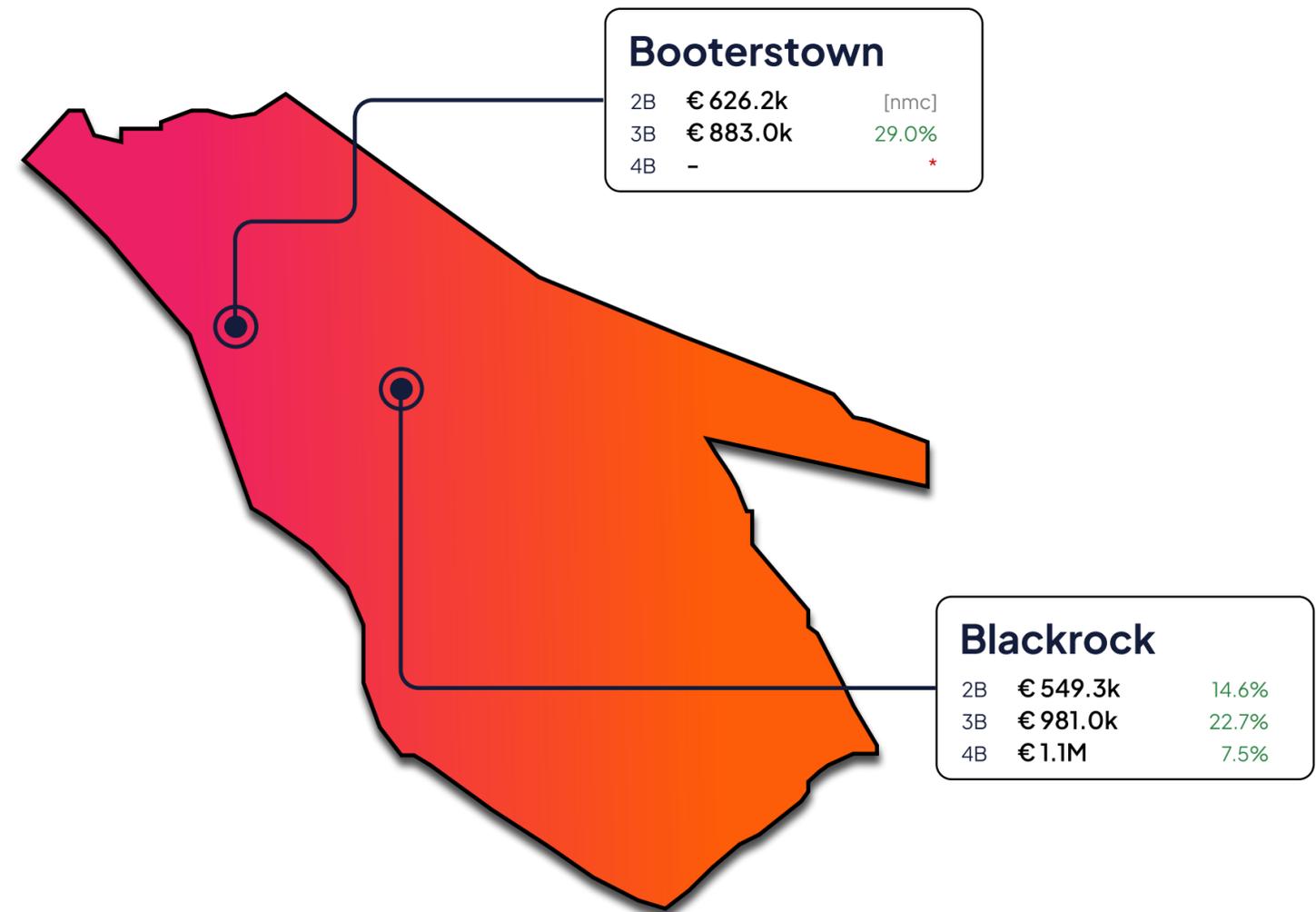


	1B	2B	3B	4B+
Average price	<b>347.2k</b>	<b>577.3k</b>	<b>965.9k</b>	<b>1.12M</b>
Sold properties	3	11	13	6
Year over Year	[nmc]	9.58%	*	7.48%
Rental Average	1.9k	2.6k	3.8k	4.6k
Rental Yield	6.64%	5.38%	4.74%	4.91%

The residential property market in Blackrock remains active, with supply tight and conditions brisk. Family homes remain the mainstay of demand. First-time buyers are active where affordability stacks up. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. In addition, established neighbourhoods with schools and services remain especially sought after.

# BLACKROCK

## DÚN LAOGHAIRE-RATHDOWN



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Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



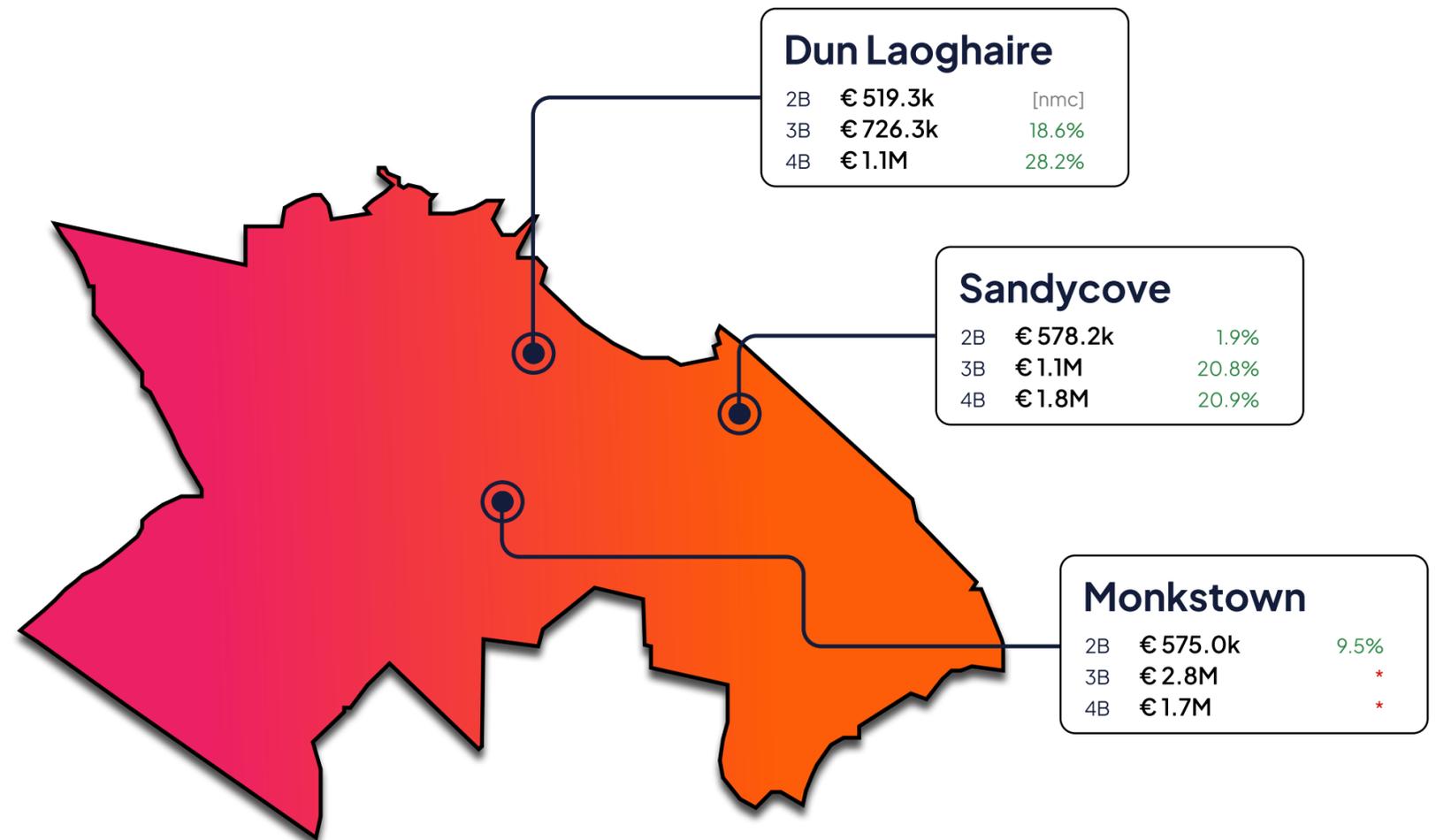
	1B	2B	3B	4B+
Average price	<b>578.8k</b>	<b>542.5k</b>	<b>753.8k</b>	<b>1.39M</b>
Sold properties	4	22	37	22
Year over Year	*	4.68%	11.34%	*
Rental Average	2k	2.5k	4.3k	3.7k
Rental Yield	4.10%	5.63%	6.77%	3.16%

The residential property market in Dun Laoghaire remains resilient, with supply thin and conditions competitive. Well-presented houses continue to draw the deepest interest. Entry-level demand remains evident across town and commuter locations. Investor demand is measured, with yields guiding decisions. Trade-up movers target family homes near schools and amenities. Apartments with strong BERs and modern finishes see consistent interest from urban buyers. Overall, correctly priced, well-presented homes continue to attract firm interest. In addition, established neighbourhoods with schools and services remain especially sought after.

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# DÚN-LAOGHAIRE

## DÚN LAOGHAIRE-RATHDOWN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



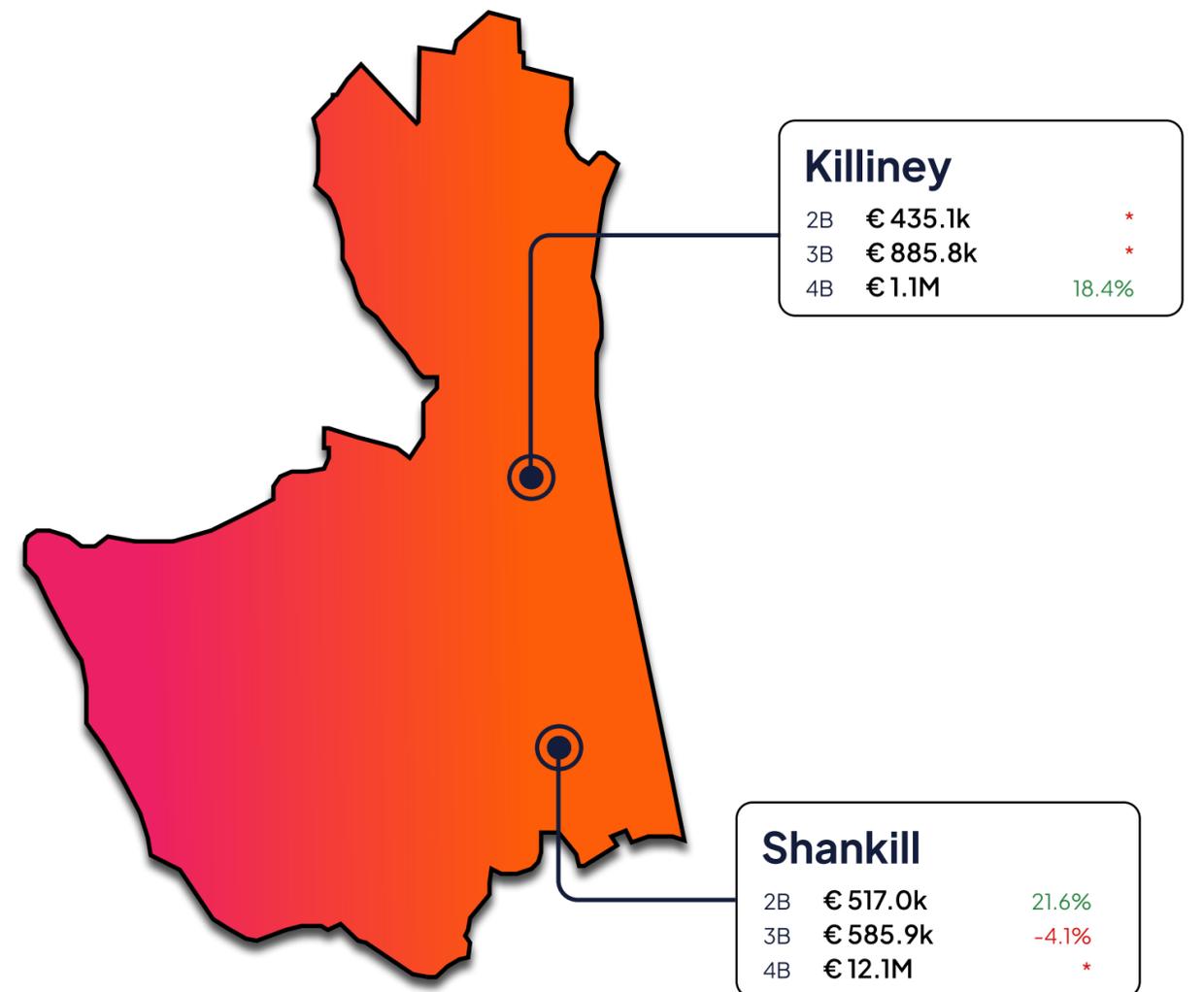
	1B	2B	3B	4B+
Average price	<b>447.3k</b>	<b>530.6k</b>	<b>785k</b>	<b>4.48M</b>
Sold properties	7	28	42	43
Year over Year	*	8.14%	9.97%	*
Rental Average	1.8k	2.6k	3.4k	4.2k
Rental Yield	4.91%	5.92%	5.24%	1.12%

The residential property market in Killiney - Shankill remains resilient, with supply limited and conditions brisk. Well-presented houses continue to draw the deepest interest. First-time buyer interest is steady, supported by relative value. Investor appetite is selective but supported by rental fundamentals. Right-sizers and returning emigrants add to underlying demand. Proximity to employment, transport and amenities sustains steady buyer interest. In short, realistic pricing and presentation are key to achieving strong outcomes. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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# KILLINEY - SHANKILL

## DÚN LAOGHAIRE - RATHDOWN



Ireland Sales Prices

# SOLD PROPERTIES

Rolling average sold prices in each county in the last 12 months.



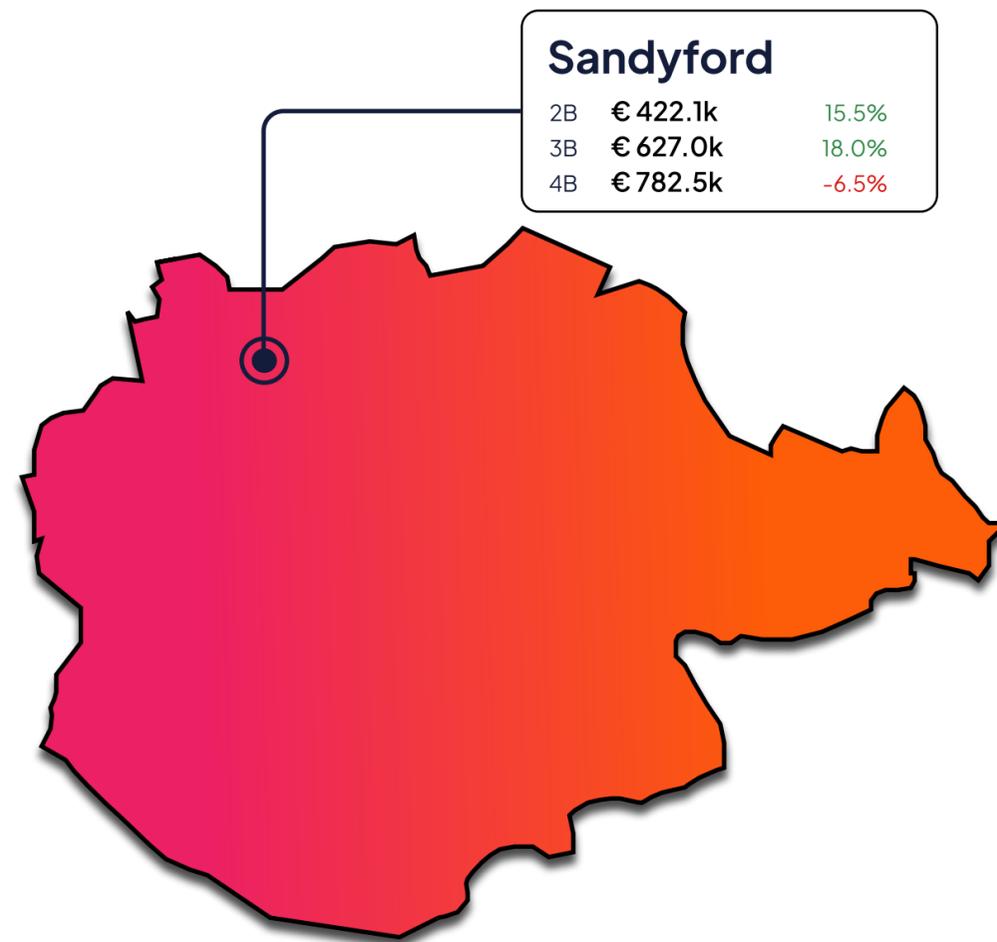
	1B	2B	3B	4B+
Average price	<b>372.6k</b>	<b>448.1k</b>	<b>674.8k</b>	<b>805.7k</b>
Sold properties	13	31	35	11
Year over Year	3.04%	11.84%	10.91%	-1.12%
Rental Average	1.8k	2.4k	3k	3.8k
Rental Yield	5.76%	6.34%	5.33%	5.68%

The residential property market in Glencullen - Sandyford remains steady, with supply tight and conditions competitive. Quality second-hand stock tends to move quickly when correctly priced. Entry-level demand remains evident across town and commuter locations. Buy-to-let interest persists where letting prospects are solid. Trade-up movers target family homes near schools and amenities. Proximity to employment, transport and amenities sustains steady buyer interest. Taken together, buyer demand remains stable while choice stays limited in many segments. Beyond pricing, energy upgrades and turnkey condition are frequent decision points for buyers.

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# GLENCULLEN-SANDYFORD

## DÚN LAOGHAIRE-RATHDOWN



# DISCOVER THE IRISH PROPERTY PRICE INDEX.

Contact us for more micro market analysis  
and real-time valuation in minutes.

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