GeoDirectory

GeoDirectory Residential Buildings Report

Q4 2025

Unique and up-to-date analysis of the Irish housing market

Backed by: an post

This is the 24th GeoDirectory Residential Buildings Report on the stock of residential properties in Ireland. The biannual report is based on GeoDirectory's comprehensive database of over 2 million residential building records and provides a unique and up-to-date analysis of the Irish housing market.

This GeoDirectory Residential Buildings report provides some insights on the outturn for stock levels and vacancy rates across the country, as well as on construction activity, residential transactions and property prices. This report provides useful analysis and insight for communities, businesses and policy makers on changes in the composition and location of the Irish housing stock.

Contents

Facts at a glance

Residential Dwellings Stock

2,207,794

Total stock of residential properties

676,177

Detached dwellings account for 30.6% of the total stock

632,295

Terraced housing account for 28.6% of the total stock

79,703

Vacant dwellings

19,438

Derelict dwellings

Residential commencements

16,412

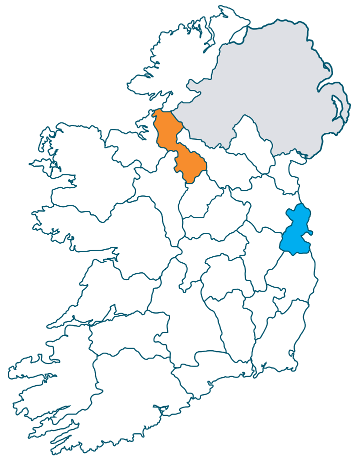
Residential commencements 12 months to December 2025

5,074

Co. Dublin had the highest number of residential commencements

52

Co. Leitrim had the lowest number of residential commencements



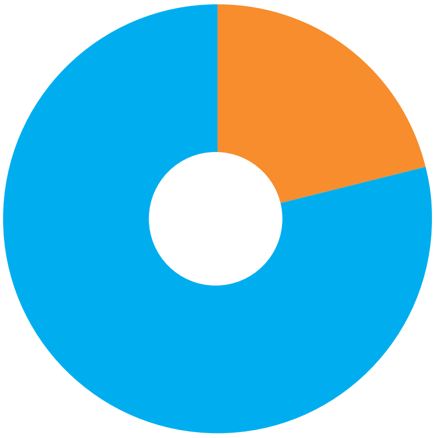
Property Transactions

47,847

Total number of property transactions in the 12 months to November 2025

77%
Existing dwellings

23%
New dwellings



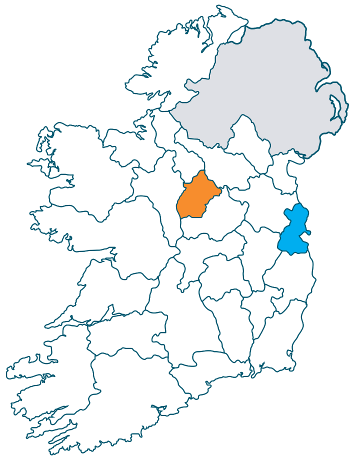
National Property Price

€427,937

Average national property price

€588,649
Co. Dublin had the highest average property price

€206,583
Co. Longford had the lowest average property price



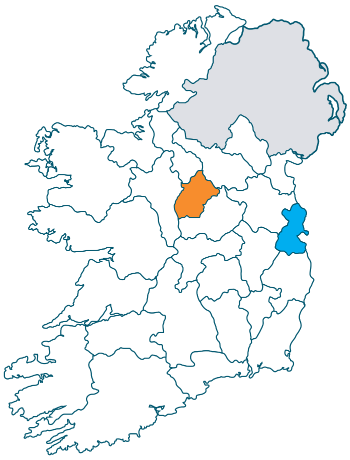
Buildings Under Construction

27,931

Buildings under construction, December 2025

5,046
Co. Dublin had the highest number of buildings under construction

147
Co. Longford had the lowest number of buildings under construction



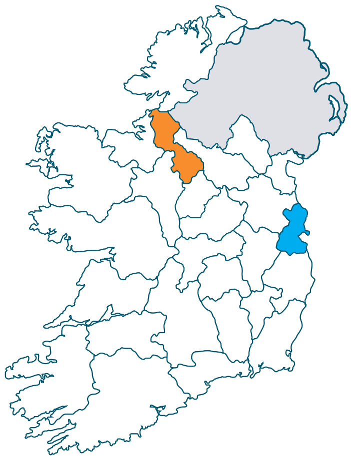
New addresses added

35,056

New addresses added to the GeoDirectory database

11,966
Co. Dublin had the highest number of new addresses added

105
Co. Leitrim had the lowest number of new addresses added



Executive Summary

This is the 24th publication on the stock of residential properties in Ireland commissioned by GeoDirectory and prepared by EY Economic Advisory

6.6%

National average house price increased by 6.6% in the 12 months to November 2025.

25.5%

Number of buildings under construction increased by 25.5% YoY in the year to Q4 2025.

2.1%

Total residential property transactions decreased by 2.1% in the 12 months to November 2025

76.3%

Total housing commencements decreased by 76.3% in the 12 months to December 2025.

3.7%

Vacancy rate declined in 15 counties compared to Q4 2024.

Ireland's residential stock totals just over 2.2 million dwellings of which over a quarter are located in Dublin alone

As of Q4 2025, the total stock of residential properties in Ireland was 2,207,794 dwellings. Detached dwellings (30.6%) continue to make up the largest share of this total, followed by terraced (28.6%) and semi-detached dwellings (24.7%). The number of apartments, which are defined as a dwelling which exists in a building of five or more dwellings, amounted to 244,659 units (11.1% of the total residential stock). This total equates to an increase of 11,476 units (or 4.7%) relative Q4 2024.

A total of 35,056 new residential addresses were added to the GeoDirectory database in the year to Q4 2025, comprising 1.6% of the total residential stock. The number of new address points witnessed an increase of 1.1% compared to the equivalent total in Q4 2024.

The Greater Dublin Area (GDA) accounted for just over half of all new address points (51.5%), while Dublin itself accounted for (34.1%) of new addresses added in the year to Q4 2025.

The number of buildings under construction grew by 25.5% year-on-year

The number of new buildings under construction recorded an increase of 25.5% in the year to Q4 2025. A total of 27,931 buildings were classified as being under construction in the GeoDirectory database in Q4 2025 compared with 22,251 in the corresponding period of 2024. Data on commencements, prepared by the DHLGH, indicates a total of 16,412 housing commencements were recorded in the 12 months to December 2025, representing a decrease of 76.3% or 52,899 units compared to the 12 months to December 2024.

Vacancy rates decline YoY by 0.1 ppt in Q4 2025

79,703 dwellings were recorded as vacant in Q4 2025, according to the GeoDirectory database. The average vacancy rate across Ireland was 3.7% in Q4 2025, decreasing 0.1 ppts from the same period in 2024. Out of the 26 counties, 15 reported declines in vacancy rates compared to Q4 2024 figures. Dublin recorded the lowest vacancy rate at 1.2%, while Leitrim recorded the highest vacancy rate at 11.7%, despite a year-on-year decline of 0.01 ppts.

Average house prices climbed across all counties in the 12 months to November 2025

The national average house price during the 12 months to November 2025 was €427,937, up 6.6% versus the previous 12-month period to November 2024. Average house prices increased across all 26 counties. The largest percentage increases in average house prices were observed in Leitrim (15.0%), Cavan (14.6%) and Tipperary (14.3%). Dublin recorded the highest average house price (€588,649), followed by Wicklow (€501,881) and Kildare (€443,164). All other counties recorded house prices below the national average. Longford (€206,583), Donegal (€215,554) Leitrim (€218,507) posted the lowest average house prices across the 12 months to November 2025.

Only eight counties reported an increase in the number of residential property transactions in the 12 months to November 2025. A total of 47,847 residential property transactions were recorded with a decrease of 2.1% in 12-month period to November 2025. Dublin (15,664), Cork (5,505) and Kildare (2,794) had the highest number of property transactions, accounting for over half (50.1%) of total transactions.

Two of the eight Irish local authority areas based in the cities saw an increase in average house prices in the 12-month period to November 2025. Properties in Dún Laoghaire-Rathdown (€786,898) remained the most expensive while properties in Waterford City were reported to have the lowest average house prices for an Irish city (€283,994). Limerick City reported the highest YoY house price increase at 11.7% to €306,714.

Dublin 15 recorded the highest number of residential transactions across all Dublin postcodes with 1,578 properties sold during the 12 months to November 2025. Dublin 18 (1,043) and Dublin 24 (872) had the second and third highest levels of purchasing activity, while just 95 property sales were executed in Dublin 20. The highest average property price was recorded in Dublin 6 at €955,881. Dublin 10 remained the Dublin postcode with the lowest average house price at €332,192.

Based on the principal town Eircode's, residential property transaction volumes were highest in V94 Limerick (1,558), followed by A92 Drogheda (1,398), and T12 Cork Southside (1,360). In addition, new-build property sales were most concentrated in A92 Drogheda, where 648 new properties were sold in the 12 months to November 2025, followed by Celbridge (396) and Wicklow (394).

Classification of Residential Dwellings

There was a total of 2,207,794 residential dwellings* across Ireland in Q4 2025. This equated to an increase of 36,931 dwellings (+1.7%) since Q4 2024

Detached dwellings remained the most prevalent residence type in Q4 2025 (30.6% of the national total), followed by terraced dwellings (28.6%) and semi-detached (24.7%).

In total, there were 676,177 detached dwellings in Q4 2025, which make up the largest proportion of dwellings in rural counties such as Leitrim (49.2% of the county total), Donegal (48.1%) and Cavan (47.6%). Conversely, Dublin ranked lowest (17.7%) followed by Louth (23.8%).

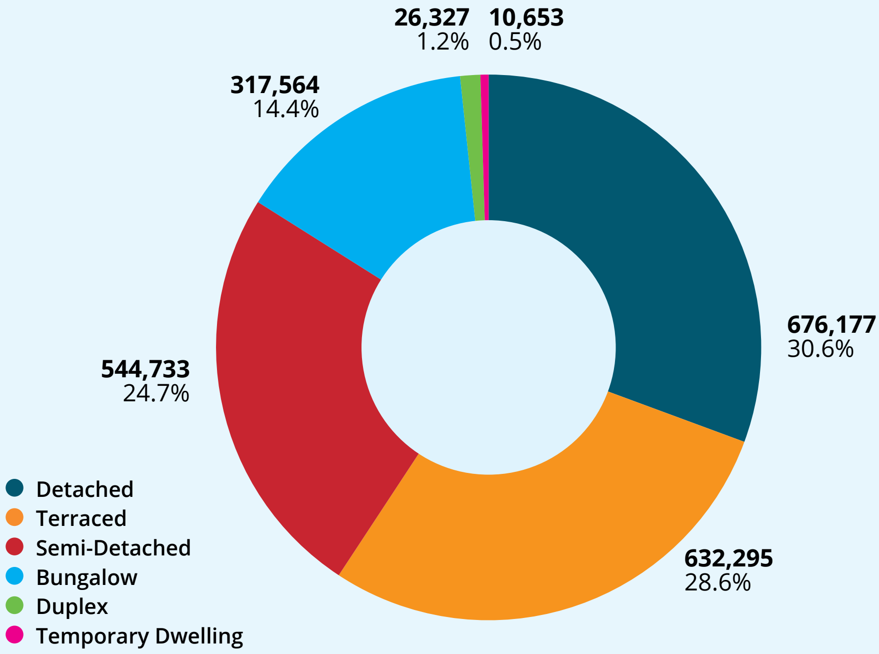
There were 632,295 terraced dwellings, with the greatest shares found in Dublin (49.0% of the county total), Louth (32.4%) and Waterford (30.2%).

Kildare (37.9%), Meath (29.7%), Dublin (29.3%) and Laois (29.2%) were the counties with the highest proportions of semi-detached properties.

There were 317,564 bungalows, with the largest shares found in Roscommon (34.0%) and the lowest in Dublin (1.9%).

*Excluding derelicts

Figure 1:
Residential Dwellings by Building Type in Ireland, December 2025



Source: GeoDirectory Database

Stock of Apartments by County

Apartments* accounted for 11.1% of the national residential stock in Q4 2025, equating to 244,659 dwellings. This represented an increase of 11,476 units (+4.7%) from Q4 2024.

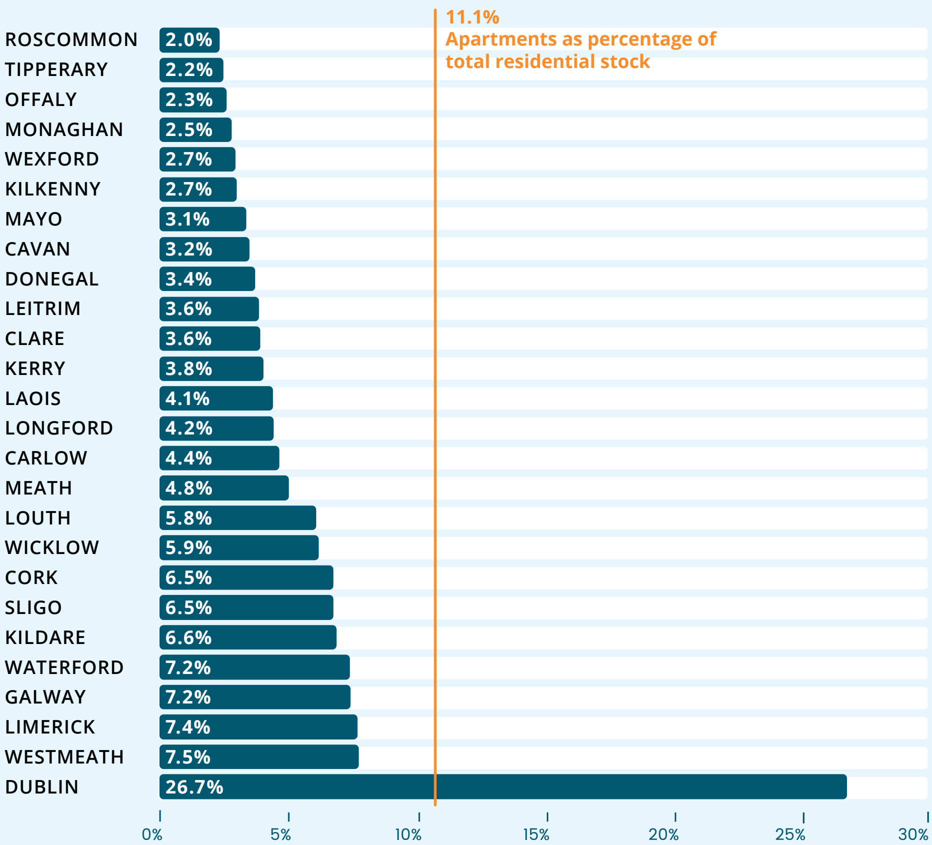
Dublin accounted for 78.8% of these additional units. The total number of Dublin's apartment stock (164,450) equated to 67.2% of all apartments across the State in Q4 2025.

Cork had the next highest share, accounting for 6.6% of the national stock, followed by Galway at 3.5% and Limerick at 2.7%.

Dublin (26.7%), Westmeath (7.5%) and Limerick (7.4%) had the highest shares of apartments relative to their overall residential stock. Roscommon had the lowest share of apartments at 2.0%.

*An apartment is a dwelling which exists in a building of 5 or more dwellings.

Figure 2:
Apartments as a Percentage of Total Residential Stock by County, December 2025



Source: GeoDirectory Database

Additions to the GeoDirectory Database by County

In the 12 months to December 2025, a total of 35,056 new addresses* were added to the GeoDirectory database, equating to 1.6% of the total residential stock.

The number of new residential address points increased by 1.1% YoY. However, in December 2024, there was a 20.7% increase YoY compared to December 2023, signalling a drop in growth.

Dublin accounted for the largest proportion of new address points with 11,966 added (34.1% of total), followed by Cork (10.7%), Kildare (8.9%), Louth (5.4%) and Meath (5.0%).

All other counties had shares of less than 5.0% of the total additions, with the smallest additions being made in Leitrim (0.3%) and Longford (0.3%), followed by Carlow (0.4%).

More than half (51.5%) of the total number of new addresses added were in the Greater Dublin Area.** When Cork, Galway, Limerick and Waterford are included, this share rises to 71.2%.

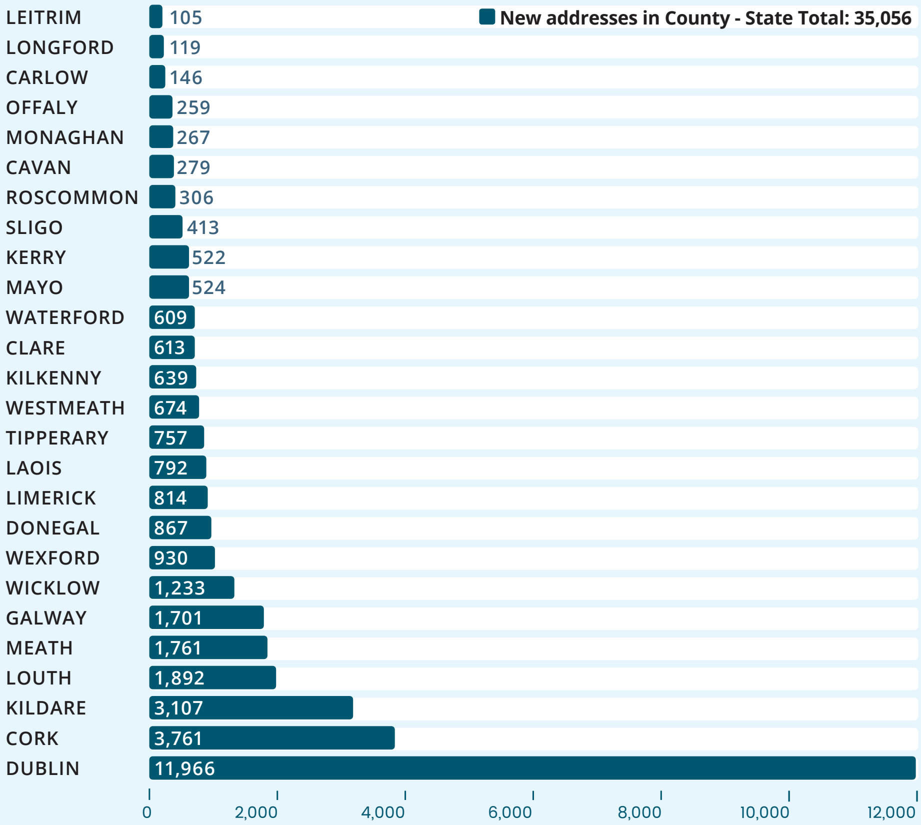
In percentage terms, Kildare (89.6% YoY) Roscommon (59.4%), Tipperary (42.3%) and Kilkenny (40.7%) recorded the highest YoY growth in the number of new addresses added, accounting for about 5.7% i.e., total increase of 1,992 address points over the year.

On a provincial level, Leinster accounted for 23,518 of the new addresses added, equivalent to 67.1% of the total. Munster represented 20.2% of the total new address points, followed by Connacht (8.7%) and Ulster (4.0%).

*New Addresses added also include new student accommodation units.

**The Greater Dublin Area is defined as Dublin and the counties of the East region, Kildare, Meath and Wicklow.

Figure 3:
New Addresses added to the Stock of Residential Dwellings by County



Source: GeoDirectory Database

Table 1:
Percentage of New Addresses Added to the Total Stock by County and State and Year-on-Year Change

County	New addresses as % of total county stock	New addresses as % of total stock	% YoY change in new addresses added
CARLOW	0.6%	0.4%	-54.8%
CAVAN	0.8%	0.8%	-22.1%
CLARE	1.0%	1.7%	-4.4%
CORK	1.5%	10.7%	0.8%
DONEGAL	1.0%	2.5%	23.7%
DUBLIN	1.9%	34.1%	-9.4%
GALWAY	1.4%	4.9%	22.6%
KERRY	0.7%	1.5%	-25.3%
KILDARE	3.2%	8.9%	89.6%
KILKENNY	1.5%	1.8%	40.7%
LAOIS	2.2%	2.3%	-16.2%
LEITRIM	0.6%	0.3%	-30.0%
LIMERICK	0.9%	2.3%	1.1%
LONGFORD	0.6%	0.3%	-11.9%
LOUTH	3.3%	5.4%	39.2%
MAYO	0.8%	1.5%	9.4%
MEATH	2.1%	5.0%	-11.6%
MONAGHAN	1.0%	0.8%	-13.6%
OFFALY	0.8%	0.7%	-44.9%
ROSCOMMON	1.0%	0.9%	59.4%
SLIGO	1.2%	1.2%	13.2%
TIPPERARY	1.1%	2.2%	42.3%
WATERFORD	1.1%	1.7%	-18.0%
WESTMEATH	1.7%	1.9%	26.0%
WEXFORD	1.2%	2.7%	-22.6%
WICKLOW	1.9%	3.5%	-7.8%

Analysis of Construction Levels by County

As of Q4 2025, there were 27,931 buildings* under construction according to the GeoDirectory database, equating to an increase of 5,680 buildings (25.5%) versus Q4 2024

Dublin continues to record the highest levels of new construction activity, accounting for 18.1% of all buildings under construction.

After Dublin, building levels were highest in Cork (13.1% of total), Kildare (7.4%), Louth (6.4%) and Meath (6.1%).

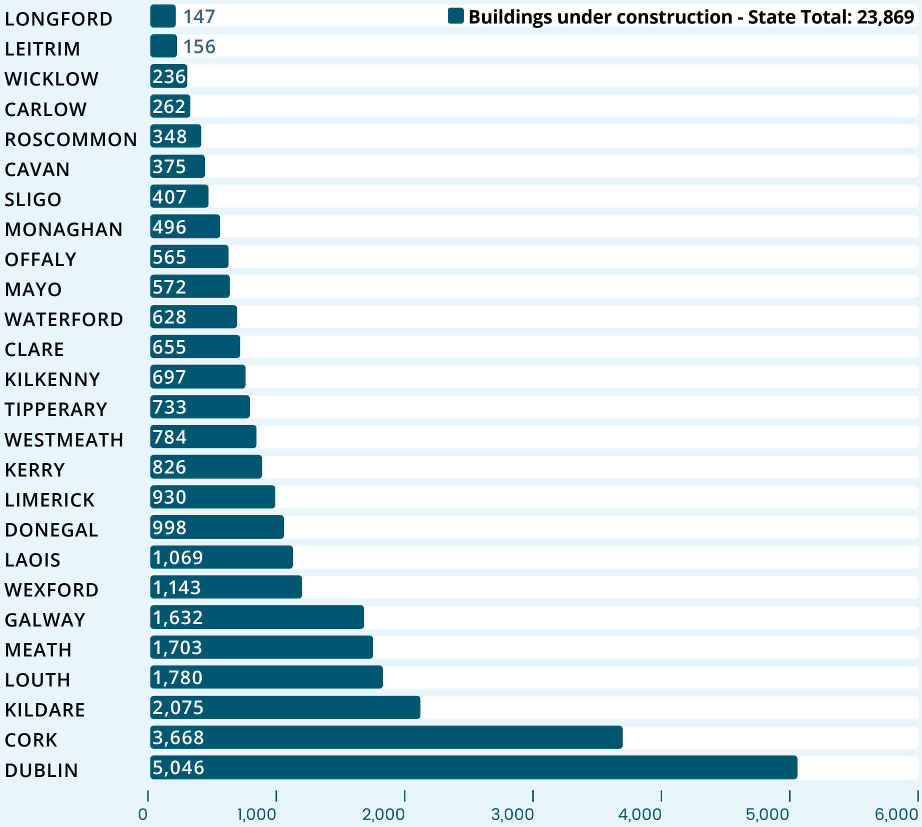
All remaining counties registered shares of 5.8% and below, with activity weakest in Longford and Leitrim accounting for 0.5% and 0.6% respectively.

The Greater Dublin Area accounted for 32.4% (or 9,060 buildings) of total construction activity in Q4 2025, up 15.7% (or 1,230 buildings) on the same period in 2024.

Construction activity remained strongest in Leinster, which accounted for 55.5% of all buildings under construction in Q4 2025, with Munster ranking second (26.6% of national total). Building levels were lowest in Connacht and Ulster, with shares of 11.2% and 6.7% respectively.

*Note these are buildings as opposed to address points or dwelling units. Buildings under construction are only counted as buildings and not dwellings.

Figure 4:
Total Construction Activity by County, Q4 2025



Source: GeoDirectory Database

Table 2:
Percentage of Construction Activity by County, December 2025

County	% of state construction actvity
DUBLIN	18.1%
CORK	13.1%
KILDARE	7.4%
LOUTH	6.4%
MEATH	6.1%
GALWAY	5.8%
WEXFORD	4.1%
LAOIS	3.8%
DONEGAL	3.6%
LIMERICK	3.3%
KERRY	3.0%
WESTMEATH	2.8%
TIPPERARY	2.6%
KILKENNY	2.5%
CLARE	2.3%
WATERFORD	2.2%
MAYO	2.0%
OFFALY	2.0%
MONAGHAN	1.8%
SLIGO	1.5%
CAVAN	1.3%
ROSCOMMON	1.2%
CARLOW	0.9%
WICKLOW	0.8%
LEITRIM	0.6%
LONGFORD	0.5%

Source: GeoDirectory Database

Analysis of Commencements Data

A total of 16,412 housing commencements were recorded in the 12 months to December 2025, representing a decrease of -76.3% or 52,899 units.

The Greater Dublin Area accounted for 6,694 commencements (40.8% of the national total) in the 12 months to December 2025, of which Dublin comprised of 5,074 units (30.9% of the national total).

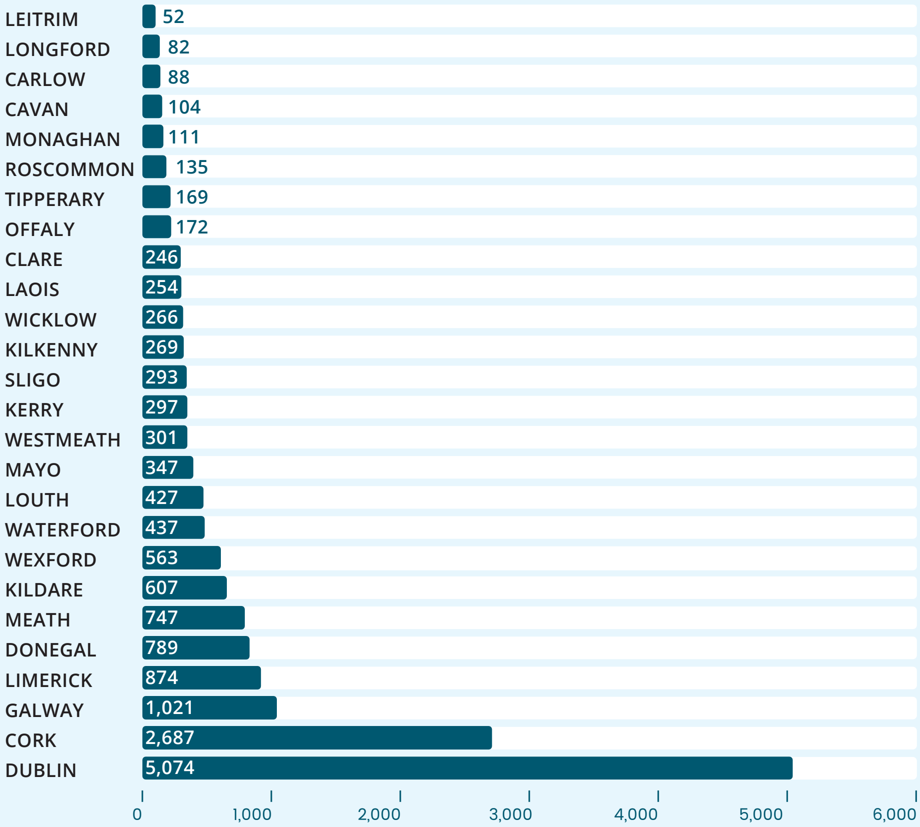
All 26 counties registered a decrease in the number of housing units commenced during the 12 months to December 2025, relative to the corresponding period to December 2024, with the largest drop in Tipperary (88.7%), Wicklow (88.3%), Louth (86.6%) and Kildare (86.4%).

After Dublin, the highest commencement levels in absolute terms in this period were in Cork (2,687) and Galway (1,021). The lowest levels were in Leitrim (52) and Longford (82).

On a provincial level, Leinster accounted for 53.9% of total commencements. This share is down by 14.1% compared with the equivalent 12-month period to December 2024, accounting for a fall in commencements of 38,302 YoY.

On the other hand, Ulster accounted for just 6.1% of commencements during this period. Munster and Connacht accounted for 28.7% and 11.3% of the total respectively.

Figure 5:
Residential Commencements by County, 12 months to December 2025



Source: Department of Housing, Local Government and Heritage (DHLGH)

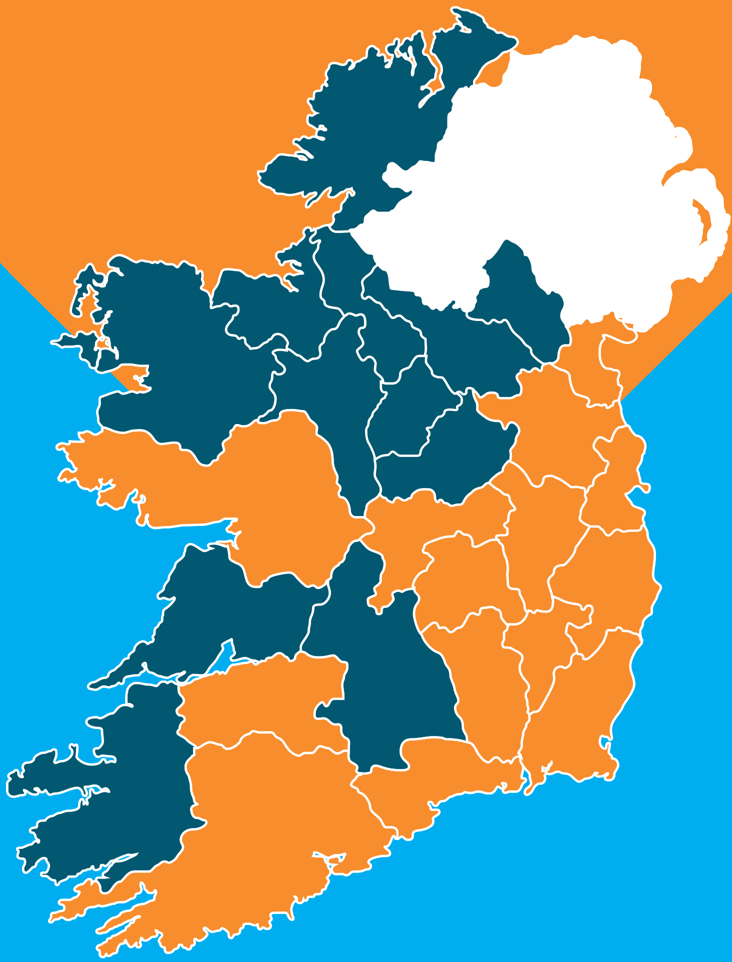
Housing Statistics

According to DHLGH, a total of 16,412 dwellings were commenced in the 12 months to December 2025. Though not strictly comparable, the GeoDirectory database indicates that 27,931 buildings (each of which can be one or more dwellings) were classified as being under construction as of Q4 2025.

Separately the CSO publish data on “New Dwelling Completions.” The latest CSO release reported that there were 9,235 new dwelling completions in Q3 2025, equating to an increase of 4.0% relative to the same quarter in 2024. Within the Q3 total completions, there were 3,160 apartment completions, 34.2% of the total.

The total number of completions over the four quarters to Q3 2025 was 32,991, 4.0% higher than the corresponding number in the same period to Q3 2024. Apartments accounted for 10,507 or 31.8% of the total over the 4 quarters to Q3 2025. The corresponding figure in the same period in 2024 was 10,129.

National average vacancy rate decreased to 3.7%



13 counties had vacancy rates above the national average

13 counties had vacancy rates below the national average

Composition of Housing Stock

Vacancy rates

There were 79,703 dwellings recorded as vacant in Q4 2025, according to the GeoDirectory database. The state vacancy rate* across Ireland was 3.7% in Q4 2025, decreasing 0.1% from Q4 2024.

Vacancy rates decreased YoY in 15 counties.

Dublin recorded the lowest vacancy rate at 1.2% in Q4 2025, followed by Kildare (1.7%), Waterford (2.0%) and Meath (2.2%).

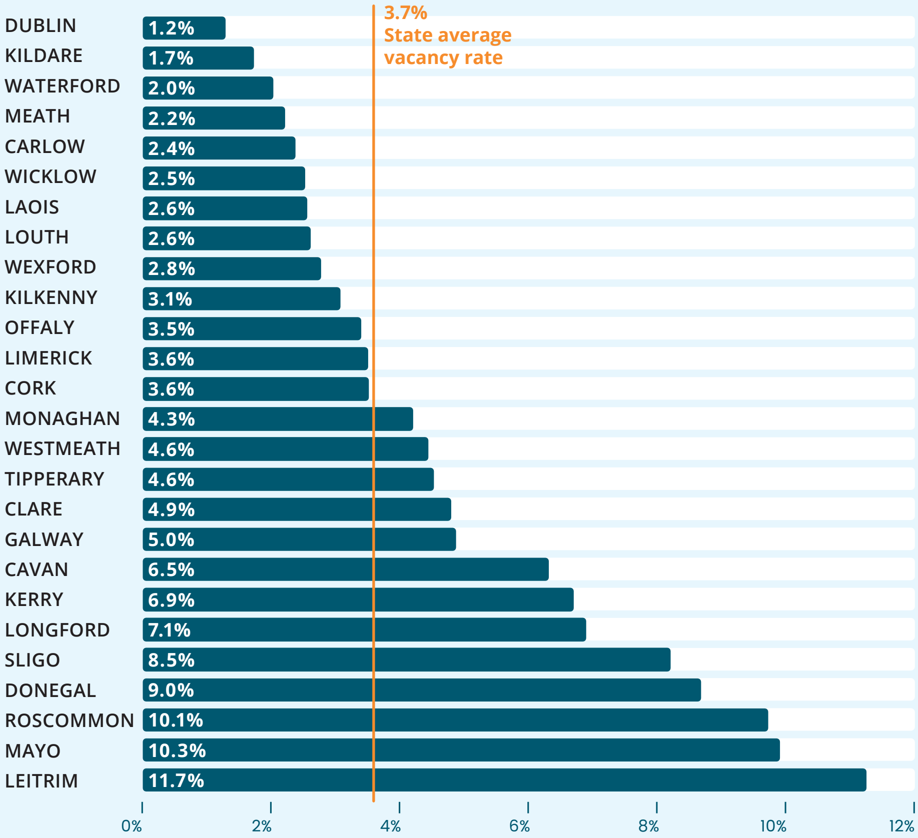
Despite falling by 1% YoY, Leitrim recorded the highest vacancy rate at 11.7%, 1.4 ppts higher than Mayo (10.3%).

Roscommon (10.1%) and Donegal (9.0%) registered the next highest vacancy rates. Correspondingly, Connacht had the highest vacancy rates (9.1%) in Q4 2025.

Leinster continues to have the lowest average vacancy rate at 3.0%. All counties (bar Cork at 3.6%) to record vacancy rates below the national average were in Leinster.

*Vacant addresses as a proportion of the total residential stock, excluding buildings under construction and derelicts

Figure 6:
Vacancy Rate (%) by County, Q4 2025



Source: GeoDirectory Database

Derelict Address Points

Unique to GeoDirectory is the capture of Ireland's derelict* residential address points. As of Q4 2025, there were a total of 19,438 derelict units scattered nationwide. This total is 3.3% lower than the corresponding total in Q4 2024.

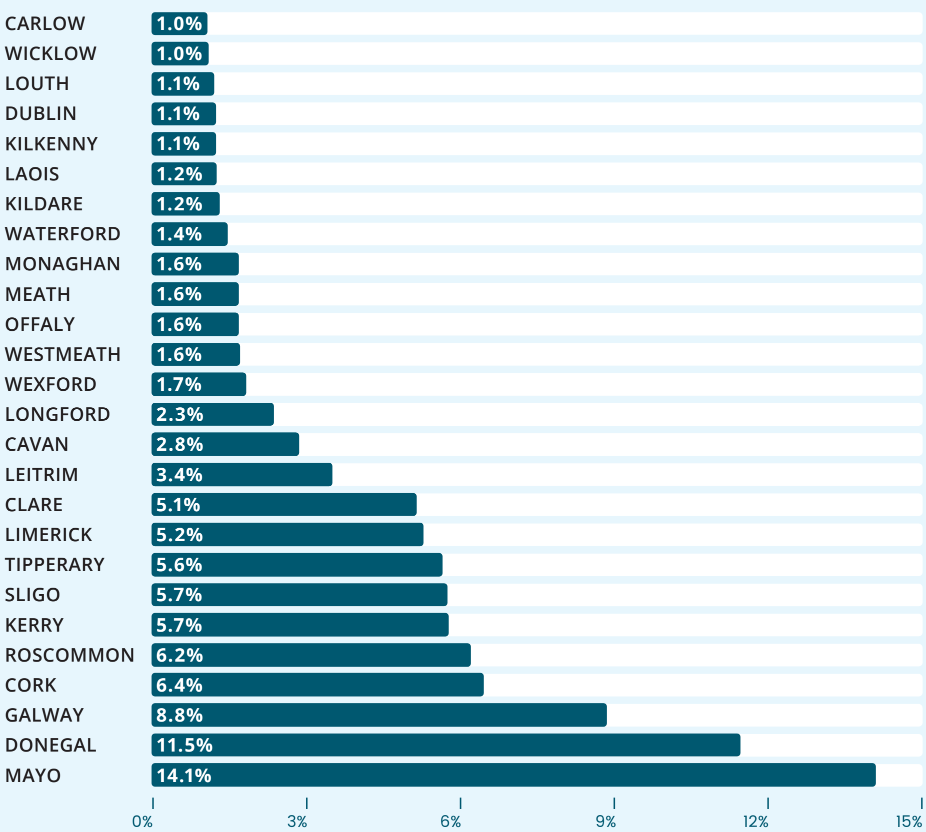
All counties saw the number of derelict address points decline relative to Q4 2024.

Derelict address points continue to be concentrated along the west coast of Ireland, with Mayo registering the highest concentration of derelict address points (14.1% of national total), followed by Donegal (11.5%) and Galway (8.8%).

Connacht had 7,433 (38.2% of national total) derelict address points, more than any other province. The number of derelict residential units in Ulster amounted to 3,074 (15.8%), which constituted the smallest share amongst all four provinces.

*A building is classified as derelict when structural work/reconstruction is needed before it can be re-occupied, usually leaving the building dormant for several years.

Figure 7:
Derelicts by County, Percentage Shares of State Total, Q4 2025



Source: GeoDirectory Database

Composition of Housing Stock continued

Breakdown of housing stock

The average national occupancy rate remained steady, with Dublin at close to 100% (98.7%)

The average occupancy rate across the State was 94.6% in Q4 2025, up 0.1 ppts relative to Q4 2024.

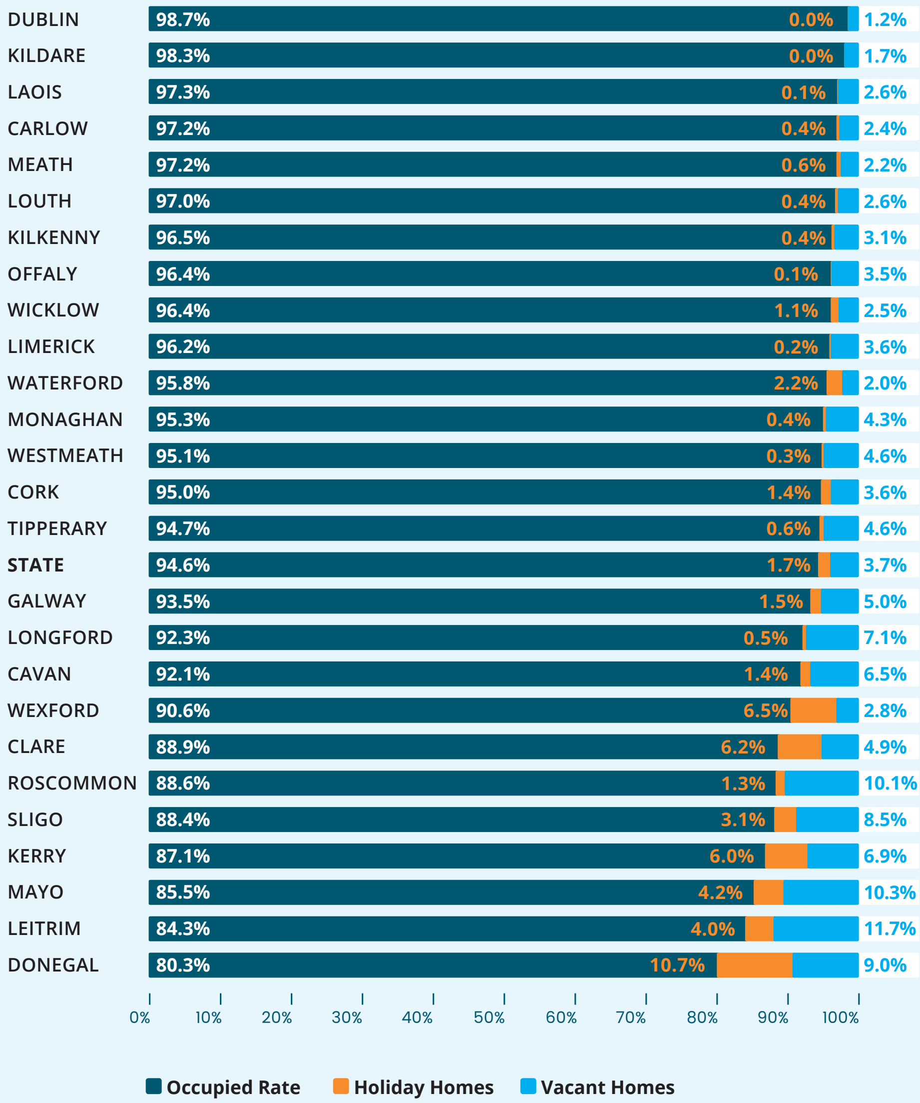
In total, 11 of the 26 counties registered occupancy rates below the national average.

Dublin (98.7%), Kildare (98.3%) and Laois (97.3%) recorded the highest occupancy rates. Donegal recorded the lowest occupancy rate at 80.3%, the same as Q4 2024.

Donegal accounted for the highest proportion of total holiday homes (25.4%), followed by Wexford (13.2%), Kerry (12.2%) and Clare (9.7%). Together, they accounted for 60.5% of the national holiday home total (22,465 of 37,111 units) in Q4 2025.

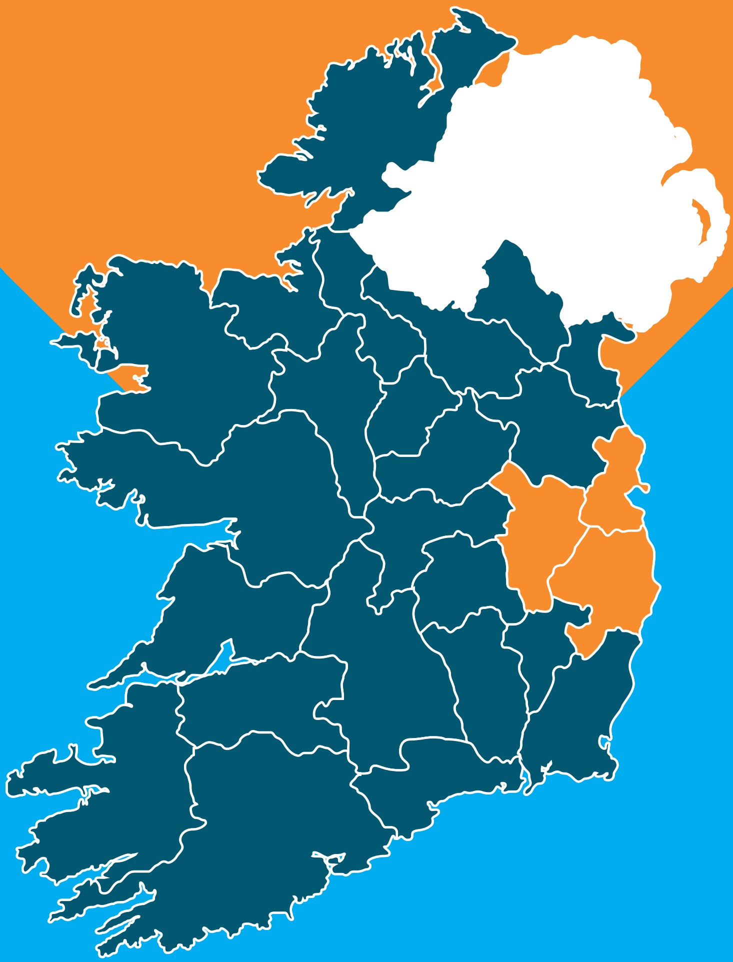
Note: Stock figures exclude under construction and derelict

Figure 8:
Composition of Housing Stock by County, Percentage Shares, December 2025



Source: GeoDirectory Database

National average house price increased to €427,937



3 counties recorded house prices above the State average

23 counties recorded house prices below the State average

Analysis of Transactions and Average Residential Property Prices

The number of residential property transactions fell by 2.1% with a total of 47,847 properties purchased across Ireland in the 12 months to November 2025, reflecting a decrease of 1,013 transactions YoY.

The number of residential property transactions increased in only 8 out of 26 counties in the 12 months to November 2025, relative to the same period in 2024.

Dublin (15,664), Cork (5,505) and Kildare (2,794) had the highest number of property transactions, accounting for over half (50.1%) of the total between them.

The volume of transactions was lowest in Longford (319), Leitrim (335) and Monaghan (343).

New dwellings accounted for 23.0% (or 10,993 units) of all properties sold in the 12 months to November 2025.

Kildare (41.0%), Louth (39.7%) and Wicklow (37.2%) had the highest concentration of new dwelling sales and made up 22.4% of the national total.

The average house price rose in all 26 counties over the 12 months to November 2025, with Leitrim experiencing the largest increase, where house prices rose €28,562 YoY (+15.0%). The lowest increase was seen in Wicklow, increasing by €13,543 YoY (+2.8%).

The national average house price increased by 6.6% in this period, reaching €427,937.

Average house prices were highest in Dublin (€588,649) across the 12 months to November 2025. Removing Dublin prices, the national average house price falls to €349,716.

Two other counties to record house prices above the State average were Wicklow (€501,881) and Kildare (€443,164).

The lowest average house prices were recorded in Longford (€206,583), Donegal (€215,554) and Leitrim (€218,507).

The highest percentage increases average house prices were found in Leitrim (15.0%), Cavan (14.6%) and Tipperary (14.3%).

The following tables provide a summary of residential property transactions over the 12 months to November 2025, along with the average price in each area. The data is provided for counties, city council areas and Dublin postal code areas.

Table 3:
Residential Property Transactions and Average House Price by County

Counties	Total transactions	% of which new dwellings	Average property price (€)
DUBLIN	15,664	19.1%	€588,649
CORK	5,505	31.2%	€391,172
KILDARE	2,794	41.0%	€443,164
MEATH	2,248	35.4%	€411,788
GALWAY	1,932	17.3%	€377,588
WICKLOW	1,914	37.2%	€501,881
WEXFORD	1,702	19.4%	€314,042
LIMERICK	1,661	23.4%	€332,571
LOUTH	1,535	39.7%	€343,844
WATERFORD	1,260	25.5%	€317,540
DONEGAL	1,093	10.0%	€215,554
TIPPERARY	1,089	12.5%	€271,625
MAYO	1,017	6.3%	€245,034
CLARE	1,009	10.7%	€320,218
LAOIS	957	35.4%	€313,271
KERRY	953	6.6%	€311,333
WESTMEATH	900	22.2%	€318,333
KILKENNY	797	26.0%	€342,660
SLIGO	655	20.0%	€278,321
OFFALY	596	13.9%	€281,040
CAVAN	561	8.7%	€257,754
ROSCOMMON	556	6.7%	€229,856
CARLOW	452	9.7%	€276,327
MONAGHAN	343	12.2%	€251,020
LEITRIM	335	7.8%	€218,507
LONGFORD	319	0.6%	€206,583
STATE	**47,847**	**23.0%**	**€427,937**
STATE EXCLUDING DUBLIN	**32,183**	**24.8%**	**€349,716**

Source: CSO.
Data is based on residential property transactions data for the 12 months to November 2025. The following options were selected when downloading the data: Household Buyer - All, Executions.

Analysis of Transactions and Average Residential Property Prices continued

Dublin City continued to register the highest number of residential transactions out of all city councils, with 5,579 units purchased over the 12 months to November 2025.

Two of the eight city council areas recorded an increase in the number of residential property transactions over the 12 months to November 2025, with Fingal reporting the highest YoY increase (+13.4%). Dún Laoghaire-Rathdown experienced the largest absolute decline (-342 transactions) Galway City experienced the largest percentage decline (-16.9%).

Limerick City reported the fewest number of transactions (566), a 0.5% decrease compared to the same period 12 months prior.

Average property prices rose in all the eight city council areas. Prices were highest in Dún Laoghaire-Rathdown (€786,898) and lowest in Waterford City (€283,994).

Average property prices rose in all eight city councils, with Limerick City and Cork City increasing the most at 11.7% and 11.6%, respectively.

Outside of Dublin, Galway City was the city council area with the highest average property price, at €426,676, a 7.4% YoY increase.

Table 4:
Residential Property Transactions and Average House Price by City Council Areas

City Authority	Total Transactions	% of which New Dwellings	Average Property Price (€)
DUBLIN CITY	5,579	4.1%	€581,807
FINGAL	4,117	35.8%	€516,711
DÚN LAOGHAIRE-RATHDOWN	3,030	19.9%	€786,898
SOUTH DUBLIN	2,938	23.5%	€498,094
CORK CITY	968	3.3%	€402,479
GALWAY CITY	686	13.1%	€426,676
WATERFORD CITY	681	26.9%	€283,994
LIMERICK CITY	566	15.0%	€306,714

Source: CSO.
Data is based on residential property transactions data for the 12 months to November 2025. The following options were selected when downloading the data: All Buyer Types, Executions.

Dublin 15 remained the Dublin postcodes with the highest level of residential transactions, with 1,578 properties sold in the 12 months to November 2025.

Dublin 18 (1,043) and Dublin 24 (872) had the second and third strongest levels of purchasing activity, respectively. Dublin 20 had the lowest levels of purchasing activity, at 95 transactions.

Purchasing activity increased in 13 of the 22 Dublin postcodes in the 12 months to November 2025, compared to the same period to November 2024. YoY transactions volume growth was most buoyant in Dublin 17 (34.4%), with the next largest in Dublin 10 (30.4%).

The share of transactions which were new properties was highest in Dublin 15 (39.0%) and Dublin 22 (36.3%). Dublin 1, Dublin 8 and Dublin 10 recorded no new property sales, while Dublin 20 and Dublin 6W recorded just one new property sales each in the 12 months to November 2025.

Over the 12 months to November 2025, the highest average property price was recorded in Dublin 6 at €955,335 followed by Dublin 4 at €914,881. This is significantly higher than the next highest postcode, which is Dublin 6W at €798,195.

Dublin 10 remained the postcode with the lowest average house price at €332,192.

Table 5:
Residential Property Transactions and Average House Price by Dublin Postcode

Dublin Postcodes	Total Transactions	% of which New Dwellings	Average Property Price (€)
D01: DUBLIN 1	238	0.0%	€364,286
D02: DUBLIN 2	177	4.0%	€572,881
D03: DUBLIN 3	555	11.9%	€620,901
D04: DUBLIN 4	672	14.9%	€914,881
D05: DUBLIN 5	459	1.7%	€563,617
D06: DUBLIN 6	403	1.2%	€955,335
D07: DUBLIN 7	514	0.6%	€489,689
D08: DUBLIN 8	577	0.0%	€455,633
D09: DUBLIN 9	558	3.0%	€532,975
D10: DUBLIN 10	146	0.0%	€332,192
D11: DUBLIN 11	463	3.7%	€400,648
D12: DUBLIN 12	534	0.4%	€477,528
D13: DUBLIN 13	679	18.4%	€614,580
D14: DUBLIN 14	502	5.2%	€786,255
D15: DUBLIN 15	1,578	39.0%	€475,856
D16: DUBLIN 16	494	4.7%	€666,802
D17: DUBLIN 17	121	1.7%	€343,802
D18: DUBLIN 18	1,043	32.1%	€702,972
D20: DUBLIN 20	95	1.1%	€460,000
D22: DUBLIN 22	589	36.3%	€409,168
D24: DUBLIN 24	872	12.3%	€420,183
D6W: DUBLIN 6W	277	0.4%	€798,195

Source: CSO.
Data is based on residential property transactions data for the 12 months to November 2025. The following options were selected when downloading the data: All Buyer Types, Executions.

Analysis of Transactions and Average Residential Property Prices continued

The top 10 principal post towns accounted for 10,938 residential property transactions in the 12 months to November 2025, equating to 22.9% of the national total.

Aside from the 22 Dublin postcodes, there are 117 principal post towns* located across Ireland (see Appendix).

Based on the town codes, transaction volumes were highest in V94 Limerick (1,558), followed by A92 Drogheda (1,398) and T12 Cork Southside (1,360).

Among the ten towns with the largest transaction volumes, average property prices were highest in W23 Celbridge (€492,229), K78 Lucan (€491,004) and T12 Cork Southside (€451,324) in the 12-month period to November 2025.

Table 6:
Ranking of Principal Post Towns by Total Residential Property Transactions

Principal Post Towns	Total Transactions	% of Total Number of Transactions	Average Property Price (€)
V94: LIMERICK	1,558	3.3%	€351,733
A92: DROGHEDA	1,398	2.9%	€371,102
T12: CORK SOUTHSIDE	1,360	2.8%	€451,324
H91: GALWAY	1,320	2.8%	€421,288
X91: WATERFORD	1,100	2.3%	€315,455
W91: NAAS	973	2.0%	€444,810
R32: PORTLAOISE	890	1.9%	€308,427
W23: CELBRIDGE	875	1.8%	€492,229
K78: LUCAN	767	1.6%	€491,004
T23: CORK NORTHSIDE	697	1.5%	€377,044

Source: CSO.
Data is based on residential property transactions data for the 12 months to November 2025. The average prices are calculated by EY, taking the total value of transactions over the 12 months to November and dividing by the number of transactions. The following options were selected when downloading the data: All Buyer Types, Executions, All Dwelling Statuses.

Focusing specifically on new-build residential property transactions, 10 principal post towns accounted for 34.1% of the national total of new property purchases in the 12 months to November 2025.

Purchasing activity was highest in A92 Drogheda, where 648 new properties were bought in the 12 months to November 2025.

W23 Celbridge (396) and A67 Wicklow (394) recorded the second and third highest transaction volumes, respectively.

Of the 10 principal towns with the highest transaction volumes for new properties, average prices were highest in K36 Malahide (€582,012), K78 Lucan (€516,180) and T12 Cork Southside (€508,211).

Table 7:
Ranking of Principal Post Towns by Total New Residential Property Transactions

Principal Post Towns	Total Transactions	% of Total Number of Transactions	Average Property Price (€)
A92: DROGHEDA	648	5.9%	€406,790
W23: CELBRIDGE	396	3.6%	€482,323
A67: WICKLOW	394	3.6%	€422,081
K78: LUCAN	377	3.4%	€516,180
V94: LIMERICK	342	3.1%	€424,561
T12: CORK SOUTHSIDE	341	3.1%	€508,211
K36: MALAHIDE	328	3.0%	€582,012
X91: WATERFORD	326	3.0%	€394,785
W91: NAAS	316	2.9%	€467,405
R32: PORTLAOISE	311	2.8%	€382,315

Source: CSO.
Data is based on residential property transactions data for the 12 months to November 2025. The average prices are calculated by EY. The following options were selected when downloading the data: All Buyer Types, Executions, New (Dwelling Statuses).

*An Eircode is a seven-character alpha-numeric postcode, unique to a postal address and its geographic location. The CSO provides a detailed geographical breakdown of household market transactions by Eircode Routing Key (the first three alpha-numeric characters of the Eircode), which defines the principal post town delivery area. Each three-character code may capture a number of different towns and villages which fall within the postal delivery area of the principal post town. However, it should be noted that the size of the geographical area encompassed by principal post towns varies significantly. For example, V94 is the area denoted as Limerick which covers 34 different towns and villages across Co. Limerick and Co. Clare, while A67 (Wicklow) includes eight different towns and villages in Co. Wicklow.

Appendix

The following Table provides data on residential property transactions, based on Eircode. The Eircodes are based on the areas for which An Post town sorting centres have responsibility.

Table 8:
Residential Property Transactions and Average House Price by Eircode Area

Area	Total transactions	% of which new	Average price
A41: Ballyboughal	4	0.0%	€675,000
A42: Garristown	9	11.1%	€511,111
A45: Oldtown	3	0.0%	€733,333
A63: Greystones	456	25.7%	€646,711
A67: Wicklow	639	61.7%	€424,570
A75: Castleblaney	75	4.0%	€241,333
A81: Carrickmacross	89	19.1%	€286,517
A82: Kells	396	15.2%	€303,283
A83: Enfield	115	41.7%	€437,391
A84: Ashbourne	245	42.0%	€438,776
A85: Dunshaughlin	360	61.7%	€475,278
A86: Dunboyne	77	22.1%	€498,701
A91: Dundalk	635	28.2%	€331,496
A92: Drogheda	1,398	46.4%	€371,102
A94: Blackrock	569	5.3%	€942,179
A96: Glenageary	657	12.3%	€870,320
A98: Bray	627	41.8%	€599,203
C15: Navan	653	17.5%	€371,975
E21: Cahir	66	15.2%	€265,152
E25: Cashel	112	37.5%	€285,714
E32: Carrick-on-Suir	83	2.4%	€253,012
E34: Tipperary	119	11.8%	€228,571
E41: Thurles	222	6.8%	€247,748
E45: Nenagh	182	12.6%	€297,802
E53: Roscrea	78	3.8%	€215,385
E91: Clonmel	232	11.2%	€289,655
F12: Claremorris	241	2.9%	€214,938
F23: Castlebar	182	13.2%	€285,165
F26: Ballina	326	5.2%	€214,724
F28: Westport	195	9.7%	€330,769
F31: Ballinrobe	58	10.3%	€206,897
F35: Ballyhaunis	66	1.5%	€178,788
F42: Roscommon	156	9.6%	€262,179
F45: Castlerea	210	1.0%	€162,857
F52: Boyle	89	2.2%	€194,382
F56: Ballymote	73	6.8%	€197,260
F91: Sligo	594	19.4%	€281,145
F92: Letterkenny	438	15.3%	€232,648
F93: Lifford	350	4.0%	€189,429
F94: Donegal	307	9.1%	€221,824
H12: Cavan	235	6.8%	€254,043
H14: Belturbet	85	3.5%	€204,706
H16: Cootehill	23	0.0%	€191,304
H18: Monaghan	152	14.5%	€253,947
H23: Clones	37	0.0%	€194,595
H53: Ballinasloe	215	3.7%	€213,488
H54: Tuam	153	2.0%	€277,778
H62: Loughrea	102	10.8%	€342,157
H65: Athenry	106	36.8%	€379,245
H71: Clifden	38	0.0%	€363,158
H91: Galway	1,320	20.9%	€421,288
K32: Balbriggan	345	30.1%	€375,942
K34: Skerries	132	11.4%	€590,152
K36: Malahide	664	49.4%	€638,404
K45: Lusk	149	53.0%	€465,772
K56: Rush	231	68.8%	€436,797
K67: Swords	511	11.0%	€453,620
K78: Lucan	767	49.2%	€491,004
N37: Athlone	431	20.6%	€318,329
N39: Longford	332	0.6%	€208,133
N41: Carrick-on-Shannon	269	9.3%	€223,420

Appendix continued

Table 8:
Residential Property Transactions and Average House Price by Eircode Area continued

Area	Total transactions	% of which new	Average price
N91: Mullingar	579	22.3%	€321,589
P12: Macroom	154	50.6%	€347,403
P14: Crookstown	43	60.5%	€439,535
P17: Kinsale	169	36.7%	€544,379
P24: Cobh	123	11.4%	€354,472
P25: Midleton	473	46.1%	€395,772
P31: Ballincollig	283	46.3%	€441,696
P32: Rylane	18	0.0%	€277,778
P36: Youghal	137	8.8%	€290,511
P43: Carrigaline	282	39.7%	€442,553
P47: Dunmanway	79	2.5%	€283,544
P51: Mallow	527	14.8%	€267,932
P56: Charleville	89	2.2%	€224,719
P61: Fermoy	219	53.9%	€343,379
P67: Mitchelstown	44	0.0%	€277,273
P72: Bandon	194	49.5%	€365,464
P75: Bantry	132	15.9%	€294,697
P81: Skibbereen	119	3.4%	€359,664
P85: Clonakilty	143	40.6%	€402,098
R14: Athy	202	22.8%	€314,356
R21: Mhuine Bheag	36	0.0%	€255,556
R32: Portlaoise	890	34.9%	€308,427
R35: Tullamore	295	8.8%	€293,898
R42: Birr	134	2.2%	€243,284
R45: Edenderry	123	38.2%	€302,439
R51: Kildare	280	55.7%	€402,857
R56: Curragh	113	39.8%	€428,319
R93: Carlow	492	14.8%	€292,276
R95: Kilkenny	631	30.6%	€359,588
T12: Cork Southside	1,360	25.1%	€451,324
T23: Cork Northside	697	34.1%	€377,044
T34: Carrignavar	22	31.8%	€377,273
T45: Glanmire	278	37.4%	€396,043
T56: Watergrasshill	40	5.0%	€405,000
V14: Shannon	77	13.0%	€274,026
V15: Kilrush	128	1.6%	€254,688
V23: Caherciveen	68	1.5%	€305,882
V31: Listowel	115	5.2%	€259,130
V35: Kilmallock	186	28.0%	€297,312
V42: Newcastle West	122	14.8%	€252,459
V92: Tralee	404	4.2%	€292,574
V93: Killarney	348	10.9%	€357,759
V94: Limerick	1,558	22.0%	€351,733
V95: Ennis	620	11.5%	€322,097
W12: Newbridge	451	50.3%	€423,503
W23: Celbridge	875	45.3%	€492,229
W34: Monasterevin	82	37.8%	€362,195
W91: Naas	973	32.5%	€444,810
X35: Dungarvan	144	4.9%	€345,139
X42: Kilmacthomas	33	3.0%	€293,939
X91: Waterford	1,100	29.6%	€315,455
Y14: Arklow	215	4.2%	€313,488
Y21: Enniscorthy	364	12.6%	€287,088
Y25: Gorey	466	27.0%	€353,219
Y34: New Ross	199	1.5%	€242,211
Y35: Wexford	690	22.5%	€321,014

Source: CSO based on residential property transactions data for the 12 months to November 2025. The following options were selected when downloading the data: All Buyer Types, Executions.

About this report

This report presents data on the residential building stock using the GeoDirectory database of residential address points. Other official data is presented for comparison from the CSO and the Department of Housing, Local Government and Heritage.

The GeoDirectory database distinguishes between a 'dwelling' which is a single residential unit as opposed to a 'building' which can comprise one or more dwellings. This report will predominantly focus on individual 'dwellings.

The GeoDirectory dataset contains a range of variables on residential dwellings, including the following:

- Address Point for each dwelling and building type.
- Dwellings by Building Type (Detached, Semi-Detached, Terraced, Duplexes, Bungalows, Temporary); there is no separate classification for apartments, but GeoDirectory defines an apartment as a dwelling which exists in a building of 5 or more dwellings.
- Buildings Under Construction.
- Address points (dwellings) by Town and County.

This report provides an up-to-date national assessment of the stock of residential buildings in the State.

GeoDirectory

GeoDirectory was jointly established by An Post and Tailte Éireann to create and manage Ireland's only complete database of commercial and residential buildings.

The figures are recorded through a combination of the A Post network of 5,600 delivery staff working with Tailte Éireann.

Each of the over 2 million residential building records contained in GeoDirectory includes:

- An accurate standardised postal address
- Details for each building type (commercial or residential)
- A unique 8-digit identity number or fingerprint
- x, y coordinates which accurately locate the centre point of each building to within one metre on the National Grid.

The GeoDirectory database is used by many different companies and organisations across a diverse range of applications, including the emergency services, utility companies, banking and insurance providers and all local authorities.

EY Economic Advisory

This report is prepared by EY Economic Advisory.

EY Economic Advisory, provides a full suite of economic services in the Irish market, helping both public and private sector clients understand the current and future environments they operate in and allowing vitally important scenario planning and decision-making.

EY Economic Advisory combines vast experience in the market as an essential source of sectoral understanding, offering services such as economic forecasting, economic impact analysis, cost benefit analysis and sector specific economic analysis.