HOUSING MARKET REPORT

Q2 2026

About the report

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

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

What's included

Terminology

Aggregations used in this report.

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

Measures used in this report.

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

Housing sales Q2 2026

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

In Q2 2026, the median home price reached €393K—up 6.2% year-on-year—while sales dropped by 6.5% to 13,026 units.

Co. Dublin remains the most expensive region (€500K), 42.9% more expensive than other counties in Ireland. D06 leads with a median price of €901k, while D17 represents the most affordable postcode in Co. Dublin, €332k.

Urban and rural property prices continue to climb, rising by 4.2% and 7.7% respectively. Driven by this stronger growth, rural homes now command a 12% price premium over urban properties.

Apartment and house prices continued to climb, reaching €330k (+3.1%) and €405k (+6.6%) respectively, with houses showing stronger overall momentum.

Energy-efficient homes (A-B) command a 27.3% premium.

At an average of €450k, new homes are now 26.8% more expensive than existing properties, following a 2.5% annual increase on Q2 2025.

Marco Giardina
Head of data analytics
Geowox

At a glance
Q2 2026 key insights

13,026
-6.5% vs Q2'25

Number of properties sold in Ireland

€393K
+6.2% vs Q2'25

Median home price

126.8%
-3.3% vs Q2'25

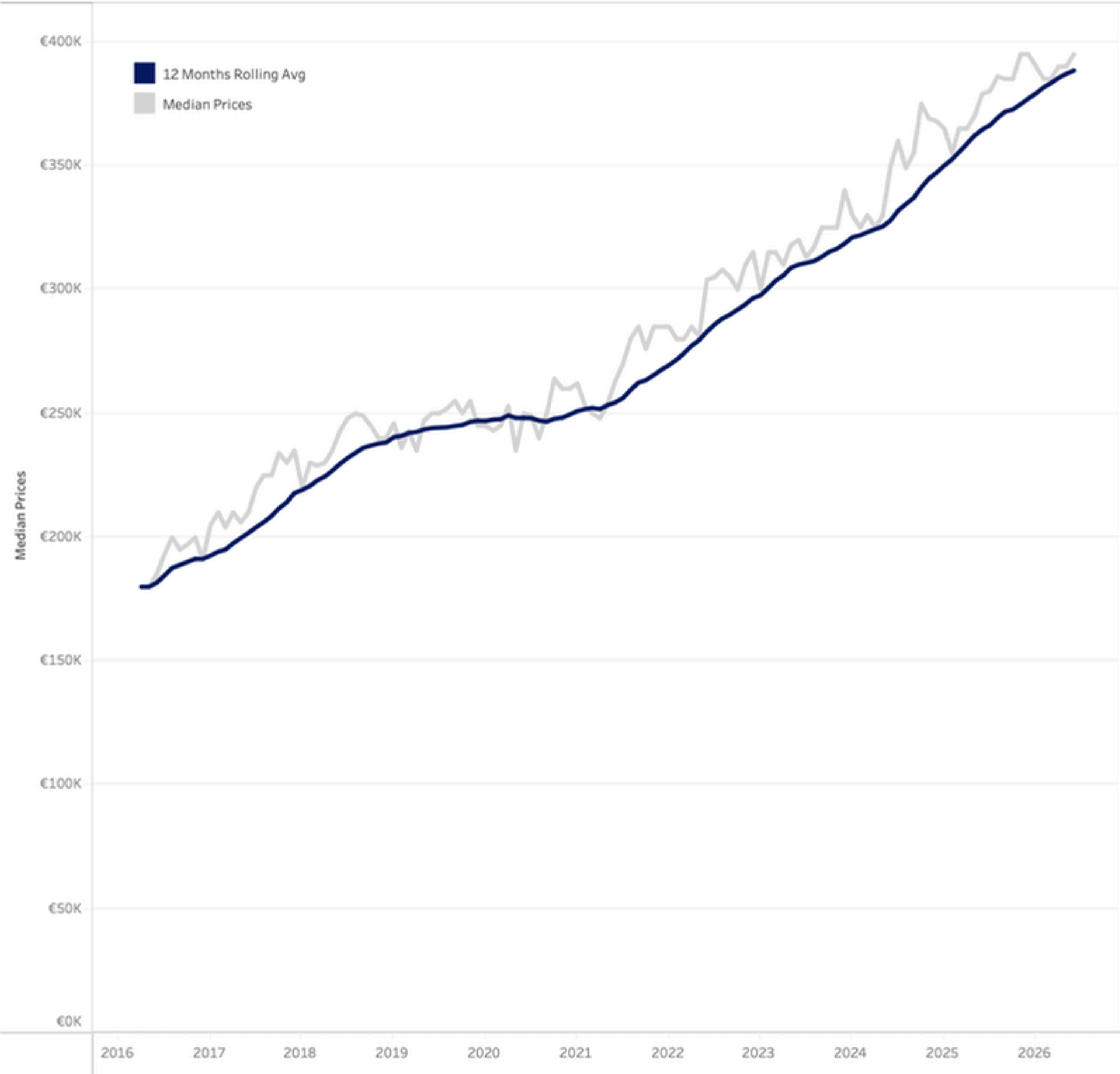
Price new vs existing home

Prices in Rep. of Ireland

The median price for a home in the Republic of Ireland currently stands at €393K, reflecting a notable increase of +6.2% compared to the same period one year ago.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Rep. of Ireland	Prices	€255K	€338K	€370K	€393K
	% Diff		32.5%	9.5%	6.2%

Monthly Prices

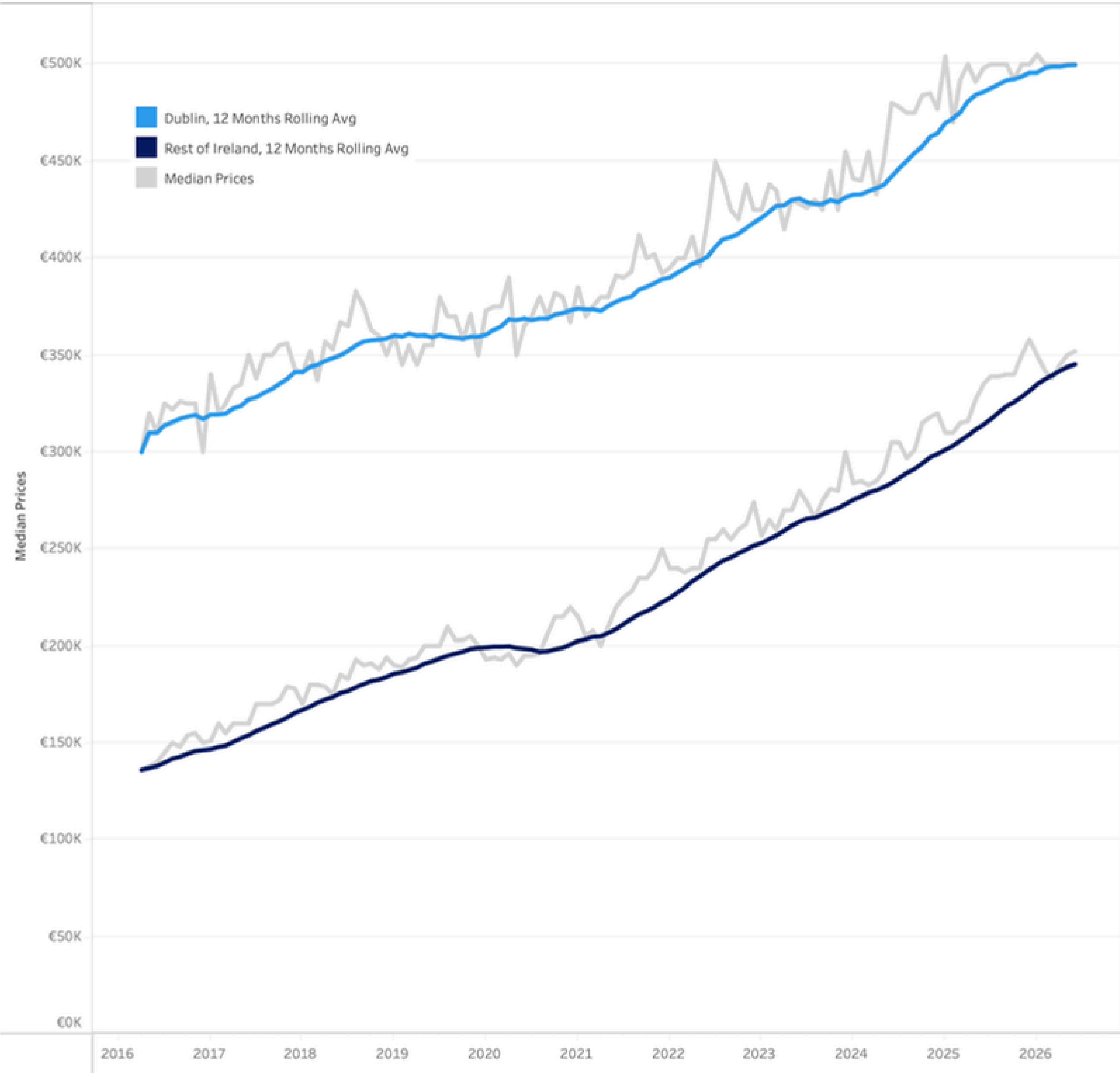


Prices in County Dublin against Rest of Ireland

The median home price in County Dublin stands at €500k, representing a 42.9% premium over the rest of the Republic of Ireland, where the median price excluding Co. Dublin is €350k.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Co. Dublin	Prices	€383K	€460K	€496K	€500K
	% Diff		20.1%	7.8%	0.8%
Rest of Ireland	Prices	€210K	€295K	€325K	€350K
	% Diff		40.5%	10.2%	7.7%
Rep. of Ireland	Prices	€255K	€338K	€370K	€393K
	% Diff		32.5%	9.5%	6.2%

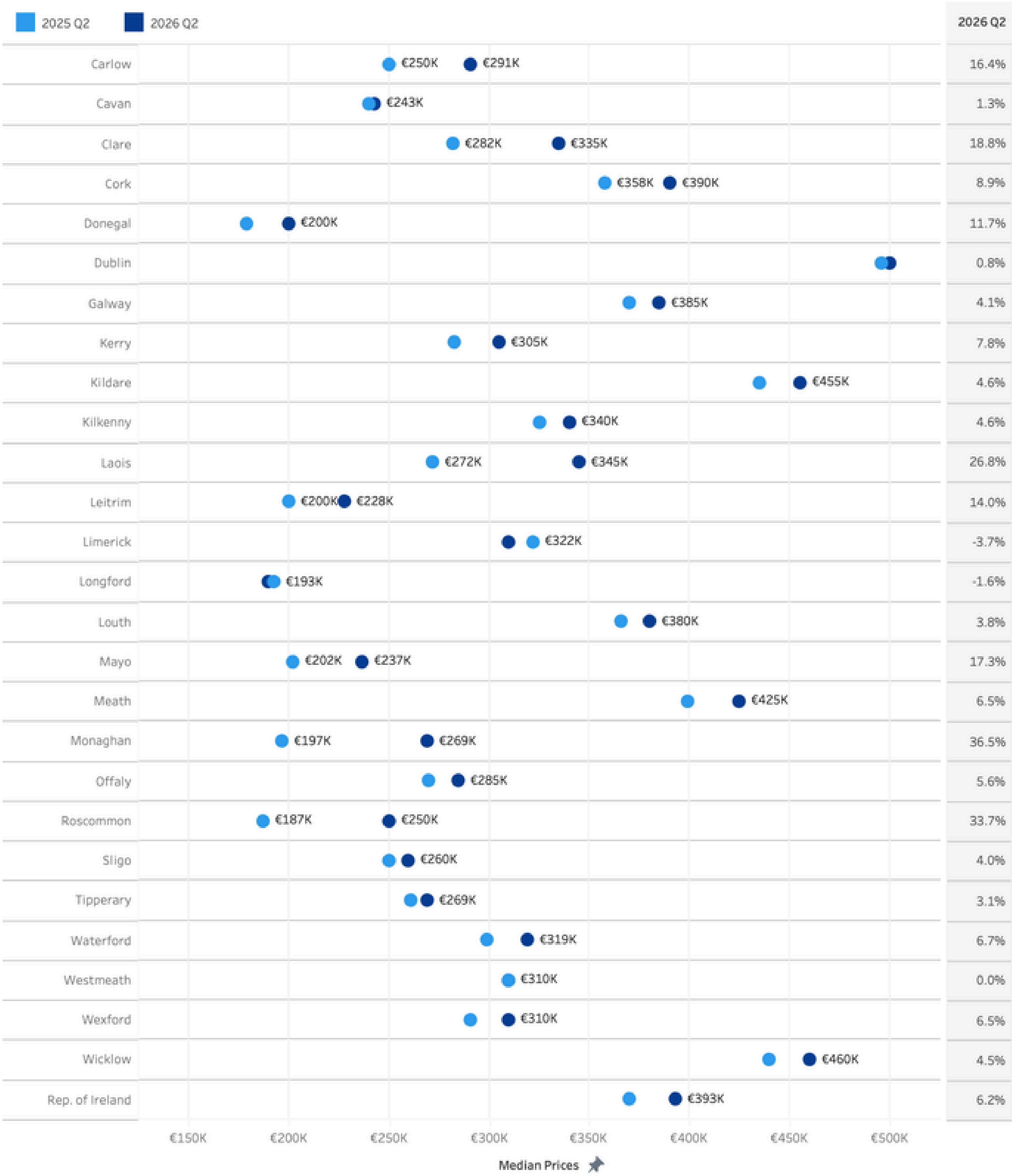
Monthly Prices



Prices by county

In Q2 2026, the highest median house prices in Ireland were concentrated in Co. Dublin (€500k), followed closely by Co. Wicklow (€460k) and Co. Kildare (€455k). Conversely, Co. Longford offered the most affordable housing, with a median price of €193k.

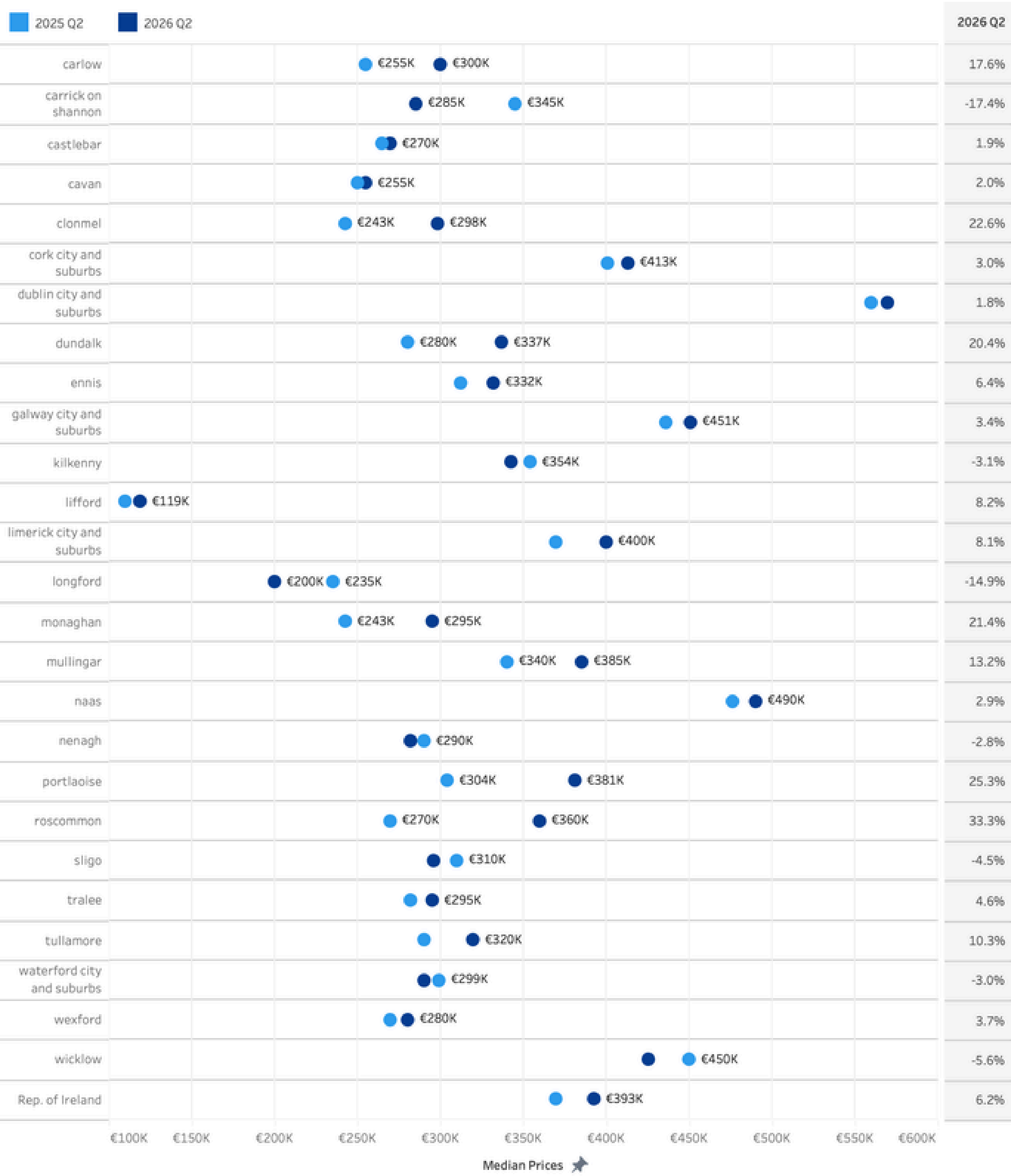
Median prices changes by Counties



Prices by main towns

Dublin city and suburbs remain the most expensive market in the country with a median house price of €570k, followed by Naas at €490k. At the other end of the scale, Lifford is the most affordable town at €119k.

Median prices changes* by main towns

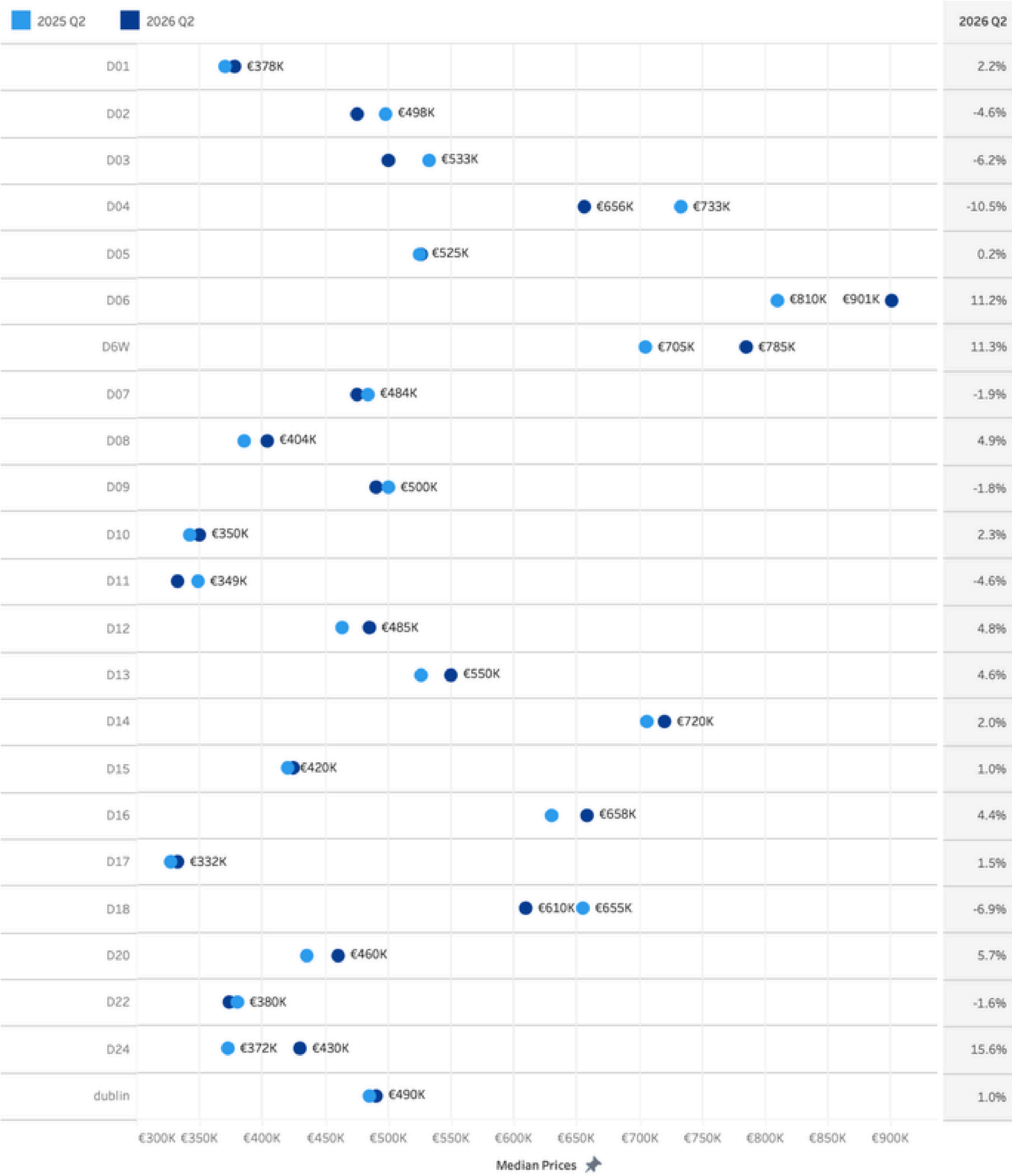


* Houses only.

Prices by Dublin eircodes

The capital's premium postcodes are led by D06 (€901k), D6W (€785k), and D14 (€720k). At the opposite end of the pricing spectrum, D17 remains Dublin's most affordable postcode with a median entry point of €332k.

Median prices changes* by Dublin postcodes



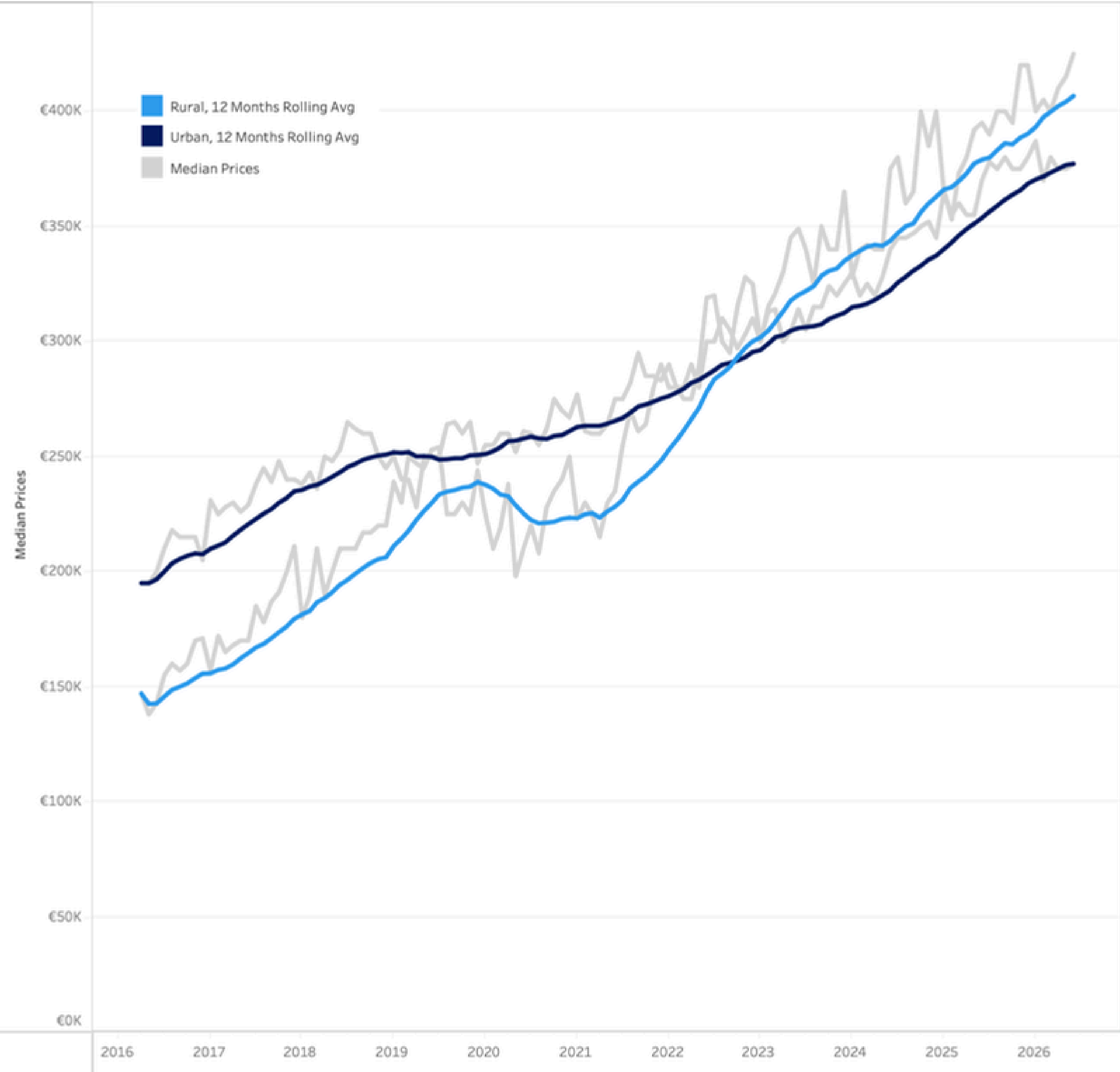
* Houses only.

Price in Rep. of Ireland by urbanisation level

Both urban and rural property markets continue to show robust annual growth, with prices rising by 4.2% and 7.7% respectively. Furthermore, on a median basis, rural homes command a premium of nearly 12% over their urban counterparts.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Rural	Prices	€226K	€350K	€390K	€420K
	% Diff		54.9%	11.4%	7.7%
Urban	Prices	€266K	€330K	€360K	€375K
	% Diff		24.1%	9.1%	4.2%
Rep. of Ireland	Prices	€255K	€338K	€370K	€393K
	% Diff		32.5%	9.5%	6.2%

Monthly prices by urbanisation level

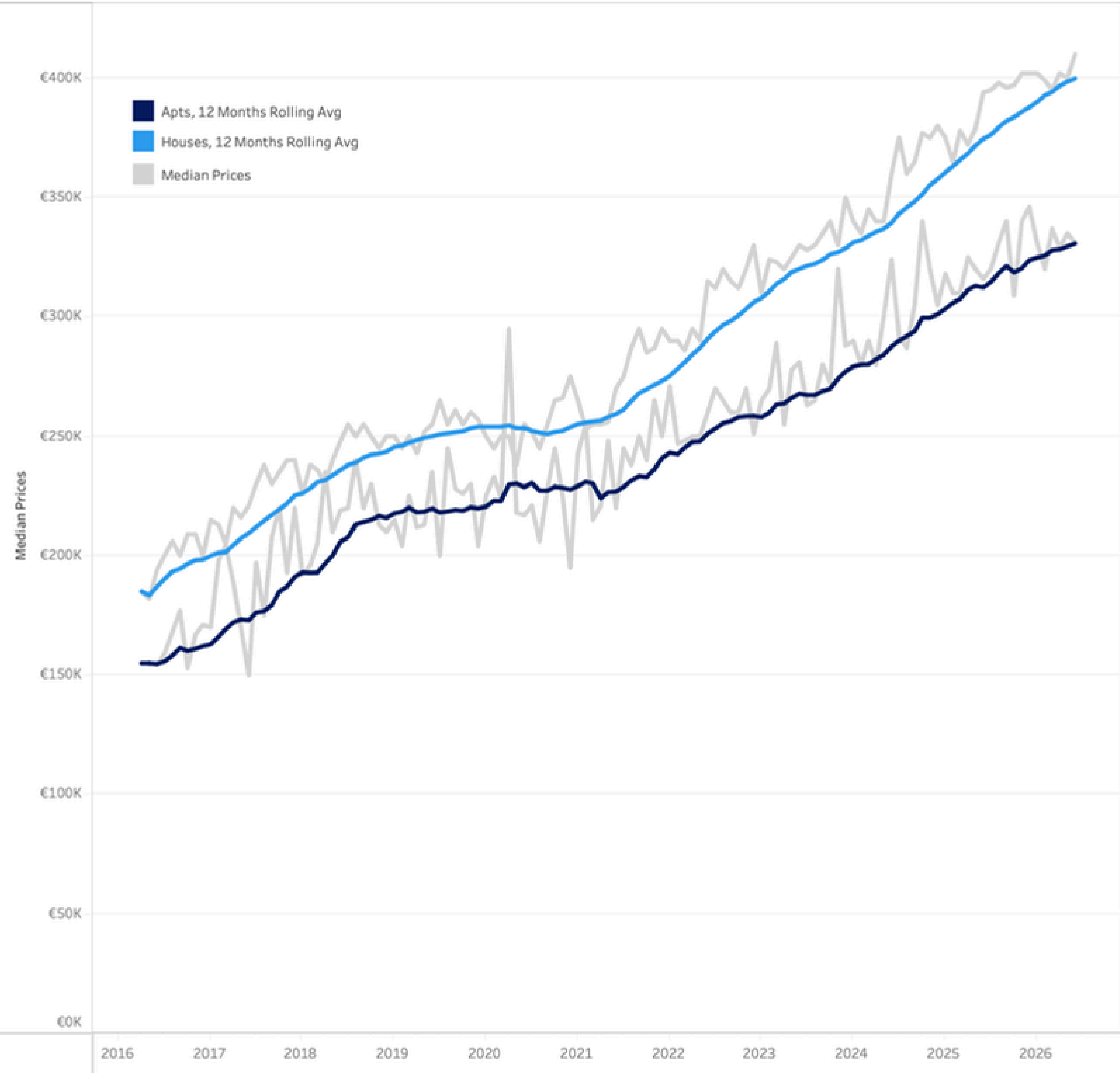


Price in Rep. of Ireland by unit type

Both the apartment and housing sectors recorded annual price growth compared to the same period last year. The median price for an apartment rose to €330k (a 3.1% increase), while the median house price reached €405k, reflecting a stronger annual gain of 6.6%.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Apts	Prices	€228K	€300K	€320K	€330K
	% Diff		31.6%	6.7%	3.1%
Houses	Prices	€262K	€346K	€380K	€405K
	% Diff		32.1%	9.8%	6.6%
Rep. of Ireland	Prices	€255K	€338K	€370K	€393K
	% Diff		32.5%	9.5%	6.2%

Monthly prices by unit type

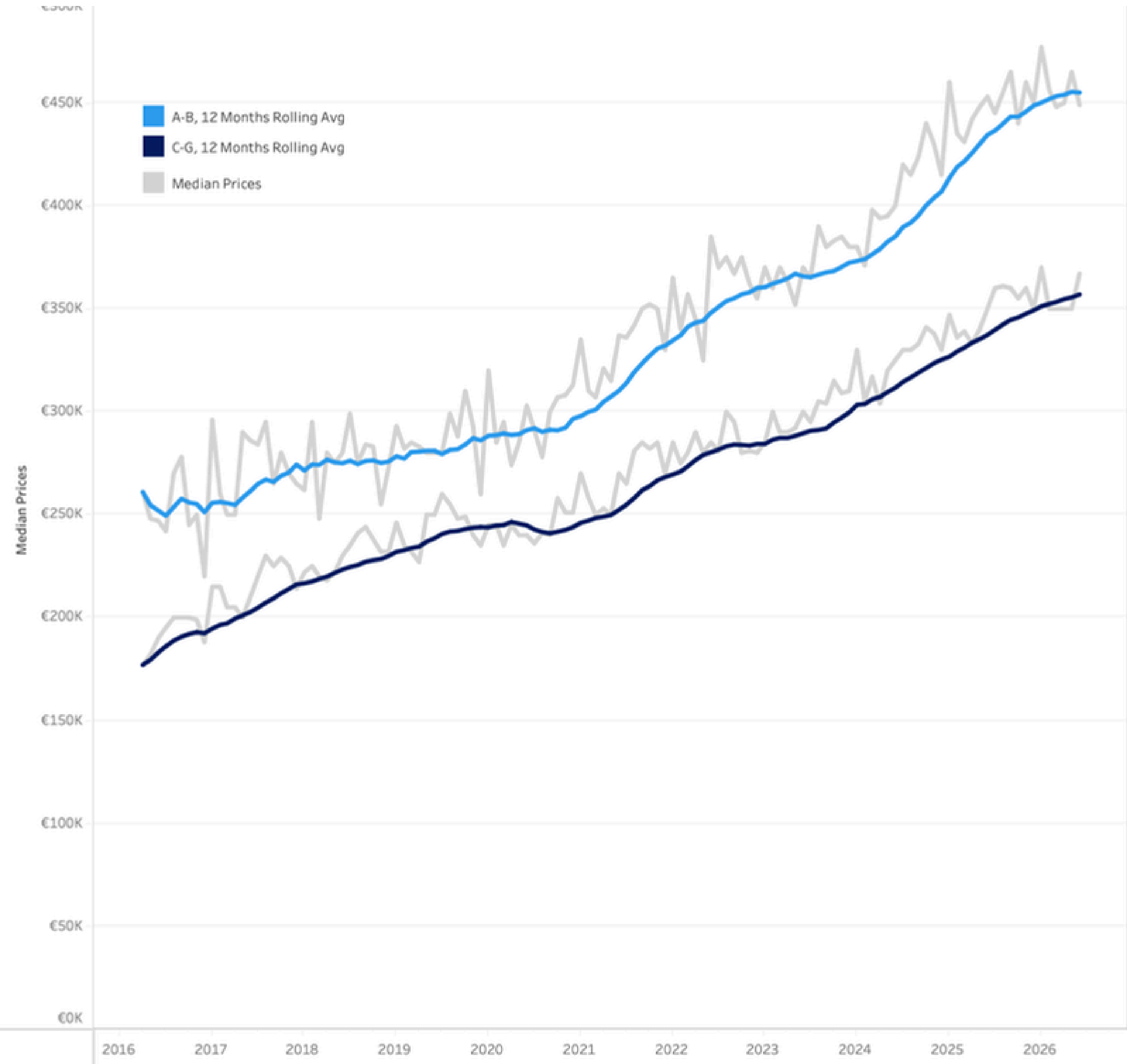


Prices in Rep. of Ireland by energy efficiency*

Energy-efficient homes (BER classes A-B) carry a price premium of up to 27.3%—or €97k—compared to non-efficient properties (classes C-G). Notably, this analysis excludes new homes to isolate the direct impact of energy ratings on existing housing stock.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
A-B	Prices	€321K	€395K	€447K	€452K
	% Diff		23.1%	13.2%	1.1%
C-G	Prices	€260K	€317K	€340K	€355K
	% Diff		21.9%	7.3%	4.4%
Rep. of Ireland	Prices	€235K	€300K	€335K	€355K
	% Diff		27.7%	11.7%	6.0%

Monthly prices by energy class*



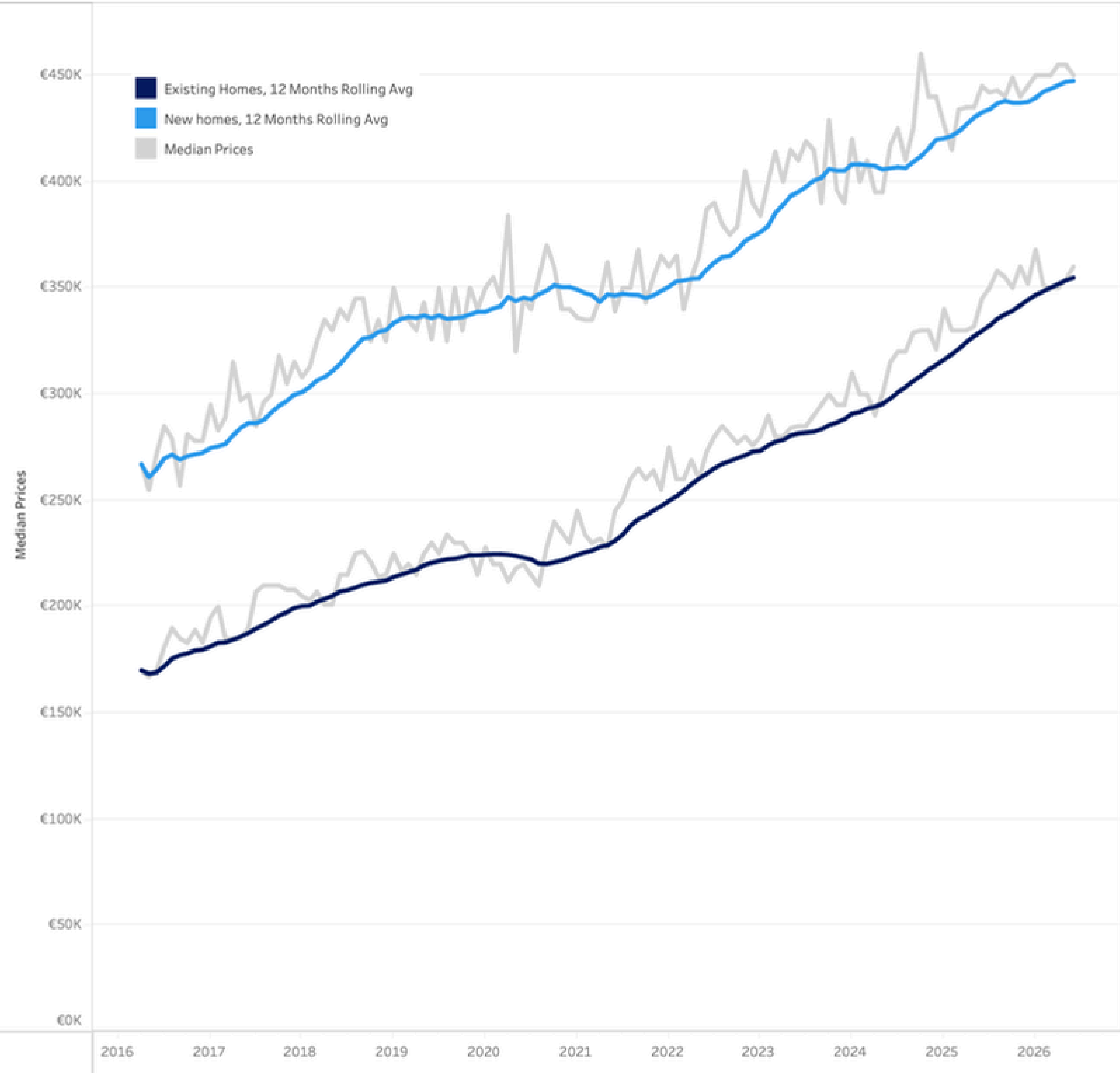
* Existing homes only.

Prices in Rep. of Ireland by transaction type

In Q2 2026, median prices for new homes in Ireland rose 2.5% annually to €450k. This highlights a significant market divergence, as new-builds remain an average of 26.8% more expensive than existing housing stock.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Existing Homes	Prices	€235K	€300K	€335K	€355K
	% Diff		27.7%	11.7%	6.0%
New homes	Prices	€350K	€405K	€439K	€450K
	% Diff		15.7%	8.4%	2.5%
Rep. of Ireland	Prices	€255K	€338K	€370K	€393K
	% Diff		32.5%	9.5%	6.2%

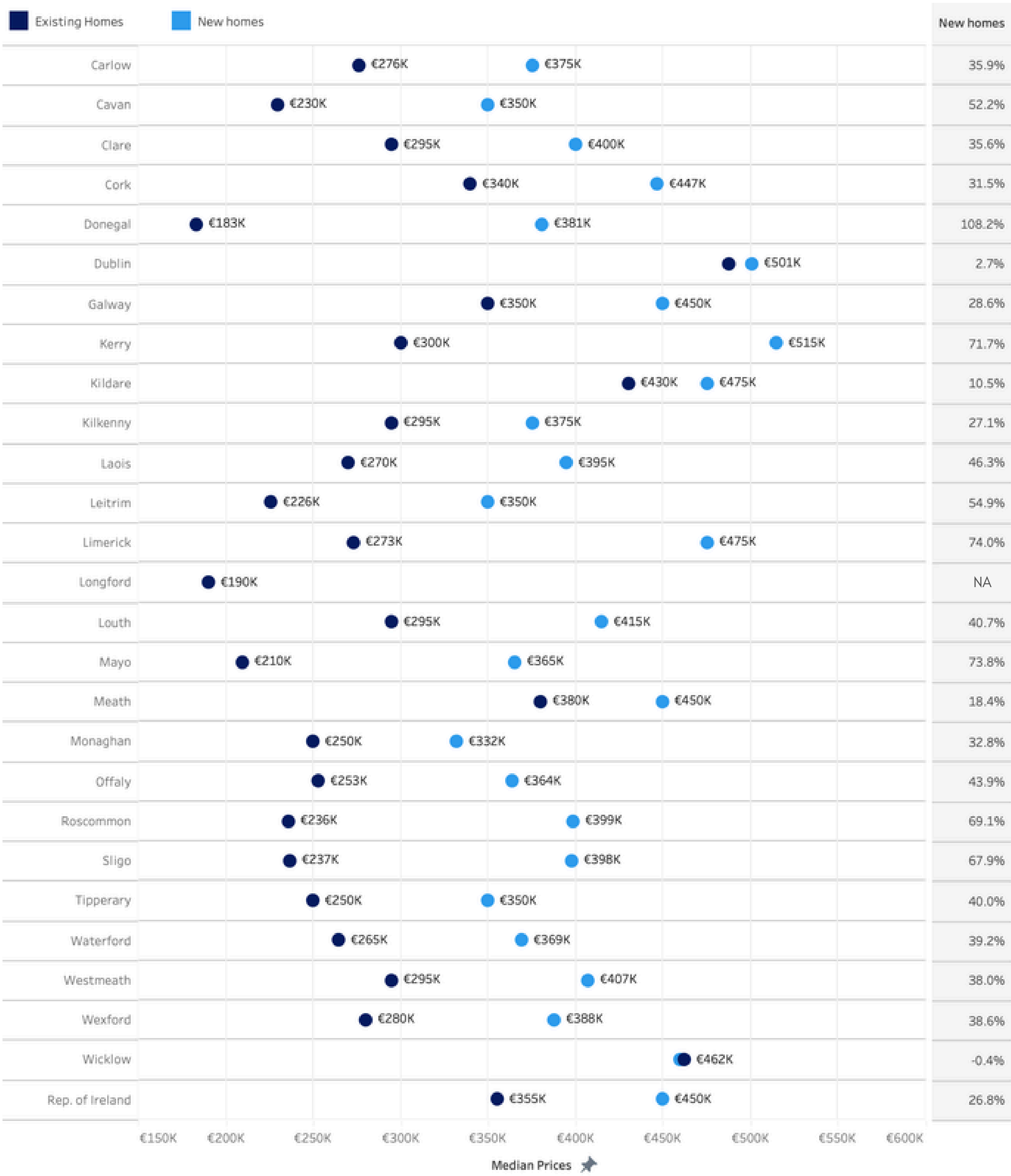
Monthly prices by transaction type



Prices by transaction type and county

Median prices for new-builds across the major hubs stand at €501k in County Dublin, €450k in County Galway, and €447k in County Cork. Meanwhile, County Monaghan offers some of the country's most affordable new properties, with a median baseline of €332k.

Median prices* by county and transaction type (Q2 2026)



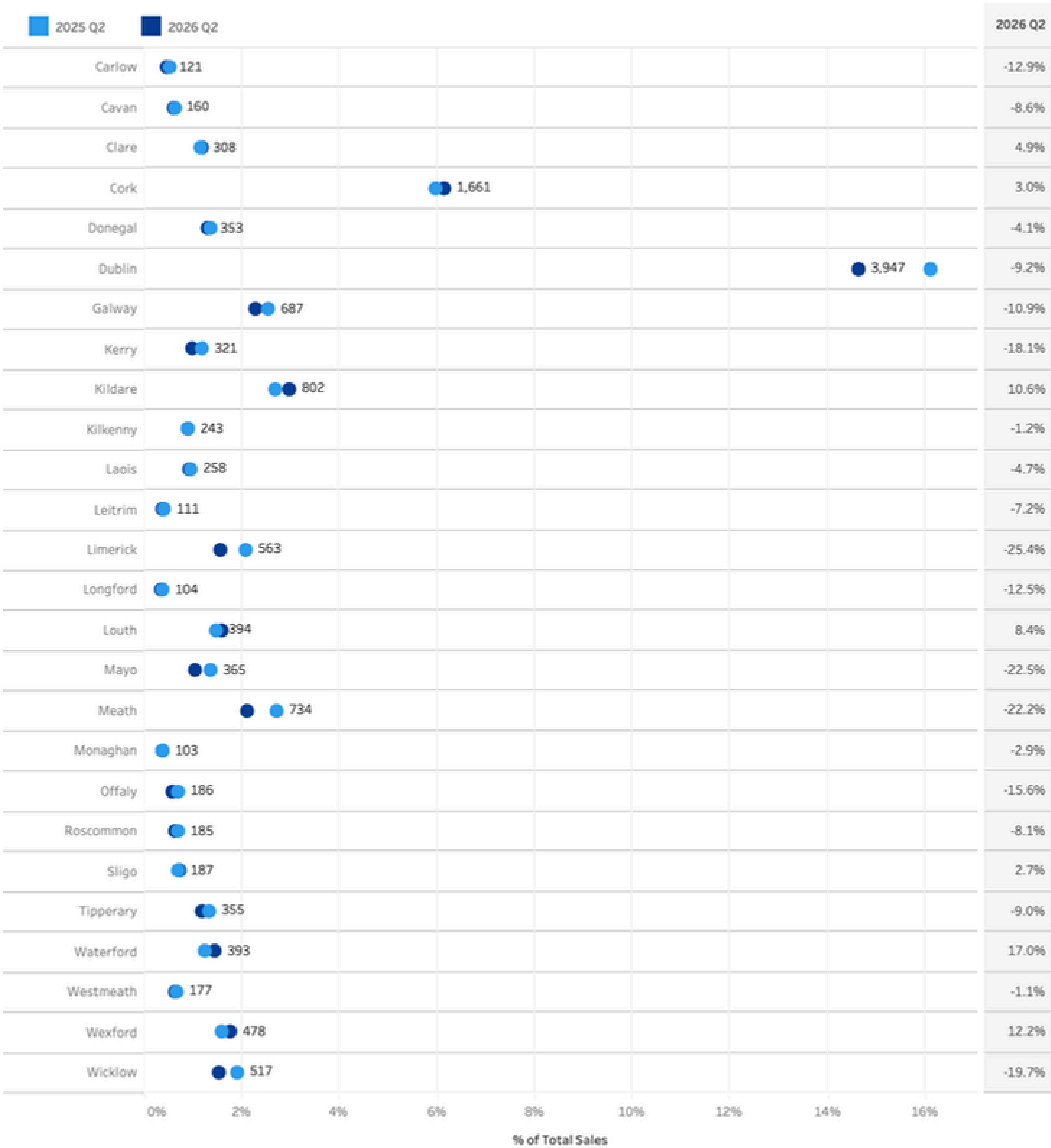
* Houses only.

Sales in Rep. of Ireland

In Q2 2026, overall sales activity slowed to 13,026 units, marking a 6.5% annual decline nationally. Regional performance varied: Co. Dublin (-9.2%) and Co. Galway (-10.9%) mirrored the nationwide drop, whereas Co. Cork posted a slight uptick of 3%.

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Rep. of Ireland	Sales	12,438	13,535	13,926	13,026
	% Diff		8.8%	2.9%	-6.5%

Sales stats by County

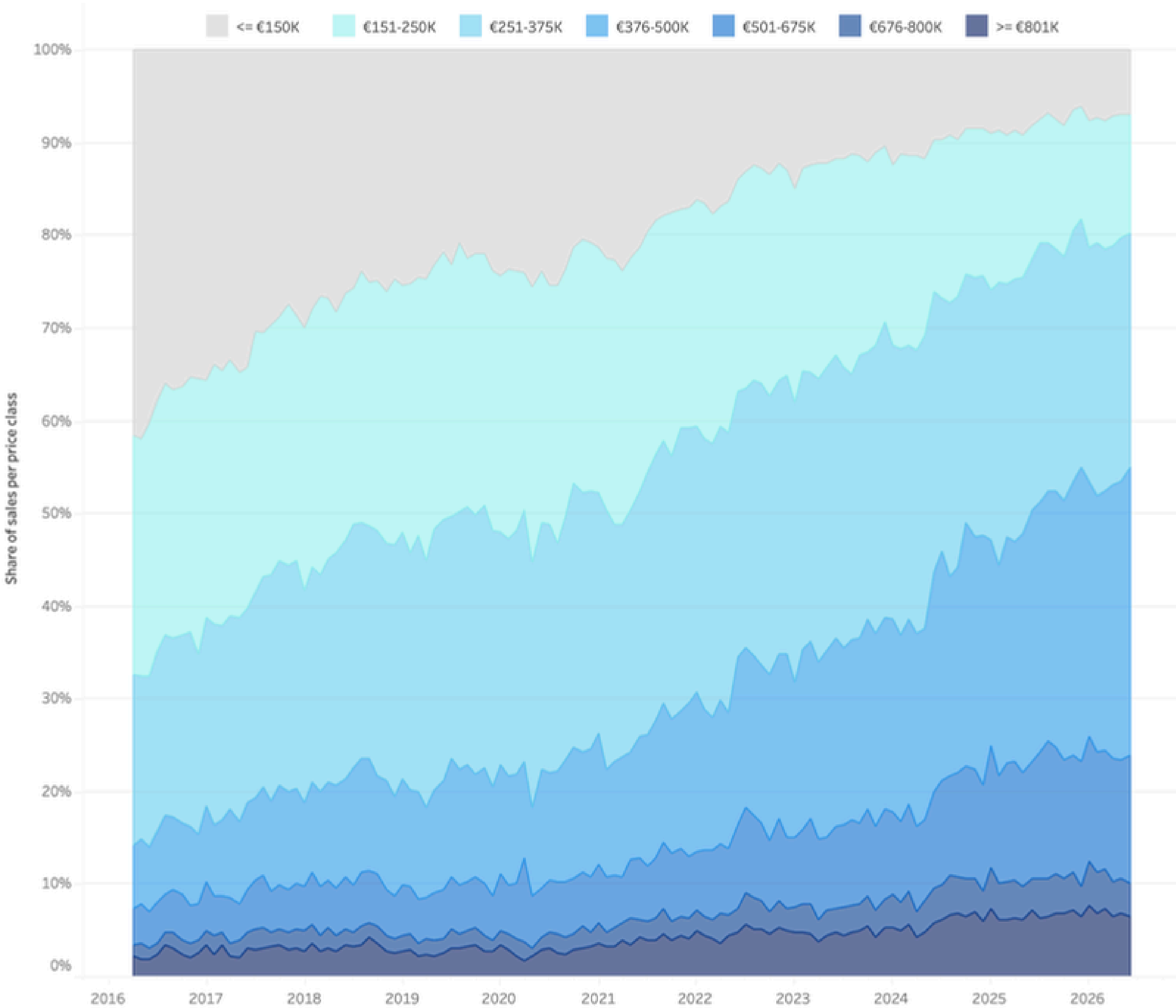


Sales by Price Class

In Q2 2026, residential sales were heavily concentrated between €250k and €500k. Transaction volumes for properties exceeding €500k held steady, whereas a decline in sales under €150k underscores the ongoing shift toward higher market valuations.

Segment	2021 Q2	2024 Q2	2025 Q2	2026 Q2
<= €150K	2,802	1,477	1,208	915
€151-250K	3,340	2,543	2,118	1,734
€251-375K	3,230	4,170	3,868	3,369
€376-500K	1,558	2,936	3,553	3,932
€501-675K	747	1,287	1,750	1,740
€676-800K	277	446	527	473
>= €801K	484	676	902	863
Rep. of Ireland	12,438	13,535	13,926	13,026

Share of sales per price class



Sales Stats

In Q2 2026, overall housing transactions fell 6.5% year-over-year, pulled down by a 12% decline in rural sales. Across all market segments, the only growth came from energy-efficient homes (+2.7%) and new builds (+1.1%).

Sales by property types

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Apts	Sales	2,070	2,480	2,295	2,263
	% Diff		19.8%	-7.5%	-1.4%
Houses	Sales	10,368	11,055	11,631	10,763
	% Diff		6.6%	5.2%	-7.5%
Rep. of Ireland	Sales	12,438	13,535	13,926	13,026
	% Diff		8.8%	2.9%	-6.5%

Sales by transaction type

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Existing Homes	Sales	10,576	10,752	10,697	9,761
	% Diff		1.7%	-0.5%	-8.8%
New homes	Sales	1,862	2,783	3,229	3,265
	% Diff		49.5%	16.0%	1.1%
Rep. of Ireland	Sales	12,438	13,535	13,926	13,026
	% Diff		8.8%	2.9%	-6.5%

Sales by level urbanization

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
Rural	Sales	4,177	4,385	5,175	4,552
	% Diff		5.0%	18.0%	-12.0%
Urban	Sales	8,261	9,150	8,751	8,474
	% Diff		10.8%	-4.4%	-3.2%
Rep. of Ireland	Sales	12,438	13,535	13,926	13,026
	% Diff		8.8%	2.9%	-6.5%

Sales by energy efficiency

Segment		2021 Q2	2024 Q2	2025 Q2	2026 Q2
A-B	Sales	1,172	1,613	1,771	1,818
	% Diff		37.6%	9.8%	2.7%
C-G	Sales	4,694	6,136	6,200	5,852
	% Diff		30.7%	1.0%	-5.6%
Rep. of Ireland	Sales	12,438	13,535	13,926	13,026
	% Diff		8.8%	2.9%	-6.5%

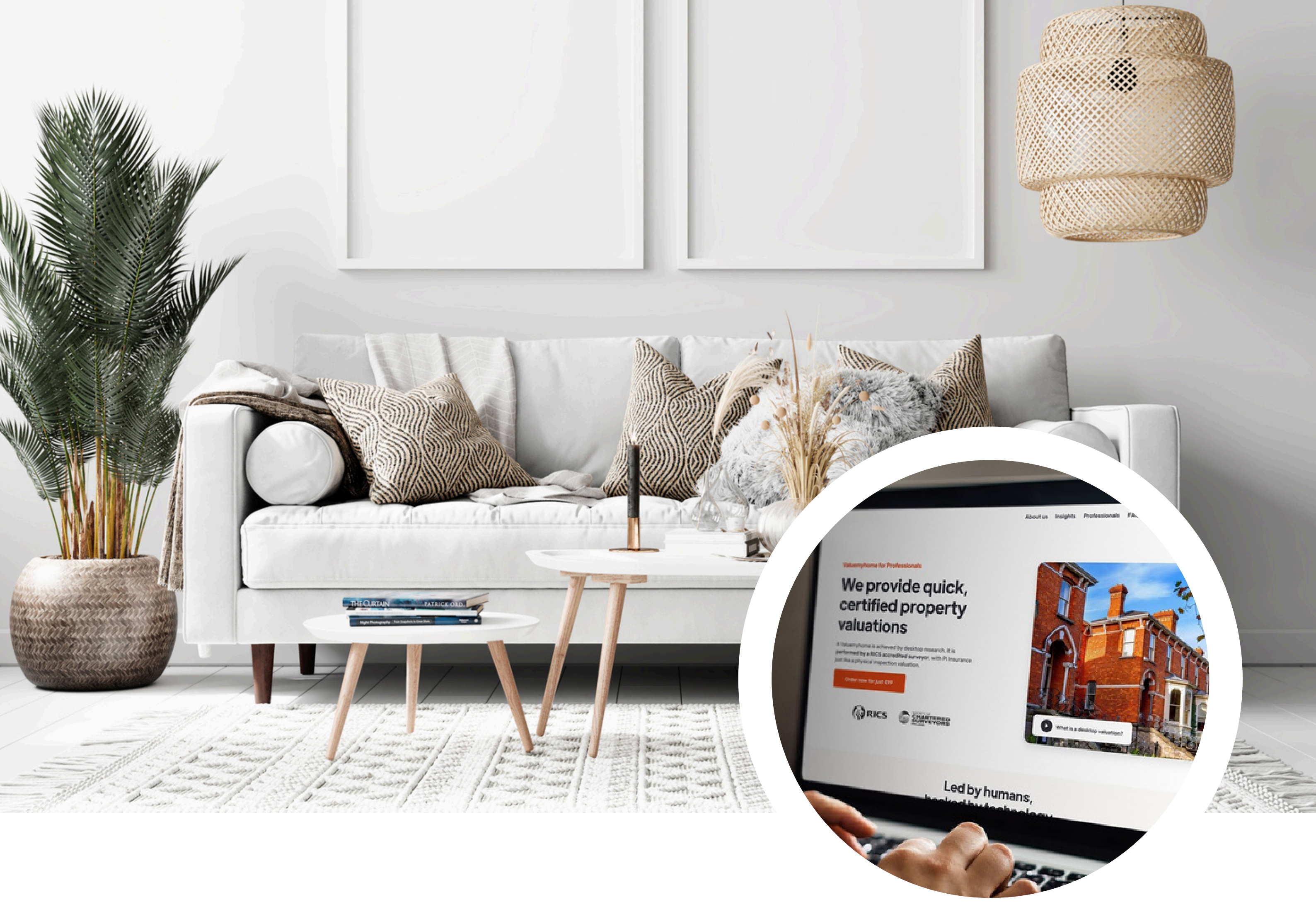
In Summary

Ireland's property market recorded strong annual price growth in Q2 2026, with median home prices rising 6.2% year-over-year to €393k.

However, transaction volumes contracted over the same period, dropping 6.5% to 13,026 units sold.

For further inquiries regarding this report, please contact us at sales@geowox.com.

We look forward to publishing our Q3 2026 report.



About Geowox

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

Questions? Contact us.

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