HOUSING MARKET REPORT

The Irish housing market in Q3 2026

Covers July to September 2026. Powered by Geowox.

Median home price	Homes sold	New vs existing homes	Like-for-like price change
€406K	**14,787**	**+22.7%**	**+4.9%**
+5.2% vs Q3'25	**+0.3%** vs Q3'25, same stage of registration	price gap, **−2.3 pts** vs Q3'25	vs Q3'25, same kinds of home

THE QUARTER IN BRIEF

The median home in the Republic of Ireland sold for **€406K** in Q3 2026, up 5.2% on Q3 2025, across **14,787** recorded sales (+0.3% on Q3 2025 at the same stage of registration). Like for like, comparing the same kinds of home in the same areas a year apart, prices were up 4.9%. Like-for-like growth has slowed from 7.2% in the year to Q3 2025.

Co. Dublin's median was broadly flat at €500K: it has stayed at that level since Q2 2025. Within Co. Dublin, the median house sold for €550K (+1.3%) and the median apartment for €407K (+2.8%). Dublin's median was 38.9% above the rest of the country's, which was €360K (+5.6%).

Like for like, prices rose 3.3% in Co. Dublin, although its median did not move, and 5.7% in the rest of the country, close to its median change.

Nationally, houses sold for a median €420K (+5.3%) and apartments for €355K (+4.4%). New homes (€460K, +3.4%) were 22.7% dearer than existing homes (€375K, +5.3%).

Among existing homes:

- BER A-B rated homes sold for €466K, 25.9% (€96K) more than C-G rated homes at €370K.
- Homes in towns sold for €386K, 13.5% more than rural homes at €340K.

NATIONAL PRICES

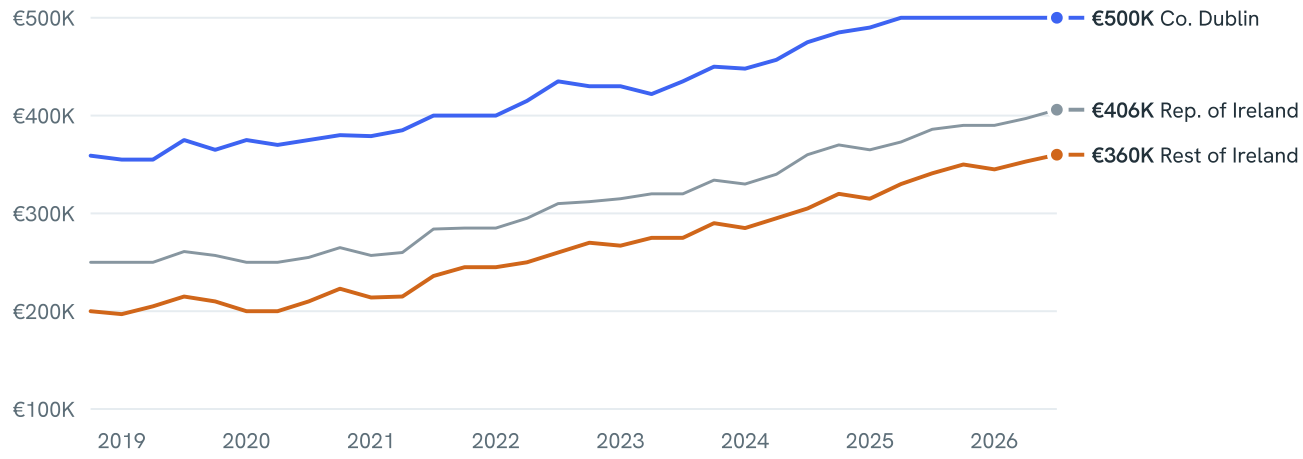
Prices in Co. Dublin and the rest of Ireland

Co. Dublin's median of €500K is 38.9% above the rest of Ireland (€360K). Over the year, Dublin's median was unchanged and the rest of Ireland's rose 5.6%.

Median price

	Q3 2021	Q3 2024	Q3 2025	Q3 2026	YoY
Co. Dublin	€400K	€475K	€500K	€500K	0.0%
Rest of Ireland	€236K	€305K	€341K	€360K	+5.6%
Rep. of Ireland	**€284K**	**€360K**	**€386K**	**€406K**	+5.2%

Median price by quarter



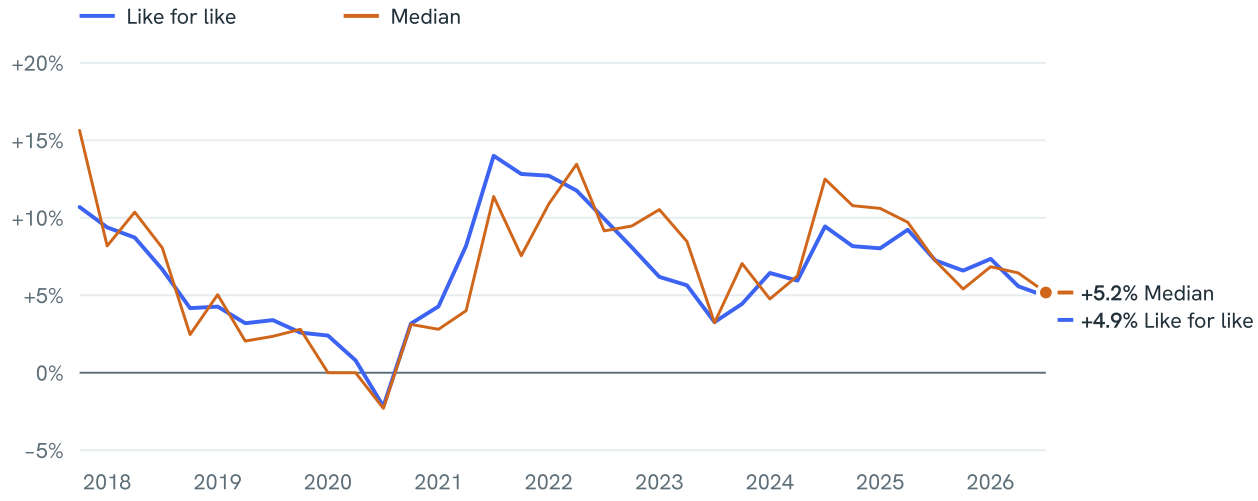
NATIONAL PRICES

Like-for-like price change

The median moves when prices change, and also when what sells changes: more apartments, more new homes, more sales in cheaper areas. The like-for-like change compares each kind of home with the same kind a year earlier (same area, house or apartment, new or existing), so a shift in sales between these kinds of home does not show up as a price change. Like for like, prices were up 4.9% nationally, 3.3% in Co. Dublin and 5.7% in the rest of Ireland.

	Median Q3 2026	Median change	Like-for-like change	Likely range (90%)
Rep. of Ireland	**€406K**	**+5.2%**	**+4.9%**	**+4.1% to +5.9%**
Co. Dublin	€500K	0.0%	**+3.3%**	+1.8% to +4.9%
Rest of Ireland	€360K	+5.6%	**+5.7%**	+4.7% to +6.9%

Year-on-year price change each quarter, Rep. of Ireland: like-for-like change and median change

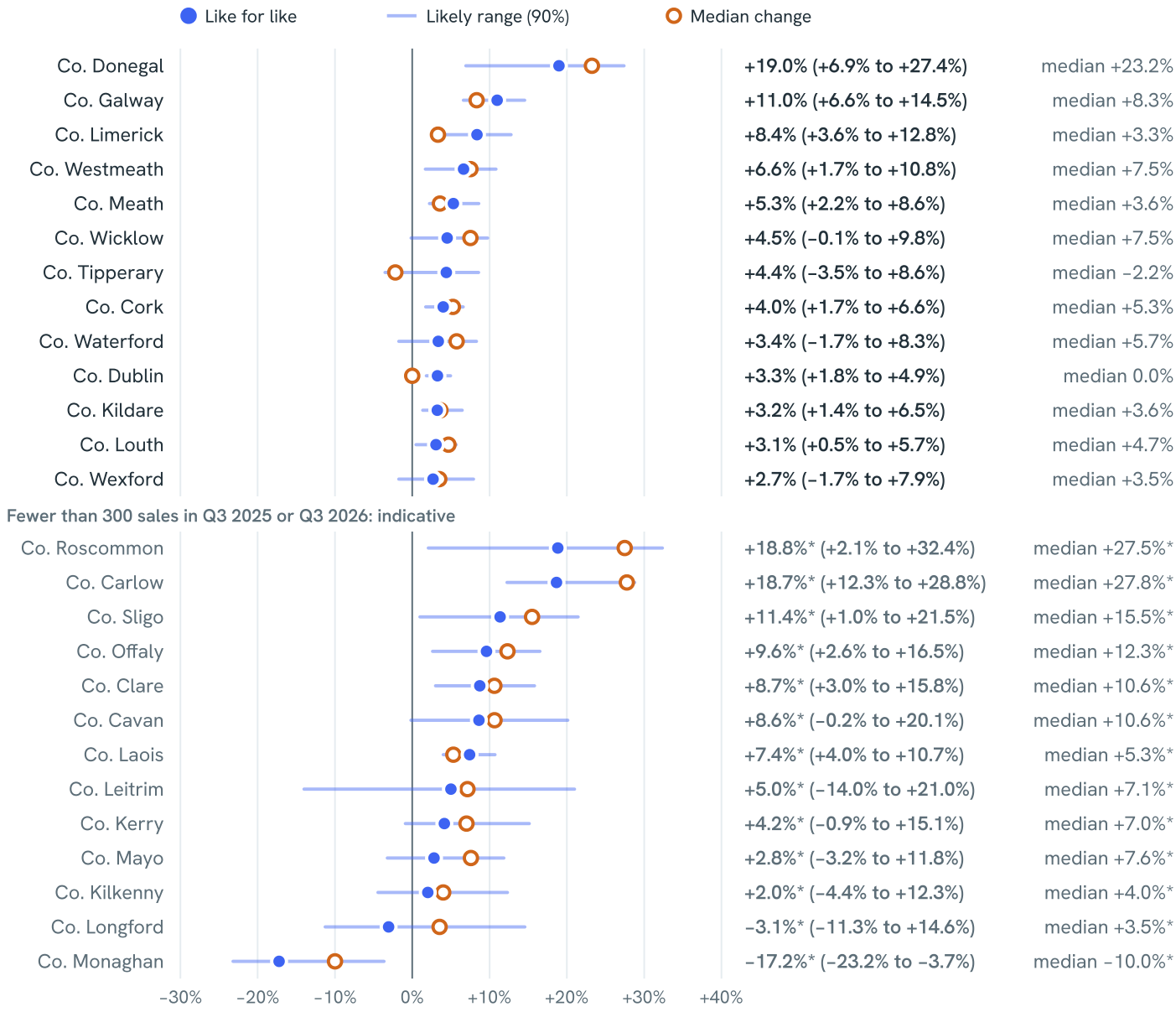


PRICES BY AREA

Like-for-like price change by county

Within each county, homes are compared with the same kind a year earlier: house or apartment, new or existing, and in Co. Dublin also the same Dublin postcode (the rest of the county as one group), as in the Co. Dublin figure above. Each figure comes with its likely range. The 13 counties with fewer than 300 sales in Q3 2025 or Q3 2026 are listed after the others and marked *: their changes rest on fewer sales, so read them as indicative.

Like-for-like price change on Q3 2025, with its likely range (90%), and the change in the median



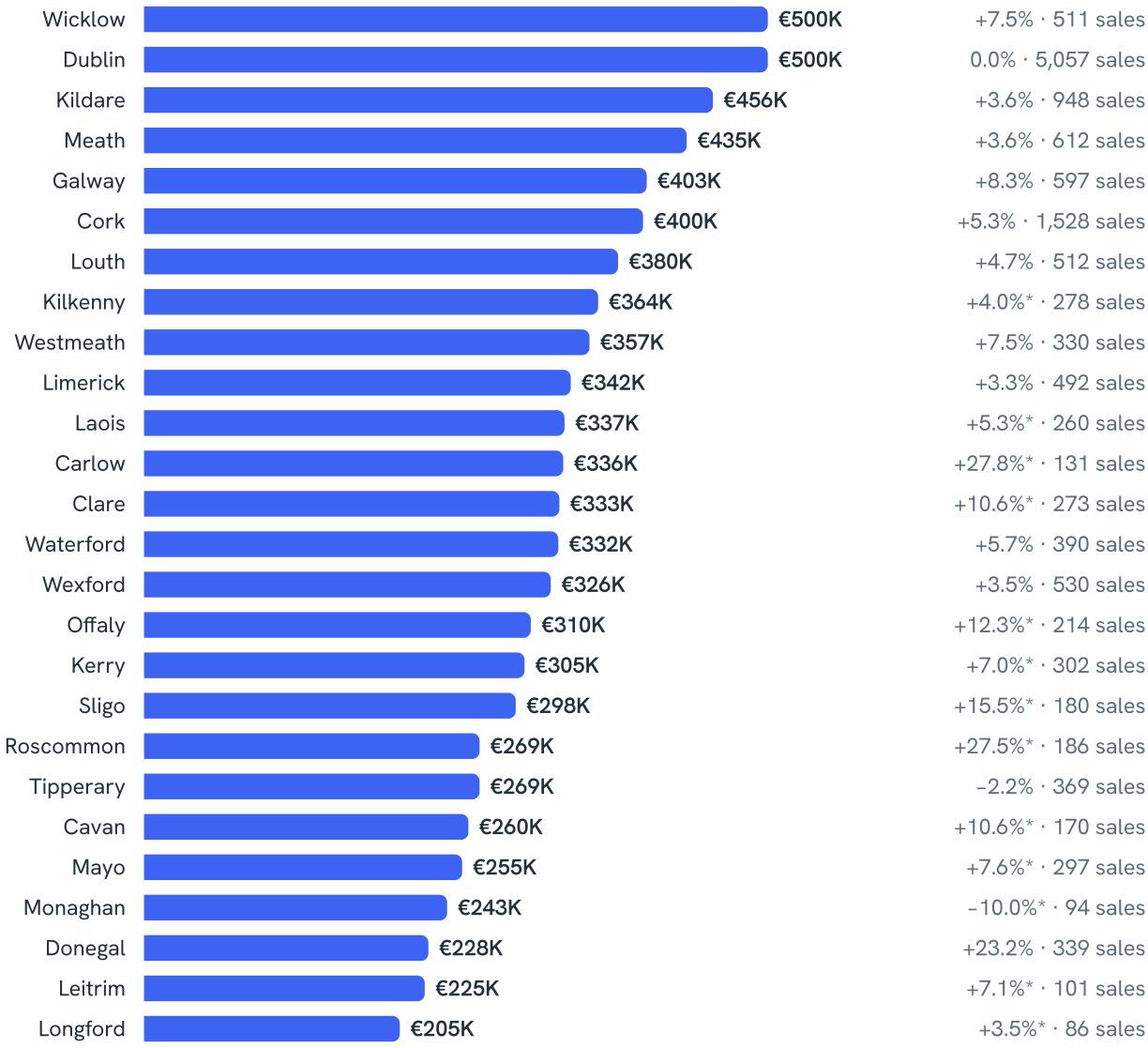
Like for like: each kind of home (house or apartment, new or existing; in Co. Dublin also by Dublin postcode) is compared with the same kind a year earlier, so a shift in sales between these kinds of home does not count as a price change. Likely range: where the change very probably lies; it is wider where there are fewer sales. Even with a few hundred sales, a county's year-on-year change can swing widely from one quarter's figures to the next: read the largest rises and falls as indicative. * Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

PRICES BY AREA

Prices by county

The highest medians were in Co. Wicklow and Co. Dublin (both €500K), followed by Co. Kildare (€456K); Co. Longford was the most affordable at €205K.

Median price, Q3 2026 · change vs Q3 2025 · sales



A county's median also moves with the mix of homes sold; the like-for-like change by county compares the same kinds of home.

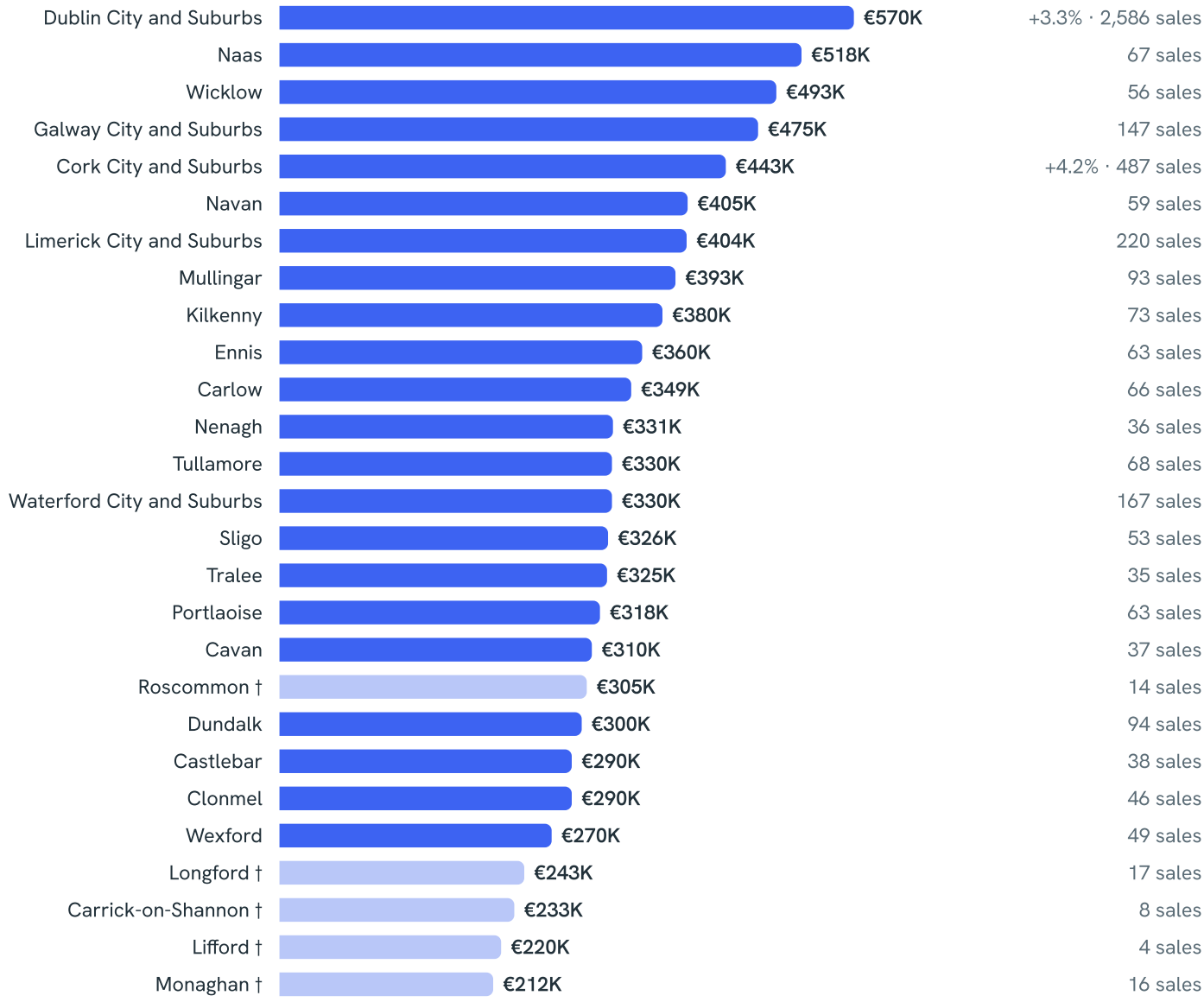
* Fewer than 300 sales in Q3 2025, Q3 2026 or both: read the change as indicative, as with so few sales it can swing widely from one quarter to the next.

HOUSES ONLY

Prices by main town

Among main towns with at least 30 sales, Dublin City and Suburbs (€570K) and Naas (€518K) were the most expensive; Wexford was the most affordable at €270K.

Median house price (apartments excluded), Q3 2026 · change vs Q3 2025 (300+ sales in both quarters) · sales



Houses only; county pages give towns for all homes. Excludes sales that could not be placed on a property; see Coverage.

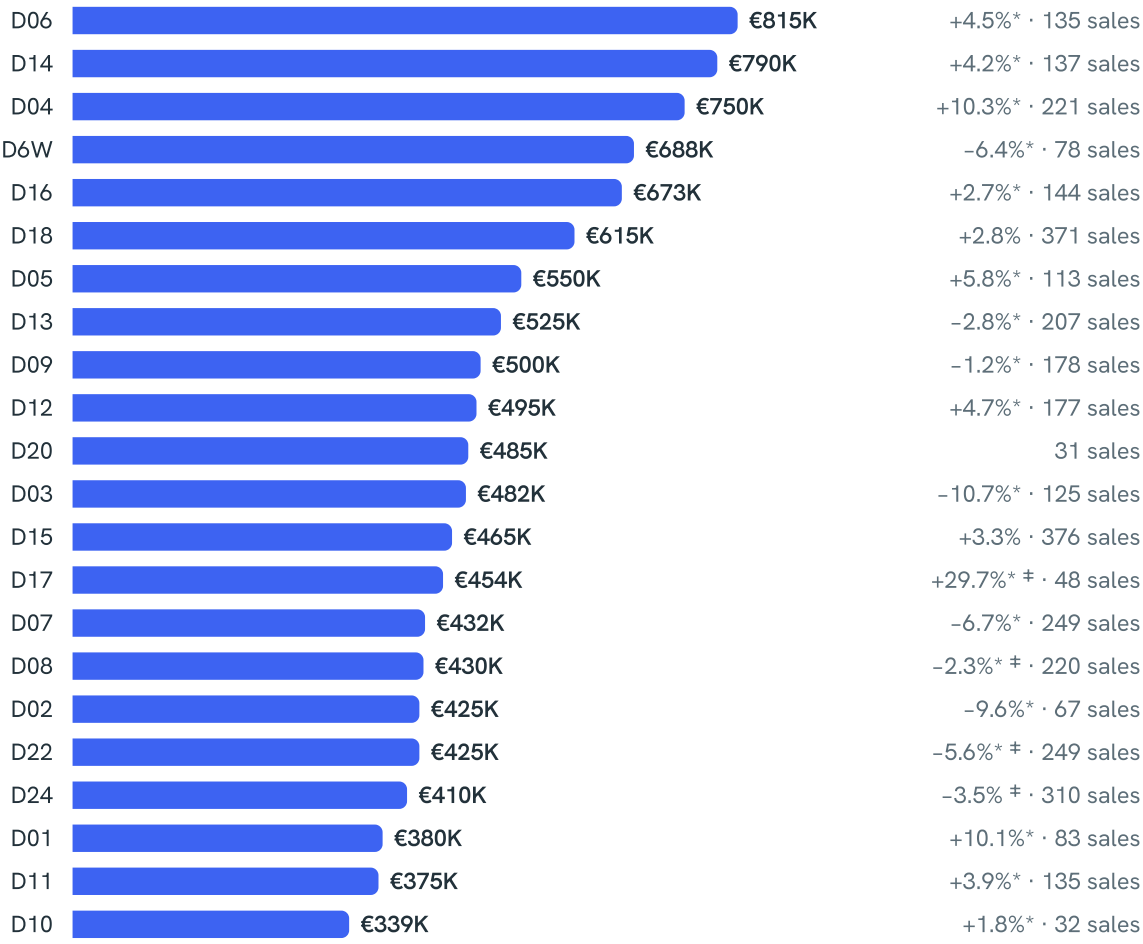
† Fewer than 30 sales: read as indicative.

PRICES BY AREA

Prices by Dublin postcode

D06 (€815K), D14 (€790K) and D04 (€750K) were Dublin's most expensive postcodes; D10 was the most affordable at €339K.

Median price, all homes, Q3 2026 · change vs Q3 2025 · sales



No change for D20: fewer than 30 sales in Q3 2025.

Excludes sales that could not be placed on a property; see Coverage.

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: read the change as indicative, as with so few sales it can swing widely from one quarter to the next.

‡ Much of this change comes from which homes sold this year (more or fewer new homes or apartments than a year earlier), rather than from prices: for the same kinds of home, prices moved much less, or the other way.

WHERE THE PREMIUMS SIT

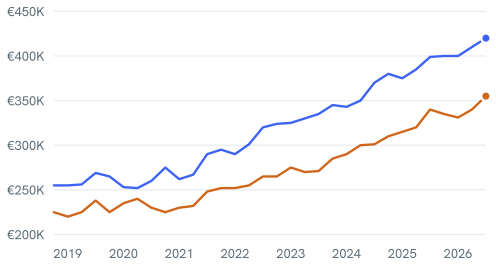
Prices by segment

New homes sold for 22.7% more than existing homes; existing homes rated A-B at a 25.9% premium over C-G, and existing homes in towns at a 13.5% premium over rural homes.

Property type

Houses **€420K** +5.3% YoY

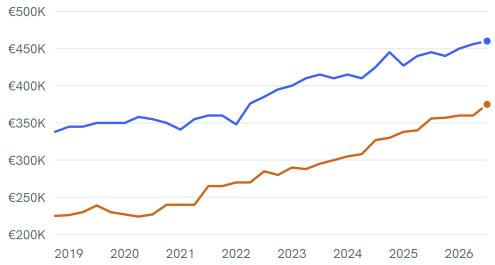
Apartments **€355K** +4.4% YoY



Transaction type

New homes **€460K** +3.4% YoY

Existing homes **€375K** +5.3% YoY



Urbanisation (existing homes)

Urban **€386K**

Rural **€340K**

Existing homes only. Excludes sales that could not be placed on a property; see Coverage.

Energy efficiency

BER A-B **€466K**

BER C-G **€370K**

Existing homes only: new homes are almost all built to an A rating. Excludes sales with no BER on record; see Coverage.

TRANSACTION TYPE

New and existing homes by county

Median price of new and existing homes in each county, and the price gap between them. The gap is not only about the homes being new: it also reflects their location and whether they are houses or apartments. No gap is shown where either side has fewer than 30 sales. In Co. Dublin, new houses sold for less than existing houses (€515K against €561K) because of where they were sold: most new houses sold in the county's lower-priced areas. Area by area within Co. Dublin (Eircode routing areas), new houses sold for 5.7% more than existing ones.

	New homes	Sales	Existing	Sales	Price gap
Carlow	€375K †	28	€320K	103	–
Cavan	€370K †	16	€246K	154	–
Clare	€393K	41	€312K	232	+26.0%
Cork	€463K	397	€350K	1,131	+32.3%
Donegal	€379K	42	€208K	297	+82.2%
Dublin	€500K	1,107	€495K	3,950	+1.0%
Galway	€483K	89	€389K	508	+24.2%
Kerry	€400K †	28	€294K	274	–
Kildare	€470K	404	€442K	544	+6.3%
Kilkenny	€395K	67	€320K	211	+23.4%
Laois	€395K	77	€303K	183	+30.4%
Leitrim	€350K †	4	€220K	97	–
Limerick	€446K	62	€320K	430	+39.4%
Longford	–	0	€205K	86	–
Louth	€420K	234	€295K	278	+42.4%
Mayo	€405K †	27	€240K	270	–
Meath	€465K	226	€400K	386	+16.3%
Monaghan	€340K †	15	€210K	79	–
Offaly	€375K	41	€285K	173	+31.6%
Roscommon	€378K †	25	€237K	161	–
Sligo	€372K	32	€263K	148	+41.4%
Tipperary	€355K	36	€259K	333	+37.1%
Waterford	€388K	91	€280K	299	+38.6%
Westmeath	€400K	93	€307K	237	+30.3%
Wexford	€385K	136	€295K	394	+30.5%
Wicklow	€540K	114	€475K	397	+13.7%
Rep. of Ireland	**€460K**	**3,432**	**€375K**	**11,355**	**+22.7%**

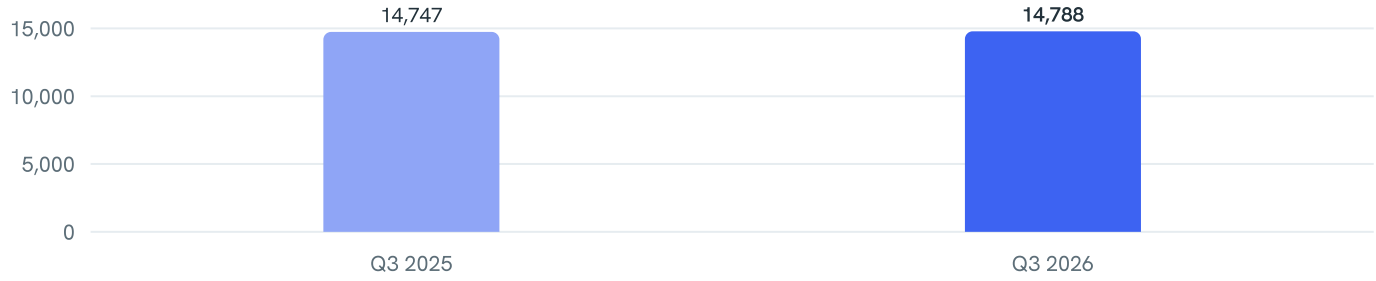
† Fewer than 30 sales: read as indicative.

VOLUMES

Sales

14,787 sales were recorded in Q3 2026. Counted at the same stage of registration (the register 20 days after Q3 2026 ended and 21 days after Q3 2025, the nearest weekly download: 14,788 sales against 14,747), the change is +0.3%.

Sales in Q3 2025 and Q3 2026, counted on the register 20–21 days after each quarter ended



By segment

	Sales Q3 2026	Share	Change on Q3 2025
Property type			
Houses	12,129	82.0%	-
Apartments	2,658	18.0%	-
Transaction type			
New homes	3,432	23.2%	+9.4%
Existing homes	11,355	76.8%	-2.2%
Urbanisation (existing homes)			
Urban	-	84.0%	-
Rural	-	16.0%	-
Energy efficiency (existing homes)			
BER A-B	-	25.5%	-
BER C-G	-	74.5%	-
Rep. of Ireland	**14,787**	**100.0%**	**+0.3%**

By county, Q3 2026

County	Sales	Change on Q3 2025	County	Sales	Change on Q3 2025
Dublin	5,057	+7.6%	Kerry	302	+8.2%
Cork	1,528	−13.2%	Mayo	297	−6.3%
Kildare	948	+20.0%	Kilkenny	278	+9.8%
Meath	612	−10.6%	Clare	273	−18.8%
Galway	597	−10.1%	Laois	260	−8.6%
Wexford	530	+0.6%	Offaly	214	+23.1%
Louth	512	+7.5%	Roscommon	186	+14.6%
Wicklow	511	−2.3%	Sligo	180	−5.8%
Limerick	492	+2.9%	Cavan	170	−13.8%
Waterford	390	−8.9%	Carlow	131	−19.8%
Tipperary	369	+2.5%	Leitrim	101	+1.0%
Donegal	339	+5.3%	Monaghan	94	−14.5%
Westmeath	330	−6.4%	Longford	86	−22.5%

Changes in sales compare both quarters at the same stage of registration (the register as it stood 20–21 days after each quarter ended), so neither count includes later registrations.

VOLUMES

Sales by price class

Share of each quarter's sales in each price class, this quarter and the same quarter of earlier years. In Q3 2026, 26.8% of sales were above €500K, twice the 13.5% of Q3 2021; 4.8% were at €150K or less, against 16.5% in Q3 2021. Bands are in nominal euros, so price growth alone moves sales up the ladder.

	Q3 2021	Q3 2024	Q3 2025	Q3 2026
≤ €150K	16.5%	8.2%	6.4%	4.8%
€151-250K	25.5%	17.4%	13.9%	12.1%
€251-375K	29.4%	29.0%	27.1%	25.5%
€376-500K	15.1%	23.4%	27.5%	30.8%
€501-675K	6.8%	11.4%	14.2%	15.0%
€676-800K	2.4%	4.1%	4.3%	4.4%
≥ €801K	4.3%	6.6%	6.5%	7.4%

COUNTY FOCUS

Co. Dublin

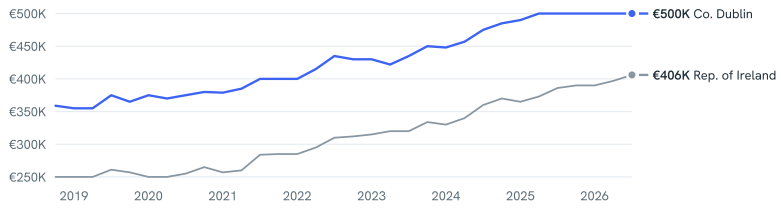
The median home in Co. Dublin sold for €500K in Q3 2026, 38.9% above the rest of Ireland (€360K). The median was broadly flat: it has stayed at that level since Q2 2025. Within Co. Dublin, the median house sold for €550K (+1.3%) and the median apartment for €407K (+2.8%). Like for like, prices were up 3.3% (likely range +1.8% to +4.9%).

Median price	Sales recorded	New vs existing homes
€500K	**5,057**	**+1.0%**
0.0% vs Q3'25	34.2% of national sales	price gap, 1,107 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€500K**	**€500K**	**0.0%**
Houses	€543K	€550K	+1.3%
Apartments	€396K	€407K	+2.8%
New homes	€520K	€500K	−3.8% ‡
Existing homes	€493K	€495K	+0.4%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€537K	
BER C-G		€490K	

‡ Much of this change comes from which homes sold this year (more or fewer apartments, or sales in other postcodes, than a year earlier), rather than from prices: for the same kinds of home, prices moved much less, or the other way.

Median price by quarter



Highest and lowest postcodes (≥30 sales)

Postcode	Median	YoY	Sales
D06	€815K	+4.5%*	135
D14	€790K	+4.2%*	137
D04	€750K	+10.3%*	221
D01	€380K	+10.1%*	83
D11	€375K	+3.9%*	135
D10	€339K	+1.8%*	32

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Price classes

Share of sales	Co. Dublin	Ireland
≤ €150K	0.3%	4.8%
€151-250K	2.5%	12.1%
€251-375K	17.1%	25.5%
€376-500K	32.6%	30.8%
€501-675K	23.4%	15.0%
€676-800K	8.0%	4.4%
≥ €801K	16.2%	7.4%

COUNTY FOCUS

Co. Cork

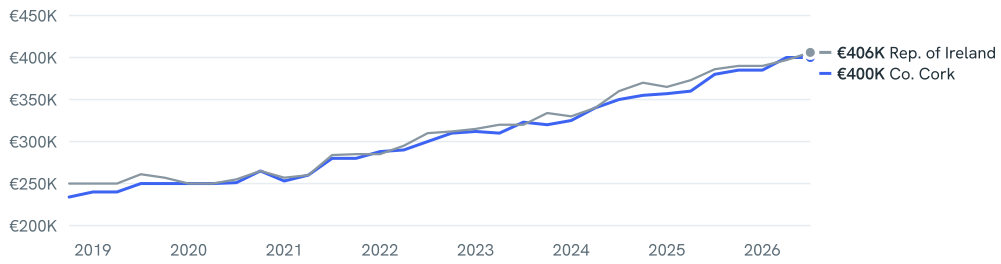
The median home in Co. Cork sold for €400K in Q3 2026 (+5.3% on Q3 2025), 1.5% below the national median of €406K. Like for like, prices were up 4.0% (likely range +1.7% to +6.6%).

Median price	Sales recorded	New vs existing homes
€400K	**1,528**	**+32.3%**
+5.3% vs Q3'25	10.3% of national sales	price gap, 397 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€380K**	**€400K**	**+5.3%**
Houses	€390K	€410K	+5.1%
Apartments	€285K	€293K	+2.8%*
New homes	€445K	€463K	+4.0%
Existing homes	€340K	€350K	+2.9%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€440K	
BER C-G		€350K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	YoY	Sales
Cork City and Suburbs	€425K	+6.2%	576
Midleton	€403K		52
Bandon	€380K		41
Youghal	€295K		36
Cobh	€345K		33
Mallow	€275K †		29

† Fewer than 30 sales: read as indicative. Blank: fewer than 300 sales in Q3 2025 or Q3 2026, so no change is shown.

Price classes

Share of sales	Co. Cork	Ireland
≤ €150K	4.5%	4.8%
€151-250K	11.1%	12.1%
€251-375K	29.3%	25.5%
€376-500K	35.2%	30.8%
€501-675K	13.4%	15.0%
€676-800K	2.6%	4.4%
≥ €801K	4.0%	7.4%

COUNTY FOCUS

Co. Galway

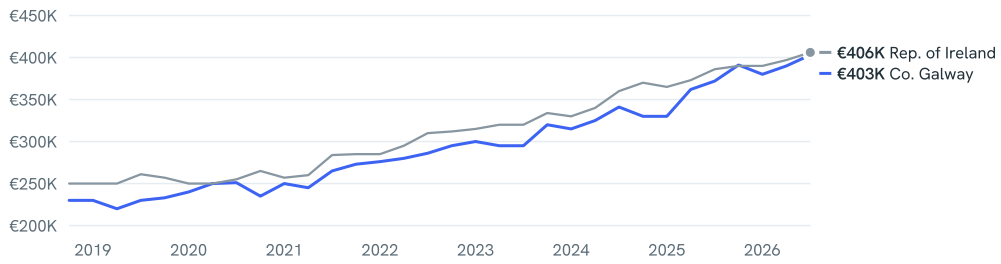
The median home in Co. Galway sold for €403K in Q3 2026 (+8.3% on Q3 2025), 0.7% below the national median of €406K. Like for like, prices were up 11.0% (likely range +6.6% to +14.5%).

Median price	Sales recorded	New vs existing homes
€403K	**597**	**+24.2%**
+8.3% vs Q3'25	4.0% of national sales	price gap, 89 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€372K**	**€403K**	**+8.3%**
Houses	€380K	€420K	+10.5%
Apartments	€354K	€368K	+4.0%*
New homes	€414K	€483K	+16.7%*
Existing homes	€350K	€389K	+11.1%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€456K	
BER C-G		€389K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Galway City and Suburbs	€429K	224
Oranmore	€485K	40
Tuam	€320K †	27
Loughrea	€365K †	21
Ballinasloe	€290K †	15
Gort	€311K †	10

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Galway	Ireland
≤ €150K	6.7%	4.8%
€151-250K	8.2%	12.1%
€251-375K	25.8%	25.5%
€376-500K	36.5%	30.8%
€501-675K	14.9%	15.0%
€676-800K	3.9%	4.4%
≥ €801K	4.0%	7.4%

COUNTY FOCUS

Co. Limerick

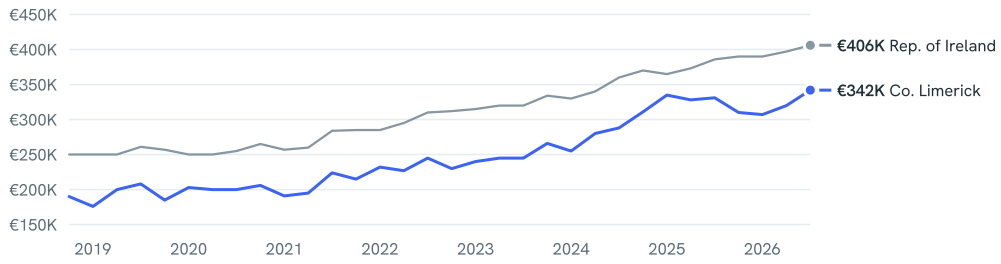
The median home in Co. Limerick sold for €342K in Q3 2026 (+3.3% on Q3 2025), 15.8% below the national median of €406K. Like for like, prices were up 8.4% (likely range +3.6% to +12.8%).

Median price	Sales recorded	New vs existing homes
€342K	**492**	**+39.4%**
+3.3% vs Q3'25	3.3% of national sales	price gap, 62 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€331K**	**€342K**	**+3.3%**
Houses	€360K	€377K	+4.7%
Apartments	€230K	€228K	-0.9%* ‡
New homes	€420K	€446K	+6.2%*
Existing homes	€292K	€320K	+9.6%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€452K	
BER C-G		€319K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative. ‡ Much of this change comes from which homes sold this year (more or fewer new homes than a year earlier), rather than from prices: for the same kinds of home, prices moved much less, or the other way.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Limerick City and Suburbs	€350K	297
Newcastle West	€265K	30
Patrickswell	€446K †	11
Annacotty	€444K †	10

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Limerick	Ireland
≤ €150K	7.5%	4.8%
€151-250K	21.1%	12.1%
€251-375K	29.5%	25.5%
€376-500K	30.1%	30.8%
€501-675K	7.7%	15.0%
€676-800K	2.6%	4.4%
≥ €801K	1.4%	7.4%

COUNTY FOCUS

Co. Waterford

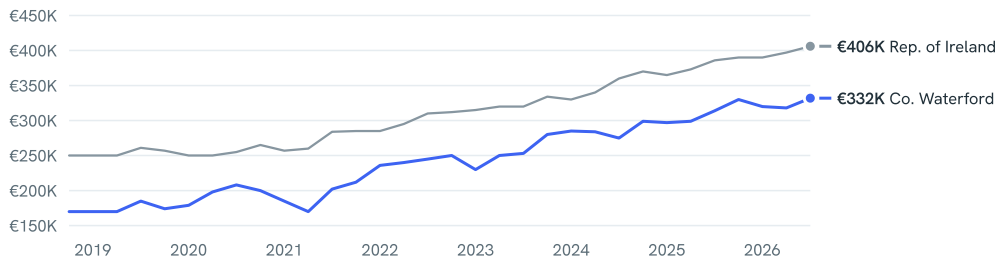
The median home in Co. Waterford sold for €332K in Q3 2026 (+5.7% on Q3 2025), 18.2% below the national median of €406K. Like for like, prices were up 3.4% (likely range −1.7% to +8.3%).

Median price	Sales recorded	New vs existing homes
€332K	**390**	**+38.6%**
+5.7% vs Q3'25	2.6% of national sales	price gap, 91 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€314K**	**€332K**	**+5.7%**
Houses	€340K	€355K	+4.4%
Apartments	€175K	€195K	+11.4%*
New homes	€410K	€388K	-5.4%*
Existing homes	€265K	€280K	+5.7%*
Existing homes by energy rating, Q3 2026 only			
BER A-B		€357K	
BER C-G		€277K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Waterford City and Suburbs	€295K	203
Tramore	€390K	45
Dungarvan	€323K †	28

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Waterford	Ireland
≤ €150K	8.2%	4.8%
€151-250K	24.1%	12.1%
€251-375K	28.7%	25.5%
€376-500K	30.8%	30.8%
€501-675K	4.6%	15.0%
€676-800K	2.6%	4.4%
≥ €801K	1.0%	7.4%

COUNTY FOCUS

Co. Kildare

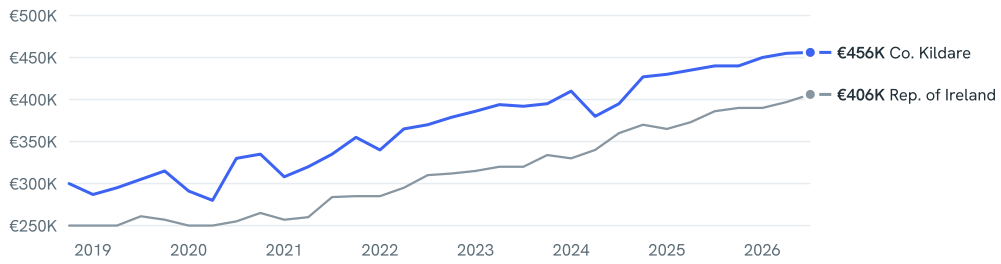
The median home in Co. Kildare sold for €456K in Q3 2026 (+3.6% on Q3 2025), 12.3% above the national median of €406K. Like for like, prices were up 3.2% (likely range +1.4% to +6.5%).

Median price	Sales recorded	New vs existing homes
€456K	**948**	**+6.3%**
+3.6% vs Q3'25	6.4% of national sales	price gap, 404 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€440K**	**€456K**	**+3.6%**
Houses	€455K	€480K	**+5.5%**
Apartments	€350K	€349K	**–0.3%***
New homes	€445K	€470K	**+5.6%**
Existing homes	€425K	€442K	**+4.0%**
Existing homes by energy rating, Q3 2026 only			
BER A-B		€506K	
BER C-G		€407K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Naas	€495K	87
Athy	€363K	84
Newbridge	€423K	74
Maynooth	€520K	60
Celbridge	€453K	50
Kildare	€468K	38

Price classes

Share of sales	Co. Kildare	Ireland
≤ €150K	0.7%	4.8%
€151-250K	4.1%	12.1%
€251-375K	21.3%	25.5%
€376-500K	42.3%	30.8%
€501-675K	24.2%	15.0%
€676-800K	3.9%	4.4%
≥ €801K	3.5%	7.4%

COUNTY FOCUS

Co. Meath

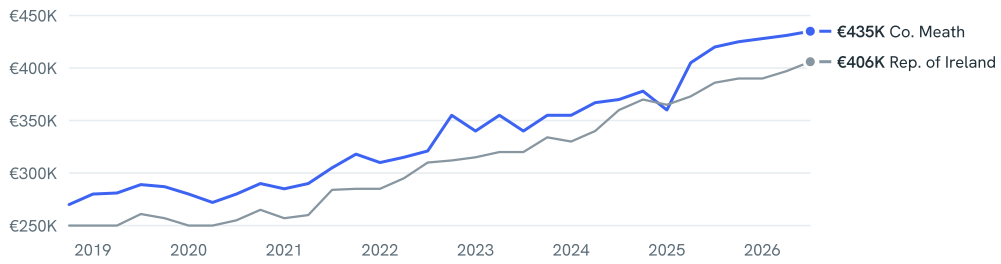
The median home in Co. Meath sold for €435K in Q3 2026 (+3.6% on Q3 2025), 7.1% above the national median of €406K. Like for like, prices were up 5.3% (likely range +2.2% to +8.6%).

Median price	Sales recorded	New vs existing homes
€435K	**612**	**+16.3%**
+3.6% vs Q3'25	4.1% of national sales	price gap, 226 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€420K**	**€435K**	**+3.6%**
Houses	€432K	€450K	+4.2%
Apartments	€269K	€270K	+0.4%*
New homes	€465K	€465K	0.0%*
Existing homes	€378K	€400K	+5.8%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€485K	
BER C-G		€365K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Navan	€373K	73
Ashbourne	€475K	58
Trim	€435K	41
Laytown-Bettystown-Mornington-Donacarney	€345K	35
Kells	€351K	30
Ratoath	€435K †	28

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Meath	Ireland
≤ €150K	1.1%	4.8%
€151-250K	7.4%	12.1%
€251-375K	20.9%	25.5%
€376-500K	46.2%	30.8%
€501-675K	17.5%	15.0%
€676-800K	4.4%	4.4%
≥ €801K	2.5%	7.4%

COUNTY FOCUS

Co. Wicklow

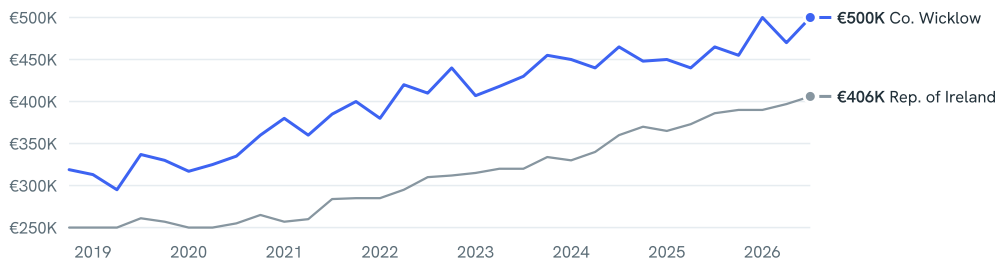
The median home in Co. Wicklow sold for €500K in Q3 2026 (+7.5% on Q3 2025), 23.2% above the national median of €406K. Like for like, prices were up 4.5% (likely range −0.1% to +9.8%).

Median price	Sales recorded	New vs existing homes
€500K	**511**	**+13.7%**
+7.5% vs Q3'25	3.5% of national sales	price gap, 114 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€465K**	**€500K**	**+7.5%**
Houses	€475K	€525K	+10.5%
Apartments	€372K	€419K	+12.6%*
New homes	€465K	€540K	+16.1%*
Existing homes	€475K	€475K	0.0%
Existing homes by energy rating, Q3 2026 only			
BER A-B		€588K	
BER C-G		€426K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Greystones-Delgany	€619K	89
Bray	€498K	79
Wicklow	€468K	62
Arklow	€295K	39
Newtownmountkennedy	€525K †	26
Blessington	€369K †	20

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Wicklow	Ireland
≤ €150K	1.8%	4.8%
€151-250K	5.7%	12.1%
€251-375K	18.4%	25.5%
€376-500K	25.0%	30.8%
€501-675K	26.6%	15.0%
€676-800K	6.5%	4.4%
≥ €801K	16.0%	7.4%

COUNTY FOCUS

Co. Louth

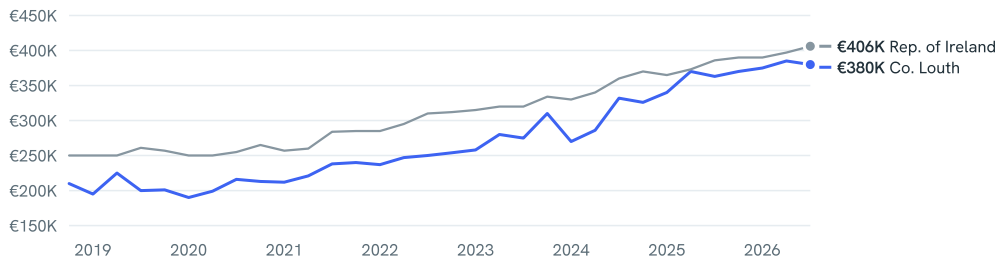
The median home in Co. Louth sold for €380K in Q3 2026 (+4.7% on Q3 2025), 6.4% below the national median of €406K. Like for like, prices were up 3.1% (likely range +0.5% to +5.7%).

Median price	Sales recorded	New vs existing homes
€380K	**512**	**+42.4%**
+4.7% vs Q3'25	3.5% of national sales	price gap, 234 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€363K**	**€380K**	**+4.7%**
Houses	€375K	€398K	+6.1%
Apartments	€205K	€235K	+14.6%*
New homes	€395K	€420K	+6.3%*
Existing homes	€296K	€295K	-0.3%*
Existing homes by energy rating, Q3 2026 only			
BER A-B		€383K	
BER C-G		€293K	

* Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Drogheda	€325K	119
Dundalk	€292K	108
Ardee	€337K	48

Price classes

Share of sales	Co. Louth	Ireland
≤ €150K	4.5%	4.8%
€151-250K	17.6%	12.1%
€251-375K	27.5%	25.5%
€376-500K	44.5%	30.8%
€501-675K	3.9%	15.0%
€676-800K	1.0%	4.4%
≥ €801K	1.0%	7.4%

COUNTY FOCUS

Co. Wexford

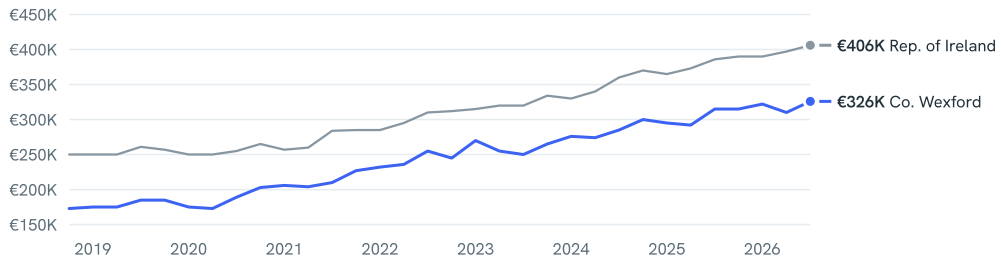
The median home in Co. Wexford sold for €326K in Q3 2026 (+3.5% on Q3 2025), 19.7% below the national median of €406K. Like for like, prices were up 2.7% (likely range −1.7% to +7.9%).

Median price	Sales recorded	New vs existing homes
€326K	**530**	**+30.5%**
+3.5% vs Q3'25	3.6% of national sales	price gap, 136 new homes

Median price	Q3 2025	Q3 2026	YoY
All homes	**€315K**	**€326K**	**+3.5%**
Houses	€322K	€335K	**+4.0%**
Apartments		€174K †	
New homes	€385K	€385K	**0.0%***
Existing homes	€282K	€295K	**+4.6%**
Existing homes by energy rating, Q3 2026 only			
BER A-B		€431K	
BER C-G		€290K	

† Fewer than 30 sales: read as indicative. * Fewer than 300 sales in Q3 2025, Q3 2026 or both: indicative. Blank: fewer than 30 sales in Q3 2025 or Q3 2026, so no change is shown.

Median price by quarter



Largest towns (≥10 sales)

Town (all homes)	Median	Sales
Enniscorthy	€308K	70
Wexford	€259K	56
Gorey	€320K	45
Courtown	€288K †	26
New Ross	€165K †	23

† Fewer than 30 sales: read as indicative.

Price classes

Share of sales	Co. Wexford	Ireland
≤ €150K	4.7%	4.8%
€151-250K	20.2%	12.1%
€251-375K	41.1%	25.5%
€376-500K	25.7%	30.8%
€501-675K	5.3%	15.0%
€676-800K	1.5%	4.4%
≥ €801K	1.5%	7.4%

ABOUT THE REPORT

Methodology

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.

Source. Residential sales at full market value from the Property Price Register, matched to Geowox's housing inventory. Bulk sales registered as one price for several units are excluded. So are single entries whose address or price shows several homes or a whole estate. So are sales with the same date, county and price at several addresses that look like one purchase of several homes. New homes registered net of VAT are grossed up at 13.5%, or 9% for apartments sold from 8 October 2025, when the reduced rate for new apartments took effect. Sales under €50,000 are excluded.

Measures. Prices are medians (less sensitive to outliers than averages), rounded to the nearest €1,000; year-on-year changes are computed from the rounded medians shown. Trend charts show the median of each quarter, so their last point is the quarter's figure in the text and tables. Medians from fewer than 30 sales are marked † and should be read as indicative. A year-on-year price change is shown without a mark where at least 300 homes sold in both quarters. With fewer, one quarter's change is less certain: the change for a county, a Dublin postcode or a row on a county page (such as apartments or new homes) is still shown where both quarters have at least 30 sales, marked *, and should be read as indicative; smaller towns show this quarter's price only, with its sales where a table lists them. Changes in the number of sales are counts, not estimates, and are shown for every county. A change for a Dublin postcode, a town or a row on a county page is marked ‡ when comparing the same kinds of home within it (new or existing, house or apartment; also the Dublin postcode for Co. Dublin's rows; new or existing only in the houses-only main towns) gives a change more than 10 points smaller in size, or more than 5 points away in the other direction: much of the median change then reflects the mix of homes behind it. Where too few comparable homes sold in both years, no check is made and no mark given. An unmarked change can still partly reflect the mix of homes sold.

Like-for-like change. Sales are grouped by area (Dublin postcode, with the rest of Co. Dublin as one group, or the county outside Dublin), house or apartment, and new or existing. Each group's median is compared with its median a year earlier, and the changes are averaged (geometric mean) weighted by each group's sales a year earlier. Groups with fewer than 5 sales in either quarter are left out; a figure is shown when the groups kept hold at least 70% of the year-earlier sales. Within a county outside Dublin the groups are house or apartment and new or existing only: finer groups by Eircode routing area were tested and not used, as too many groups had only a few sales. Co. Dublin's county figure is the Co. Dublin figure, grouped by Dublin postcode as well. The likely range is the 5th to 95th percentile of 1,000 resamples of the sales in each group: it shows how much the figure depends on which homes happened to sell.

Segments. Urban means inside a Census 2022 Urban Area: a group of at least 100 buildings, each within 65 m of another, with groups less than 500 m apart joined. Matched properties outside every Urban Area are rural; sales not matched to a property are left out. Towns and main towns use the same Urban Areas. Urban and rural are compared on existing homes: new homes are almost all built in towns or on their edges (96% of the new homes placed on a property this quarter were inside an Urban Area or within 250 m of one), on land the latest census boundaries do not yet cover. Energy efficiency groups BER A-B against C-G; sales with no BER on record are left out of them. Urban/rural and energy-rating prices are shown for this quarter only, without a year-on-year change. In the sales table, urban and rural shares are of the existing homes placed on a property, and energy rating shares of the existing homes with a BER on record. Main towns are each county's county town (Nenagh and Clonmel in Tipperary), houses only. Price classes use the VAT-adjusted price. County pages cover the five counties with a city and the five other counties with the most sales.

Coverage. 23% of the quarter's sales on the register were filed without an Eircode, including 92% of new homes. Sales are placed on a property by their Eircode or, failing that, by matching the address. Sales without an Eircode are placed by matching their address with Geowox's address search; where that finds no match, a match is accepted only where at least two different matching methods gave the same Eircode or a reviewer confirmed it. Sales whose address could not be matched to a property still count in the national, county, new and existing homes, house and apartment, and price class figures, but not in the urban/rural, town, Dublin postcode or energy rating figures, which need the property's location or BER. The register does not record whether a home is a house or an apartment, so for these sales it is taken from the address: a new apartment whose address does not say "apartment" is counted as a house. Few sales are affected, so the national house and apartment figures move little; county figures with few sales are the most exposed.

Late registrations. Sales are registered with a delay, so the latest quarter's volume will be revised up as late registrations arrive. Changes in sales compare both quarters at the same stage of registration: on the register about the same number of days after each quarter ended (the nearest weekly download, within a day or two), without the bulk sales, same-day groups that look like one purchase, non-residential sales, sales under €50,000 and repeated register rows this report leaves out. The register file is a few days older than this report's data and is matched to the report's exclusions by date, price and county, so the two counts differ slightly. The register records the county and whether a home is new, so changes are shown nationally, by county and for new and existing homes; it does not record property type, energy rating or whether a home is in a town, so those rows show no change: houses and apartments show this quarter's sales and share, urban/rural and energy rating their share only.

Method. Updated definitions: sales at non-residential addresses and sales under €50,000 are excluded, and so are single entries covering several homes or a whole estate in Q3 2025 and Q3 2026, and same-day groups of sales at one price that look like one purchase of several homes; new apartments sold from 8 October 2025 are grossed up at 9% VAT, not 13.5%; urban/rural, towns and main towns use the Census 2022 Urban Areas instead of the Census 2016 settlements; sales not matched to a property are left out of the urban/rural split instead of being counted as rural; urban/rural and energy-rating figures, prices and sales shares alike, cover existing homes only; BERs recorded as a letter only, such as B rather than B2, count in A-B or C-G; Dublin postcodes come from the Eircode instead of a boundary map.

Changes from earlier editions. Earlier quarters are recalculated on these definitions and on the sales registered since, so past figures can differ from earlier editions. Rural and town homes are now compared on existing homes only.

Data extracted 2026-10-26T20:37:24 · report generated 02 November 2026. Contact sales@geowox.com.