

Irish Investment Market

Investment turnover reached €548 million during the first quarter of 2025, well ahead of the same period the previous year. The volume of transactions was also higher with 27 sales closing during the period.

Retail continued to drive investor activity accounting for half of all turnover since the beginning of the year. This largely comprised one transaction with the sale of Oaktree Capital Management’s portfolio of eight retail parks. In contrast, total investor spend in office, industrial and residential assets remained below long-term quarterly averages. Residential spend was particularly weak, reaching the lowest level since quarter two 2017 and accounting for only 2% of total turnover.

Overseas investors accounted for 78% of total investment spend during the quarter. Approximately 47% of turnover during the period was located in Dublin.

Looking to the remainder of the year, global uncertainty amid trade tariffs, the outcome of negotiations with the US and any further potential tariffs, are likely to cause many businesses and investors to place decisions on hold in the short to medium term. However, economic indicators for the Irish economy remain positive which will continue to positively impact the retail market. The office lettings market is showing some signs of improvement, while take up in the industrial and logistics market has been curtailed by lack of accommodation. The residential market continues to experience difficulties, although the Government is focused on addressing these over the coming months.



Contact Details

JEAN BEHAN

Senior Economist,
Head of Research
Sherry FitzGerald Advisory

+353 (0) 1 237 6300
jean.behan@sherryfitz.ie

JANE DUNNE-TERRY

Economist,
Sherry FitzGerald Advisory

+353 (0) 1 205 1231
jane.dunneterry@sherryfitz.ie

SEAN CADOGAN

Economist,
Sherry FitzGerald Advisory

+353 (0) 1 237 6300
sean.cadogan@sherryfitz.ie

©2025

CONFIDENTIALITY CLAUSE

This information is to be regarded as confidential to the party to whom it is addressed and is intended for the use of that party only. Consequently and in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or any part of its contents. Before any part of it is reproduced, or referred to, in any document, circular or statement, our written approval as to the form and context of such publication must be obtained.

Phone: +353 (0) 1 237 6300

E-mail: research@sherryfitz.ie

Web: www.sherryfitz.ie