

REVIEW  
Q4 - 2025

**Sherry  
FitzGerald**  
ADVISORY

# Irish Investment Market

## Total

investment turnover reached almost €2.5 billion in 2025, similar to that seen in 2024. A total of 125 transactions closed during 2025, up from 119 the previous year.

Retail assets attracted the largest share of turnover again in 2025, representing 28% of total market spend. However, the gap with other asset classes narrowed with office assets accounting for 27% of turnover. 2025 also witnessed renewed interest in residential assets, absorbing 16% of market turnover, while industrial & logistics assets accounted for a further 10%.

Dublin accounted for the largest share of investment turnover at 71%, while Cork absorbed a further 3%. Overseas investors were very active during the year responsible for 70% of investment spend.

The outlook for the year ahead is positive. There were signs of improvement towards the latter half of 2025, and this is expected to translate into increased transaction activity in the year ahead. Increased activity is expected to be seen across office and residential assets, which have experienced below average levels of activity in recent year, while the industrial & logistics sector is also expected to see robust growth.



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