

Irish Investment Market Review 2024, Outlook 2025

The final quarter of the year witnessed a surge in investor activity bringing total turnover for the twelve months of 2024 to just under €2.5 billion. This represents a 21% increase on the previous year although remains below the long-term average of €3.7 billion.

The retail sector was the key driver of investor activity during the year with investment turnover reaching just over €1 billion, the highest level recorded since 2016. Office assets witnessed an improvement in transaction activity compared to 2023 levels, although turnover remained well below average at €489 million.

Capital spend in residential assets reached the lowest level since 2015 totalling €231 million. This was surpassed by investment in industrial and logistics assets which reached €259 million. The purpose built student accommodation sector also saw two significant transactions during the year bringing total spend to almost €230 million.

Looking to the year ahead, the economic outlook remains positive, although headwinds remain. This coupled with expected further cuts in key lending rates will strengthen investor activity going forward.



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