

An aerial photograph of a residential neighborhood, showing rows of houses with brown roofs and green lawns, viewed through a semi-transparent blue overlay. A large white triangle is superimposed on the right side of the image, containing the main title text.

Irish Residential Market Review 2024, Outlook 2025

The Irish residential market remains characterised by supply-side challenges and ever-increasing demand, leading to a continued uptick in the pace of price inflation in 2024. The average value of second-hand homes in Ireland increased by 7.2% annually. This is a significant increase on the annual price inflation of 3.8% recorded in 2023.

There were 30,300 new dwelling completions in 2024, down 6.7% when compared to 2023. This represents just under half of the annual demand requirement for new homes, meaning that a significant supply deficit persists.

Landlords continued to exit the rental market at an unsustainable pace in 2024, accounting for 33% of Sherry FitzGerald's vendors in the year. The new Government must focus on increasing the supply of homes for purchase through new delivery, and indeed place an emphasis on increasing the number of rental homes in the market, both through the retention of private individual landlords and attracting more foreign capital to the private rented sector.

This report also includes an analysis on affordability for first-time buyers in Ireland over the past few years.





For more details or to receive the full version of the report, please email: researchpublications@sherryfitz.ie

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