



Spring 2025

Irish Residential Market Review

The Irish residential market remains characterised by supply-side challenges and ever-increasing demand, leading to robust growth in the first quarter of 2025. The average value of second-hand homes in Ireland increased by 7.5% annually.

There were 5,938 new dwelling completions in the first quarter of 2025, up 2% when compared to the same period in 2024. Despite this positive movement, indicators suggest that completions this year will again fall significantly below the 62,000 required to meet demand in the short-term.

Landlords continued to exit the rental market at an unsustainable pace in the opening months of 2025, accounting for 30% of Sherry FitzGerald's vendors during the period. The Government must pay particular attention to the recommendations made by the Housing Agency in respect of Rent Pressure Zones to increase the stock of rental properties nationwide.

It is also important to note that the economic picture is quite uncertain at present, with significant global trade tensions, but the Irish economy is expected to remain resilient this year.

This report also includes an insight into the energy efficiency of homes in Ireland.





RESIDENTIAL MARKET SPRING 2025

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

Contact Details

MARIAN FINNEGAN

Managing Director,
Residential & Advisory

+353 (0)1 237 6341
marian.finnegan@sherryfitz.ie

JEAN BEHAN

Senior Economist
Head of Research

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

JANE DUNNE-TERRY

Economist,
Researcher

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

SEAN CADOGAN

Economist,
Researcher

+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

**Sherry
FitzGerald**