

Ireland Property Market

Analytics Report 2010 - 2026

VAT-adjusted prices | County rankings | Dublin district analysis
699,653 verified market transactions — five-layer cleaned PPR data

699,653	EUR 380,000	+8.6%	26
Verified Market Transactions	National Median 2025 (VAT-adjusted)	Annual Growth 2024 to 2025	Counties Covered

Data quality: Non-market transactions excluded. Bulk institutional purchases (>EUR 3M) excluded.

New build prices include 13.5% VAT for fair comparison. Duplicate transactions removed.

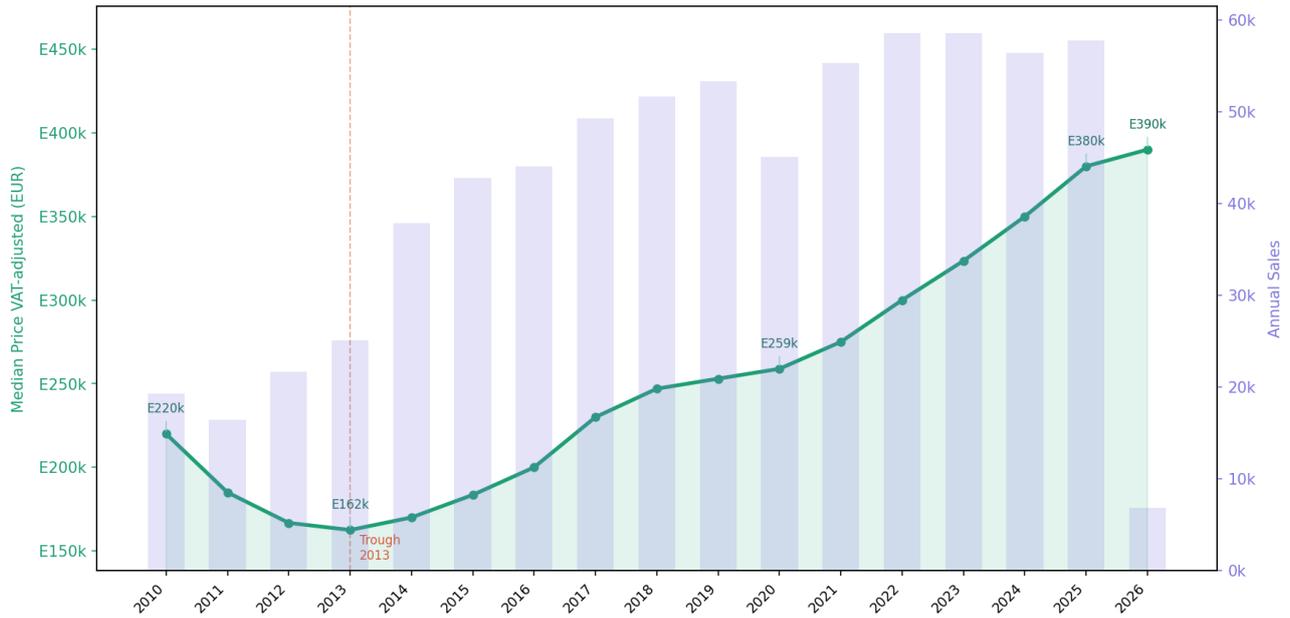
District-level analysis uses 2021+ records only (Eircode coverage under 1% before 2021).

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Data sources: PSRA Property Price Register (propertypriceregister.ie) | SEAI BER Public Database (ndber.seai.ie) | RTB/ESRI Rent Index (rtb.ie)

National Price Trend: 2010 - 2026

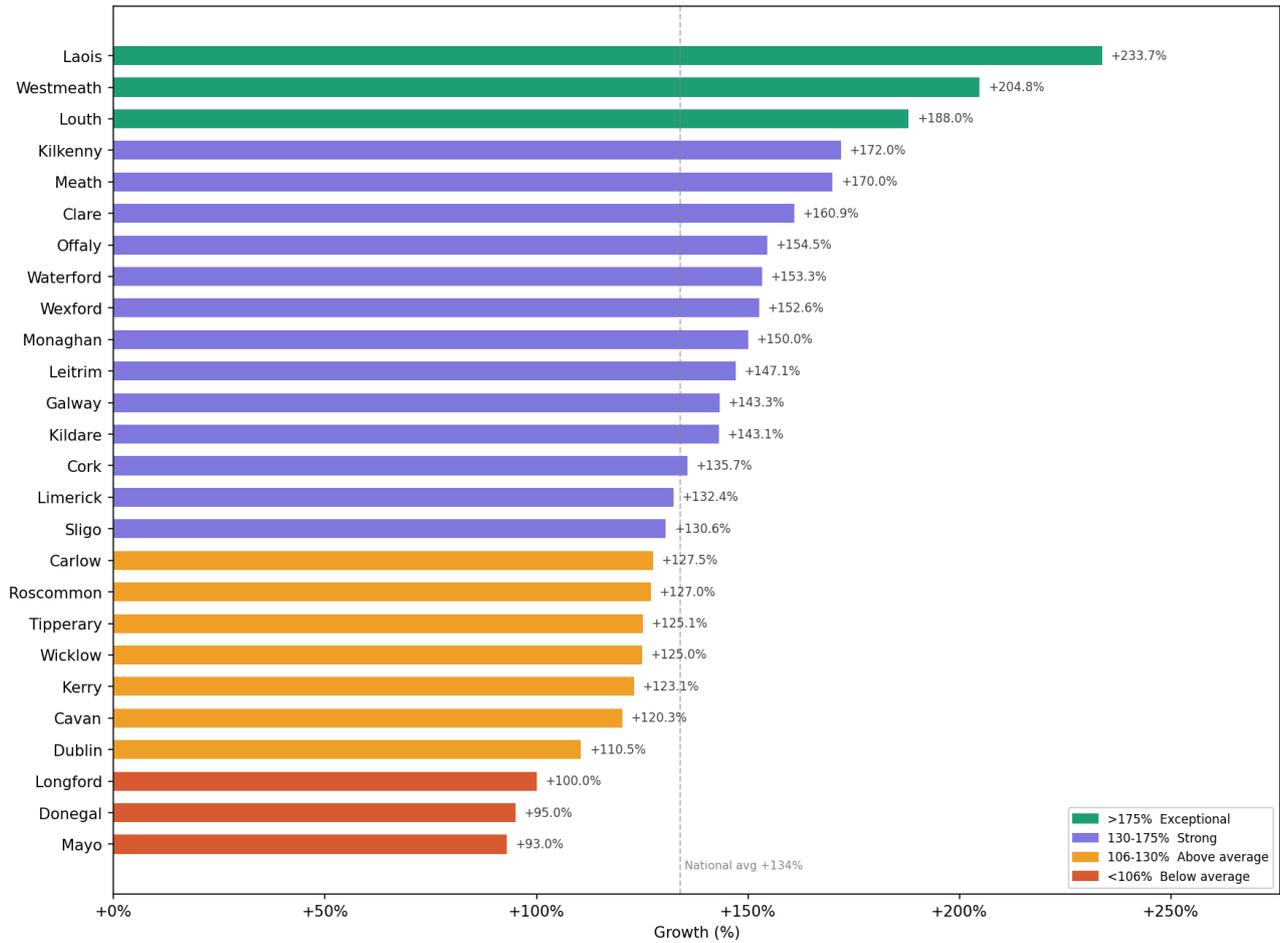
VAT-adjusted median transaction price and annual sales volume.



2013 trough: EUR 162,500. VAT-adjusted median reached EUR 380,000 in 2025 (+134%). 2026 YTD (Jan-Mar): EUR 390,000. COVID-year 2020 saw volume fall but prices still rose.

12-Year Growth by County: 2013 to 2025

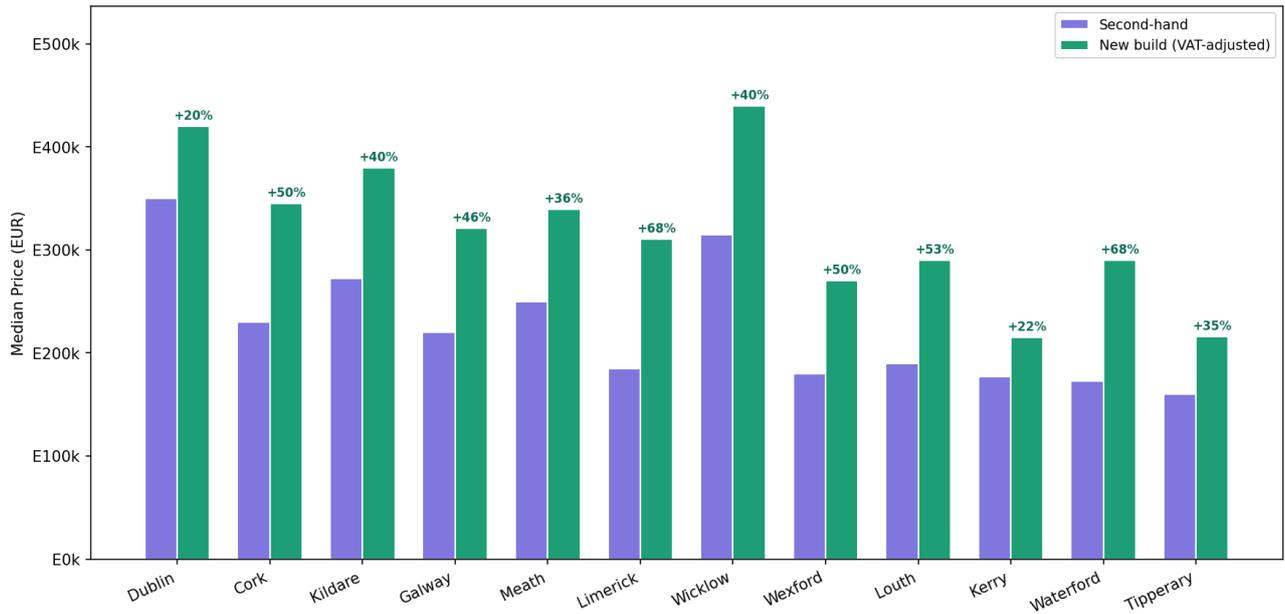
VAT-adjusted median. Ranked by growth from post-crisis trough.



VAT-adjusted. National average: +134%. Dublin ranks near the bottom at +106% despite being the most expensive county.

New Build vs Second-Hand: True Cost Comparison

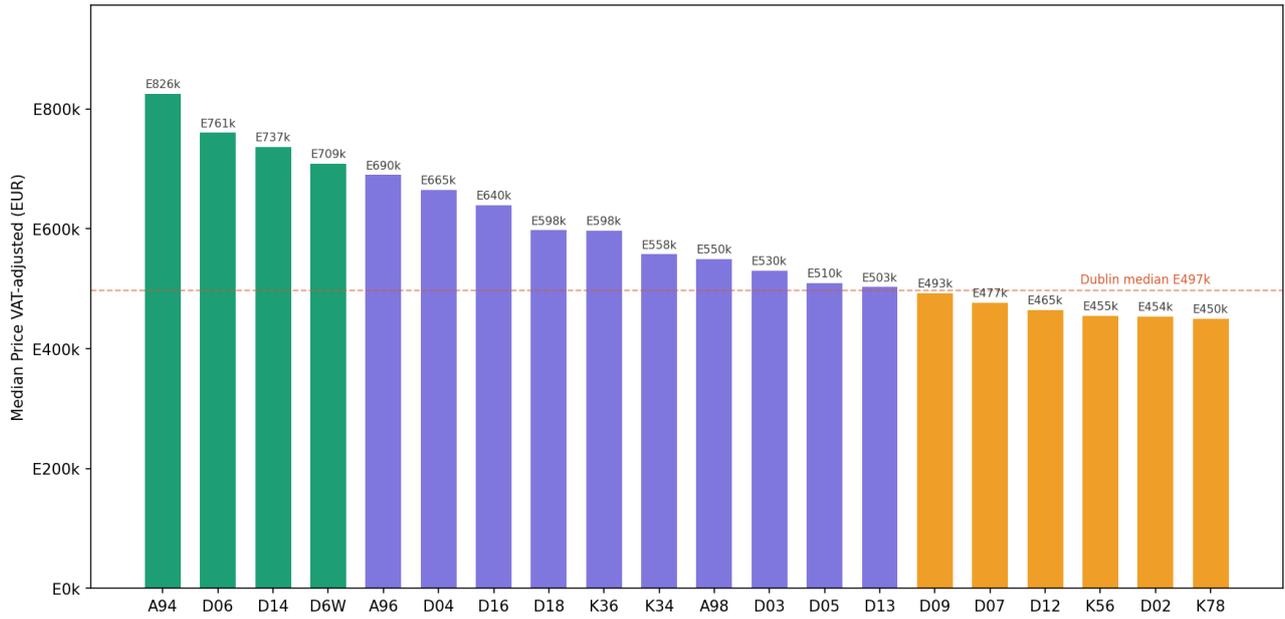
VAT-adjusted new build prices vs second-hand. Top 12 counties by volume.



Labels show new build premium over second-hand (VAT-adjusted). Dublin +20%, Limerick +68%, Westmeath +69%.

Dublin District Median Prices 2025

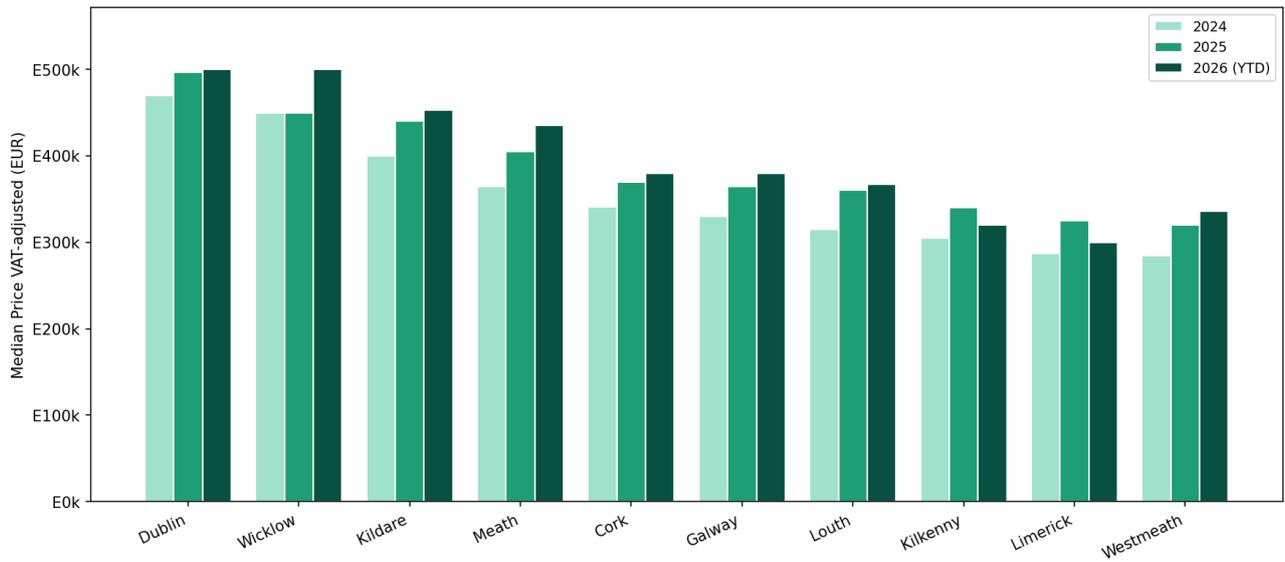
VAT-adjusted median by Eircode district. Min 50 transactions. Based on 74.7% of 2025 transactions with Eircode.



A94 (Blackrock) EUR 820k leads. Districts below dashed line are below Dublin median. Eircode data reliable from 2021 onwards only.

Year-on-Year: 2024, 2025 and 2026

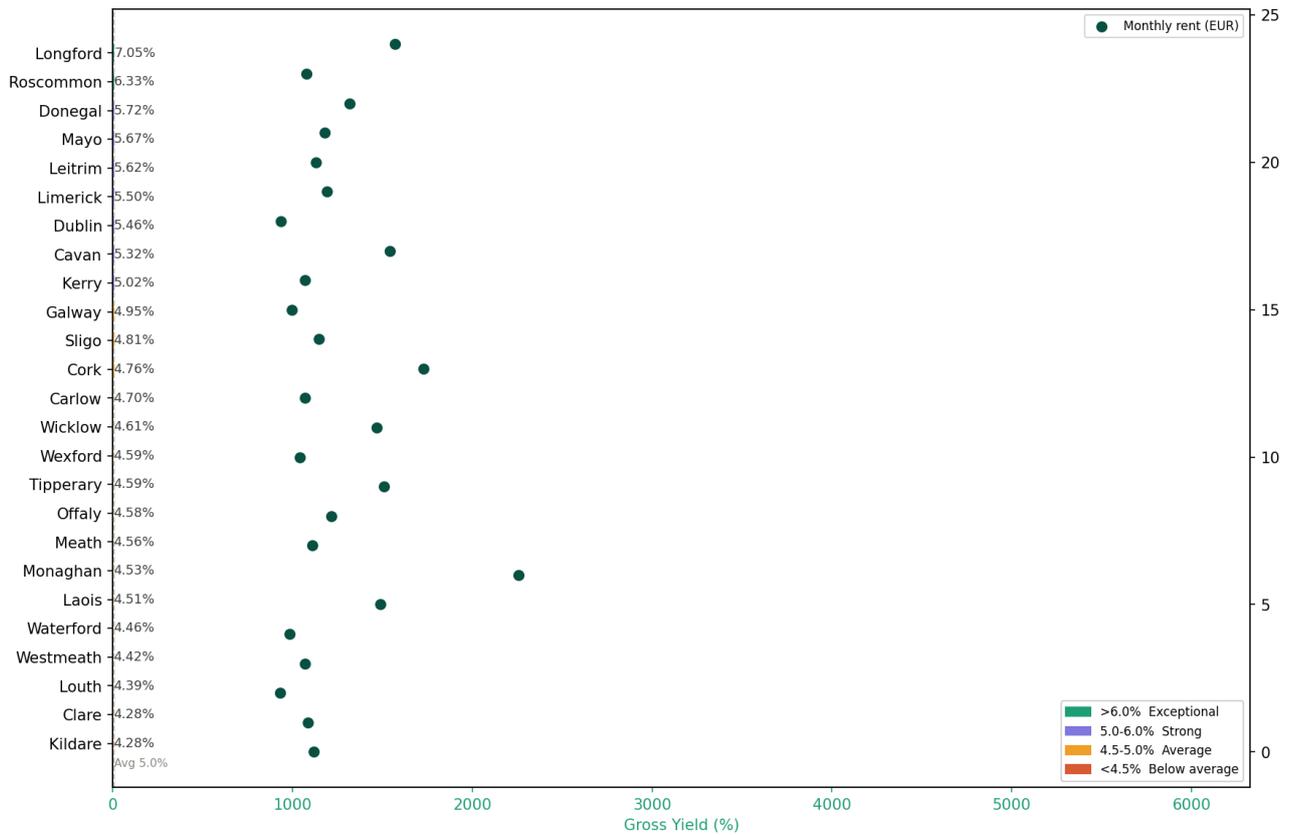
Top 10 counties by 2025 VAT-adjusted median.



2026 YTD covers Jan-Mar only. All figures VAT-adjusted. Early 2026 data confirms continued upward price pressure.

Rental Yield by County: Two-Bed Apartments 2025

Gross rental yield = annual rent (RTB Q2 2025) divided by median sale price (PPR 2025). Two-bedroom apartments. All 25 counties with sufficient data.



Sources: PSRA PPR (sale prices, 2025) + RTB/ESRI Rent Index Q2 2025 (rtb.ie). GROSS yield only — before management fees (~10%), vacancy (~4 weeks/year), maintenance (~1-2% p.a.) and income tax (up to 40%). Net yield will be materially lower. RTB figures are averages across all registered tenancies including long-standing lower-rent contracts; new tenancy market rents may be higher. Dublin ranks 7th nationally at 5.46%.

Methodology & Disclaimers

Property Price Register (PPR)

Data sourced from PSRA via stamp duty declarations filed by solicitors. The PPR is not intended as a property price index. Prices may contain typographical errors. New build prices are VAT-exclusive in the source data — we have applied 13.5% VAT adjustment throughout. Non-market-price transactions (33,301 records), bulk institutional purchases (245 records above EUR 3M), and duplicate entries (870 records) have been excluded. District-level Eircode analysis covers 2021 onwards only; coverage before 2021 is under 1%.

SEAI BER Database

BER ratings are based on standardised software assumptions about occupancy patterns, heating schedules and insulation levels. They do not represent actual measured energy consumption. Ratings may vary between assessors. 52 records with implausible floor area values (0 or above 1,000 sqm) have been removed. BER data is used here for indicative building characteristics only — correlations with sale prices reflect market-level patterns, not causal relationships.

RTB/ESRI Rent Index

Rental figures are county-level averages from the RTB/ESRI Rent Index Q2 2025, independently analysed by the ESRI. Figures include all registered tenancies — both new and long-standing contracts. New tenancy market rents may differ from these averages. Rental yield figures in this report are GROSS yields only, before management fees (typically 8-12%), vacancy periods, maintenance costs, and income tax (up to 40% for higher-rate taxpayers). Net yields will be materially lower than gross figures shown.

General

This report is produced for informational purposes only. It does not constitute financial, investment, legal or tax advice. Past price growth does not guarantee future performance. All analysis reflects data available as of March 2026. Prepared by Fan Yang, Dublin, Ireland.

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Glad you made it to the last page.

All the data in this report comes straight from the Property Price Register — 699,653 real transactions, cleaned up, filtered, VAT-adjusted, and deduplicated to give you an honest picture of what people actually paid. No guesswork, no estimates.

Here's the thing though —

this report is just a snapshot. The PPR updates every month, and right now the only way to dig into it yourself is to download a messy CSV and wrestle with it in a spreadsheet. Not exactly a grand time.

What I'm working on:

A tool that lets you query any county, any district, any time period — VAT-adjusted median prices, volume trends, year-on-year growth, new build vs second-hand comparisons — without touching a single spreadsheet.

If that sounds useful — whether you're buying, investing, or just keeping an eye on the market — I'd genuinely love to hear what you'd want from it.

Drop me a line:

imfan.yang@gmail.com

No sales pitch, no sign-up form. Just a conversation.

Fan Yang | Dublin, Ireland | March 2026

Data sources: PSRA Property Price Register (propertypriceregister.ie) | SEAI BER Public Database (ndber.seai.ie) | RTB/ESRI Rent Index (rtb.ie) | New builds VAT-adjusted at 13.5% | Non-market and bulk transactions excluded