



GeoDirectory Residential Buildings Report

Q4 2024

Unique and up-to-date analysis
of the Irish housing market

Backed
by:



This is the twenty-second GeoDirectory Residential Buildings Report on the stock of residential properties in Ireland. The biannual report is based on GeoDirectory’s comprehensive database of over 2.1 million residential building records and provides a unique and up-to-date analysis of the Irish housing market.

This report also presents average rent prices across local authorities and an affordability comparison on the cost of renting versus the cost of buying for first-time buyers in the Irish market.

This GeoDirectory Residential Buildings Report provides some insights on the outturn for stock levels and vacancy rates across the country, as well as on construction activity, residential transactions and property prices. This report provides useful analysis and insights for communities, businesses and policy makers on changes in the composition and location of the Irish housing stock.

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Facts at a glance

Residential Dwellings Stock

2,170,863

Total stock of residential properties

665,620

Detached dwellings account for 30.7% of the total stock

619,193

Terraced housing account for 28.5% of the total stock

80,689

Vacant dwellings

20,092

Derelict dwellings

Property Transactions



46,894

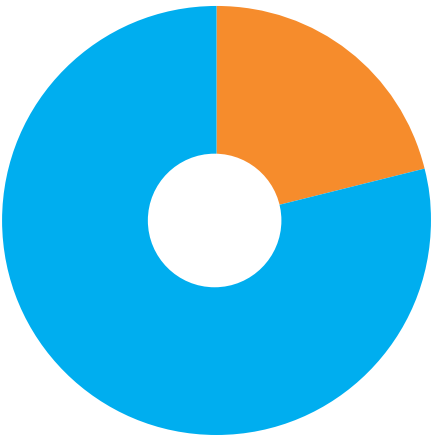
Total property transactions in the 12 months to November 2024

79%

Second-hand dwellings

21%

New dwellings



National Property Price



€399,763

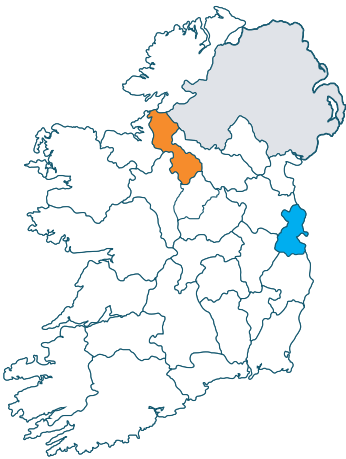
Average national property price

€565,351

Co. Dublin had the highest average property price

€190,000

Co. Leitrim had the lowest average property price



Residential commencements



57,741

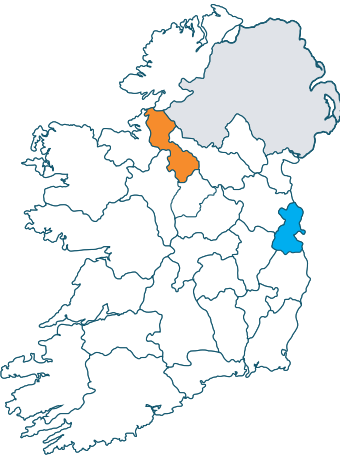
Residential commencements 12 months to November 2024

21,283

Co. Dublin had the highest number of residential commencements

120

Co. Leitrim had the lowest number of residential commencements



Buildings Under Construction



22,251

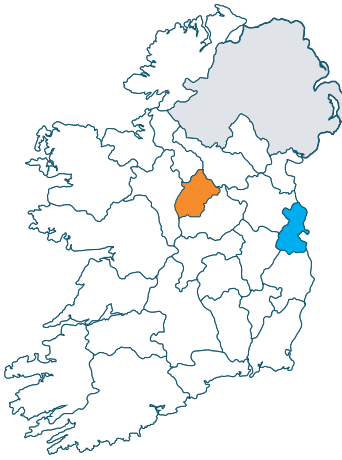
Buildings under construction, December 2024

4,162

Co. Dublin had the highest number of buildings under construction

85

Co. Longford had the lowest number of buildings under construction



New addresses added



34,686

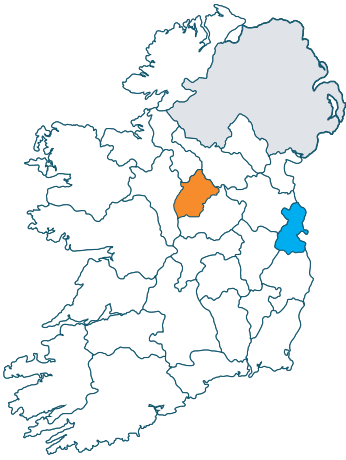
New addresses added to the GeoDirectory database

13,203

Co. Dublin had the highest number of new addresses added

135

Co. Longford had the lowest number of new addresses added



Executive Summary

This is the twenty-second publication on the stock of residential properties in Ireland commissioned by GeoDirectory and prepared by EY Economic Advisory.



7.2%

National average house price increased by 7.2% in the 12 months to 2024.



6.3%

Total residential property transactions decreased by 6.3% in the 12 months to November 2024.



7.2%

Average monthly rents increased by 7.2% versus Q3 2023.



2.3%

Number of buildings under construction decreased by 2.3% versus Q4 2023.



83.7%

Increase in housing commencements recorded in the 12 months to December 2024.



19

Vacancy rate declined in 19 counties compared to Q4 2023.

Ireland’s residential stock totals 2.17 million dwellings of which just over half are located in just five counties.

As of December 2024, the total stock of residential properties in Ireland was 2,170,863 dwellings. Detached dwellings (30.7%) continued to make up the largest share of this total, followed by terraced (28.5%) and semi-detached dwellings (24.7%). The number of apartments, which are defined as a dwelling which exists in a building of 5 or more dwellings, amounted to 233,183 units (10.7% of the total residential stock). This total equated to an increase of 12,699 units (or 5.4%) relative to December 2023.

A total of 34,686 new residential addresses were added to the GeoDirectory database in the year to Q4 2024, comprising 1.6% of the total residential stock. The number of new address points witnessed an increase of 20.7% compared to the equivalent total in Q4 2023.

The majority of new address points were added in the Greater Dublin Area (52.4%), while Dublin itself accounted for (38.1%) of new units added in the year since Q4 2023.

The number of buildings under construction fell by 2.3% year-on-year

The number of new buildings under construction recorded a decrease of 2.3% versus Q4 2023. A total of 22,251 buildings were classified as under construction in the GeoDirectory database in December 2024 compared with 22,777 in the corresponding period of 2023. According to the DHLGH, a total of 60,243 dwellings were commenced in the full year of 2024.

As for housing supply, the CSO reported that there were 30,366 new dwellings completed in the four quarters of 2024, down 6.7% relative to the corresponding period of 2023.

Vacancy Rates decline by 0.1 ppt in Q4 2024

80,689 dwellings were recorded as vacant in Q4 2024, according to the GeoDirectory database. The average vacancy rate across Ireland was 3.8% in Q4 2024, representing a decline of 0.1 ppt versus Q4 2023. Out of the 26 counties, 19 reported a decline in vacancy rates compared to Q4 2023 figures. Dublin recorded the lowest vacancy rate at 1.2% while Leitrim recorded the highest vacancy rate at 11.8%, despite a year-on-year decline of 0.2 ppt.

In a report published by the Housing Commission in 2024, it found that, as of the 2022 Census, there was a housing deficit of between 212,500 and 256,000 homes. Reducing vacancy rates is essential for maximising the use of existing housing stock and has the potential to alleviate the current supply deficit.

The Government is committed to tackling vacancy in both urban and rural environments, with a number of initiatives currently in place to support this. Some of these initiatives include the

Vacant Property Refurbishment Grant Scheme and a Vacant Home Tax which came into effect in 2023. Furthermore, the primary goal of Call 3 of the Urban Regeneration and Development Fund is to activate vacant properties, which includes a new €150 million revolving fund dedicated to vacancy – related projects carried out by local authorities.

Average house prices climbed in all 26 counties in the 12 months to November 2024

The national average house price during the 12 months to November 2024 was €399,763, up 7.2% versus the previous 12-month period to November 2023. Average house prices increased in all 26 counties. The largest increases were seen in Sligo (+16.0%), Westmeath (+11.2%) and Limerick (+11.0%). Dublin recorded the highest average house price (€565,351), followed by Wicklow (€488,829) and Kildare (€412,839). All other counties recorded house prices below the national average. Leitrim (€190,000), Longford (€196,532) and Roscommon (€205,333) posted the lowest average house prices across the 12 months to November 2024.

All eight Irish cities saw an increase in average house prices during the 12-month period to November 2024. Properties in Dún Laoghaire-Rathdown (€745,466) remained the most expensive while Waterford City reported the lowest average house prices for an Irish city (€257,246). Limerick City reported the highest YoY house price increase of 11.4%.

Four counties reported an increase in the number of residential property transactions in the 12 months to November 2024. A total of 46,894 residential property transactions were recorded in the 12 month period to November 2024, with a decrease of 6.3%. Dublin (14,794), Cork (5,153) and Kildare (2,765) had the highest number of property transactions, accounting for 48.4% of total transactions.

Dublin 15 continues to record the highest number of residential transactions across all Dublin postcodes with 1,385 properties sold during the 12 months to November 2024. Dublin 18 (1,151) and Dublin 24 (808) had the second and third highest levels of purchasing activity, while just 90 property sales were completed in Dublin 17. The highest average property price was recorded in Dublin 4 at €965,366. Dublin 10 remained the Dublin postcode with the lowest average house price at €308,571.

Based on the principal post town codes, residential property transaction volumes were highest in V94 Limerick (1,457), followed by H91 Galway (1,352), and T12 Cork Southside (1,191). In addition, new-build property sales were most concentrated in W91 Naas, where 494 new properties were sold in the 12 months to November 2024, followed by A63 Greystones (430) and K78 Lucan (421).

Affordability challenges continue for first-time buyers, as house prices continue to rise

This report examines affordability for first-time buyers looking to purchase a home. The analysis seeks to understand the age-old question – to buy or to rent? To compare monthly rent payments versus monthly mortgage repayments, this report firstly calculates monthly mortgage repayments assuming a 90% loan-to-value ratio, a 30-year term with a 4.5% mortgage interest rate. This monthly repayment is then compared to the Q3 2024 Daft.ie rental report figures (the latest available) for average market rent in new tenancies for each local authority.

Nationally, it is cheaper to buy than to rent if you are a first-time buyer buying a new dwelling, despite continued increases in house prices. The monthly rent price across the country in Q3 2024 was €1,955 according to Daft.ie, versus the required monthly mortgage repayments for a new dwelling of €1,723, based on a median new house price for the State of €400,000. In 13 of the 31 local authorities, it is currently more affordable for a first-time buyer to purchase a new dwelling rather than rent monthly.

On average in the State, first-time buyers looking to purchase an existing dwelling are better placed from an affordability perspective, with the monthly mortgage repayment at €1,390, €565 less than the average monthly rent of €1,955. When broken down by area, however, renting was again seen as the less affordable option for first-time buyers, compared to purchasing an existing home, as all 31 local authorities saw cheaper monthly mortgage repayments compared with rent prices. With existing dwellings being more affordable than both renting as well as purchasing a new dwelling, first-time buyers are purchasing more existing dwellings than new dwellings. Mortgage drawdown data from the Banking and Payments Federation Ireland (BPFI) show that a total of 26,242 mortgages were taken by first-time buyers in 2024, of which 37% (9,755) were for new dwellings and 63% (16,487) were for second-hand dwellings.

Comparing median gross household income to the household income required to purchase a new dwelling based on the median new house price, households across 30 of the 31 local authorities face an income affordability gap, with Leitrim being the only exception. However, there is considerably less new house price data available for Leitrim over the past 12 months compared with other local authority areas.

On the other hand, existing house prices tell a slightly more positive story. While most local authorities still face an income gap, households in 12 local authorities are currently able to afford an existing dwelling on their current median gross household income. Households in Monaghan, Longford, and Roscommon

are in the greatest position to purchase an existing dwelling, with households in all three local authorities having a little more than the income required, based on the affordability model used, although this amount would not be sufficient to cover the 10% deposit required, which it is assumed is available to the buyer.

Commitments under the new Programme for Government

The new Programme for Government outlines several commitments aimed at addressing Ireland’s housing challenges. Central to these efforts is the expansion of the Housing for All strategy, with a commitment to increase housing supply through a mix of public, private, and affordable housing initiatives.

Key measures include:

- > Accelerating the delivery of social housing and affordable housing, with targets for new builds and refurbishment of vacant properties
- > Strengthening initiatives to bring vacant and derelict properties back into use, building on schemes such as Croí Cónaithe and extending financial incentives for redevelopment
- > Expanding homeownership supports, including first-time buyer assistance and improved mortgage lending schemes.

These measures will be a prerequisite for supporting the delivery of the new higher targets over the medium term, ensuring that housing demand meets supply in a sustainable and equitable manner.

Classification of Residential Dwellings

There was a total of 2,170,863 residential dwellings* across Ireland in Q4 2024. This equated to an increase of 37,886 dwellings (+1.8%) since Q4 2023.

Detached dwellings remained the most prevalent residence type in Q4 2024 (30.7% of the national total), followed by terraced dwellings (28.5%), and semi-detached (24.7%).

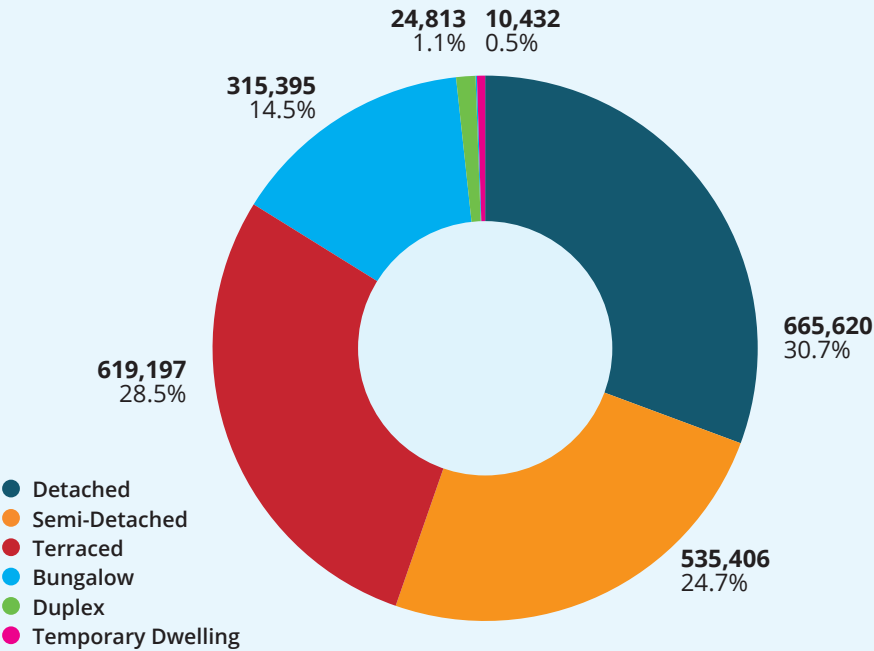
In total, there were 665,620 detached dwellings in Q4 2024, which make up the largest proportion of dwellings in rural counties such as Leitrim (49.4% of the county total), Donegal (48.2%) and Cavan (47.9%). Conversely, Dublin ranked lowest (17.2%) followed by Louth (23.9%).

There were 619,193 terraced dwellings, these make up the largest share in Dublin (49.2% of the total in the county), Louth (32.4%), and Waterford (30.1%).

Kildare (38.3%), Meath (29.7%), and Dublin (29.6%) were the counties with the highest proportions of semi-detached properties.

*Excluding derelicts

Figure 1:
Residential Dwellings by Building Type in Ireland, December 2024



Source: GeoDirectory Database

Stock of Apartments by County

Apartments* accounted for 10.7% of the national residential stock in Q4 2024, equating to 233,183 dwellings. This represented an increase of 12,699 units (+5.4%) from Q4 2023.

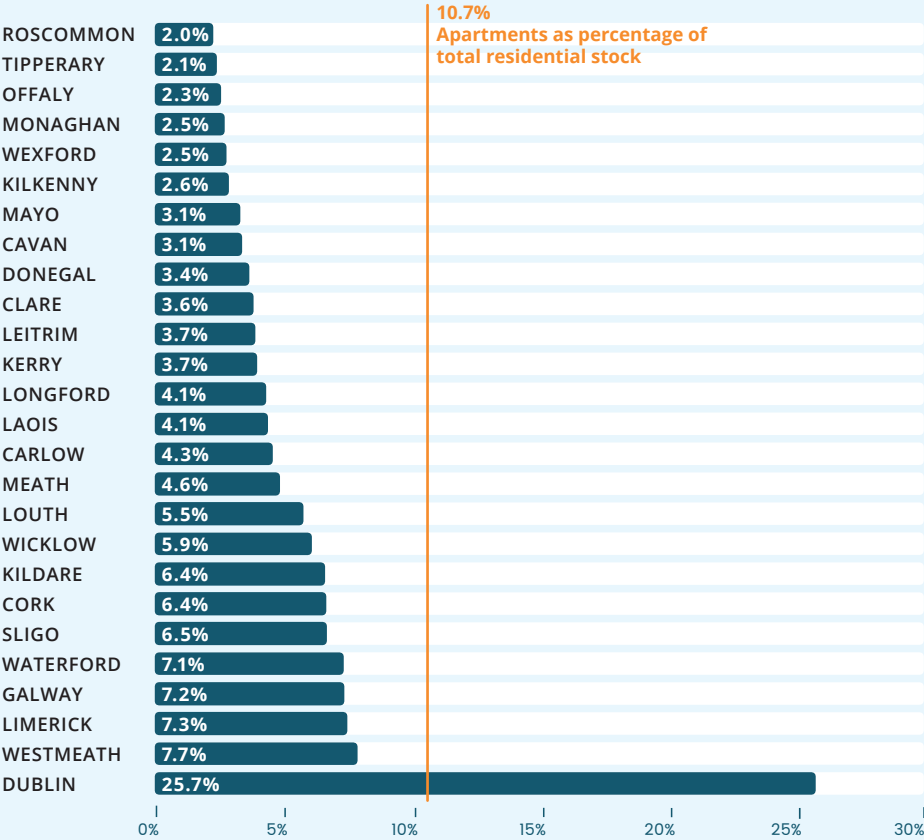
Dublin accounted for (75.9%) of these additional units. The total number of Dublin's apartment stock (155,409) equated to 66.6% of all apartments across the State in Q4 2024.

Cork had the next highest share, accounting for 6.8% of the national stock, followed by Galway at 3.6% and Limerick at 2.7%.

Dublin (25.7%), Westmeath (7.7%) and Limerick (7.3%) had the highest shares of apartments relative to their overall residential stock. Roscommon had the lowest shares of 2.0%.

*An apartment is a dwelling which exists in a building of 5 or more dwellings.

Figure 2.
Apartments as a Percentage of Total Residential Stock by County, December 2024



Source: GeoDirectory Database

Additions to the GeoDirectory Database by County

In the 12 months to December 2024, a total of 34,686 new addresses* were added to the GeoDirectory database, equating to 1.6% of the total residential stock.

The number of new residential address points increased by 20.7% YoY, equating to an additional 5,944 addresses, compared with the number added in the previous 12 month period.

Dublin accounted for the largest proportion of new address points with 13,203 added (38.1% of total), followed by Cork (10.8%), Meath (5.7%) and Kildare (4.7%).

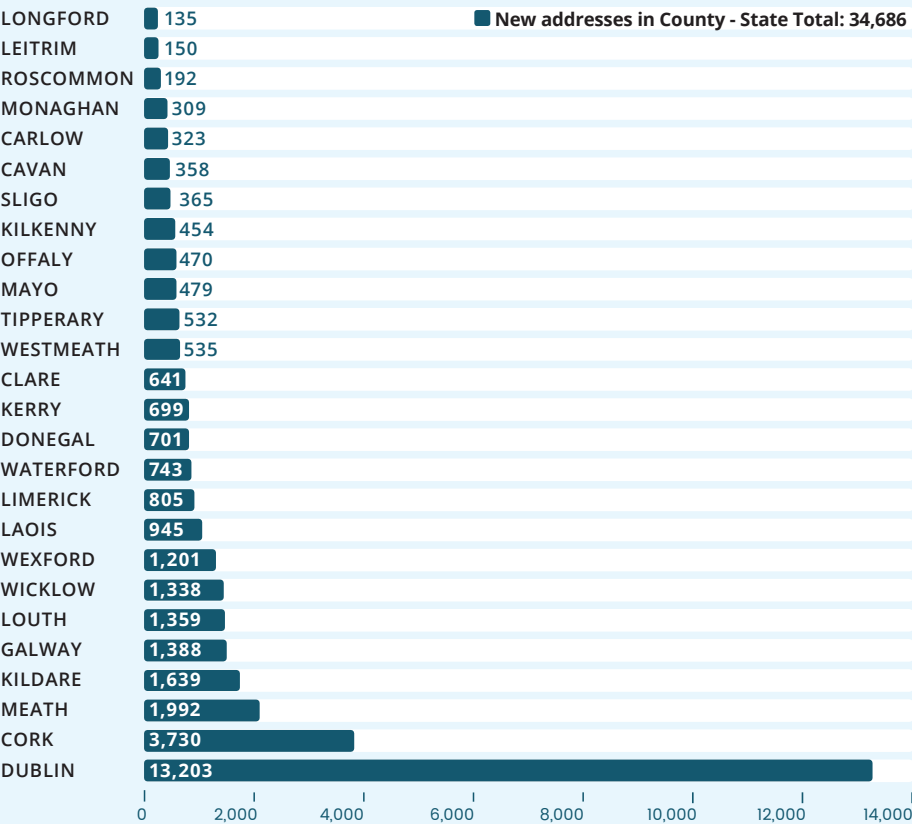
All other counties had shares of 4.0% or less of the total additions, with the smallest additions being made in Leitrim and Longford, both accounting for 0.4% respectively.

Over half (52.4%) of the total number of new addresses added were in the Greater Dublin Area.** When Cork, Galway, Limerick, and Waterford are included, this share rises to 71.6%.

In percentage terms, Sligo (119.9%), Louth (68.8%) and Laois (45.8%) recorded the highest YoY growth in the number of new addresses added, accounting for about 7.7% i.e., total increase of 2,669 address points over the year.

On a provincial level, Leinster accounted for 23,594 of the new addresses added, equivalent to 68% of the total. Munster represented 20.6% of the total new address points, followed by Connacht (7.4%) and Ulster (3.9%).

Figure 3.
New Addresses added to the Stock of Residential Dwellings by County



Source: GeoDirectory Database

Table 1:
Percentage of New Addresses Added to the Total Stock by County and State and Year-on-Year Change

County	New addresses as % of total county stock	New addresses as % of total stock	% YoY change in new addresses added
CARLOW	1.3%	0.9%	8.0%
CAVAN	1.1%	1.0%	38.2%
CLARE	1.1%	1.8%	31.1%
CORK	1.5%	10.8%	15.6%
DONEGAL	0.8%	2.0%	14.4%
DUBLIN	2.2%	38.1%	38.4%
GALWAY	1.2%	4.0%	31.3%
KERRY	0.9%	2.0%	23.1%
KILDARE	1.7%	4.7%	-18.3%
KILKENNY	1.1%	1.3%	-39.1%
LAOIS	2.6%	2.7%	45.8%
LEITRIM	0.8%	0.4%	4.2%
LIMERICK	0.9%	2.3%	-12.9%
LONGFORD	0.7%	0.4%	16.4%
LOUTH	2.4%	3.9%	68.8%
MAYO	0.7%	1.4%	-3.2%
MEATH	2.4%	5.7%	34.0%
MONAGHAN	1.2%	0.9%	-3.4%
OFFALY	1.5%	1.4%	26.3%
ROSCOMMON	0.6%	0.6%	-27.3%
SLIGO	1.1%	1.1%	119.9%
TIPPERARY	0.8%	1.5%	-6.3%
WATERFORD	1.3%	2.1%	32.7%
WESTMEATH	1.4%	1.5%	-10.4%
WEXFORD	1.6%	3.5%	14.9%
WICKLOW	2.1%	3.9%	-6.3%

Source: GeoDirectory Database

*New Addresses added also include new student accommodation units.

**The Greater Dublin Area is defined as Dublin and the counties of the East region, Kildare, Meath, and Wicklow.

Analysis of Construction Levels by County

In Q4 2024, there were 22,251 buildings* under construction according to the GeoDirectory database, equating to a decrease of 526 buildings (~2.3%) versus Q4 2023.

Dublin continues to record the highest levels of new construction activity, with 18.7% of all buildings under construction.

After Dublin, building levels were highest in Cork (13.5% of total), Kildare (6.5%), Meath (5.9%), Louth (5.1%) and Galway (5.1%).

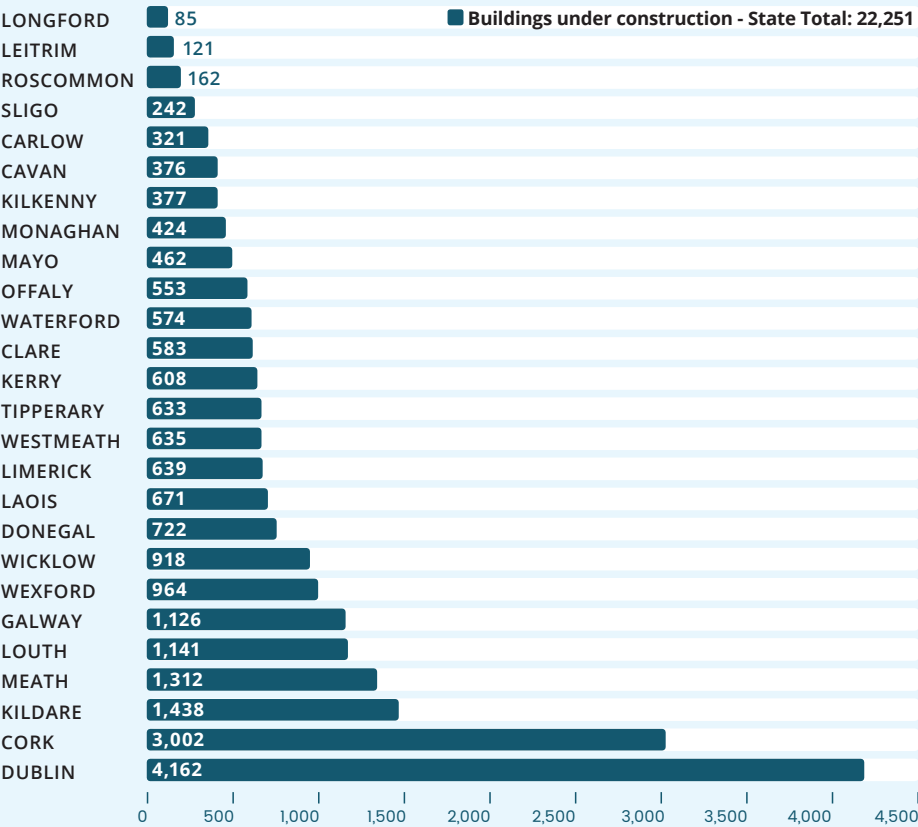
All remaining counties registered shares below 5.0%, with activity weakest in Leitrim and Longford, accounting for 0.5% and 0.4% respectively.

The Greater Dublin Area accounted for 35.2% (or 7,830 buildings) of total construction activity in Q4 2024, down 10.8% (or 948 buildings) on the previous 12 months.

Construction activity remained strongest in Leinster, which accounted for 56.5% of all buildings under construction in Q4 2024, with Munster ranking second (27.1% of national total), followed by Ulster (6.8%), and Connacht (9.5%).

*Note these are buildings as opposed to address points or dwelling units. Buildings under construction are only counted as buildings and not dwellings.

Figure 4:
Total Construction Activity by County, December 2024



Source: GeoDirectory Database

Table 2:
Percentage of Construction Activity by County, December 2024

County	% of state construction activity
DUBLIN	18.7%
CORK	13.5%
KILDARE	6.5%
MEATH	5.9%
LOUTH	5.1%
GALWAY	5.1%
WEXFORD	4.3%
WICKLOW	4.1%
DONEGAL	3.2%
LAOIS	3.0%
LIMERICK	2.9%
WESTMEATH	2.9%
TIPPERARY	2.8%
KERRY	2.7%
CLARE	2.6%
WATERFORD	2.6%
OFFALY	2.5%
MAYO	2.1%
MONAGHAN	1.9%
KILKENNY	1.7%
CAVAN	1.7%
CARLOW	1.4%
SLIGO	1.1%
ROSCOMMON	0.7%
LEITRIM	0.5%
LONGFORD	0.4%

Source: GeoDirectory Database

Analysis of Commencements Data

A total of 60,243 housing commencements were recorded in the 12 months to December 2024, representing an increase of 83.7% or 27,442 units.

The Greater Dublin Area accounted for 30,811 commencements (51.1% of the national total) in the 12 months to December 2024, of which Dublin comprised of 20,712 units (34.4% of the national total).

2 out of 26 counties, Carlow (-45.9%) and Leitrim (-21.7%) registered a decline in the number of housing commencements during the 12 months to December 2024, relative to the corresponding period to December 2023. In contrast, Roscommon recorded a jump of +185.2%, however the absolute number remains small at 200 units.

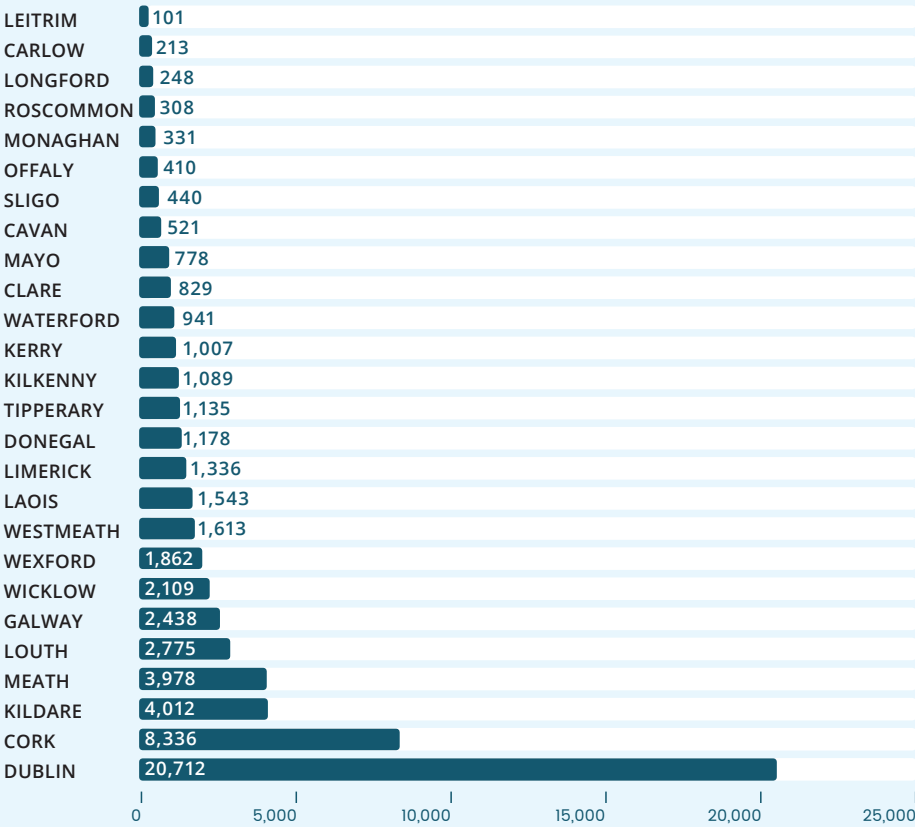
After Dublin, the highest commencement levels in absolute terms in this period were in Cork (8,336), Kildare (4,012), and Meath (3,978). The lowest levels were in Leitrim (101), Carlow (213) and Longford (248).

On a provincial level, Leinster accounted for 67.3% of total commencements. This share was down 3.2 pts on the equivalent 12-month period to December 2023.

On the other hand, Ulster accounted for just 3.4% of commencements during this period. Munster and Connacht accounted for 22.5% and 6.7% of the total, respectively.

The strong pipeline of commencements to date is welcome and is expected to ramp up delivery somewhat in 2025.

Figure 5:
Residential Commencements by County, 12 months to December 2024



Source: Department of Housing, Local Government and Heritage (DHLGH)

Housing Statistics

According to DHLGH, a total of 60,243 dwellings were commenced in the 12 months to December 2024. Though not strictly comparable, the GeoDirectory database indicates that 22,251 buildings (each of which can be one or more dwellings) were classified as being under construction as of December 2024.

Separately the CSO publish data on “New Dwelling Completions.” The latest CSO release reported that there were 8,732 new dwelling completions in Q4 2024, equating a decrease of 14.6% relative to the same quarter in 2023. There were 30,366 new dwellings completed in the four quarters of 2024, down 6.7% relative to the corresponding period of 2023.

Data intelligence for targeted growth

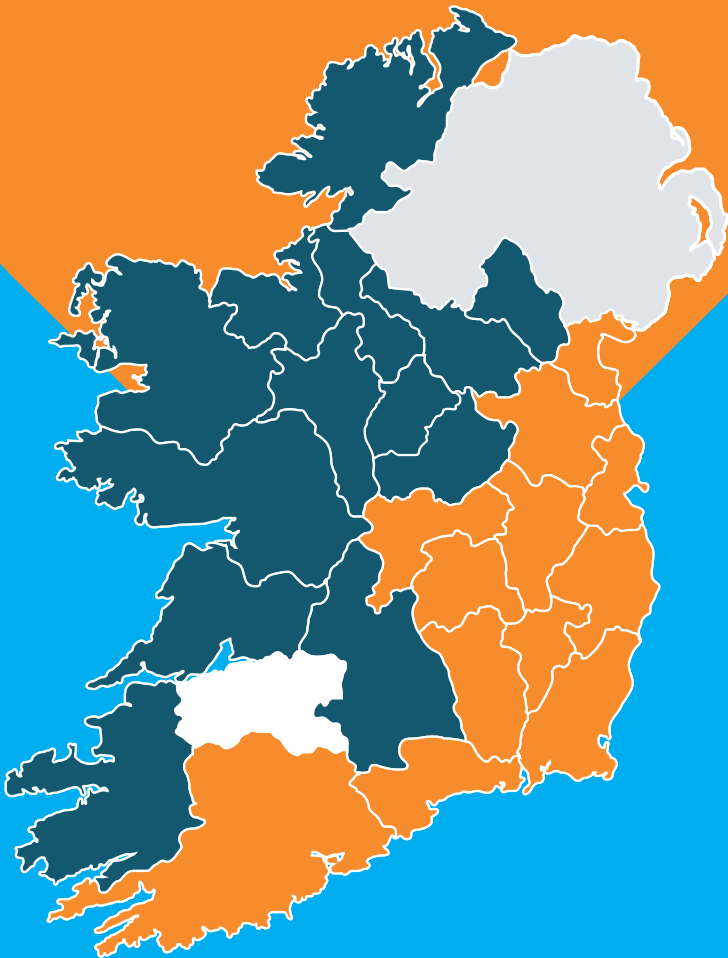


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National average vacancy rate declined to 3.8%



12 counties had vacancy rates below the national average



13 counties had vacancy rates above the national average



1 county had the same vacancy rate as the national average

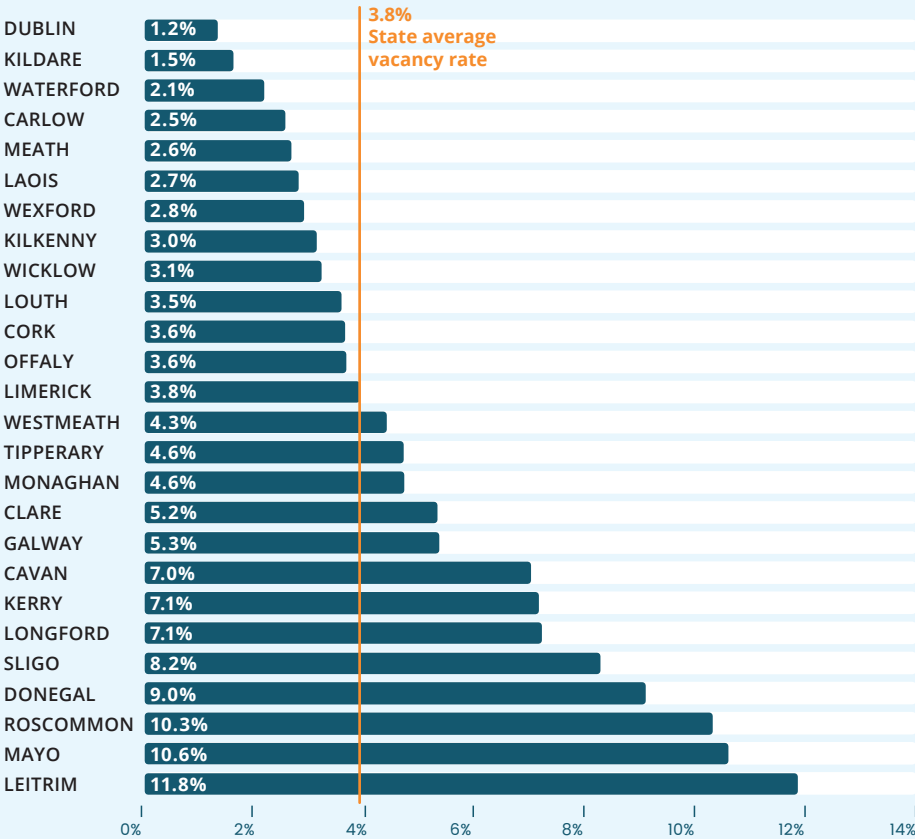
Composition of Housing Stock

Vacancy rates
There were 80,689 dwellings recorded as vacant in Q4 2024, according to the GeoDirectory database. The average vacancy rate* across Ireland was 3.8% in Q4 2024, representing a decline of 0.1 ppts since Q4 2023.

Vacancy rates decreased YoY in 19 counties. Dublin recorded the lowest vacancy rate at 1.2% in Q4 2024, followed by Kildare (1.5%), Waterford (2.1%), and Carlow (2.5%). Leitrim recorded the highest vacancy rate at 11.8%, 1.2 ppts higher than Mayo (10.6%). Roscommon (10.3%), Donegal (9%) and Sligo (8.2%) registered the next highest vacancy rates. On a provincial level, Connacht had the highest vacancy rates (9.2%) in Q4 2024. Leinster continues to have the lowest average vacancy rate at 3.2%. 10 of the 12 counties to record vacancy rates below the national average were in Leinster.

*Vacant addresses as a proportion of the total residential stock, excluding buildings under construction

Figure 6: Vacancy Rate (%) by County, Q4 2024



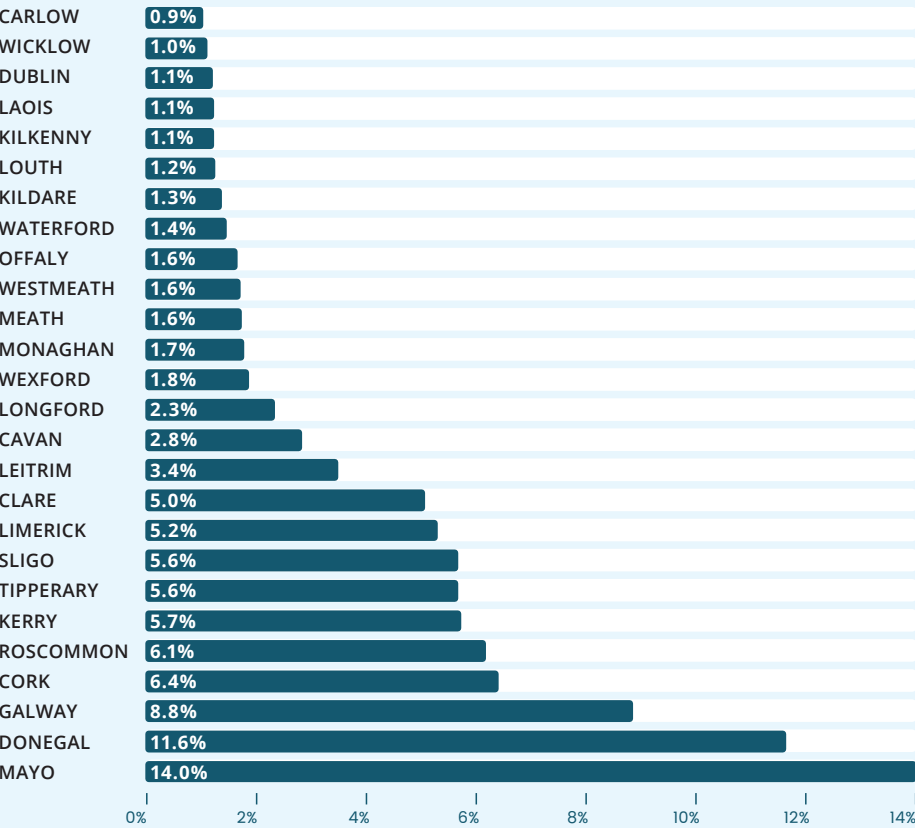
Source: GeoDirectory Database

Derelict Address Points
Unique to GeoDirectory is the capture of Ireland's derelict* residential address points. As of Q4 2024, there were a total of 20,092 derelict units scattered nationwide. This total is 3.3% lower than the corresponding total in Q4 2023.

All counties saw the number of derelict address points decline relative to Q4 2023. Derelict address points continue to be concentrated along the west coast of Ireland, with Mayo registering the highest concentration of derelict address points (14.0% of national total), followed by Donegal (11.6%) and Galway (8.8%). Connacht had 7,631 (38.0% of national total) derelict address points, more than any other province. The number of derelict residential units in Ulster amounted to 3,229 (16.1%), which constituted the smallest share amongst all four provinces.

*A building is classified as derelict when structural work/reconstruction is needed before it can be re-occupied, usually leaving the building dormant for several years.

Figure 7: Derelicts by County, Percentage Shares of State Total, Q4 2024



Source: GeoDirectory Database

Composition of Housing Stock continued

Breakdown of housing stock
The average national occupancy rate remained steady, with Dublin at close to 100% (98.8%).

The average occupancy rate across the State was 94.5% in Q4 2024, up 0.1 ppts relative to Q4 2023.

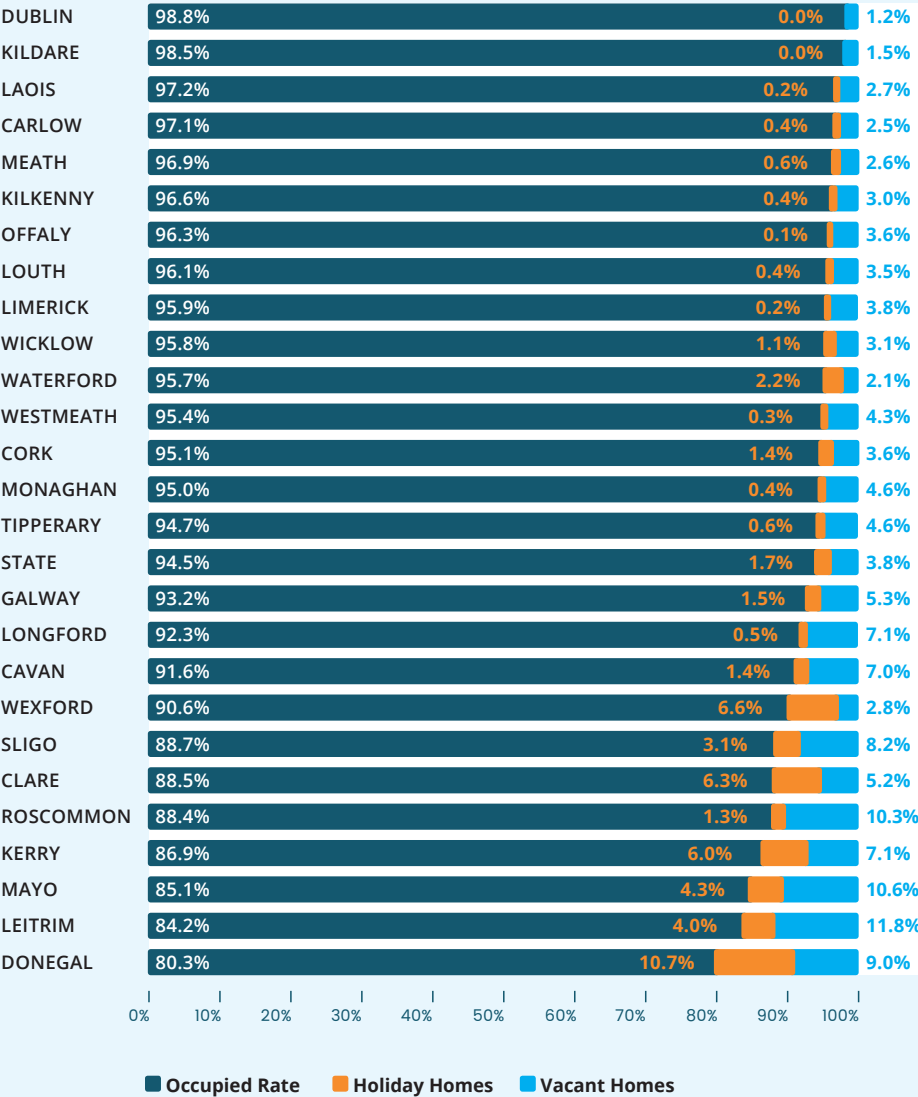
In total, 11 of the 26 counties registered occupancy rates below the national average.

Dublin (98.9%), Kildare (98.5%) and Laois (97.2%) recorded the highest occupancy rates. Donegal recorded the lowest occupancy rate at 80.3%, up 0.2 ppts from Q4 2023.

Donegal accounted for the highest proportion of total holiday homes (25.2%), followed by Wexford (13.2%), Kerry (12.2%) and Clare (9.7%). Together, they accounted for 60.3% of the national holiday home total (22,409 of 37,096 units) in Q4 2024.

Note: Stock figures excludes under construction and derelict

Figure 8:
Composition of Housing Stock by County, Percentage Shares, December 2024



Source: GeoDirectory Database

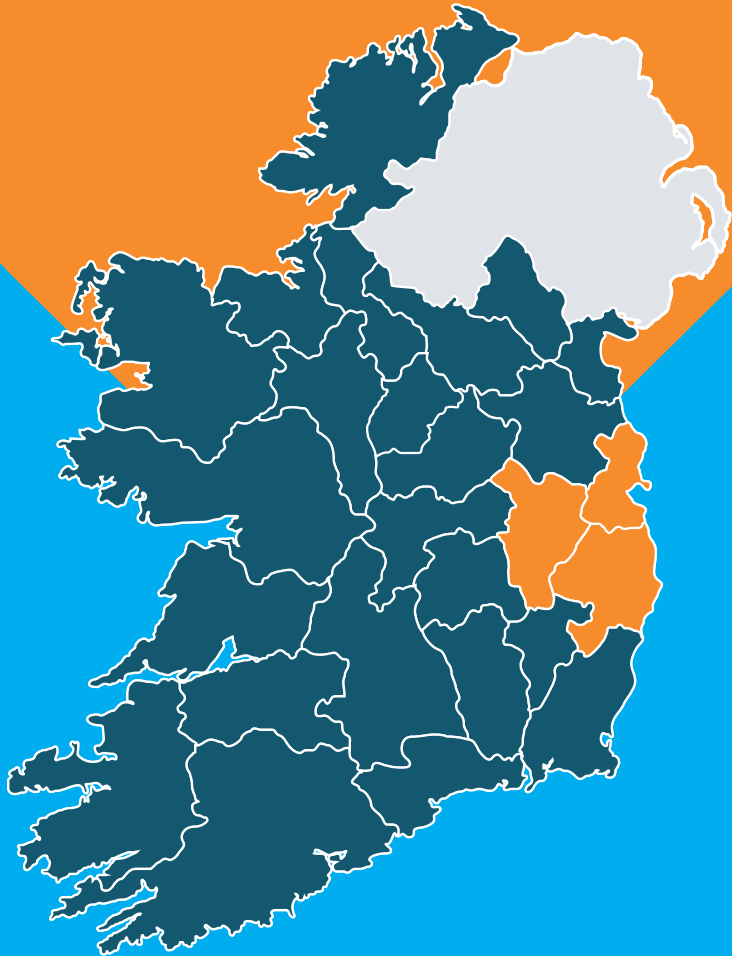


Rochtain láithreach ar na
praghsanna réadmhaoine is déanaí

Cuir cumhacht aip GeoFindIT ag obair duit. Íoslódáil anois, saor in aisce.



National
average house
price increased
to €399,763



3 counties recorded
house prices above
the State average



23 counties recorded
house prices below
the State average

Analysis of Transactions and Average Residential Property Prices

Total transactions – Ireland
The number of residential property transactions fell by 6.3% with a total of 46,894 properties purchased across Ireland in the 12 months to November 2024, reflecting a decrease of 1,641 transactions.

The number of residential property transactions increased in just 4 out of 26 counties in the 12 months to November 2024, relative to the same period in 2023.

Dublin (14,794), Cork (5,153) and Kildare (2,765) had the highest number of property transactions, accounting for 48.4% of the total between them.

The volume of transactions was lowest in Monaghan (302), Longford (346) and Leitrim (350).

New dwellings accounted for 20.6% (or 9,646 units) of all properties sold in the 12 months to November 2024.

Wicklow (41.1% of the county total), Kildare (37.6%) and Meath (33.8%) had the highest concentration of new dwelling sales.

The average house price increased in all of the 26 counties over the 12 months to November 2024.

The national average house price increased by 7.2% in this period, reaching €399,763.

Average house prices were highest in Dublin (€565,351) across the 12 months to November 2024. Removing Dublin prices, the national average house price falls to €323,449.

The only other counties to record house prices above the State average were Wicklow (€488,829) and Kildare (€412,839).

The lowest average house prices were recorded in Leitrim (€190,000) Longford (€196,532), and Roscommon (€205,333).

The highest percentage increases in average house prices were found in Sligo (+16.0%), Westmeath (+11.2%) and Limerick (+11.0%).

The following Tables provide a summary of residential property transactions over the 12 months to November 2024, along with the average price in each area. The data is provided for counties, city council areas and Dublin postal code areas.

Table 3:
Residential Property Transactions and Average House Price by County

Counties	Total transactions	% of which new dwellings	Average property price (€)
DUBLIN	14,794	16.5%	€565,351
CORK	5,153	26.7%	€363,419
KILDARE	2,765	37.6%	€412,839
WICKLOW	2,238	41.1%	€488,829
MEATH	2,128	33.8%	€375,752
GALWAY	1,992	15.2%	€350,602
WEXFORD	1,763	22.3%	€287,578
LIMERICK	1,518	13.5%	€300,922
WATERFORD	1,358	22.6%	€291,679
LOUTH	1,298	32.7%	€316,256
TIPPERARY	1,124	4.9%	€237,367
DONEGAL	1,117	9.3%	€208,505
KERRY	1,063	5.1%	€275,165
MAYO	1,060	7.1%	€233,019
LAOIS	944	29.3%	€277,436
CLARE	935	12.7%	€283,743
WESTMEATH	894	22.3%	€287,472
KILKENNY	832	25.5%	€329,327
OFFALY	684	18.9%	€263,596
ROSCOMMON	600	9.7%	€205,333
CAVAN	594	9.3%	€224,411
SLIGO	547	10.6%	€257,038
CARLOW	495	17.0%	€257,778
LEITRIM	350	2.0%	€190,000
LONGFORD	346	1.2%	€196,532
MONAGHAN	302	9.9%	€226,490
STATE	46,894	20.6%	€399,763
STATE EXCLUDING DUBLIN	32,100	22.4%	€323,449

Source: CSO. Data is based on residential property transactions data for the 12 months to November 2024. The following options were selected when downloading the data: Household Buyer – All, Executions.

Total transactions – City Council areas
Dublin City continued to register the highest number of residential transactions out of all city councils, with 5,246 units purchased over the 12 months to November 2024.

Three of the eight city council areas recorded an increase in the number of residential property transactions over the 12 months to November 2024, with South Dublin reporting the highest YoY increase (6.7%). Galway City had the largest decline recorded (-20.9%).

Limerick City reported the fewest number of transactions (543), a 3.2% YoY decrease compared to the previous 12 months.

Average property prices rose in all eight city council areas. Prices were highest in Dún Laoghaire-Rathdown (€745,466) and lowest in Waterford City (€257,246).

Outside of the Capital, Galway City was the city council area with the highest average property price, at €397,851.

Total transactions – Dublin city postcodes
Dublin 15 remained the Dublin postcode with the highest level of residential transactions, with 1,385 properties sold in the 12 months to November 2024.

Dublin 18 (1,151) and Dublin 24 (808) had the second and third strongest levels of purchasing activity, respectively.

Purchasing activity increased in 7 of the 22 Dublin postcodes in the 12 months to November 2024, compared to the same period to November 2023. YoY transactions volume growth was most buoyant in Dublin 22 (+34.0%) and Dublin 1 (+33.8%).

New properties accounted for the highest share of transactions in Dublin 22 (50.2%) and Dublin 18 (38.6%). Dublin 3, Dublin 8, Dublin 10 and Dublin 17 failed to record any new property sales.

Over the 12 months to November 2024, the highest average property price was recorded in Dublin 4 at €965,366.

Dublin 10 remained the postcode with the lowest average house price at €308,571.

Table 4:
Residential Property Transactions and Average House Price by City Council Areas

City authority	Total transactions	% of which new dwellings	Average property price (€)
DUBLIN CITY	5,246	2.4%	€562,467
FINGAL	3,456	21.8%	€490,885
DÚN LAOGHAIRE-RATHDOWN	3,198	22.2%	€745,466
SOUTH DUBLIN	2,894	29.3%	€460,401
CORK CITY	983	5.4%	€360,020
GALWAY CITY	791	16.3%	€397,851
WATERFORD CITY	690	19.4%	€257,246
LIMERICK CITY	543	10.1%	€273,297

Source: CSO. Data is based on residential property transactions data for the 12 months to November 2024. The following options were selected when downloading the data: All Buyer Types, Executions.

Table 5:
Residential Property Transactions and Average House Price by Dublin Postcode

Dublin postcodes	Total transactions	% of which new dwellings	Average property price (€)
D01: DUBLIN 1	198	0.5%	€356,566
D02: DUBLIN 2	177	5.1%	€568,362
D03: DUBLIN 3	484	0.0%	€564,669
D04: DUBLIN 4	615	10.1%	€965,366
D05: DUBLIN 5	397	0.8%	€518,136
D06: DUBLIN 6	402	2.2%	€954,229
D07: DUBLIN 7	489	1.0%	€455,419
D08: DUBLIN 8	550	0.0%	€430,727
D09: DUBLIN 9	561	4.1%	€512,656
D10: DUBLIN 10	105	0.0%	€308,571
D11: DUBLIN 11	446	0.9%	€360,762
D12: DUBLIN 12	521	0.8%	€446,641
D13: DUBLIN 13	614	9.1%	€604,886
D14: DUBLIN 14	550	9.5%	€738,545
D15: DUBLIN 15	1,385	23.0%	€440,361
D16: DUBLIN 16	484	4.8%	€606,405
D17: DUBLIN 17	90	0.0%	€320,000
D18: DUBLIN 18	1,151	38.6%	€672,024
D20: DUBLIN 20	111	1.8%	€417,117
D22: DUBLIN 22	626	50.2%	€401,278
D24: DUBLIN 24	808	10.4%	€389,233
D6W: DUBLIN 6W	256	2.0%	€692,188

Source: CSO. Data is based on residential property transactions data for the 12 months to November 2024. The following options were selected when downloading the data: All Buyer Types, Executions.

Analysis of Transactions and Average Residential Property Prices continued

Total transactions – principal post towns outside Dublin

The top 10 principal post towns outside of Dublin accounted for 10,659 residential property transactions in the 12 months to November 2024, equating to 23% of the national total.

Aside from the 22 Dublin postcodes, there are 117 principal post towns* located across Ireland (see Appendix).

Based on the principal post town codes, transaction volumes were highest in V94 Limerick (1,457), followed by H91 Galway (1,352), and T12 Cork Southside (1,191).

Among the ten principal post towns with the largest transaction volumes, average property prices were highest in A63 Greystones (€564,286), K78 Lucan (€459,207), and W91 Naas (€433,163) in the 12-month period to November 2024.

Total new-build transactions – principal post towns outside Dublin
Focusing specifically on new-build residential property transactions, 10 principal post towns accounted for 33.6% of the national total of new property purchases outside of Dublin in the 12 months to November 2024.

Purchasing activity was strongest in W91 Naas, where 494 new properties were bought in the 12 months to November 2024.

A63 Greystones (430) and K78 Lucan (421) recorded the second and third highest transaction volumes, respectively.

Of the ten principal post towns with the highest transaction volumes for new properties, average prices for new properties were highest in A98 Bray (€678,774), followed by A63 Greystones (€572,791) and K78 Lucan (€476,960).

Table 6:
Ranking of Principal Post Towns by Total Residential Property Transactions

Principal post towns	Total transactions	% of total number of transactions	Average property price (€)
V94: LIMERICK	1,457	3.1%	€315,649
H91: GALWAY	1,352	2.9%	€393,787
T12: CORK SOUTHSIDE	1,191	2.5%	€418,136
X91: WATERFORD	1,177	2.5%	€291,164
W91: NAAS	1,176	2.5%	€433,163
A92: DROGHEDA	1,027	2.2%	€331,938
R32: PORTLAOISE	861	1.8%	€272,590
C15: NAVAN	852	1.8%	€350,939
A63: GREYSTONES	784	1.7%	€564,286
K78: LUCAN	782	1.7%	€459,207

Source: CSO. Data is based on residential property transactions data for the 12 months to November 2024. The average prices are calculated by EY. The following options were selected when downloading the data: All Buyer Types, Executions, All Property Transactions.

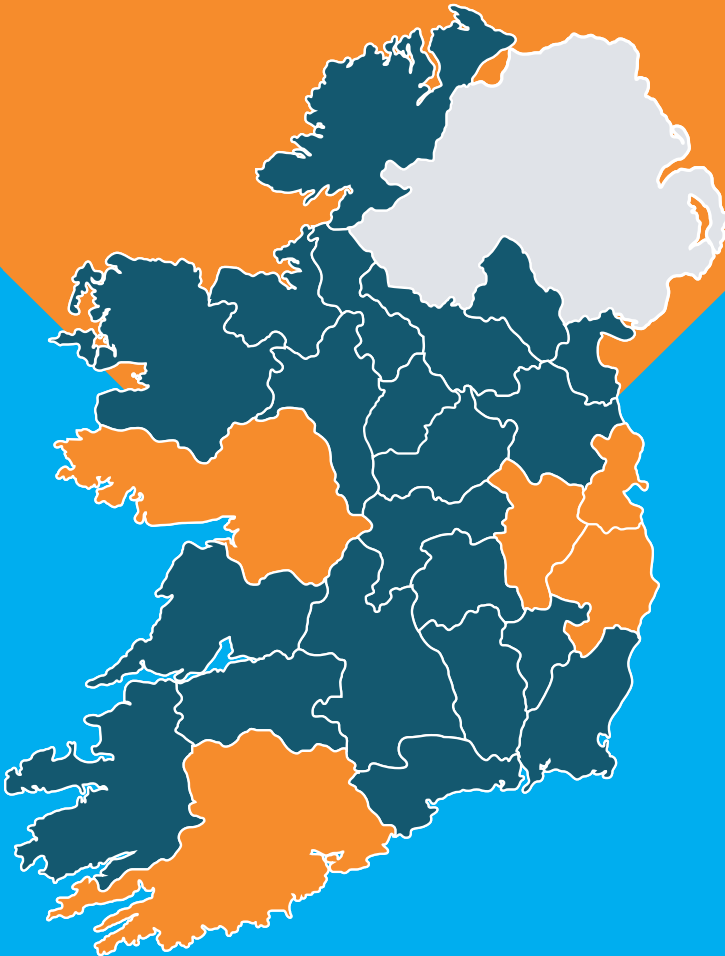
Table 7:
Ranking of Principal Post Towns by Total New Residential Property Transactions

Principal post towns	Total transactions	% of total number of transactions	Average property price (€)
W91: NAAS	494	5.1%	€473,279
A63: GREYSTONES	430	4.5%	€572,791
K78: LUCAN	421	4.4%	€476,960
A92: DROGHEDA	364	3.8%	€380,220
C15: NAVAN	305	3.2%	€386,885
X91: WATERFORD	301	3.1%	€358,472
H91: GALWAY	247	2.6%	€461,943
A67: WICKLOW	233	2.4%	€423,176
R32: PORTLAOISE	230	2.4%	€357,826
A98: BRAY	212	2.2%	€678,774

Source: CSO. Data is based on residential property transactions data for the 12 months to November 2024. The average prices are calculated by EY. The following options were selected when downloading the data: All Buyer Types, Executions, All Property Transactions.

*An Eircode is a seven-character alpha-numeric postcode, unique to a postal address and its geographic location. The CSO provides a detailed geographical breakdown of household market transactions by Eircode Routing Key (the first three alpha-numeric characters of the Eircode), which defines the principal post town delivery area. Each three-character code may capture a number of different towns and villages which fall within the postal delivery area of the principal post town. However, it should be noted that the size of the geographical area encompassed by principal post towns varies significantly. For example, V94 is the area denoted as Limerick which covers 34 different towns and villages across Co. Limerick and Co. Clare, while A67 (Wicklow) includes eight different towns and villages in Co. Wicklow.

National average listed rent increased to €1,955



The average rent in 5 counties is above the average national monthly rent



The average rent in 21 counties is below the average national monthly rent

Average Rent Across the Counties

Average market rents saw a YoY increase of 7.2% in Q3 2024 when compared to Q3 2023, while standardised average rents in new tenancies* saw a YoY increase of 4.7% in Q2 2024 when compared to Q2 2023.

Daft.ie published their Q3 2024 Rental Price Report** in November 2024, providing up to date data on market rents. Across the 54 markets covered in the Daft.ie Rental Report, the national average listed rent (€1,955) recorded a 7.2% YoY increase, an increase of €132 compared to Q3 2023.

The rate of inflation in rents has remained relatively steady for the last five quarters. The lowest average rent was observed in Leitrim at €1,616 per month.

The national standardised average monthly rent in new tenancies as reported by the RTB was €1,644 in Q2 2024, which is an increase of €74 compared to Q4 2023.

According to the RTB, within the Dublin local authorities, Dún Laoghaire-Rathdown recorded the highest standardised average rent at €2,453 per month, while Fingal had the lowest (€1,965) in Q2 2024.

The Daft.ie Rental Report reported Leinster showing the highest provincial YoY increase (+9.2%). Munster experienced an increase of 7.7% YoY in Q3 2024, with Connacht/ Ulster coming in just below at 7.5%.

*The term "new tenancies" includes new tenancies in existing rental properties; new tenancies in new rental stock never let before; and new tenancies in properties that have not been let in the immediate two years prior to tenancy.

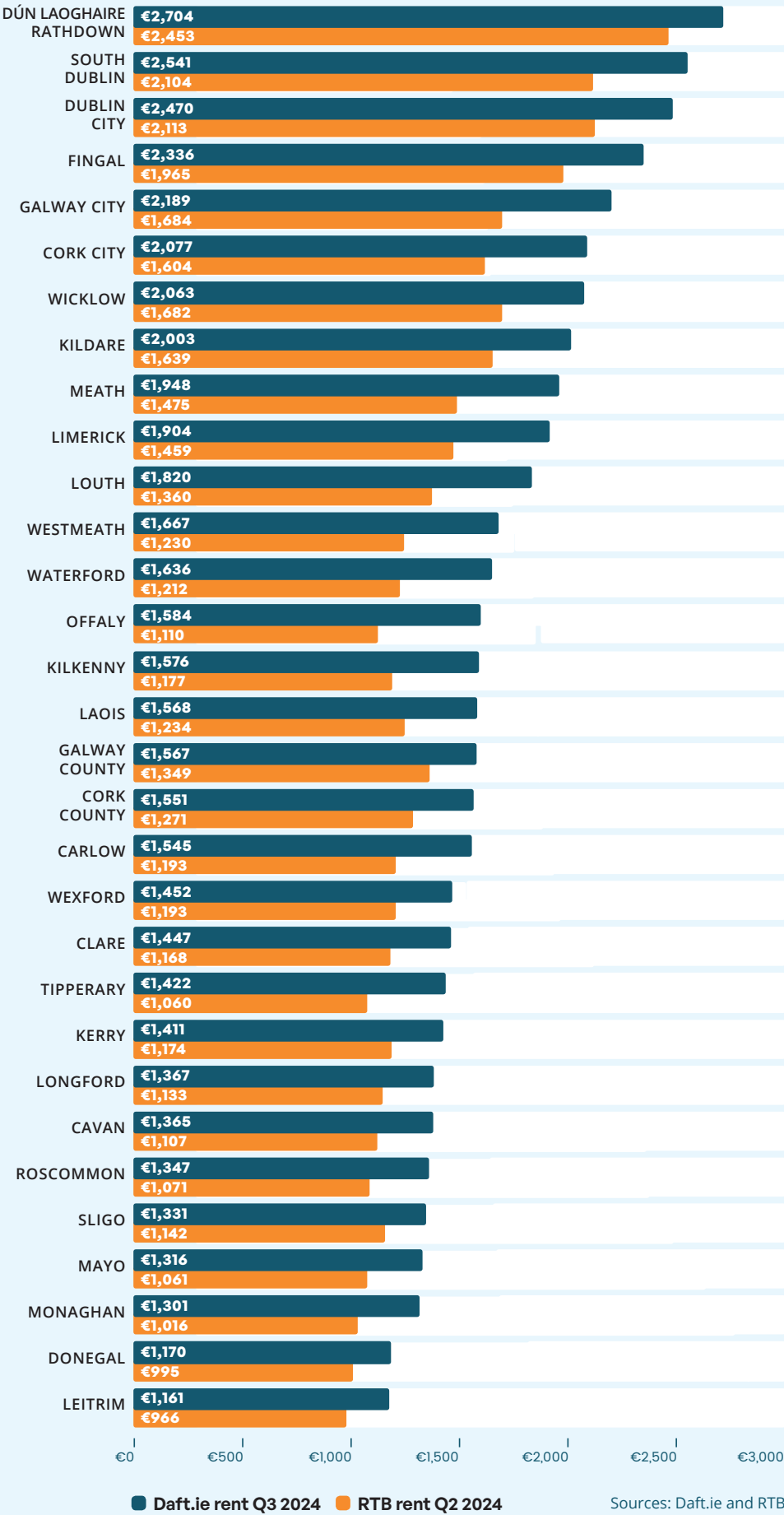
**Source: ww1.daft.ie/report/2024-Q3-rentalprice-daftreport.pdf

Note 1: Figure 9 highlights the difference in two different sources for rental figures – Standardised average rents from the RTB's rent index (Q2 2024), and average market rents from Daft.Ie's rental report (Q3 2024). For the purposes of the affordability section, we will use average market rents from Daft.ie as it includes more up to date rental data.

Note 2: Daft.ie average market rent figures are not reported directly in line with local authority areas used in RTB and CSO data. We have estimated these for the Dublin local authority areas using the breakdown of Dublin found in the Daft.ie report, as well as using the average of city and county rents for Limerick and Waterford.

The Dublin areas are estimated as follows: DLR uses Dublin South rents, SDCC uses an average of Dublin West and South rents. Dublin City Council uses an average of North City, South City, and City Centre rents, and for Fingal we use an average of North and West rents.

Figure 9: Standardised Average Rents in New Tenancies Q2 2024 (RTB) and Average Market Rents Q3 2024 (Daft.ie)



Sources: Daft.ie and RTB

Affordability: First-Time Buyers – New Dwellings

Nationally, it is cheaper to buy than rent if you are a first-time buyer buying a new dwelling. The monthly rent across the country in Q3 2024 was €1,955 versus the required monthly mortgage repayment of €1,723, based on a median new house price of €400,000 for the 12 months to November 2024.

The highest median new house price for first-time buyers was in Dún Laoghaire-Rathdown at €653,175, followed by Dublin City (€609,699), and South Dublin (€472,500).

All seven local authorities that make up the Greater Dublin Area are in the top 10 of the most expensive median new house prices in the country.

Leitrim had the lowest median new house price for first-time buyers in the 12 months to November 2024 at €195,000 followed by Cavan (€295,000).

Using the median new house price for first-time buyers from the CSO, and the latest average market rent from the Daft.ie rental report, it is possible to calculate the average mortgage payment and compare this to the average market rent.

It is currently more affordable to rent rather than purchase a new dwelling for a first-time buyer in 13 out of the 31 local authorities, as listed in Table 8. In South Dublin and Cork City, monthly average rent payments are higher than average monthly mortgage repayments, by €506 and €403 respectively.

*Median house price is calculated as the median YTD price from December 2023 to November 2024 for each local authority area.

**Monthly mortgage repayment calculation assumes a 30-year term with a 4.5% mortgage interest rate.

Table 8: Daft.ie Market Rent Q3 2024 versus Monthly Mortgage Payments for New Dwellings and Household Income required to Purchase a New Dwelling

Local authority	Median new house price* 90% LTV (assumes 10% deposit)	Monthly mortgage repayments**	Rent as of Q3 2024 (Daft.ie)	HH income required to purchase new dwelling	Median gross HH income
CARLOW	€330,000	€1,421	€1,545	€74,250	€53,935
CAVAN	€295,000	€1,271	€1,365	€66,375	€52,729
CLARE	€325,000	€1,400	€1,447	€73,125	€57,214
CORK CITY	€388,729	€1,674	€2,077	€87,464	€52,791
CORK COUNTY	€376,554	€1,622	€1,551	€84,725	€67,102
DONEGAL	€324,500	€1,398	€1,170	€73,013	€43,740
DUBLIN CITY	€609,699	€2,626	€2,470	€137,182	€64,126
DÚN LAOGHAIRE-RATHDOWN	€653,175	€2,813	€2,704	€146,964	€89,764
FINGAL	€471,040	€2,029	€2,336	€105,984	€79,720
GALWAY CITY	€433,738	€1,868	€2,189	€97,591	€60,326
GALWAY COUNTY	€422,475	€1,820	€1,567	€95,057	€60,137
KERRY	€369,175	€1,590	€1,411	€83,064	€50,628
KILDARE	€432,500	€1,863	€2,003	€97,313	€73,859
KILKENNY	€383,750	€1,653	€1,576	€86,344	€59,977
LAOIS	€364,999	€1,572	€1,568	€82,125	€58,648
LEITRIM	€195,000	€840	€1,161	€43,875	€47,185
LIMERICK	€378,563	€1,631	€1,904	€85,177	€56,709
LONGFORD	€319,957	€1,378	€1,367	€71,990	€47,310
LOUTH	€375,000	€1,615	€1,820	€84,375	€55,636
MAYO	€374,550	€1,613	€1,316	€84,274	€50,458
MEATH	€388,352	€1,673	€1,948	€87,379	€70,718
MONAGHAN	€320,850	€1,382	€1,301	€72,191	€52,772
OFFALY	€338,750	€1,459	€1,584	€76,219	€55,959
ROSCOMMON	€306,999	€1,322	€1,347	€69,075	€52,888
SLIGO	€340,000	€1,464	€1,331	€76,500	€52,466
SOUTH DUBLIN	€472,500	€2,035	€2,541	€106,312	€71,536
TIPPERARY	€333,669	€1,437	€1,422	€75,075	€53,627
WATERFORD	€334,100	€1,439	€1,636	€75,173	€53,618
WESTMEATH	€360,000	€1,551	€1,667	€81,000	€57,398
WEXFORD	€305,264	€1,315	€1,452	€68,684	€51,535
WICKLOW	€471,250	€2,030	€2,063	€106,031	€65,615
STATE	€400,000	€1,723	€1,955	€90,000	€61,362

Sources: Daft.ie and CSO

Affordability: First-Time Buyers – Existing Dwellings

First-time buyers looking to purchase an existing dwelling are better placed from an affordability perspective, with the monthly mortgage repayment on average across the State at €1,390, €565 less than the average monthly market rent of €1,955.

The highest median existing house price for first-time buyers was in Dún Laoghaire-Rathdown at €542,250 which is €110,925 less than the new house price for first-time buyers.

Dublin City (€419,625) and South Dublin (€398,250) follow after Dún Laoghaire-Rathdown in terms of high median existing house prices.

The Greater Dublin Area once again sees the highest house prices throughout the State, with the seven local authorities that make up the GDA making up the top seven median existing house prices.

Longford saw the lowest median existing house price at €180,750 in the 12 months to November 2024, followed by Donegal (€177,000) and Leitrim (€234,250).

As opposed to mortgage repayments for new dwellings, buying an existing dwelling was more affordable than renting in all 31 local authorities listed in Table 9. This is due to lower house prices for existing dwellings compared to new dwellings for first-time buyers.

*Median house price is calculated as the median YTD price from December 2023 to November 2024 for each local authority area.
**Monthly mortgage repayment calculation assumes a 30-year term with a 4.5% mortgage interest rate.

Table 9:
Daft.ie Market Rent Q3 2024 versus Monthly Mortgage Payments for Existing Dwellings and Household Income required to Purchase an Existing Dwelling

Local authority	Median existing house price*	90% LTV (assumes 10% deposit)	Monthly mortgage repayments**	Rent as of Q3 2024 (Daft.ie)	HH income required to purchase an existing dwelling	Median gross HH income
CARLOW	€234,500	€211,050	€1,010	€1,545	€52,763	€53,935
CAVAN	€222,500	€200,250	€958	€1,365	€50,063	€52,729
CLARE	€264,000	€237,600	€1,137	€1,447	€59,400	€57,214
CORK CITY	€320,000	€288,000	€1,378	€2,077	€72,000	€52,791
CORK COUNTY	€301,500	€271,350	€1,299	€1,551	€67,838	€67,102
DONEGAL	€177,000	€159,300	€762	€1,170	€39,825	€43,740
DUBLIN CITY	€419,625	€377,663	€1,807	€2,470	€94,416	€64,126
DÚN LAOGHAIRE-RATHDOWN	€542,250	€488,025	€2,336	€2,704	€122,006	€89,764
FINGAL	€361,000	€324,900	€1,555	€2,336	€81,225	€79,720
GALWAY CITY	€353,250	€317,925	€1,521	€2,189	€79,481	€60,326
GALWAY COUNTY	€272,000	€244,800	€1,172	€1,567	€61,200	€60,137
KERRY	€255,500	€229,950	€1,100	€1,411	€57,488	€50,628
KILDARE	€355,500	€319,950	€1,531	€2,003	€79,988	€73,859
KILKENNY	€255,000	€229,500	€1,098	€1,576	€57,375	€59,977
LAOIS	€232,500	€209,250	€1,001	€1,568	€52,313	€58,648
LEITRIM	€234,250	€210,825	€1,009	€1,161	€52,706	€47,185
LIMERICK	€258,500	€232,650	€1,113	€1,904	€58,163	€56,709
LONGFORD	€180,750	€162,675	€779	€1,367	€40,669	€47,310
LOUTH	€246,875	€222,188	€1,063	€1,820	€55,547	€55,636
MAYO	€228,500	€205,650	€984	€1,316	€51,413	€50,458
MEATH	€330,000	€297,000	€1,421	€1,948	€74,250	€70,718
MONAGHAN	€200,000	€180,000	€861	€1,301	€45,000	€52,772
OFFALY	€232,750	€209,475	€1,002	€1,584	€52,369	€55,959
ROSCOMMON	€206,750	€186,075	€890	€1,347	€46,519	€52,888
SLIGO	€256,250	€230,625	€1,104	€1,331	€57,656	€52,466
SOUTH DUBLIN	€398,250	€358,425	€1,715	€2,541	€89,606	€71,536
TIPPERARY	€228,000	€205,200	€982	€1,422	€51,300	€53,627
WATERFORD	€237,688	€213,919	€1,024	€1,636	€53,480	€53,618
WESTMEATH	€267,500	€240,750	€1,152	€1,667	€60,188	€57,398
WEXFORD	€243,000	€218,700	€1,047	€1,452	€54,675	€51,535
WICKLOW	€381,250	€343,125	€1,642	€2,063	€85,781	€65,615
STATE	€322,625	€290,363	€1,390	€1,955	€72,591	€61,362

Sources: Daft.ie and CSO

Affordability: Income Analysis

Household income also plays a vital role when determining affordability for first-time buyers

Comparing the household income required to purchase a home versus the actual median gross household income in each local authority further proves that existing dwellings are considered more affordable than new dwellings. The State median household income in 2024 was approximately €61,362. For both new and existing dwellings, €61,362 is insufficient to afford the State’s median new or existing house prices, based on requiring a 90% Loan-to-Value ratio. However, the analysis assumes that potential buyers have access to the 10% deposit.

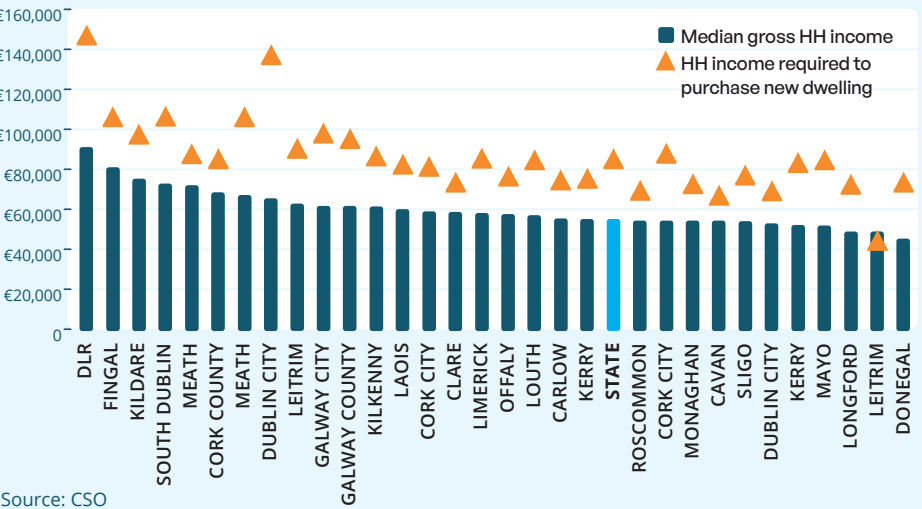
Median household income in Dún Laoghaire-Rathdown as of Q4 2024 was €89,764, the highest median household income in the country. However, households in Dún Laoghaire-Rathdown faced one of the largest income gaps for purchasing both new and existing dwellings, requiring an additional €57,200 in household annual income to purchase a new dwelling and an additional €32,242 in household annual income to purchase an existing dwelling. The highest income gap is seen in Dublin City for new dwellings, at €73,056.

Looking at new house prices only, the household income required to purchase a new dwelling is higher for all bar one of the local authorities listed in Figure 10 than the median household income for each local authority. While the median is used for all local authorities, there is only one data point in the last 12 months for Leitrim. As such median house price data for August 2024 is used, this points to the median household income being higher than the household income required to purchase a new dwelling, in Q4 2024.

On the other hand, existing house prices generally tell a slightly more positive story. While most local authorities still face an income gap, households in 12 local authorities are currently able to afford an existing dwelling on their current median gross household income. Households in Monaghan, Longford, and Roscommon are in the greatest position to purchase an existing dwelling, with households in all three local authorities having over €6,000 more than the income required.

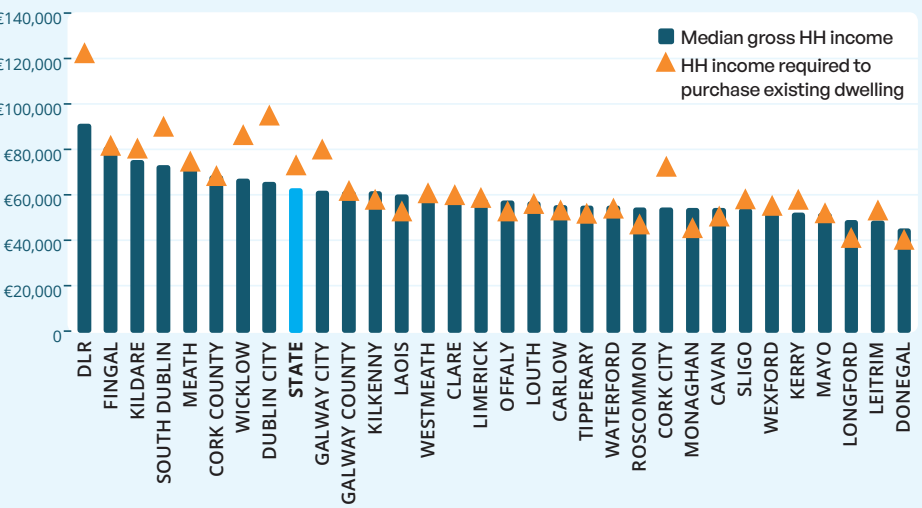
Figure 12 shows the average market rents as from the Q3 2024 Daft.ie report against monthly mortgage repayments for new and existing dwellings. This highlights that in 13 local authority areas, it is cheaper to rent than it is to make monthly mortgage repayments for a new dwelling. While, for existing dwellings, it is cheaper to make monthly mortgage repayments than it is to rent in all 31 local authority areas.

Figure 10:
Median Household Income Gap for New Dwellings



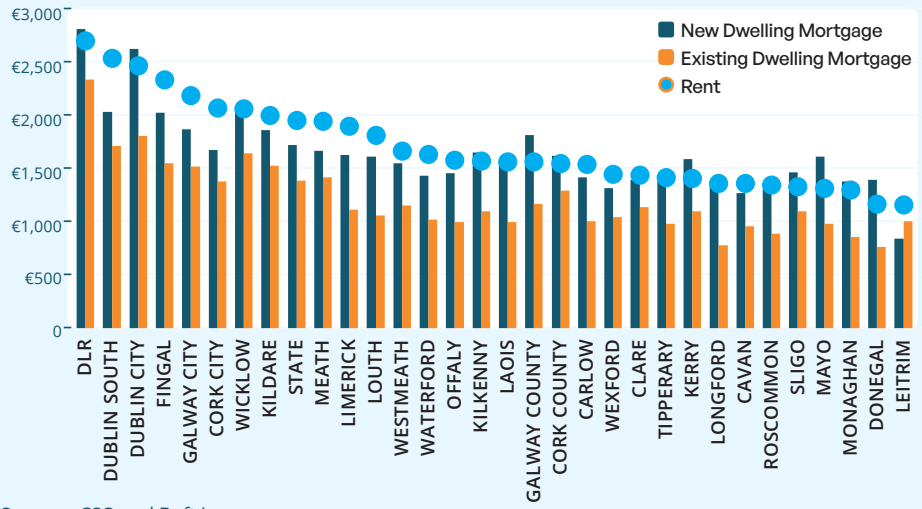
Source: CSO

Figure 11:
Median Household Income Gap for Existing Dwellings



Source: CSO

Figure 12:
New/Existing Mortgage Repayments against Average Market Rents



Sources: CSO and Daft.ie

Appendix

The following Table provides data on residential property transactions, based on Eircode. The Eircodes are based on the areas for which A Post town sorting centres have responsibility.

Table 10:
Residential Property Transactions and Average House Price by Eircode Area

Area	Total transactions	% of which new	Average price
A41: BALLYBOUGHAL	3	0.0%	€666,667
A42: GARRISTOWN	39	71.8%	€469,231
A45: OLDTOWN	23	56.5%	€569,565
A63: GREYSTONES	784	54.8%	€564,286
A67: WICKLOW	502	46.4%	€432,470
A75: CASTLEBLANEY	80	10.0%	€241,250
A81: CARRICKMACROSS	75	20.0%	€242,667
A82: KELLS	383	13.1%	€275,196
A83: ENFIELD	138	52.2%	€371,014
A84: ASHBOURNE	141	9.2%	€389,362
A85: DUNSHAUGHLIN	271	44.6%	€458,672
A86: DUNBOYNE	78	34.6%	€435,897
A91: DUNDALK	643	28.3%	€313,686
A92: DROGHEDA	1,027	35.4%	€331,938
A94: BLACKROCK	642	11.4%	€836,137
A96: GLENAGEARY	631	8.1%	€851,189
A98: BRAY	590	35.9%	€571,186
C15: NAVAN	852	35.8%	€350,939
E21: CAHIR	77	0.0%	€219,481
E25: CASHEL	85	21.2%	€260,000
E32: CARRICK-ON-SUIR	83	0.0%	€228,916
E34: TIPPERARY	148	0.0%	€206,081
E41: THURLES	220	2.3%	€225,909
E45: NENAGH	169	9.5%	€250,888
E53: ROSCREA	93	0.0%	€207,527
E91: CLONMEL	255	5.1%	€245,490
F12: CLAREMORRIS	240	3.8%	€207,917
F23: CASTLEBAR	241	15.4%	€256,432
F26: BALLINA	289	3.5%	€205,190
F28: WESTPORT	190	10.5%	€314,737
F31: BALLINROBE	48	0.0%	€214,583
F35: BALLYHAUNIS	86	0.0%	€160,465
F42: ROSCOMMON	171	19.3%	€228,070
F45: CASTLEREA	218	1.8%	€155,046
F52: BOYLE	128	6.3%	€198,438
F56: BALLYMOTE	70	12.9%	€192,857
F91: SLIGO	503	9.5%	€258,648
F92: LETTERKENNY	428	11.9%	€228,037
F93: LIFFORD	342	2.3%	€178,070
F94: DONEGAL	349	12.9%	€215,186
H12: CAVAN	268	11.2%	€222,388
H14: BELTURBET	76	0.0%	€168,421
H16: COOTEHILL	38	0.0%	€157,895
H18: MONAGHAN	131	5.3%	€216,031
H23: CLONES	20	0.0%	€170,000
H53: BALLINASLOE	223	4.9%	€218,386
H54: TUAM	174	3.4%	€257,471
H62: LOUGHREA	95	4.2%	€270,526
H65: ATHENRY	94	36.2%	€350,000
H71: CLIFDEN	41	0.0%	€363,415
H91: GALWAY	1,352	18.3%	€393,787
K32: BALBRIGGAN	259	10.0%	€328,571
K34: SKERRIES	108	17.6%	€516,667
K36: MALAHIDE	462	25.3%	€692,208
K45: LUSK	108	45.4%	€434,259
K56: RUSH	134	39.6%	€422,388
K67: SWORDS	558	20.8%	€420,251
K78: LUCAN	782	53.8%	€459,207
N37: ATHLONE	416	25.0%	€279,327
N39: LONGFORD	382	1.3%	€199,215
N41: CARRICK-ON-SHANNON	281	2.5%	€192,883

Table 10:
Residential Property Transactions and Average House Price by Eircode Area continued

Area	Total transactions	% of which new	Average price
N91: MULLINGAR	567	19.4%	€292,945
P12: MACROOM	178	34.3%	€312,921
P14: CROOKSTOWN	39	71.8%	€361,538
P17: KINSALE	168	32.7%	€526,190
P24: COBH	174	26.4%	€329,310
P25: MIDDLETON	387	39.8%	€354,780
P31: BALLINCOLLIG	263	37.3%	€448,289
P32: RYLANE	17	0.0%	€300,000
P36: YOUGHAL	154	18.2%	€266,234
P43: CARRIGALINE	387	51.2%	€398,450
P47: DUNMANWAY	65	1.5%	€261,538
P51: MALLOW	518	19.1%	€259,846
P56: CHARLEVILLE	61	1.6%	€195,082
P61: FERMOY	185	53.0%	€331,351
P67: MITCHELSTOWN	56	0.0%	€203,571
P72: BANDON	123	29.3%	€368,293
P75: BANTRY	128	18.0%	€276,563
P81: SKIBBEREEN	143	2.8%	€367,133
P85: CLONAKILTY	128	27.3%	€368,750
R14: ATHY	212	8.0%	€267,453
R21: MHUINE BHEAG	30	0.0%	€236,667
R32: PORTLAOISE	861	26.7%	€272,590
R35: TULLAMORE	357	21.0%	€281,513
R42: BIRR	149	2.0%	€211,409
R45: EDENDERRY	126	35.7%	€277,778
R51: KILDARE	314	62.7%	€379,618
R56: CURRAGH	83	4.8%	€368,675
R93: CARLOW	530	24.9%	€270,755
R95: KILKENNY	683	29.6%	€343,777
T12: CORK SOUTHSIDE	1,191	14.2%	€418,136
T23: CORK NORTHSIDE	493	7.9%	€309,533
T34: CARRIGNAVAR	37	67.6%	€424,324
T45: GLANMIRE	326	51.8%	€391,104
T56: WATERGRASSHILL	46	26.1%	€400,000
V14: SHANNON	107	33.6%	€271,028
V15: KILRUSH	151	7.3%	€231,788
V23: CAHERCIVEEN	75	5.3%	€265,333
V31: LISTOWEL	110	2.7%	€216,364
V35: KILMALLOCK	139	9.4%	€238,129
V42: NEWCASTLE WEST	90	7.8%	€226,667
V92: TRALEE	428	4.2%	€254,907
V93: KILLARNEY	424	5.7%	€317,217
V94: LIMERICK	1,457	13.2%	€315,649
V95: ENNIS	544	12.1%	€292,279
W12: NEWBRIDGE	459	45.3%	€394,336
W23: CELBRIDGE	701	30.2%	€463,909
W34: MONASTEREVIN	96	43.8%	€326,042
W91: NAAS	1,176	42.0%	€433,163
X35: DUNGARVAN	149	10.1%	€308,054
X42: KILMACTHOMAS	47	2.1%	€285,106
X91: WATERFORD	1,177	25.6%	€291,164
Y14: ARKLOW	238	2.1%	€296,218
Y21: ENNISCORTHY	463	22.2%	€274,946
Y25: GOREY	453	23.4%	€318,543
Y34: NEW ROSS	208	1.9%	€211,058
Y35: WEXFORD	666	27.0%	€297,748

Source: CSO based on residential property transactions data for the 12 months to November 2024. The following options were selected when downloading the data: All Buyer Types, Executions.

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About this report

This report presents data on the residential building stock using the GeoDirectory database of residential address points. Other official data is presented for comparison from the CSO and the Department of Housing, Local Government and Heritage.

The GeoDirectory database distinguishes between a 'dwelling' which is a single residential unit as opposed to a 'building' which can comprise one or more dwellings. This report will predominantly focus on individual 'dwellings'.

The GeoDirectory dataset contains a range of variables on residential dwellings, including the following:

- > Address Point for each dwelling and building type.
- > Dwellings by Building Type (Detached, Semi-Detached, Terraced, Duplexes, Bungalows, Temporary); there is no separate classification for apartments, but GeoDirectory defines an apartment as a dwelling which exists in a building of 5 or more dwellings.
- > Buildings Under Construction.
- > Address points (dwellings) by Town and County.

This report provides an up-to-date national assessment of the stock of residential buildings in the State.

GeoDirectory

GeoDirectory was established to create and manage Ireland's only complete database of commercial and residential buildings.

Each of the over 2.1 million residential building records contained in GeoDirectory includes:

- > An accurate standardised postal address
- > Details for each building type (commercial or residential)
- > A unique 8-digit identity number or fingerprint
- > x, y coordinates which accurately locate the centre point of each building to within one metre on the National Grid.

The GeoDirectory database is used by many different companies and organisations across a diverse range of applications, including the emergency services, utility companies, banking and insurance providers, and all local authorities.

EY Economic Advisory

This report is prepared by EY Economic Advisory.

EY Economic Advisory provides a full suite of economic services in the Irish market, helping both public and private sector clients understand the current and future environments they operate in, and allowing vitally important scenario planning and decision-making.

EY Economic Advisory combines vast experience in the market as an essential source of sectoral understanding, offering services such as economic forecasting, economic impact analysis, cost benefit analysis and sector specific economic analysis.

Connect to GeoDirectory for data and facts