



Q2 | 2026

Property Report



Quarterly report from Ireland's
trusted property portal

myhome.ie/reports



In association with
Bank of Ireland





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Summary

● **5%**

Annual asking price inflation rises to 5% nationwide and 4.5% in Dublin

● **14,000**

Properties for sale on MyHome at end Q2

● **50%**

'Notices-for-termination' of rental residencies up 50% to 7,062 in Q1

● **7-8%**

Home transactions settling 7 - 8% above the original asking price

The latest MyHome Property Report, in association with Bank of Ireland, shows an upturn in asking prices despite reports of stretched affordability.

We are now seeing annual asking price inflation of 5% nationwide and, while the year-on-year inflation rate outside of Dublin has slowed to 5.4%, in the capital it has risen to 4.5%. This means the median asking price nationally is now €395,000. In Dublin it is €495,000, while outside of the capital it is €350,000.

These findings are surprising after a spell of moderate growth, especially considering average mortgage approval rates for home purchase have only risen by 2.7% in the year to April, compared with a heady 7.2% a year earlier. However, the signs suggest that vendors are not being unrealistic.

Although the first four months of the year saw the softest levels of transaction price growth since 2020, the premium over asking rose to 7-8% in May and June, suggesting strong competition for a limited number of properties.

Supply remains a key issue, although we are now trending in the right direction on that front. Although liquidity among existing stock of homes is weak at just 2% of 2.2 million homes, there are now over 14,000 properties for sale on MyHome – up by almost 2,000 compared with this time last year.

Construction activity is also a reason for optimism, and we could see 40,000 completions this year.

Of course, it remains to be seen what the impact of the new rental regulation laws will be, which are a real wild card for the industry. Notices-of-termination have picked up markedly since mid-2025, which may squeeze the availability of rental accommodation but on the other hand, have the potential to increase market liquidity by 5% over time.

As always, MyHome will continue to provide clear, data-driven insights into these evolving trends, and I hope you enjoy our latest report.



A handwritten signature in black ink that reads "Joanne Geary".

Joanne Geary
Managing Director, MyHome

Commentary

MyHome report shows surprise acceleration in asking prices

This quarter's MyHome report shows asking price inflation accelerating to 5% in Q2 2026. Despite reports of stretched affordability and softer conditions at higher price points in the market, vendors and estate agents still felt sufficiently confident to raise asking prices by a sharp 4% just ahead of the key summer trading season.

This is also true for Dublin. Asking prices in the capital increased by 3.8% in Q2 2026, with annual inflation rising to 4.5%.

The key question is whether buyers will actually be able to meet these raised asking prices? However, our data does not suggest vendors are being unrealistic. Through May and June transactions were being settled 7-8% above the original asking price – if anything signalling more intense competition amongst homebuyers.

In this context the clear risk to our previous forecast that Irish house prices would rise by 4% looks probably to the upside. A key piece of context, is the latest data showing average earnings (AWE) were €56,000 annualised in

Q1 2026, up 4.4% on the year. So the bigger picture is still one in which house prices are rising broadly in line with wages – that affordability is broadly steady.

Indeed, new Central Bank data shows the average first-time-buyer had an income of €95,000 in 2025, up 3.5% on 2024. The average loan-to-income ratio was 3.5x, up slightly from 3.4x in 2024.

On the activity side, residential transactions in the first four months of 2026 were up 2.9% on the year, but were entirely driven by homebuilding. A somewhat worrying feature of the market was another 2.7% fall in existing home transactions. Amongst the existing stock of homes, liquidity is at its weakest rate



Housing completions could reach 40,000 in 2026

(just 2% of the 2.2 million homes) since 2014. This implies the average home is sold just once every 50 years.

The underlying message here is that existing homeowners clearly feel unwilling to consider moving home – for fear of failing to secure another. The elevated cost of retrofitting an existing home may also be another impediment.

However, a wild card is the sharp rise in 'notices-for-termination' of rental tenancies, up

50% in Q1 2026 to 7,062. Given the pick-up in terminations since mid-2025, and that 60% of landlords intended to sell, this could in time add 5% to market liquidity. Clearly, a temporary improvement in housing availability for homebuyers would come at the expense of those seeing to rent.



Conall MacCoille
Chief Economist
Bank of Ireland Group



Asking prices

MyHome asking price inflation accelerates to 5% in Q2 2026

This quarter's MyHome report shows asking prices rose by 4.3% in Q2 2026, with the annual inflation rate accelerating to 5%. The key point here is that asking prices in the first half of 2026 have increased at a similar pace to that in 2025, just before the key summer trading season – suggesting little sign of any slowdown. Clearly, vendors and estate agents have confidence in the market, despite stretched affordability.

Notably, asking prices in Dublin rose by 3.8% on the quarter, with annual MyHome asking price inflation rising to 4.5%. This goes against anecdotal evidence that sales at higher price points in the capital have been harder to

secure, leading to a sharper slowdown in the capital. In the rest of Ireland asking prices rose by 4.7% on the quarter, up 5.4% on the year.

The MyHome asking price data indicate vendors and estate agents expect the market to regain fresh momentum as the calendar year progresses. In contrast, the official CSO residential property price index (RPPI) for April showed transaction prices have had the softest start to the year, in the first four months of 2026, since 2020. The RPPI index was up 6.2% yoy in April, but has increased by only 0.2% between December and April.



Figure 1 MyHome Asking Price Inflation and RPPI Inflation

Source: Central Statistics Office and MyHome



	Median ('000's)	qoq%	yoy%
National	395	4.3	5.0
Dublin	495	3.8	4.5
ex-Dublin	350	4.7	5.4

Table A: MyHome Asking Prices Source: MyHome

Homes being sold 7-8% above asking through May & June

Given the fresh impetus in asking price inflation, a key question is whether vendors are actually achieving higher final transaction prices? The evidence suggests that they are, with competition amongst homebuyers intensifying. The MyHome data shows that the median transaction through May and June was settled 7-8% above the original asking price. This is the highest level for this

metric since the end of the summer in 2025.

In Dublin, the median premium was 9-10% above asking in May/June pointing to even more frothier competition for homes, and up from 8% in the first four months of 2026. Nationwide two-in-five (40%) properties were sold 10% or more over asking, and one-in-five (18.5%) by 20% or more over asking.

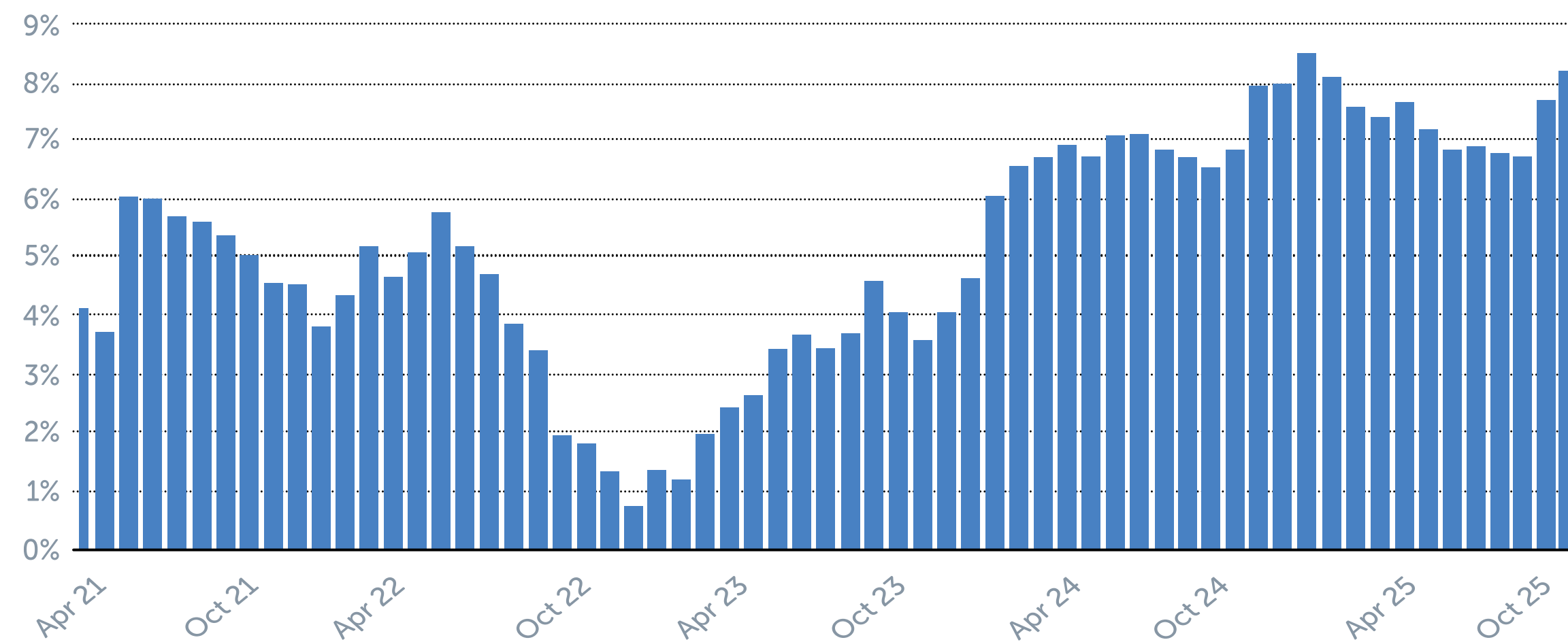


Figure 2 Median premium: Transaction price over original asking price

Mortgage market still points to more moderate price gains

In 2025, the average mortgage drawdown rose sharply, up 7.2% to €332,000. However, the latest data suggests that stretched affordability is now starting to be felt. In April, the average mortgage approval for house purchase was €345,700, up 2.7% on the year.

had an income of €95,000, up 3.5% on the previous year. The average loan-to-value was 80% (i.e. deposit of 20%) with a loan-to-income ratio of 3.5x. Notably, the average interest rate fell to 3.6% in 2025 from 4% the previous year. The average age of first-time-buyers was steady at 35 years old.

New Central Bank data shows that in 2025 the average first-time-buyer with a mortgage



Figure 3 Residential Transaction volumes, 12-month sum

Source: Central Statistics Office

Transactional activity up, but existing homes market ever more challenged

CSO data shows that 18,200 residential transactions were filed in the first four months of 2026, up 2.9% on the year – indicating some improvement in availability for homebuyers. However, this rise was starkly split between a 17% rise in sales volumes on newly built homes to 5,900 but another 2.7% fall for existing homes to 12,300. This

means the average home is sold once every 50-years, still the weakest rate of liquidity since 2014.

There are some tentative signs from the MyHome data that market liquidity shouldn't deteriorate further.

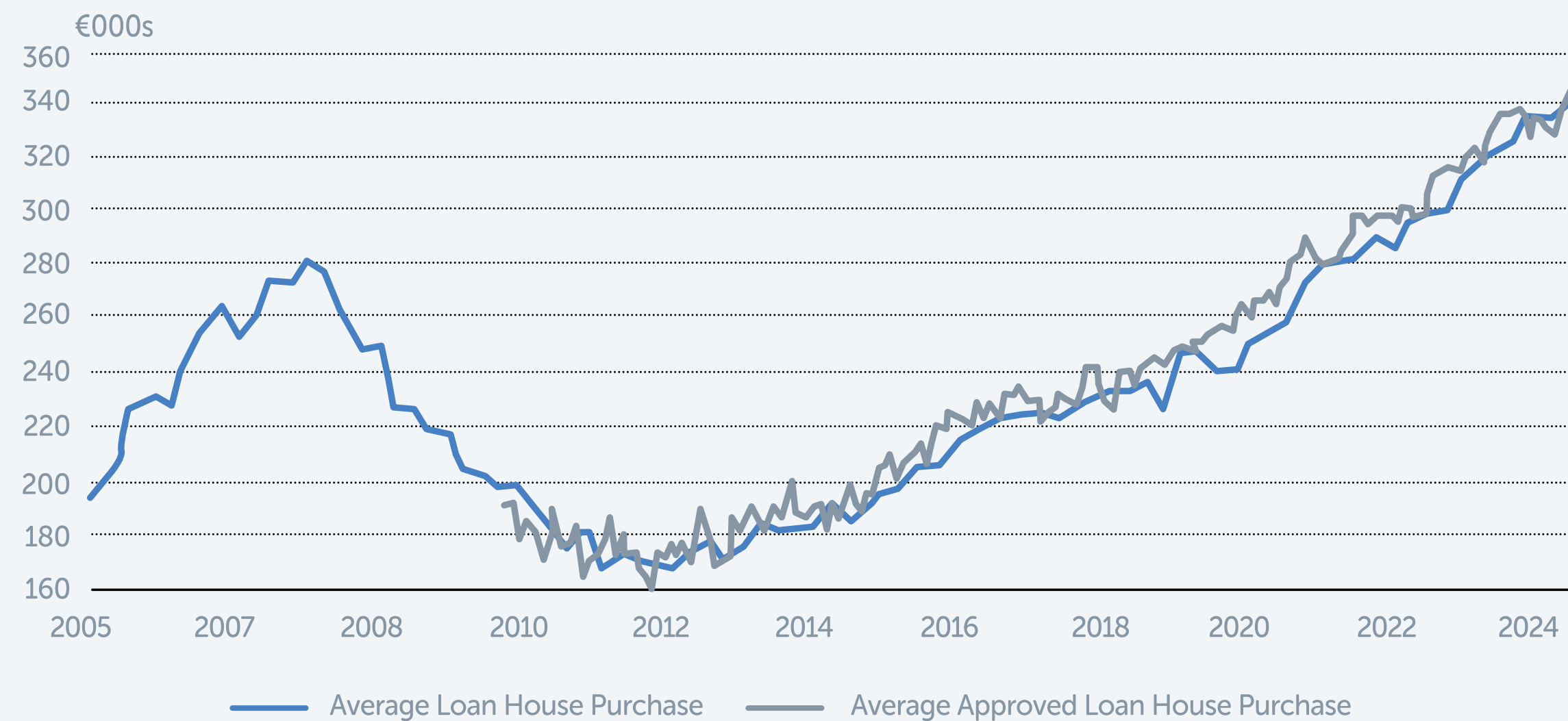


Figure 4 Average mortgage Approval and drawdown

Source: Banking Payments Federation Ireland



First, the number of homes listed for sale on MyHome in June was 14,200 up from 12,600 one year ago. Second, there were 18,900 new listings for sale on MyHome so far in 2026, up 1.3% on the same period of 2025 - again, this suggests market liquidity shouldn't weaken further.

However, the bigger picture remains that would-be vendors look increasingly reluctant to move, for fear of failing to secure a property. Also, elevated build costs may well be acting as a disincentive to buy an existing

property and renovate.

A somewhat unknown quantity is the speed with which exiting landlords from the private rented sector sell their property. The Residential Tenancies Board (RTB) reported 7,062 notices of termination of tenancies in Q1 2026, up 50% yoy – ahead of new regulations. Approx. three-fifths of these landlords have indicated they plan to sell, which could in time boost market liquidity by 5%, given the marked pick-up in notices for termination since mid-2025.

Residential rent prices also point to a slowdown

The Residential Tenancies Board (RTB) measure of average rents on new tenancies was €1,775 per month in Q4 2025, up 5% on the year. For existing tenancies average rents were 17% lower at €1,502, up 4.4% on the year.

The alternative and timelier CPI private rents index (intended to capture rents on both new and existing tenancies) points to a moderation in inflation in 2026. The CPI private rents

index rose by 0.3% in May, but was up only 3.9% on the year.

Looking forward, it remains to be seen what impact new rental regulation will have. As set out earlier, notices-of-termination have picked-up markedly since mid-2025, which may squeeze the availability of rental accommodation. It is possible that the RTB measure of rents may show some volatility before the new rental regulations come into effect.



Average rents on new tenancies was €1,775 per month in Q4 2025, up 5% on the year.

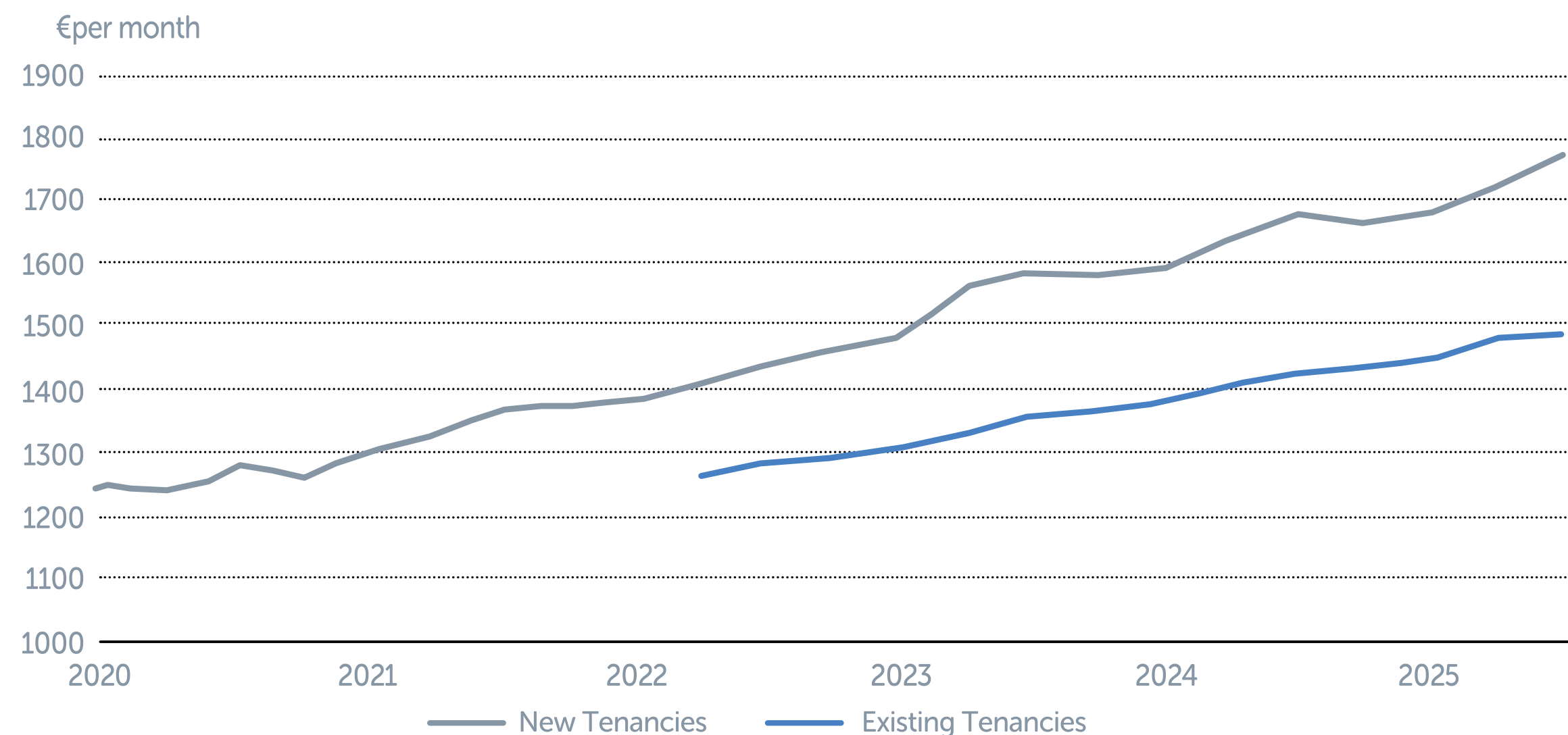


Figure 5 Average Monthly Rents

Source: Residential Tenancies Board



Housing completions could hit 40,000 in 2026

The 38,191 completions in the year to Q1 2026 were clearly ahead of most projections. Furthermore, the 7,856 completions in Q1 2026 were driven not only by lumpy and volatile apartment construction (+33% to 2,355), but also by scheme houses (+35% to 4,082), as well as self-build houses (+28% to 1,419).

Housing commencements data has also been encouraging, with 11,000 units started

between January and April, despite activity still likely being artificially depressed following the surge in commencements to 69,000 in 2024 ahead of the expiry of waivers on local authority and water infrastructure charges.

There has been an element of "catch-up" in apartment completions. The 12,000 apartment completions in 2025 were up 40% YoY but followed a sharp 25%

decline to 8,686 in 2024. Notably, figures from the Department of Housing showed a 12.5% decline in the number of apartments currently under construction in the capital, to 19,659 in Q4 2025.

We are also mindful that the first quarter

of the year is typically the low point for completions, and Q1 2025 was particularly weak, which has flattered year-on-year growth in Q1 2026. Nonetheless, the clear risk to our forecast of 37,500 completions in 2026 now lies to the upside, with an outturn of 40,000 looking plausible.

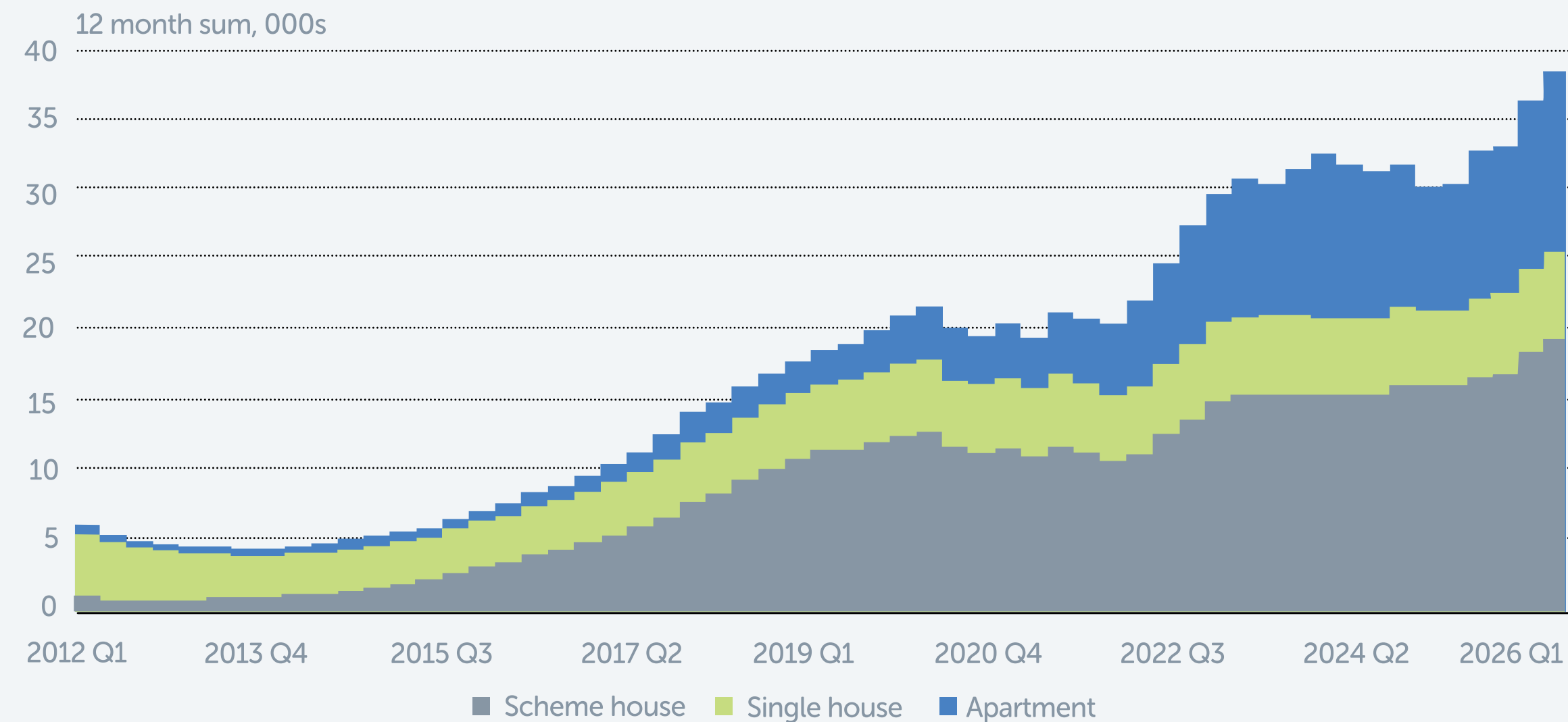


Figure 6 Irish Housing completions

Source: Residential Tenancies Board



11,000 units commenced between January and April



Residential Property Price Register Analysis

The Property Price Register (PPR) indicates that so far 22,183 residential transactions have been recorded in 2026, worth €10.7bn.

We estimate this represents a modest 1% rise in volumes compared with the same period of 2025.



Summary

€10.7BN

SO FAR IN 2026, €10.7BN OR 22,183 RESIDENTIAL TRANSACTIONS HAVE BEEN RECORDED

1%

REPRESENTS AN ESTIMATED 1% VOLUME GROWTH IN THE FIRST TWO MONTHS OF 2026

17%

CSO DATA SHOW THERE WAS A 17% RISE IN SALES VOLUMES FOR NEWLY BUILT HOMES THROUGH JANUARY-APRIL, BUT 2.7% FALL FOR EXISTING HOME SALES

Dublin Analysis

The Dublin RPPI for house prices has fallen in three of the four months to April. Dublin RPPI inflation for houses fell to 4.8% in April. The slowdown has been most acute in Fingal (3.6%) and South Dublin (3.9%) but with Dublin City (5.2%) and Dun-Laoghaire

Rathdown (5.9%) seeing stronger price gains.

MyHome asking prices suggest momentum has been regained during the summer. Asking prices in Dublin rose by 3.8% in Q2, the annual rate of inflation accelerating to 4.5%.



ANNUAL INFLATION
DUBLIN

4.8%

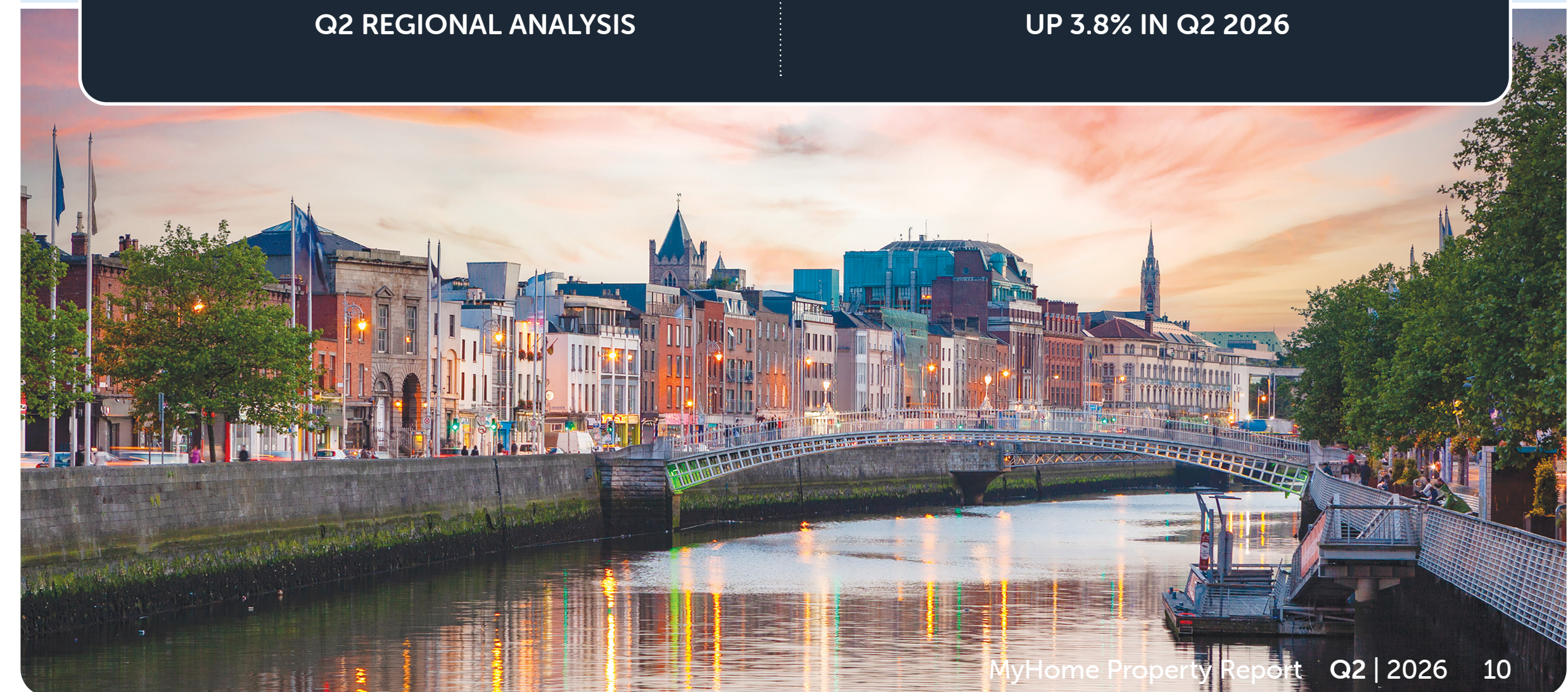
Q2 REGIONAL ANALYSIS



ASKING PRICE
INFLATION DUBLIN

4.5%

UP 3.8% IN Q2 2026



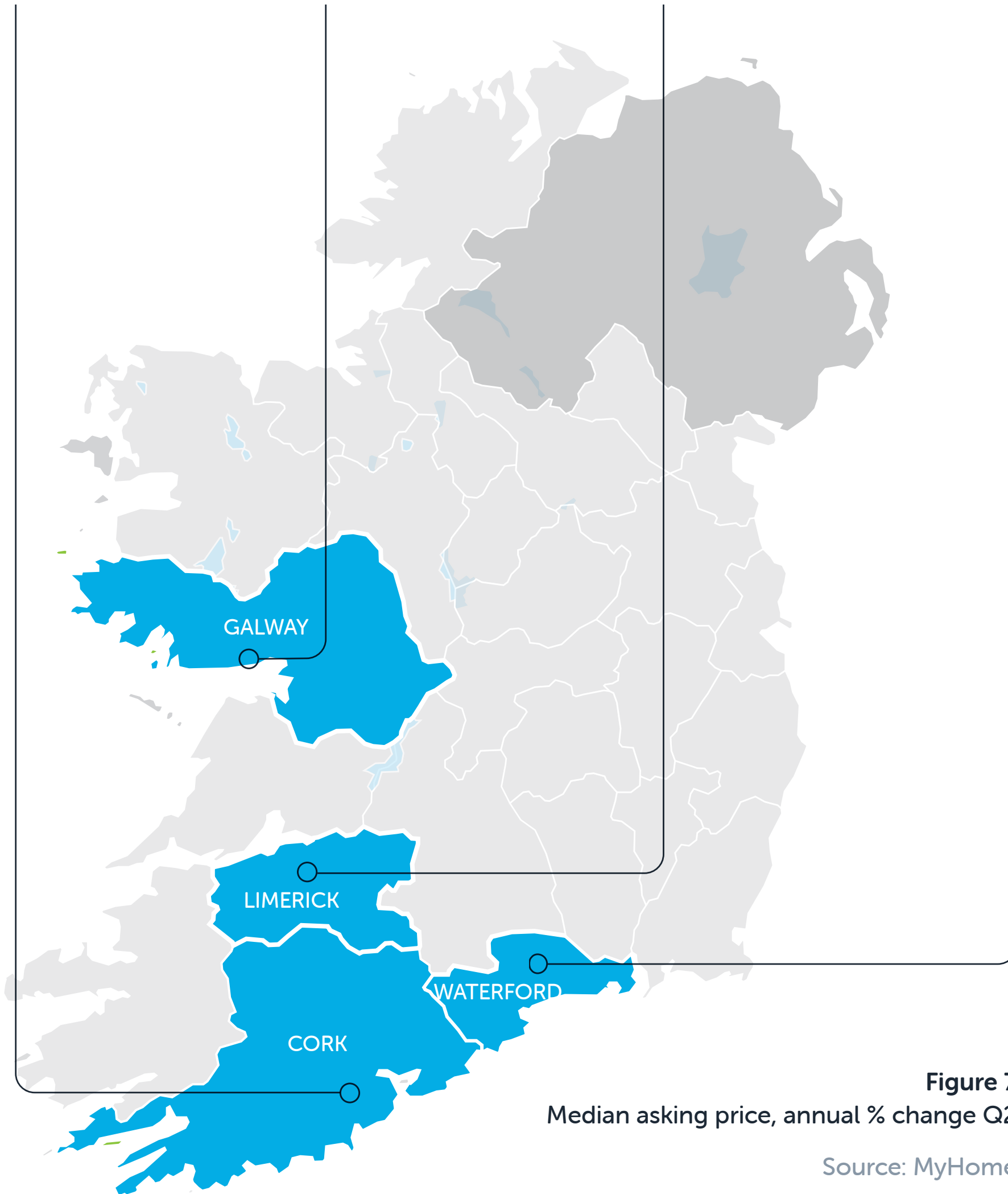
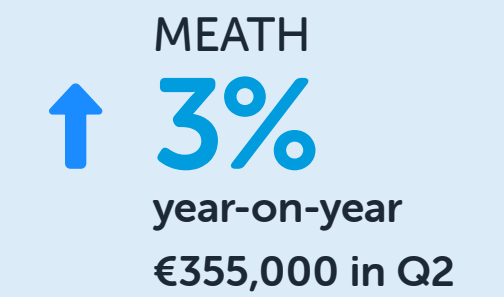


Figure 7
Median asking price, annual % change Q2

Source: MyHome

County Analysis

Kildare saw the fastest growth amongst the commuter belt counties, the median price up 6.2% on the year to €345,000. There were more sedate gains in Meath, up 3% to €355,000 and in Wicklow, up 1.7% to €445,000.



Kildare saw the fastest price rise of the commuter belt counties at 6.2%.

Leinster

Kilkenny was the only county to register a double-digit 10% gain to €275,000, in Q2 2026. Most other counties saw mid-single digit price rises. Carlow prices were up 6% to €265,000 and by 6.5% in Longford to €165,000. Louth prices were up 5.8% to €275,000, by 5.3% in Offaly to €260,000 and by 5.6% in Westmeath to €285,000. Prices in Laois saw a softer 4.4% gain to €235,000. Wexford prices saw a sharper 8.5% rise to €320,000.

↑ **8.5%**
WEXFORD
to €320,000

Munster

Both Cork, up 7.7% to €350,000 and Kerry, up 8.9% to €275,000 saw sharp gains in prices over the past year. Tipperary prices were up 6.7% to €240,000. Waterford prices were up less by 4.4% to €235,000 and by only 1.8% in Limerick to €290,000. Prices were down 1.7% in Clare to €290,000.

↑ **7.7%**
CORK
to €350,000

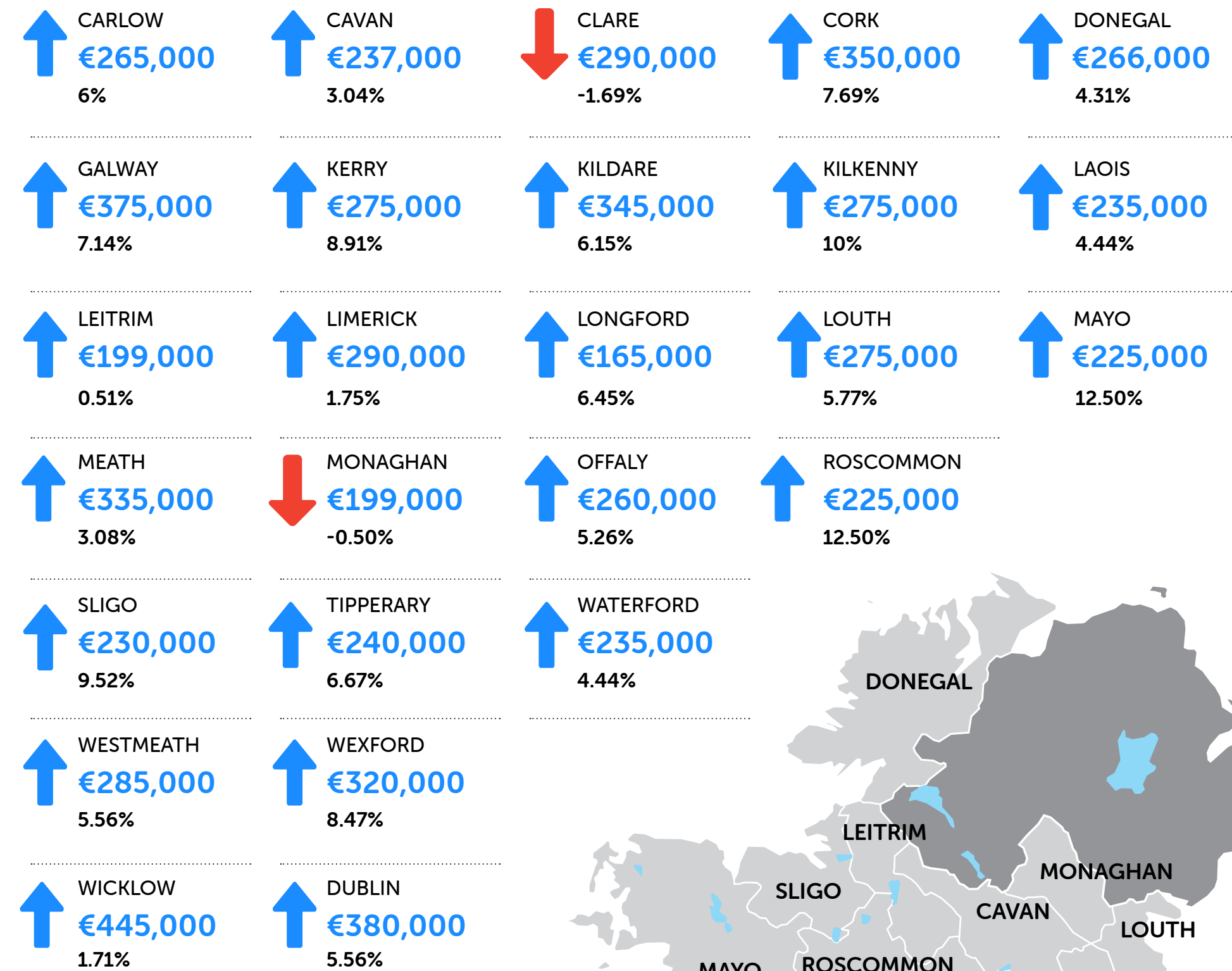
In Cork city prices were up 4.5% to €350,000 and by 4.3% in Limerick city to €290,000. Waterford city prices saw a sharper 5.4% rise to €195,000.

Connacht / Ulster

Connacht prices retained momentum in Q2. Double digit gains were recorded in Mayo and Roscommon, both seeing median prices up 12.5% on the year to €225,000. Prices in Sligo were also up 9.5% to €230,000 and by 7% in Galway to €375,000. Galway city prices were up 6.9% to €385,000. Bucking the trend, prices in Leitrim were flat at €199,000.

↑ **7%**
GALWAY
to €375,000

Cavan prices were up 3% on the year to €237,000 and by 4.3% in Donegal to €266,000. Monaghan prices were down slightly, by -0.5%, to €199,000.



14,200
LISTINGS AT END
OF Q2 2026

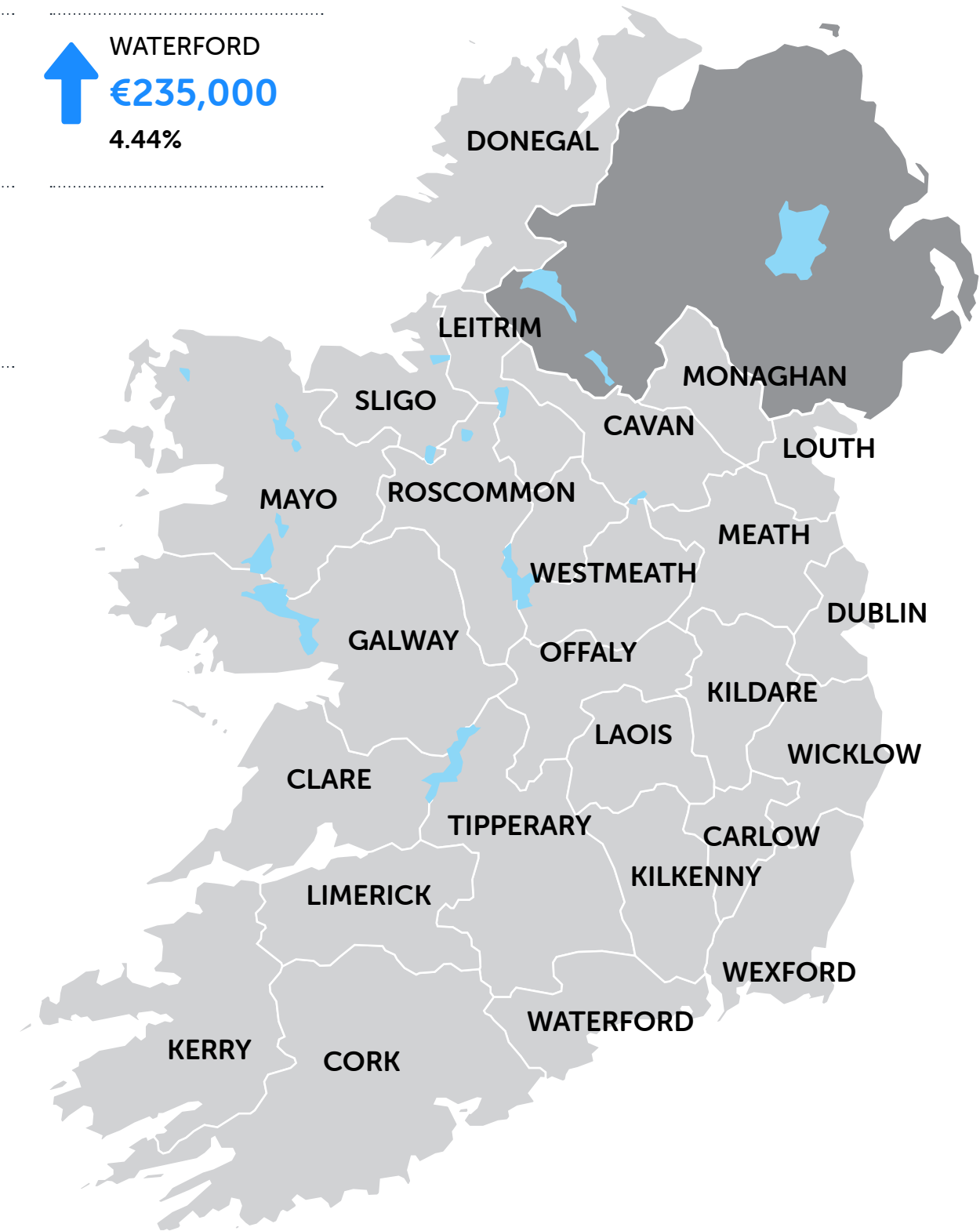


Figure 8
National median asking price, annual % change Q2 2026

Source: MyHome

County Analysis



Four-bedroom
semi detached

FOUR-BED
SEMI-DETACHED
↑ 4.4%
Dublin

In Dublin 4-bed semi detached house prices rose by 4.4% to €600,000 at the median. Amongst the commuter belt counties prices in Wicklow saw the sharpest gain, up 10% to €585,000. In Kildare prices were up 5% to €400,000 and by 2.8% in Meath to €360,000. Cork prices saw a sharp 6.7% rise to €440,000 and in Galway the median price was €400,000 up 5.3% on the year.



€600,000

The median price of a four-bedroom semi-detached house in Dublin in Q2 2026.

COUNTY	Q2 2026	Q/Q %	ANNUAL %
Carlow	290,000	3.57%	5.45%
Cavan	237,500	5.56%	3.28%
Clare	295,000	0.00%	0.00%
Cork	440,000	3.53%	6.67%
Donegal	295,000	0.00%	7.27%
Galway	400,000	5.26%	9.59%
Kerry	275,000	0.00%	10.00%
Kildare	400,000	0.01%	5.26%
Kilkenny	332,500	7.26%	7.26%
Laois	295,000	5.73%	11.74%
Leitrim	147,000	-40.96%	-40.96%
Limerick	352,500	0.71%	-0.70%
Longford	192,000	1.59%	9.71%

COUNTY	Q2 2026	Q/Q %	ANNUAL %
Louth	325,000	1.56%	4.84%
Mayo	265,000	3.92%	12.77%
Meath	359,950	2.84%	2.84%
Monaghan	280,000	1.82%	12.00%
Offaly	307,500	5.13%	9.82%
Roscommon	250,000	0.00%	9.17%
Sligo	252,500	-2.88%	1.00%
Tipperary	270,000	1.89%	14.89%
Waterford	295,000	0.00%	3.51%
Westmeath	335,000	4.69%	11.69%
Wexford	329,950	1.52%	11.85%
Wicklow	585,000	-1.27%	10.38%
Dublin	600,000	3.00%	4.35%

County Analysis



Two-bedroom apartments

TWO-BED, APARTMENT
 ↑ **8.5%**
 Dublin area

Two-bedroom apartment prices in Dublin were up 8.5% to €320,000 and by 3.3% in Wicklow to €330,000. Kildare saw a 2.3% rise to €225,000. Meath prices were also up 2.3% to €220,000. Cork prices were up more sharply, by 10% to €275,000. The median price in Galway was €295,000, up 7% on the year.



€320,000

The median price of a two-bedroom apartment in Dublin in Q2 2026.

COUNTY	Q2 2026	Q/Q %	ANNUAL %
Carlow	162,500	2.69%	1.56%
Cavan	165,000	0.00%	4.76%
Clare	180,000	0.00%	9.09%
Cork	275,000	5.77%	10.00%
Donegal	152,500	5.17%	27.08%
Galway	295,000	-3.75%	7.27%
Kerry	185,000	-9.76%	-5.13%
Kildare	225,000	0.90%	2.27%
Kilkenny	180,000	0.56%	7.46%
Laois	185,000	8.82%	16.35%
Leitrim	179,900	0.00%	16.06%
Limerick	198,000	-7.91%	1.54%
Longford	99,500	-0.50%	0.00%

COUNTY	Q2 2026	Q/Q %	ANNUAL %
Louth	195,000	2.90%	5.41%
Mayo	140,000	0.00%	0.00%
Meath	220,000	0.69%	2.33%
Monaghan	150,000	0.00%	9.09%
Offaly	165,000	6.45%	10.00%
Roscommon	84,500	-35.00%	-14.65%
Sligo	160,000	0.63%	7.38%
Tipperary	135,000	-1.82%	-9.70%
Waterford	140,000	2.56%	3.70%
Westmeath	195,000	0.00%	8.33%
Wexford	219,000	12.31%	15.26%
Wicklow	330,000	1.54%	3.29%
Dublin	320,000	1.59%	8.47%

Report Methodology

The trends presented in this report are based on actual asking prices of properties advertised on MyHome with comparisons by quarter over the last eight years.

This represents the majority of properties for sale in Ireland from leading estate agents nationwide. The series of data in this report has been produced using a combination of statistical techniques.

Our data is collected from quarterly snapshots of active, available properties on MyHome. Our main indices have been constructed with a widely-used regression technique which adjusts for change in the mixture of properties for sale in each quarter. Since the supply of property in each quarter has different combination of types, sizes and

locations, the real trends in property prices are easily obscured.

Our method is designed to reflect price changes independent of this variation in mix. For detailed statistics at a local level, we also provide a wide selection of median asking prices broken down by county or by urban location. For analysis of the Property Price Register, prices were adjusted upwards to account for VAT where necessary, and only full market value prices were used.

Graham is Research Editor for an award-winning UK-based investment data platform. He was previously an equity portfolio manager for a mutual organisation in London with over £14 billion in assets under management and one million members across Canada, the US and the UK. He holds a degree in mathematics from Trinity College Dublin and is a CFA Charterholder (Chartered Financial Analyst).



Graham Neary
CFA, Dublin



Our data is collected from quarterly snapshots of active, available properties on MyHome.



Q2 2026 Highlights

Summary



	Q2 2025	Q2 2026	% change
• Number of Properties on site	12,563	14,167	↑ (12.8%)
• Number of properties sold from PPR (As of May 31st)	22,071	21,181	↓ (4%)
• Number of new properties on the market	9,963	8,969	↓ (10%)
• National average time to sale agreed	2.6 months	2.7 months	
• National average asking price	€325,484	€338,730	↑ (2.6%)

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