



Q4 | 2025

Property Report

Quarterly report from Ireland's
leading property portal

myhome.ie/reports



In association with
Bank of Ireland



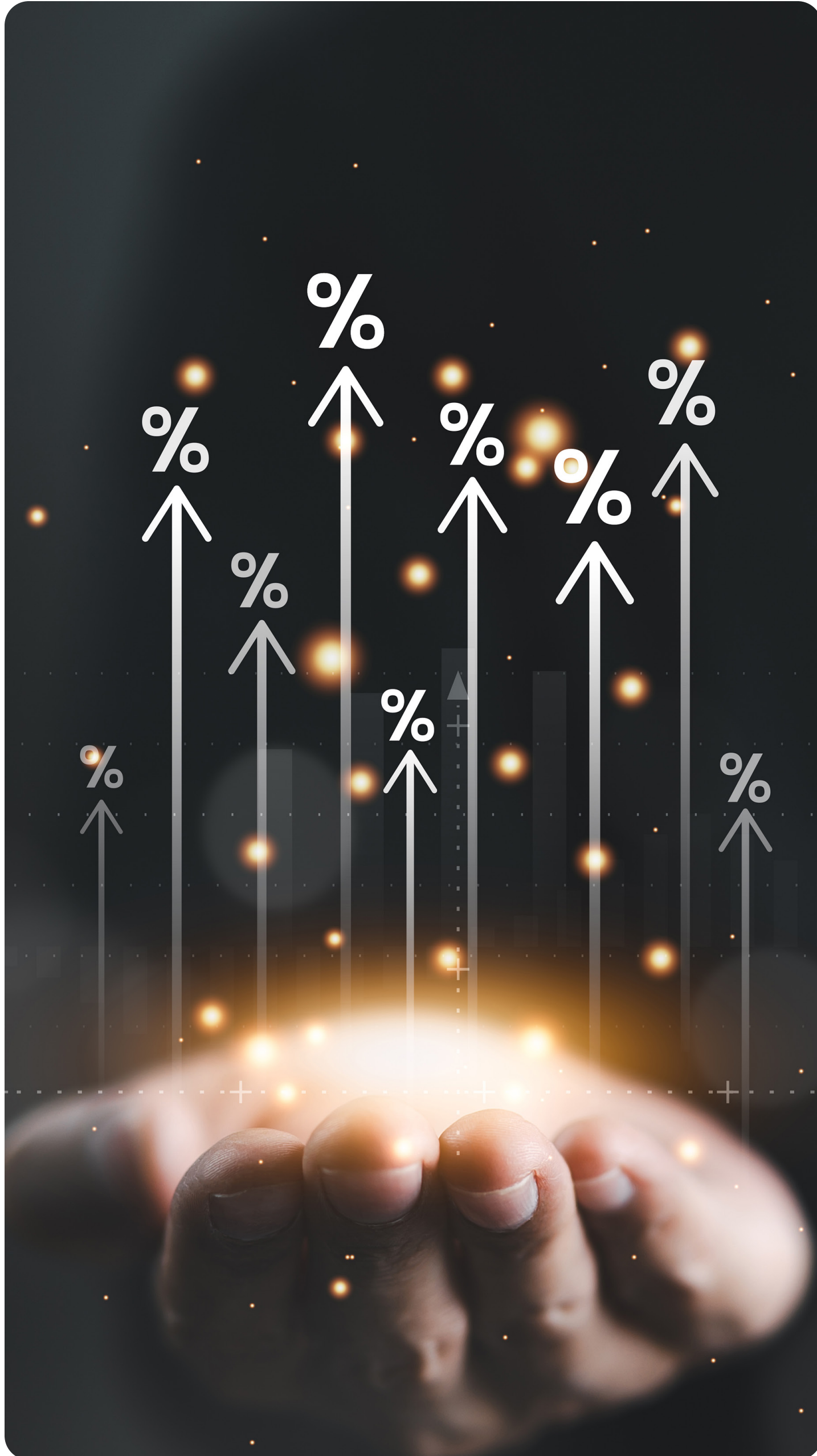


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Summary

- **5.4%**
Annual asking price inflation 5.4%
- **12,200**
Properties listed for sale in December
- **41%**
In November 41% of transactions sold 10% over asking price
- **14 weeks**
Average time to Sale Agreed



This quarter's MyHome Property Report, in association with Bank of Ireland, shows that Ireland's housing market is entering a more measured phase as 2025 draws to a close.

After two years of strong price growth, the pace of inflation is now moderating, with asking prices broadly flat in Q4 and bidding levels easing back from the summer peak.

National annual asking price inflation stood at 5.4% in Q4, almost identical to the previous quarter. Although this is still a solid rate of growth, it marks a noticeable step down from the sharper increases seen earlier in the cycle.

These trends reinforce the sense that the market is "pausing for breath" after a prolonged period of elevated activity. Bidding pressure has also eased slightly. The typical home is now selling for 7.4% above the asking price, still high by historical standards, but down from the 8.6% peak recorded in mid-2025.

This softening aligns with mortgage approval trends: the average approval reached €336,800 in October, up 4.8% annually, but representing a slower pace of leverage growth than earlier in the year.

Supply conditions remain tight, with just 12,200 properties listed on MyHome at the end of December. This scarcity continues to underpin

competitive market behaviour. However, there are encouraging signs on the construction front.

Residential completions are on track to reach 34,000 this year, the strongest figure since the Celtic Tiger era, even if this still falls short of the long-term requirement of 50,000–60,000 units annually. New-build transaction growth underlines the crucial role of construction in improving medium-term market balance.

As the market transitions into 2026, early indications point toward a period where house price inflation aligns more closely with wage growth. While significant pressures remain, particularly around stock availability, the cooling evident in rate of asking price increases and subsequent final sold prices suggests a gradual stabilisation is taking hold.

As ever, MyHome will continue to provide detailed, data-driven insights into these evolving trends. We hope you enjoy our latest report.

A stylized, handwritten signature of Joanne Geary in black ink.

Joanne Geary
Managing Director, MyHome

Commentary

MyHome reports shows momentum in Irish house prices softening

This quarter's MyHome report adds to the evidence that the pace of Irish house price inflation is starting to soften. Asking prices were flat in Q4 2025, up just 0.1% on the usually quiet winter months, with the annual rate of inflation slowing to 5.4%. Asking price inflation is now 5.4% in Dublin and 5.5% in the rest of Ireland.

So the MyHome asking price data clearly suggest the official CSO measure of transaction price inflation, the RPPI, will soon slow from the 7.6% annual rate recorded in September. This shouldn't be too surprising, as affordability has become stretched over the past two years as RPPI remained in the 5-10% range.

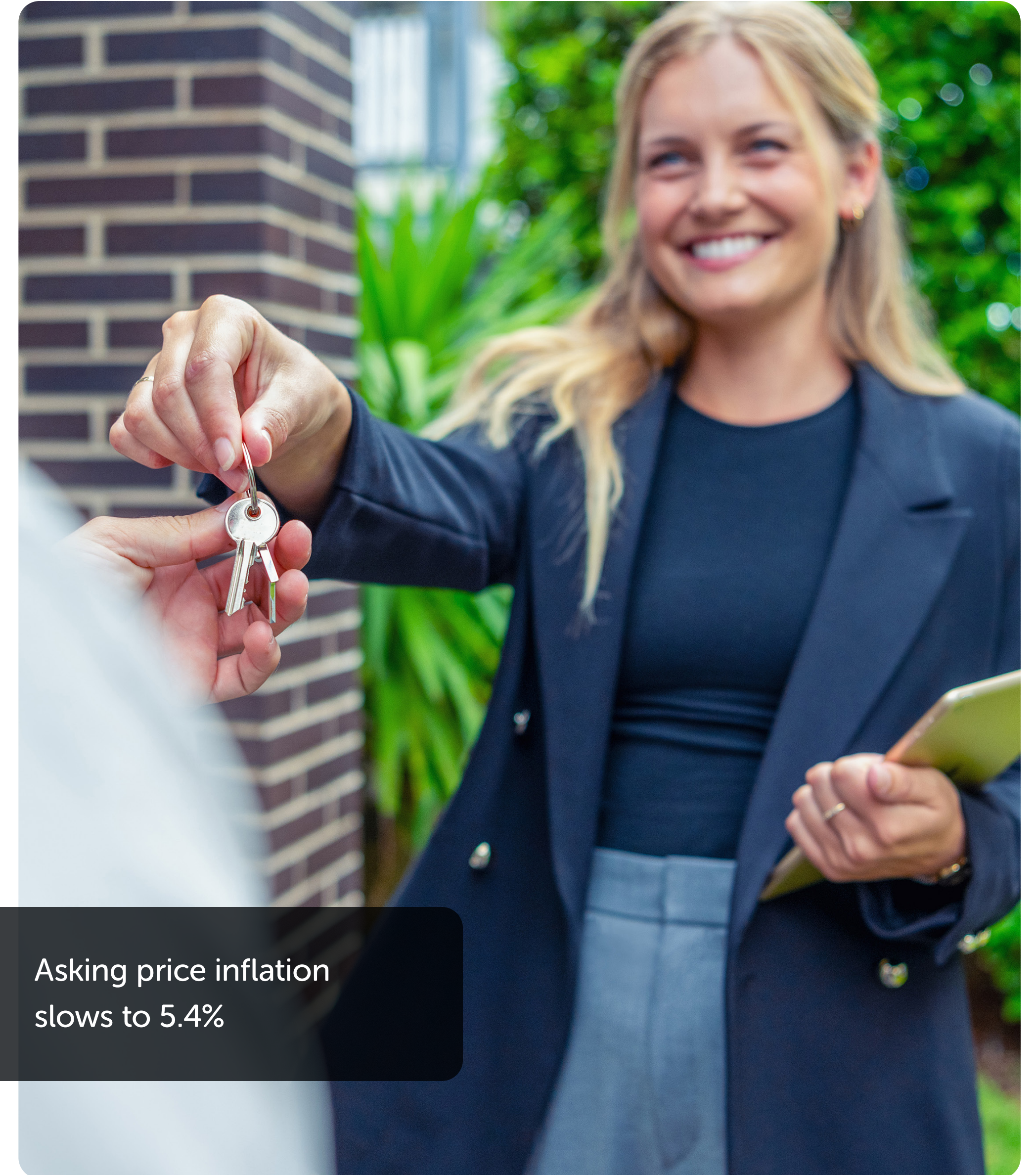
That said, the market is still very tight. In December there were just 12,200 properties listed for sale on MyHome – typically the low point for stock – after transactions agreed during the summer are completed. The median time-to-sale-agreed remains low at 5-6 weeks. Whatever stock is available for sale is being snapped up quickly.

However, the froth in the market is subsiding a little. The median premium over asking has fallen back from a peak of 8.6% in July, to 7.4% in October and Novem-

ber. The process of rising leverage amongst first-time-buyers with mortgage debt may also have played out. The average first-time-buyer in H1 2025 had a loan-to-income (LTI) ratio of 3.45x, up from 3.39x in 2024. However, the average mortgage approval in October was €338,000, up 4.8% on the year. So the mortgage data also points to more sedate mid-single digit gains heading into 2026. Similarly, residential rent inflation has also softened to the slowest pace in four-to-five years according to both the Residential Tenancies Board (RTB) and CPI private rents measures.

So the overall impression from this quarter's MyHome data is of the market pausing for breadth after substantial price gains in 2024 and 2025.

There had been some speculation that a glut of 'buy-to-let' property sales ahead of



Asking price inflation slows to 5.4%

Continued on next page >>



The average first time-time-buyer in H1 2025 had a loan-to-income (LIT) ratio of 3.45%, up from 3.39 in 2024



reforms to the private rented sector (PRS) might boost the supply of existing homes to the market. However, we have not yet seen any improvement in new listings for sale.

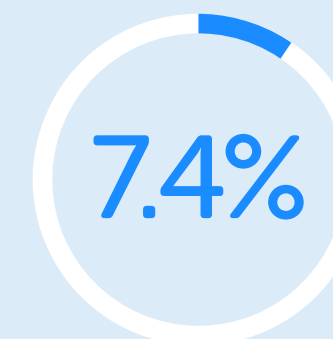
Rather, a small 1.2% rebound in residential transaction volumes in 2025 (after a 3% drop in 2024) has entirely reflected newly built home sales. Housing completions now look set to equal 34,000 units in 2025. In contrast, existing home sales in the first



Housing completions look set to equal 34,000 units in 2025



House price-to-income ratio is now 8x



The median premium over asking has fallen back from a peak of 8.6% in July to 7.4% in Oct & Nov

eight months of 2025 were down a further 2.7% on the same period of 2024, set to contract for a third consecutive year.

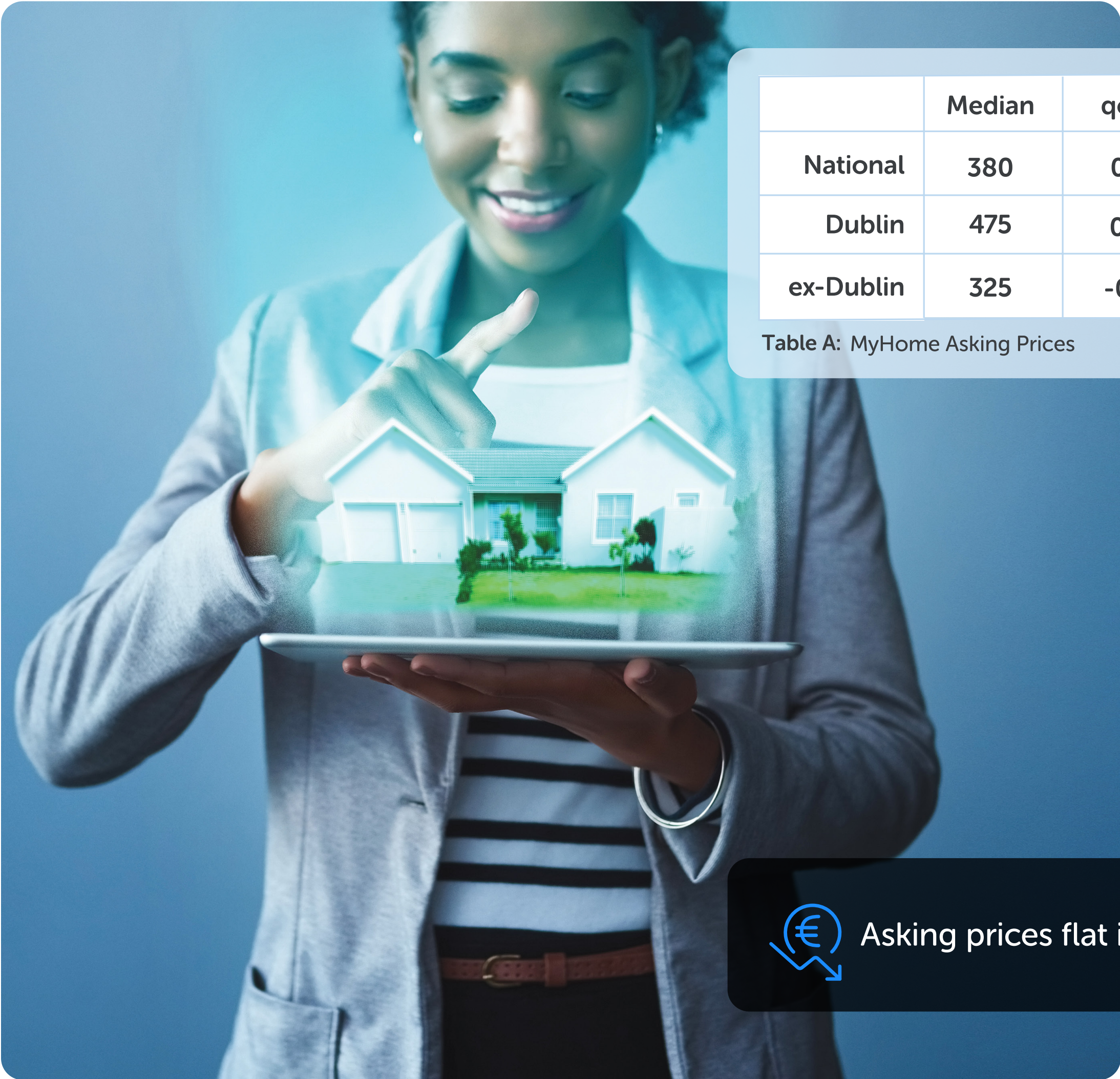
This illustrates the lack of 'chains' in the housing market (so it is necessary for movers to sell their own home before buying another) remain an impediment to housing market liquidity. There are no signs as yet this situation will improve in 2026.



Conall MacCoille
Chief Economist
Bank of Ireland Group

Asking prices

Asking price inflation slows again in Q4 2025



	Median	qoq%	yoy%
National	380	0.1	5.4
Dublin	475	0.5	5.4
ex-Dublin	325	-0.6	5.5

Table A: MyHome Asking Prices

Source: MyHome

€ Asking prices flat in Q4 2025

This quarter’s MyHome report shows that asking prices were flat in Q4 2025, during the relatively quiet winter months, with the annual rate of inflation slowing to 5.4%, down from 5.7% in Q3. This is the softest pace of inflation in two years – since the end of 2023.

In Dublin prices rose slightly by 0.5%, with annual inflation at 5.4%. Outside Dublin asking prices fell by 0.6% in Q4 2025, down for the second consecutive quarter, with annual inflation slowing to 5.5% from 6.2% in Q3.

The CSO’s measure of transaction price inflation, the Residential Property Price

Index (RPPI) rose by 7.6% in the twelve months to September, split between a 5.3% rise in Dublin and 9.4% in the rest of Ireland. The MyHome asking price data clearly signal RPPI inflation is set to slow in the coming months.

It is worth remembering there was an unseasonably sharp rise in the RPPI towards the end of Q4 2024, 0.8% in both October and November and 0.6% in December. As these sharp gains fall out of the annual comparison RPPI inflation will slow. Through the first nine months of 2025 the RPPI has increased by 5.2%, ahead of the normally subdued/flat prices in Q4.



Figure 1 MyHome Asking Price Inflation and RPPI Inflation

Source: Central Statistics Office and MyHome

Steady premium over asking prices points to softer transaction price gains



We are acutely conscious that our MyHome asking price data may give a poor steer on likely developments in transaction prices, if there are sharp movements in the premium/discount paid vis-à-vis the original asking price. In recent years, the CSO's measure of RPPI transaction price inflation has been stronger than asking price inflation – because homebuyers bid-up the premium over asking to an 8.5% peak (at the median) in July 2025.

However, since July the median premium over asking prices has fallen back to 7.4% in October and November. This is still higher than recorded up to 2024. In November, 41% of transactions were settled at a premium exceeding 10%, and 17.5% by a premium exceeding 20% over asking. However, that the premium has been steady in recent months indicates the slowdown in asking prices is giving a clear signal a similar softening in transaction prices will emerge in early 2026.



In November 41% of transactions were settled at a premium exceeding 10%

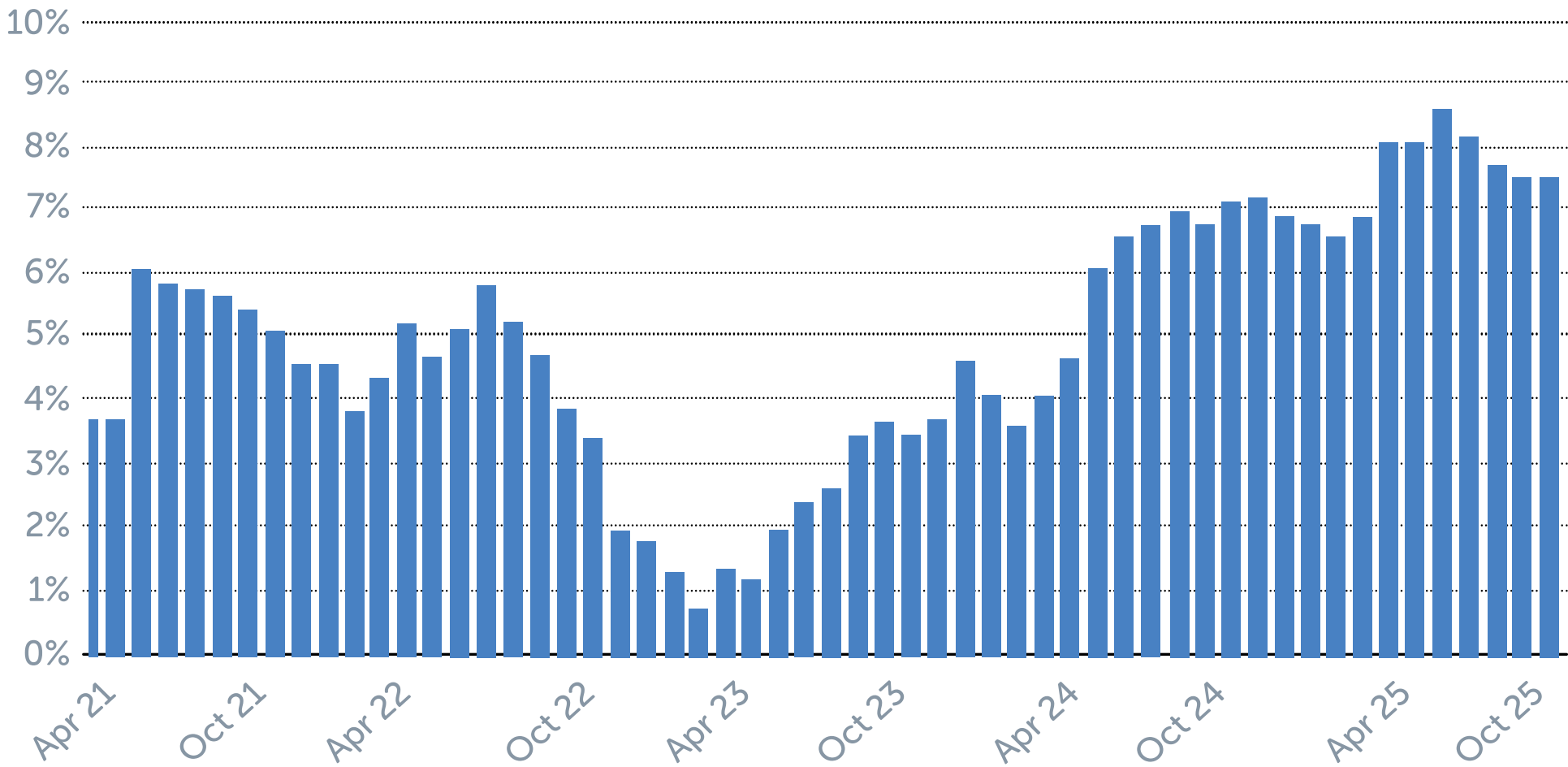


Figure 2 Median gap between asking and transaction price

Source: MyHome and Property Price Register



Housing market still extremely tight



There were 12,200 properties listed for sale on MyHome in December, up 6% on the year, but still well down from levels exceeding 20,000 pre-pandemic. This signals the market is stable, albeit still extremely tight. The average time-to-sale-agreed was still close to a historic low in Q4 2025.

The Property Price Register (PPR) indicates that 52,000 residential transactions worth €23.5bn (or €453,000 on average) have been recorded so far in 2025. However, this represents only a small 1.2% rebound in transaction volumes, following the 3% fall in 2024.

Furthermore, this rebound entirely reflects the recovery in homebuilding. CSO data show in the first eight months of 2025 residential transaction

volumes for new build properties were up 17% on the year, but for existing homes down 2.7%. Existing homeowners remain reluctant to move home due to difficult housing market conditions. Liquidity in the existing homes market looks set to contract for a third consecutive calendar year.

In recent months, speculation has grown that new regulations on rental properties due to be implemented in 2026, have led to buy-to-let properties being put on the market in increasing numbers. This may be true. However, Figure 3 below shows that new listings in Q4 2025 were actually down on 2024. So whatever pick-up in sales of buy-to-let properties has occurred, has not been sufficient to materially impact on housing availability.

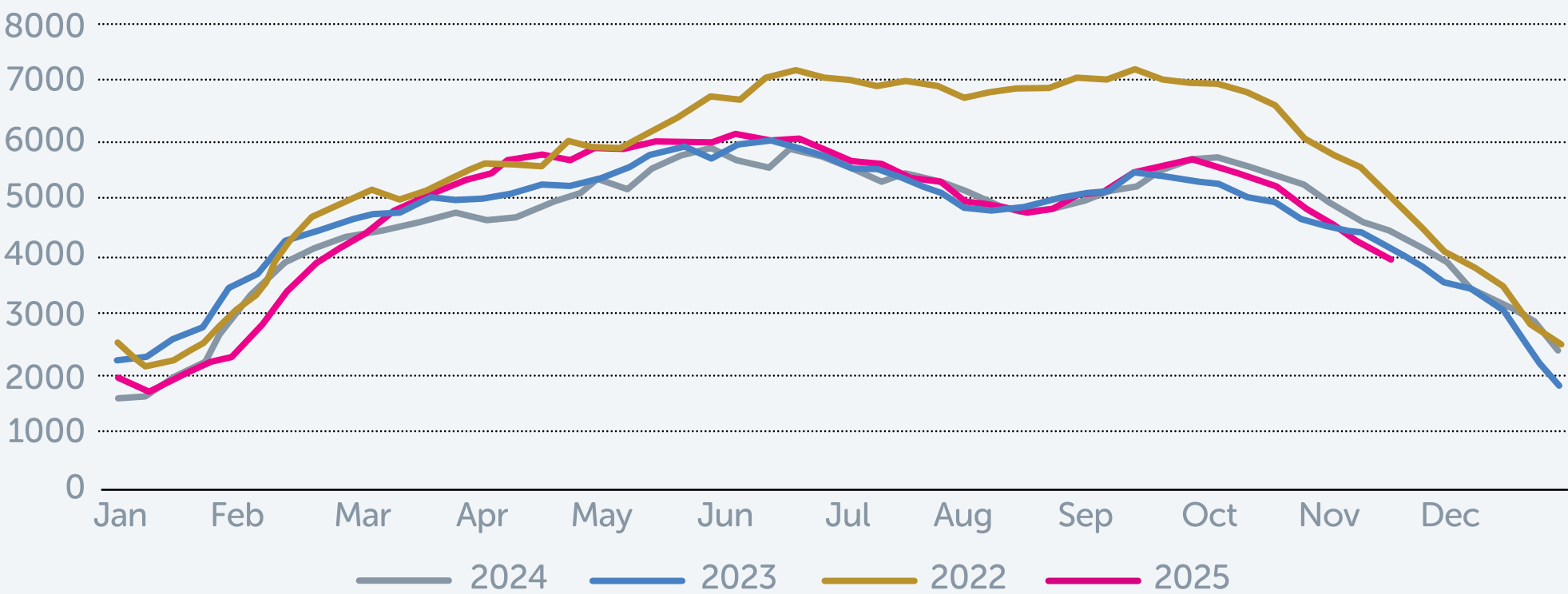


Figure 3 New listings for sale on MyHome, 6-week rolling sum Source: MyHome

Mortgage market points to slower house price growth in 2026

Mortgage lending for house purchase equalled €8.6bn in the first three quarters of 2025, in volume terms up 4.8% to 26,145 loans. Again, this growth was driven by lending on new build homes, up 16% to 9,000 drawdowns but for existing homes was down slightly by -0.2% to 17,000 drawdowns. The average mortgage drawdown in

Q3 2025 was €337,000 up 8% on the year. However, looking forward the latest mortgage approvals data point to a more sedate rise in Irish house prices in 2026. In October, the average mortgage approval was €336,800, up 4.8% on the year. This suggests that the process of rising

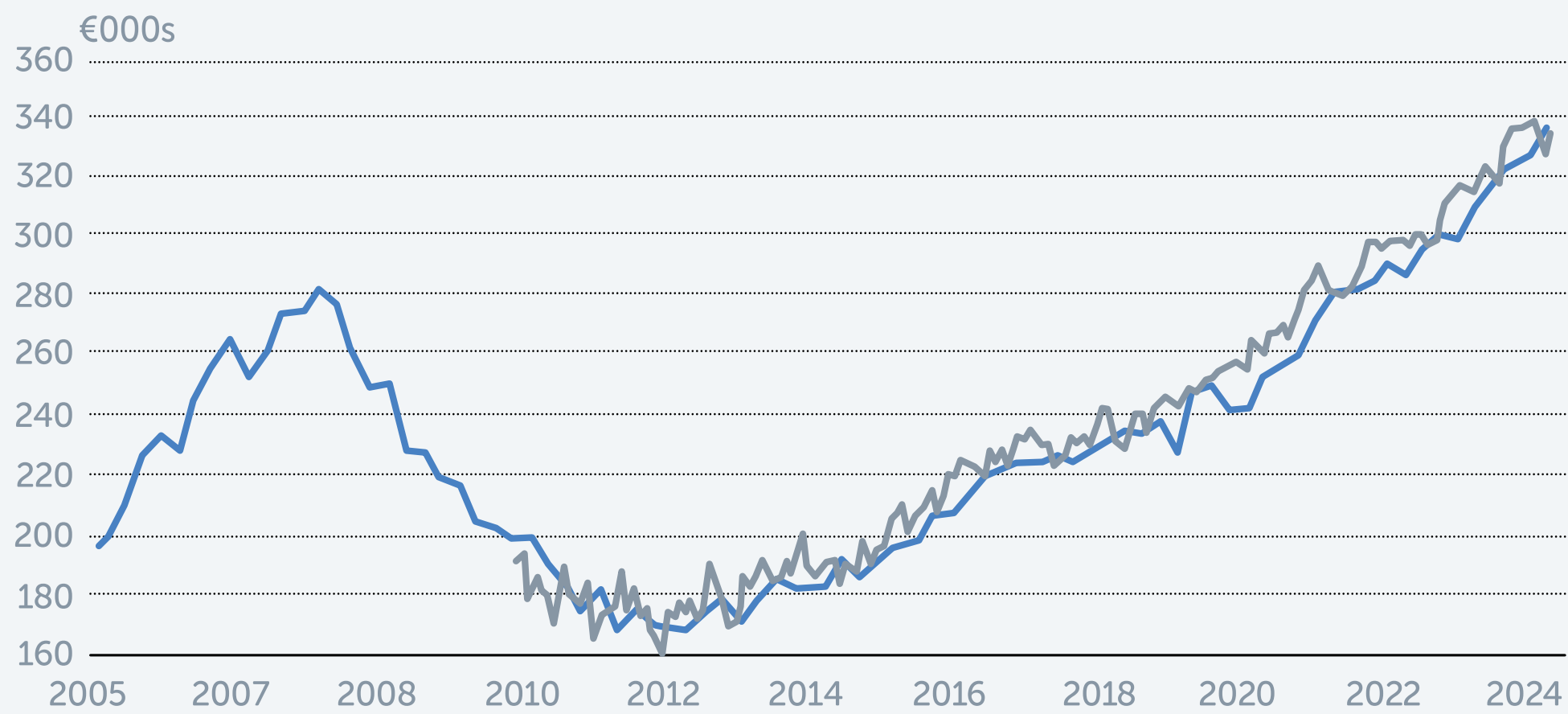


Figure 4 Average mortgage loan, drawdowns and Approvals

Source: Banking Payments Federation Ireland

— Average Loan House Purchase — Average Approved Loan House Purchase

First time buyer loan characteristics	2018	2019	2020	2021	2022	2023	2024	2025 H1
Loan size (€)	223,485	232,013	241,541	248,998	268,642	285,394	302,973	318,730
% change		3.8%	4.1%	3.1%	7.9%	6.2%	6.2%	5.2%
% Property value (€)	283,996	289,763	289,539	313,646	339,122	359,885	385,384	404,946
Loan-to-value (%)	80	81	82	81	80	80	80	80
Income (€)	73,536	75,843	78,853	79,535	85,031	88,090	91,743	94,936
% change		3.1%	4.0%	0.9%	6.9%	3.6%	4.1%	3.5%
Loan-to-income	3.1	3.1	3.1	3.2	3.2	3.3	3.39	3.45
Loan term (years)	29.0	29.0	29.4	29.0	28.8	29.3	29.5	29.7
Property size (sq. ft.)	1,497.0	1,570.4	1,402.3	1,409.4	1,316.8	1,282.4	1,269	1,278
Interest rate (%)	3.1	2.9	2.8	2.7	2.6	3.9	4.0	3.7
Borrower age (years)	34.0	34.4	34.3	34.6	35.2	35.3	35.5	35.7
Joint applicant (%)	71.7	73.2	71.3	68.3	72.5	71.4	69.4	68.6

leverage since the loosening of the Central Bank mortgage lending rules is starting to draw to a close. Hence, house prices are likely to rise more closely in line with pay growth in 2026.

buyer characteristics in the first half of 2025. The average loan-to-income ratio was 3.45x in H1 2025, up from 3.39x in 2024 – so that the average loan rose 5.2% to €319,000. However, this process of rising leverage has now largely played out.

Central Bank of Ireland data released in December provide an overview of first-time-



Residential rent prices also point to a slowdown

The Residential Tenancies Board (RTB) measure for Q2 2025 indicated rent price inflation for new tenancies fell to 4.7%, the weakest pace in four years. This slowdown was particularly pronounced in Dublin, falling to 2.8%. Average rents on new tenancies are now €1,731 per month nationally and €2,330 in Dublin. For existing tenancies, rent price inflation was 4.8%.

The more timely CPI private rents index, intended to capture both new and existing tenancies, also points to subdued pressures. The CPI private rents index rose by 3.2% in the year to October 2025. Again, this is the weakest pace of price inflation for the CPI private rents index since 2001, when rents briefly fell for a period during the Covid 19 pandemic.

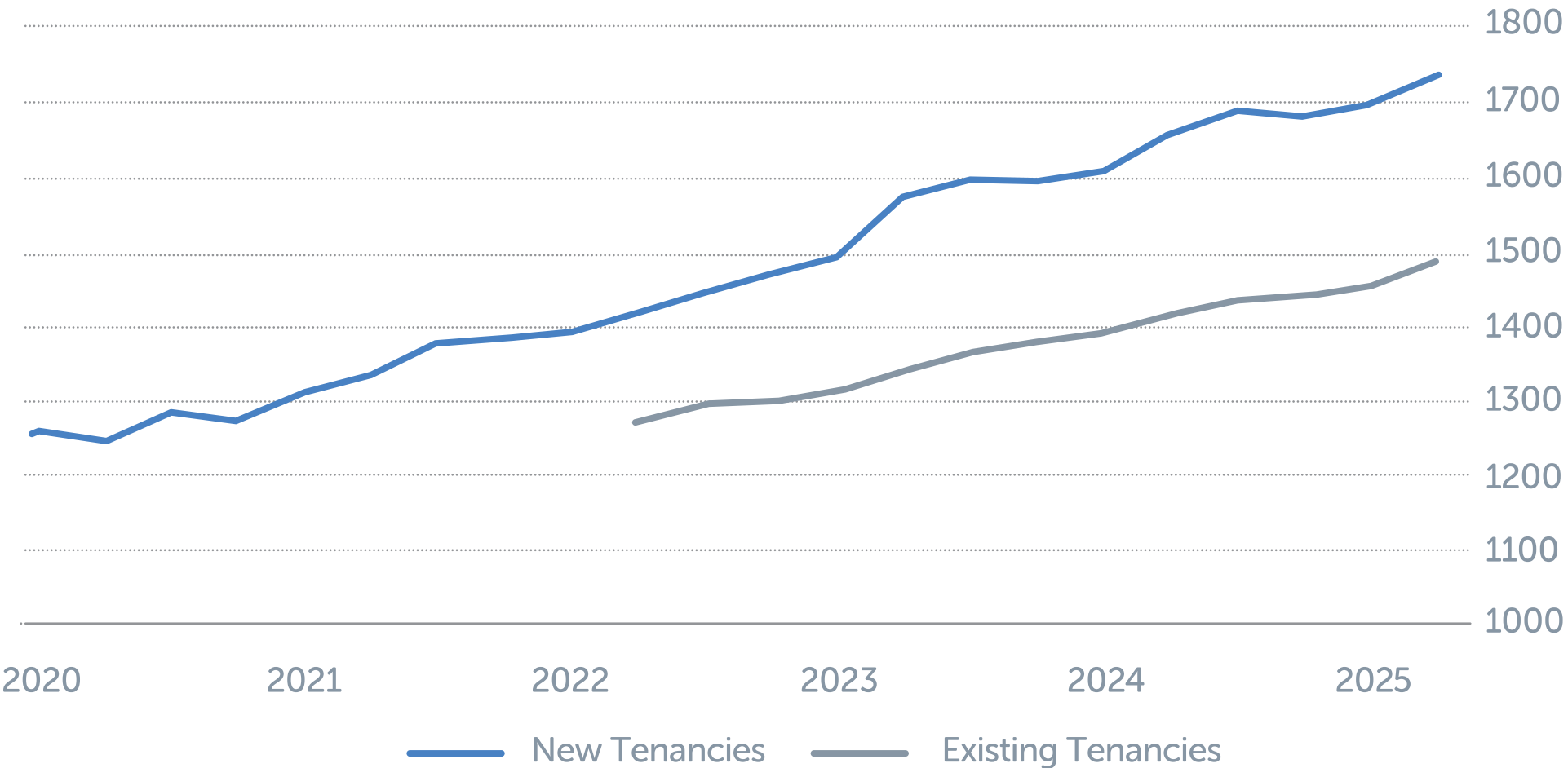


Figure 5 The RTB measures of standardised average rents Source: Residential Tenancies Board



The corollary of rent price inflation being softer than the 7.6% rise in the Residential Property Price Index (RPPI) in the year to September is some downward pressure on rental yields. However,

given mortgage interest rates on new lending were 3.5% in September, it still makes more sense to buy than to rent, with implied rental yields still exceeding 5% in most counties in Ireland.



Rent price inflation for new tenancies fell to 4.7%



Housing completions on track to rise to 34,000 in 2025

There were 9,235 housing completions in Q3 2025, up 4% on the year. This meant housing completions totalled 33,000 in the previous twelve months – the highest annual total since the Celtic Tiger era. Clearly commentary at the turn of the year that homebuilding in 2025 might even contract from the 30,000 completions in 2024, has proved too pessimistic. Rather, housing

completions look set to rise to 34,000 this year.

Looking forward it is still difficult to discern any clear signal from recent housing starts data. Commencement notices on 11,634 units were recorded in the first ten months of 2025, down sharply from the 57,000 over the same period of 2024 – but inflated artificially by the expiration of

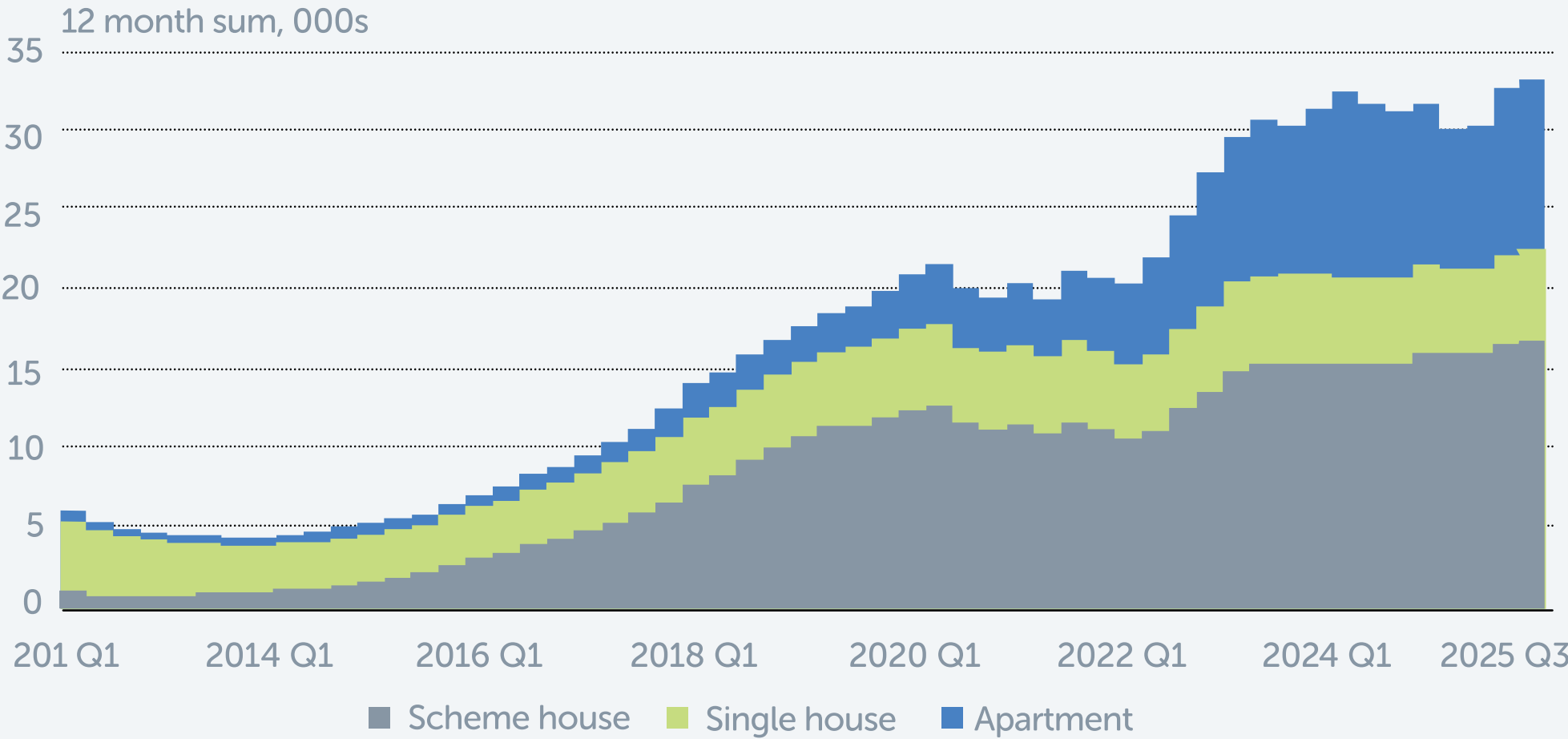


Figure 6 Irish Housing completions Source: Central Statistics Office



waivers on local authority and water infrastructure charges.

Alternatively, the 4Dublin Housing Supply Pipeline figures showed that in Q1 2025 there were still 22,700 units under construction in the capital, split between 19,277 apartments (a 2-3

year pipeline of supply) and also 3,494 houses. After compensating for new local authority and Land Development Agency (LDA) developments included in the survey for the first time, total units under construction in the capital were up 27% on the year – an encouraging sign for likely completions in 2026.

There were 9,235 housing completions in Q3 2025, up 4% on the year

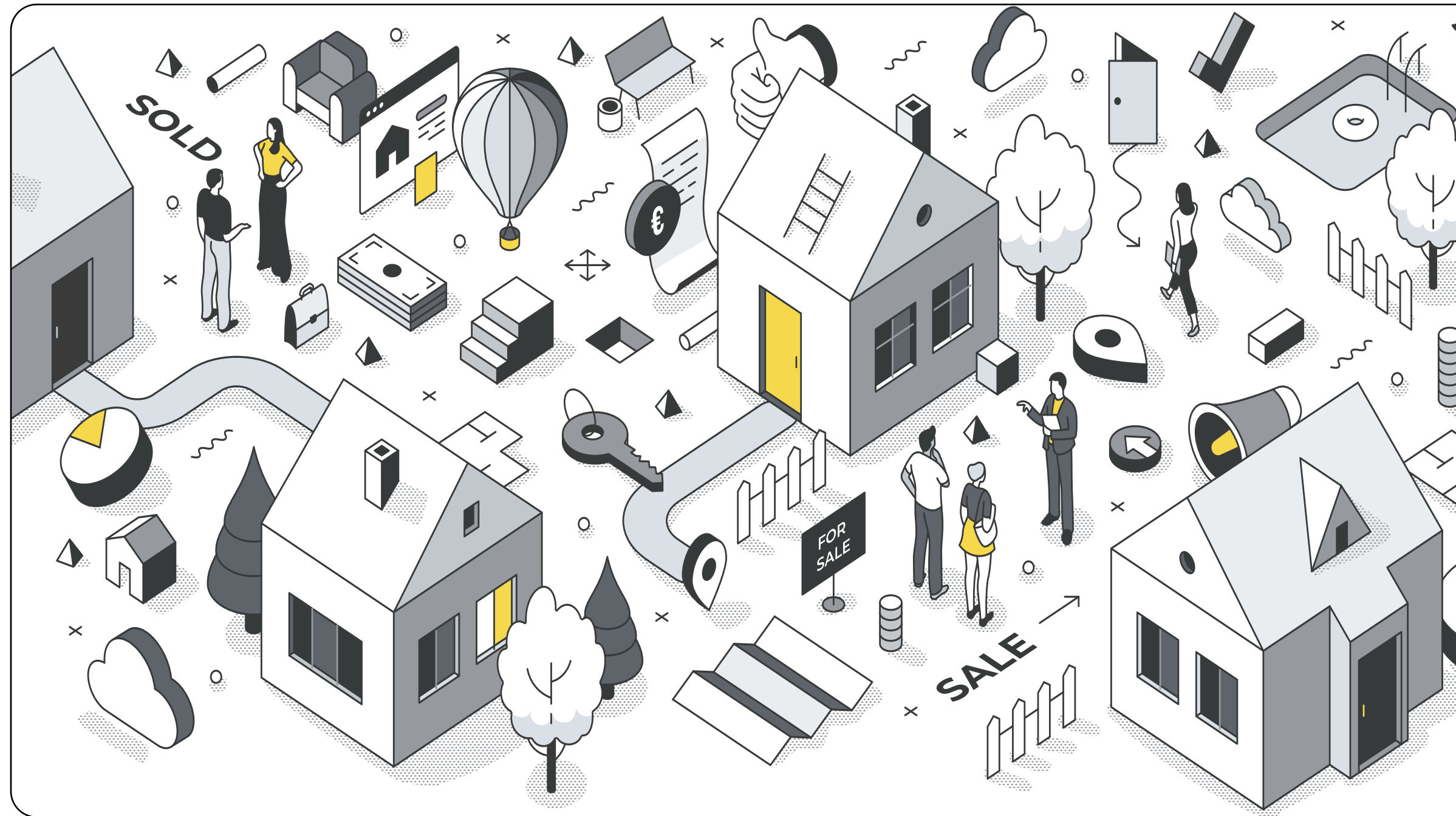


Property Price Register Analysis



The Property Price Register (PPR) indicates that 52,000 residential transactions worth €23.5bn (or €453,000 on average) have been recorded so far

in 2025. However, this represents only a small 1.2% rebound in transaction volumes , following the 3% fall in 2024.



Summary

1.2%

**SO FAR IN 2025, €23.5BN,
OR 52,000 RESIDENTIAL
TRANSACTIONS RECORDED,
UP 1.2% ON THE YEAR IN
VOLUME TERMS.**

-3%

**THIS IS ONLY A GRADUAL
IMPROVEMENT, AFTER A -3%
FALL IN TRANSACTIONS IN
2024.**

€453,000

UNFORTUNATELY, THE IMPROVEMENT IN NEW LISTINGS FOR SALE HAS TAILED OFF THROUGH THE SUMMER SO WE DON'T ANTICIPATE ANY MARKED PICK-UP IN TRANSACTIONS IN LATE 2025.

Dublin Analysis

“

The CSO’s Dublin RPPI was up 5.4% in the year to September



6.1%

Q4 REGIONAL ANALYSIS



ASKING PRICE INFLATION DUBLIN

5.4%

UP 0.5% IN Q4, UP 5.4% ON THE YEAR

The CSO’s Dublin RPPI was up 5.4% in the year to September – the softest pace since the beginning of 2024. Across the city inflation was weakest in Fingal (4.0%), followed by Dun Laoghaire-Rathdown (4.9%), South Dublin (5.4%) and Dublin City (6.1%).

MyHome asking prices actually rose by 0.5% in Q4 2025, up 5.4% on the year. This doesn’t give a clear signal on whether the pace of house price inflation will slow further. However, the median premium in transaction prices, over the original asking price, has fallen from a peak of 9.8% in June, to 8.6% in November – suggesting RPPI inflation will slow further.



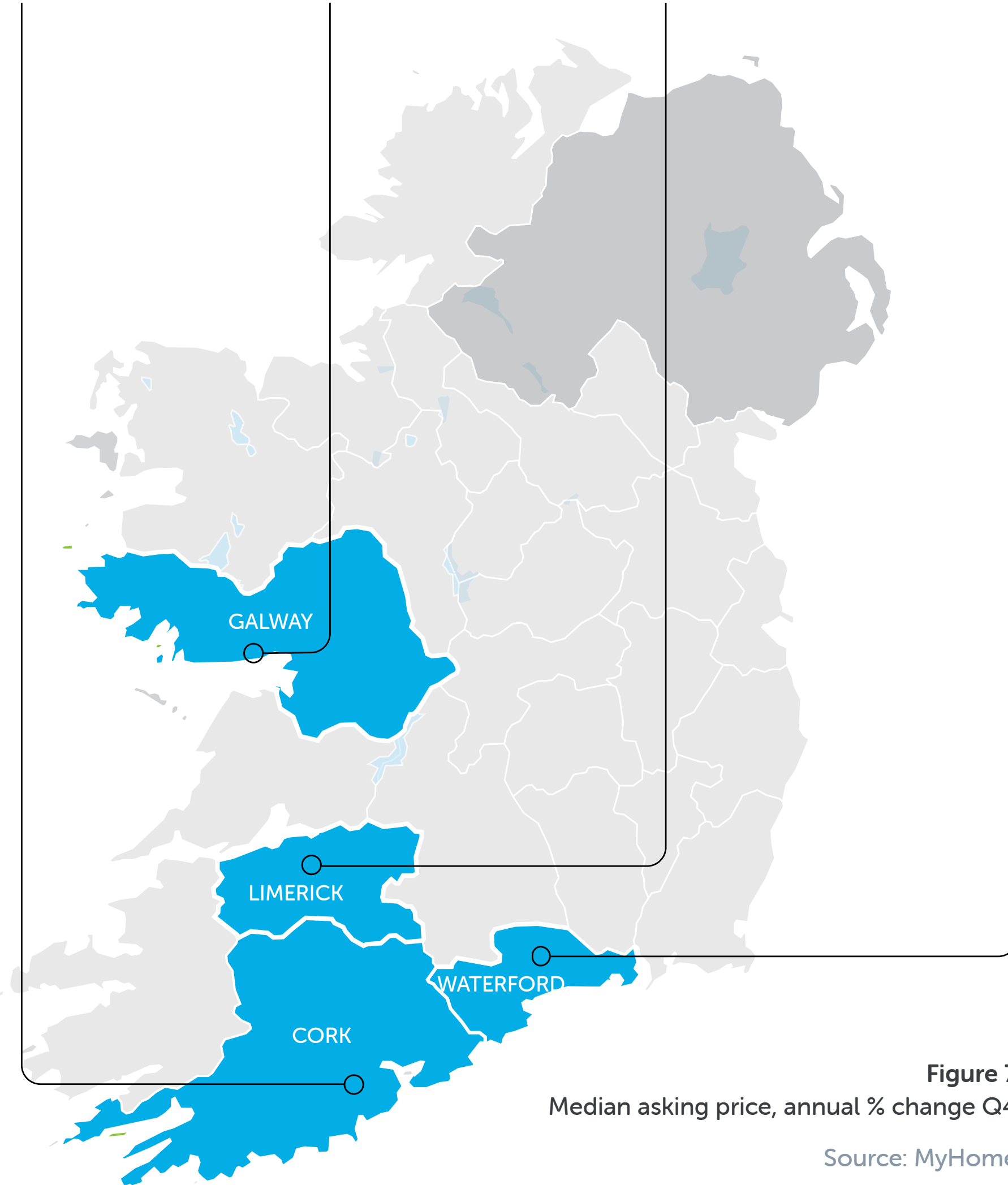



Figure 7
Median asking price, annual % change Q4

Source: MyHome

Regional Analysis

Amongst the commuter belt counties median asking prices were flat, or fell, during the winter months, but still registered high mid-single digit annual increases. The median asking price in Kildare was €330,000, flat in Q4, but up 6.5% on the year. Similarly, in Meath prices were flat in the final three months of 2025, at €325,000, but were still up 8.3% on the year. In Wicklow, the median asking price fell by 1.2% in Q4 to €425,000 but was up 7.6% year-on-year.

MEATH
 **8.3%**
year-on-year but flat
at €325,000 in Q4



“

In Kildare,
prices stood at
€330,000, flat in
Q4, but up 6.5%
on the year.

Leinster

Most counties in Leinster still recorded substantial price gains in the year to Q4 2025. The sharpest price gain was recorded in Laois, the median price up 9.3% to €235,000. Westmeath prices were up by 8.1% to €280,000 and by 7% in Longford to €160,000. There was a more sedate 4.6% rise in Offaly to €250,000 and also in Wexford, up 3.5% to €295,000. Louth prices were up 6% to €265,000. Bucking the trend prices in Carlow fell by 2.9% and by 2% in Kilkenny, both to €250,000 at the median.

↑ WEXFORD
3.5%
to €295,000

Munster

The median asking price in Cork was up 11.5% on the year, to €340,000 in Q4 2025. Cork city prices were also up substantially by 7.7% to €350,000. Prices in Kerry were also up 8% to €270,000. Elsewhere price gains were more subdued. Tipperary prices were up 4.5% to €230,000 and by 3.3% in Waterford to €233,000. Waterford city prices were up 2.7% to €190,000. In Clare, prices were flat at €285,000 and up just 1.8% in Limerick to €280,000. Limerick city prices had increased by 2.0% to €275,000.

↑ CORK
11.5%
to €340,000

Connacht / Ulster

Prices in Connacht clearly remained buoyant in Q4, with double-digit gains still being recorded in a number of counties. In Galway, the median price was €355,000, up 9.2% on the year and Galway city was up 7.1% to €375,000. In Mayo prices were up 12.8% to €220,000. The median price in both Roscommon and Sligo was €220,000 up 18% and 13% respectively. Prices in Leitrim were also up 4.9% to €199,000.

Price gains in the Ulster counties were more subdued. The median price in Cavan was €225,000 in Q4 2025, flat on the year. Donegal prices rose by 1.8% to €250,000 but fell by 2.5% in Monaghan to €195,000.

↑ GALWAY
9.2%
to €355,000

↓ CARLOW €250,000 -2.91%	↕ CAVAN €225,000 0%	↕ CLARE €285,000 0%	↑ CORK €340,000 11.48%	↑ DONEGAL €250,000 1.84%
↑ GALWAY €355,000 9.23%	↑ KERRY €270,000 8%	↑ KILDARE €330,000 6.45%	↓ KILKENNY €250,000 -1.96%	↑ LAOIS €235,000 9.30%
↑ LEITRIM €199,250 4.88%	↑ LIMERICK €280,000 1.82%	↑ LONGFORD €159,500 7.05%	↑ LOUTH €265,000 6%	↑ MAYO €220,000 12.82%
↑ MEATH €325,000 8.33%	↓ MONAGHAN €195,000 -2.50%	↑ OFFALY €250,000 4.60%	↑ ROSCOMMON €225,000 18.42%	
↑ SLIGO €225,000 13.07%	↑ TIPPERARY €230,000 4.55%	↑ WATERFORD €232,500 3.33%		
↑ WESTMEATH €280,000 8.11%	↑ WEXFORD €295,000 3.51%			
↑ WICKLOW €425,000 7.59%	↑ DUBLIN €365,000 4.30%			

12,200
LISTINGS AT END
OF DECEMBER
2025



Figure 8
National median asking
price, annual % change Q4 2025

Source: MyHome

County Analysis

Four-bedroom
semi detached

FOUR-BED
SEMI-DETACHED
↑ 4.5%
Dublin area

The median price of four-bedroom semi-detached houses in Dublin was €575,000, up 4.5% on the year. In Kildare prices were up 6.8% to €395,000 and by 7.7% in Meath to €350,000. In Wicklow the median price was €565,000, up 10.8% on the year. Cork prices were up 7.6% to €425,000 and were €365,000 in Galway, up 5.8%. In Limerick the median price was €350,000, flat on the year.



€575,000

The median price of a four-bedroom semi-detached house in Dublin in Q4 2025.

COUNTY	Q2 2025	Q/Q %	ANNUAL %
Carlow	280,000	0.00%	0.18%
Cavan	230,000	2.22%	2.22%
Clare	308,750	4.66%	4.66%
Cork	425,000	1.80%	7.59%
Donegal	275,000	-1.79%	2.23%
Galway	365,000	-2.67%	5.80%
Kerry	275,000	3.77%	8.91%
Kildare	395,000	0.00%	6.77%
Kilkenny	317,500	-0.78%	0.79%
Laois	277,000	0.73%	11.02%
Leitrim	239,950	-3.63%	-1.85%
Limerick	350,000	-4.11%	0.00%
Longford	179,000	-4.28%	5.60%

COUNTY	Q2 2025	Q/Q %	ANNUAL %
Louth	319,000	2.90%	7.23%
Mayo	265,000	6.00%	15.47%
Meath	350,000	0.00%	7.69%
Monaghan	267,000	4.71%	6.80%
Offaly	285,000	1.79%	1.79%
Roscommon	250,000	11.11%	13.64%
Sligo	249,500	1.84%	4.39%
Tipperary	245,000	2.08%	7.69%
Waterford	295,000	0.00%	4.42%
Westmeath	314,950	-0.02%	9.55%
Wexford	322,500	-0.77%	15.18%
Wicklow	565,000	2.73%	10.78%
Dublin	575,000	0.00%	4.55%

County Analysis



Two-bedroom apartments

TWO-BED,
APARTMENT
↑ **1.7%**
Dublin

In Dublin, prices were up only 1.7% on the year to €295,000, but by 8.3% in Wicklow to €325,000. There were more subdued price gains in Kildare and Meath, both up 2.4% to a median of €215,000. However, prices in Cork rose by 6.4% to €250,000 and by 7.3% in Galway to €295,000. Waterford prices rose by 1.9% to €325,000.



€295,000

The median price of a two-bedroom apartment in Dublin in Q4 2025.

COUNTY	Q3 2025	Q/Q %	ANNUAL %
Carlow	165,000	0.00%	0.00%
Cavan	152,000	3.05%	4.83%
Clare	175,000	6.06%	6.06%
Cork	250,000	0.00%	6.38%
Donegal	149,000	-0.30%	14.62%
Galway	295,000	3.51%	7.27%
Kerry	210,000	20.00%	15.07%
Kildare	215,000	0.00%	2.41%
Kilkenny	175,000	0.00%	2.94%
Laois	162,500	2.20%	8.33%
Leitrim	165,000	3.13%	8.23%
Limerick	215,000	13.16%	16.22%
Longford	99,250	-0.25%	0.25%

COUNTY	Q3 2025	Q/Q %	ANNUAL %
Louth	190,000	0.53%	2.70%
Mayo	142,500	-5.00%	1.79%
Meath	215,000	0.00%	2.38%
Monaghan	150,000	0.00%	15.38%
Offaly	155,000	3.33%	6.90%
Roscommon	64,500	0.00%	-16.23%
Sligo	149,000	2.76%	18.02%
Tipperary	144,500	-3.02%	11.20%
Waterford	135,000	0.00%	1.89%
Westmeath	190,000	2.70%	10.14%
Wexford	185,000	0.00%	-6.09%
Wicklow	325,000	0.00%	8.33%
Dublin	295,000	0.00%	1.72%

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.

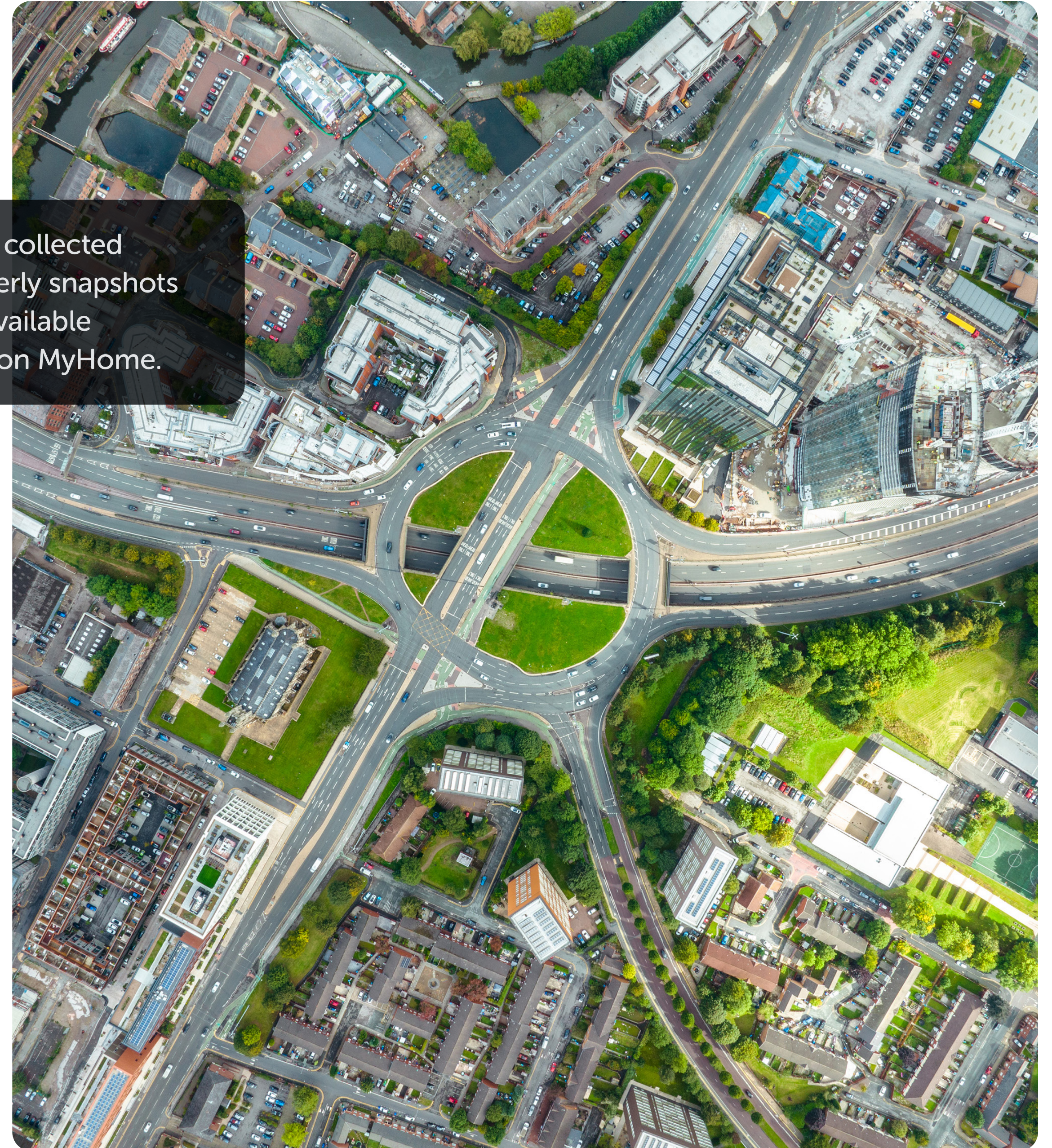


Our data is collected from quarterly snapshots of active, available properties on MyHome.

Graham is an independent financial analyst who specialises in investment consulting services. He previously managed portfolios for an international mutual organisation in London with over £14 billion in assets under management and one million members across Canada, the US and the UK. He has eight years of financial marketplace experience, holds a degree in mathematics from Trinity College Dublin, and is a CFA Charterholder (Chartered Financial Analyst).



Graham Neary
CFA, Dublin



Q4 2025 Highlights

Summary



	Q4 2024	Q4 2025	% change
Number of Properties on site	11,468	12,156	↑ (up 6%)
Number of properties sold from PPR (As of November 30th)	54,56	51,783	↓ (down 5.1%)
Number of new properties on the market	5,812	5,782	↓ (down 0.5%)
National average time to sale agreed	3.1 months	3.3 months	
National average asking price	€356,000	€380,000	↑ (up 5.4%)

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