

Dublin Residential Market



Key Trends & Outlook Spring 2025

knightfrank.ie/research



KEY TRENDS & OUTLOOK SPRING 2025

01.

Lack of supply continues to be the main factor disrupting activity in the second hand residential market

Limited new homes options for those wishing to trade down or looking for new family homes, is compounding the problem, by further limiting the options for those who are interested in moving home. The total number of houses that sold in 2024 was down 2.7% compared to 2023.

Demand on the other hand remains strong, underpinned by continued economic growth, which is being driven by high value adding sectors, in particular Professional Services, Science & Technology, Industry and Financial Services sectors.

Employment levels continue to increase, with the economy operating at full employment (the unemployment rate has fallen to 4% in January 2025, compared to 4.5% in January 2024).



2 Carlton Villas, Shelbourne Road, Ballsbridge, Dublin 4

02.

The demand-supply imbalance has resulted in an accelerated period of price increases

National property prices increased by 8.7% in the 12 months to December 2024, with prices in Dublin rising by 8.3% and prices outside Dublin up by 9.0%.

December data reflects strong levels of price growth, but also reflects an easing compared to August 2024,

03.

Price pressures are expected to remain in 2025, with price growth of between 5%-8% forecast for Dublin second hand residential properties, for the year as a whole

CSO data show that the most expensive Eircode area in 2024 was Blackrock, Co. Dubin, with a median price of €730,000.



14 The Nurseries, Taney Road, Dundrum, Dublin 14

04.

Properties in turnkey condition will continue to attract a premium price

Other trends that are expected to continue in 2025 are buyer preference for homes in turnkey condition. These homes are expected to continue to attract the greatest interest, with prospective purchasers in many cases, avoiding properties that need retrofitting or extensive construction.

In many cases, even the potential to negotiate a lower price on properties that need work, is not enough when buyers factor in higher build costs and the risk of potential delays.

Allowing for these factors, properties in need of extensive construction or re-building, are expected to see the lowest price increases in 2025, with turn-key properties expected to achieve a premium.



1 Glenair Manor, Delgany, County Wicklow

05.

Improved financing conditions and increased options for bridging

The clear downward path of interest rates has created more certainty in the market regarding the cost of finance. Mortgage costs are set to remain at current levels or improve throughout 2025, depending on the pace of further cuts in interest rates by the European Central Bank.



Bridging finance, which was not available for a prolonged period of time, is available again providing short-term flexible finance options, which will allow sellers to proceed with purchases while waiting on the closure of the sale of their own property.

53 Saint Alban's Park, Sandymount, Dublin 4

06.

2025 is a good year to sell given the low levels of residential stock on the market

There continues to be a very low supply of turn-key homes on the market, particularly in prime Dublin locations.

The number of properties on the market in early 2025 is more or less flat compared to 2024, with just over 3,000 properties on the market in Dublin in February 2025, compared to 2,900 in February 2024.

When looking closer at South County Dublin and key post codes, the level of stock is currently exceptionally low. There are 345 properties for sale in South County Dublin, 195 in Dublin 4, 119 in Dublin 6 and only 63 in Dublin 6W. (Feb 2025).

Given the supply limitations, combined with further cuts in interest rates and strong demand, Knight Frank's view is that demand will be brisk for both turn-key and also for older properties in need of works. This will be the case across all post codes in the Dublin area. The sale time for turn-key properties will be shorter.



20 Yale, Ardilea, Clonskeagh, Dublin 14

07.

Demand to remain strong, with multiple categories of buyers active

Demand at the upper end of the market will continue to be driven by high earners in Professional and Financial Services and those with successful own businesses.

Cash rich returning Irish, or those who want a second home in Dublin, along with non-Irish overseas buyers, will also add pressure on demand at a time when the options are limited.



28 Merrion Street Upper, Dublin 2

ARE YOU THINKING OF SELLING YOUR HOME?

SCAN OUR QR CODE TO
GET A FREE RESIDENTIAL
VALUATION OF YOUR HOME.



Please get in touch with us:

Residential Sales Team

Guy Craigie
Director - Head of Residential
Guy.Craigie@ie.knightfrank.com

Peter Kenny
Director - Prime Residential
Peter.Kenny@ie.knightfrank.com

Tara Jerman
Senior Sales Negotiator
Tara.Jerman@ie.knightfrank.com

Annemarie Murphy
Senior Sales Negotiator
Annemarie.Murphy@ie.knightfrank.com

Research

Joan Henry
Chief Economist & Director of Research
Joan.Henry@ie.knightfrank.com

Robert O'Connor
Associate Director
Robert.Oconnor@ie.knightfrank.com



Guy Craigie
Director

Tara Jerman
Senior Sales Negotiator

Peter Kenny
Director

Annemarie Murphy
Senior Sales Negotiator

Emma Lyons
Sales Assistant

**Knight Frank Research
Reports are available at
knightfrank.com/research
knightfrank.ie/research**

© 2022 HT Meagher O'Reilly trading as Knight Frank

Important Notice: This report is published for general information only and not to be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this report, no responsibility or liability whatsoever can be accepted by HT Meagher O'Reilly trading as Knight Frank for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. As a general report, this material does not necessarily represent the view of HT Meagher O'Reilly trading as Knight Frank in relation to particular properties or projects. Reproduction of this report in whole or in part is not allowed without prior written approval of HT Meagher O'Reilly trading as Knight Frank to the form and content within which it appears. HT Meagher O'Reilly trading as Knight Frank, Registered in Ireland No. 385044, PSR Reg. No. 001266. HT Meagher O'Reilly New Homes Limited trading as Knight Frank, Registered in Ireland No. 428289, PSR Reg. No. 001880. Registered Office - 20-21 Upper Pembroke Street, Dublin 2.

