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IPAV Residential Property Price Barometer

Results for January–June 2026

The Voice of Auctioneers & Valuers in Ireland

Lack of Supply Frustrating Aspiring Buyers, Not Online Bidding System

by Genevieve McGuirk, IPAV Chief Executive

The first six months of 2026 saw a higher level of house price increases than those achieved in the latter half of 2025, according to our latest Residential Property Price Barometer, with an overall average increase of 3.61% compared with 2.87% in the previous six months.

These are actual sale prices achieved by agents for three and four-bedroom homes and two-bedroom apartments.

The strongest increases in the 3-bedroom category were achieved in Cavan (7.84%); Donegal (7.56%) and Westmeath (5.91%) with the 4-bedroom segment leading with Donegal (7.74%); Cork County (7.41%) and Meath (7.39%). The three top increases for 2-bedroom apartments were achieved in Wicklow (7.74%); Leitrim (7.68%) and Offaly (7.07%).

With agents reporting a more subdued sentiment among aspiring buyers in recent months with affordability, geopolitical and cost of living concerns all contributing, the question now is, are we likely to see last year's pattern repeated in the latter half of this year? The final six months of 2025 saw a notable slowing in the overall average rate of increase, easing to 2.87% from 5.05% in the first half of the year.

What may be conspiring to dampen optimism among first-time buyers in particular is the now intense level of competition they face from cash buyers, funds and state agencies, all competing for the scarce resource that is a home. The latest PTSB Reflecting Ireland Housing and Homeownership report found that 52 per cent of people under 35 do not believe they will ever be in a position to buy a home. That is devastating for them but also for our society.

Every effort of policy needs to be pulled together to deliver more homes. To end of July this year there have been 18,974 commencement notices delivered to Local Authorities, a somewhat disappointing figure that one hopes will accelerate for the remainder of the year.

However, it's the changes in zoning, planning and infrastructure that hold out the best prospect of meaningful change in the delivery of homes.

And that may take a bit longer to ramp up, assuming all State institutions cooperate as intended, and as never before.

One element of the frustration felt by aspiring buyers arises from the level of market competition, as mentioned. There have been various concerns raised about so called 'bidding wars' with Minister for Housing, James Browne TD, recently indicating that he is giving consideration to the closed bidding system. Indeed, the ESRI, while finding in a piece of research published earlier this year that the homebuying process is marked by auctions that induce overbidding, also acknowledged there were limitations to its research in that controlled bidders were family members or friends. In other words, not real market conditions where bidding would typically happen across days, even weeks, where the purchaser has time to think about their offer and reflect on the suitability or otherwise of the property.

If we outlaw online bidding, are we not throwing out the most transparent bidding system of all, without any proper analysis of alternative systems and how they compare? Without appreciating or evaluating whether or not the current deep and understandable frustration of prospective buyers is attributable to the bidding system or to the severe lack of supply of homes.

IPAV would urge caution on this issue by policymakers. Rent controls were introduced a decade ago as a short-term measure until housing supply ramped up. The outcome concurs with international research indicating that rent controls should only ever be a short-term solution because they carry unintended consequences. In Ireland's case those involved higher rents and the demise of many small landlords, very many of whom provided flexible and affordable accommodation.

We need to keep laser focus on the cause of the problem, not the symptoms.

In the following pages you will see the county-by-county breakdown of prices for the first half of the year, along with an analysis of trends.

I would like to extend my gratitude to IPAV members without whom this important contribution giving real market insight would not be possible.

Some segments of housing market show strong price growth, while others mark time

By Donal Buckley

3.61%

National Average Price Growth

Some segments of housing market showed strong price growth while others mark time during the first six months of 2026 according to the findings of the latest House Price Barometer from the Institute of Professional Auctioneers & Valuers for the period between January and the end of June 2026.

In overall terms price growth continued in what is traditionally the stronger half of the year with 3.61% average growth across all market segments compared to 2.87% growth during the preceding six months.

Somewhat surprisingly the traditionally more popular three-bedroom semi-detached house price growth under performed with a 3.48% increase compared to the 5.43% on average over the corresponding six months to June 2025. These types of semis also showed slower growth, albeit marginally, compared to two-bedroom apartments which grew 3.84% and consequently became, unusually, the top performing sector.

Such out performance by apartments may reflect how their prices are playing catching up with houses as more buyers see them as more affordable options. Indeed, feedback from IPAV members indicates that many first time buyers are struggling to find something in their price bracket hence members find that the lower end of the market is strong, particularly for properties in good condition.

There also seems to be a greater willingness to buy apartments not alone among an immigrant labour force but also among those indigenous home buyers who prefer to live nearer to work and leisure amenities and thus minimise commuting times. Another factor may be that with an ageing population more retired people are planning ahead and downsizing with more of them also opting for apartment lifestyles.

It must also be pointed out that while apartment price growth nationally may have outperformed other house types, nevertheless the apartment sector's growth rate is also moderating as it was still below the 5.03% surge seen in the corresponding first half of 2025.

Four-bedroom semis rose 3.51% over the period of this latest Barometer and feedback from some members indicates that at the higher end of the market up to 40% of buyers are cash buyers. But such buyers are also cautious and prudently prefer properties that may be about 30% below their budgets.

Of the 41 markets which the Barometer surveyed, the strongest markets on average overall price growth were in Donegal, County Cork, Cavan, Leitrim and Offaly, ranging in descending order of growth from 6.57% to 5.6%.

In contrast the lowest price growth on average across all three sectors was seen in ascending order in Monaghan, Galway City, Dublin South and Waterford with each of these showing growth of less than 1%.

Three bedroom semis

In the three bedroom semi-detached sector, Cavan scored the strongest price growth -up 7.84% to €275,000. It was followed by Donegal up 7.56% to €246,667 but this growth was still not enough to lift Donegal out of its position as the fourth cheapest semi-detached house price. Likewise with Roscommon, a healthy 5.46% growth to €241,250 still left it in third cheapest slot.

Meanwhile, as Dublin's commuter belt continues to expand, Westmeath showed the third strongest growth of 5.91% to €328,334 and Laois was fifth strongest with 5.33% price growth.

On the slower end of the three-bed table, Galway City saw the weakest growth with no change at €445,000. Monaghan managed a rise of only 0.31% to €265,834. Third weakest growth of 0.67% was seen in Dublin 9 which includes Drumcondra and Santry.

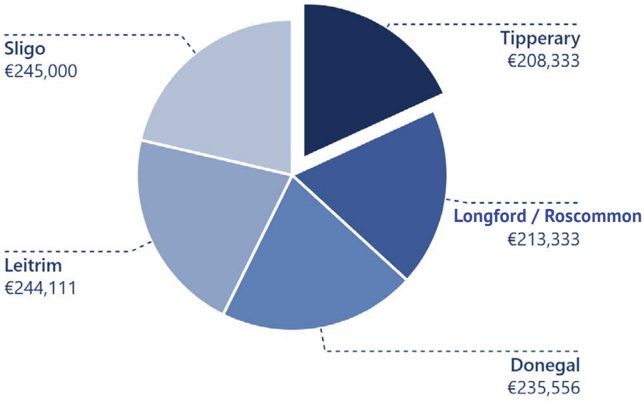
It was followed by Waterford with 1.04% to €325,000 and Kildare1.08% to €468,334.

In terms of most expensive three beds, Dublin 4, which stretches from Donnybrook to Sandymount, consolidated its position for being the most expensive with a 4.55% resurgence to €1,150,000.

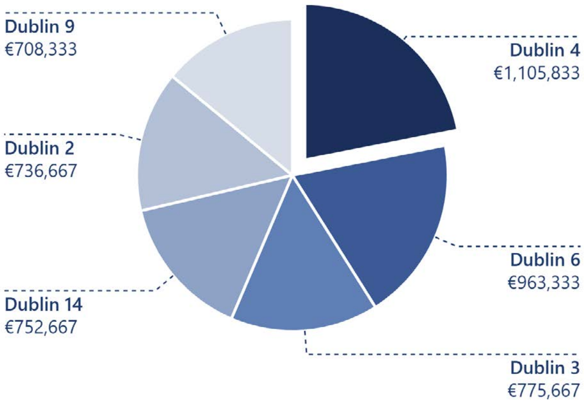
Least and Most Expensive Locations

Results for Q1 and Q2 2026

Least Expensive



Most Expensive



These figures are an average across the three property types – three and four-bedroom semi-detached houses and 2-bedroom apartments.

Yet again it was followed by neighbouring Dublin 6 where prices lifted by 3.2% to €1,047,500. Dublin 3, which includes Clontarf, rose 2.52% to €855,000 and Dublin 14, which includes Dundrum and Clonskeagh, rose 4.68% to €790,334. Dublin 2 south city centre prices were fifth highest at €780,000 - up 4%.

At the other end of the three-bedroom semi-detached league table, Tipperary remains the cheapest priced at €230,000 despite a 3.37% rise.Longford was second cheapest after a 4.44% rise to €235,000.

Four bedroom semis

Donegal, where prices for four bedroom semis stagnated in the second half of last year saw a strong resurgence in the first half of this year, rising 7.74% to €301,667 but that is till the fifth cheapest four bed semi in the country.

The second strongest price growth for these house types was in County Cork where they rose 7.41% to €435,000. Meath scored third strongest with a 7.39% rise to €508,750.

It was followed by Roscommon where, although recording a strong 7.21% price surge to €278,750, it still offers the third cheapest four bed semis in the country.

At the other end of the four bed growth barometer, Dublin South, which includes all those parts of Dublin not blessed with an area post code such as Dun Laoghaire and Lucan, was the only market segment to actually see prices fall – down 0.34% to an average of €875,000.

Two segments of the four bedroom market were unchanged including Dublin 1 which includes the north inner city where they are priced at €600,000. That may have been influenced by landlords selling rental properties. Monaghan prices were also unchanged as they sold for an average of €333,334.

Wexford secured some growth, albeit only 0.26% to €315,834.

Cork City four beds saw only a 0.72% rise, which was a sharp contrast to the strong growth in its neighbouring market of Cork County. But, with the city's four bed prices averaging €526,250, this suggests that the county's price rises could reflect its catch up from a lower base.

In terms of highest prices, needless to say Dublin 4 continues to lead the way buoyed by a 6.67% rise, the fifth strongest rise of the period, to €1.6 million. Neighbouring Dublin 6, which includes Ranelagh and Rathgar, saw the next highest prices at €1.3 million after a moderate 3.17% rise.

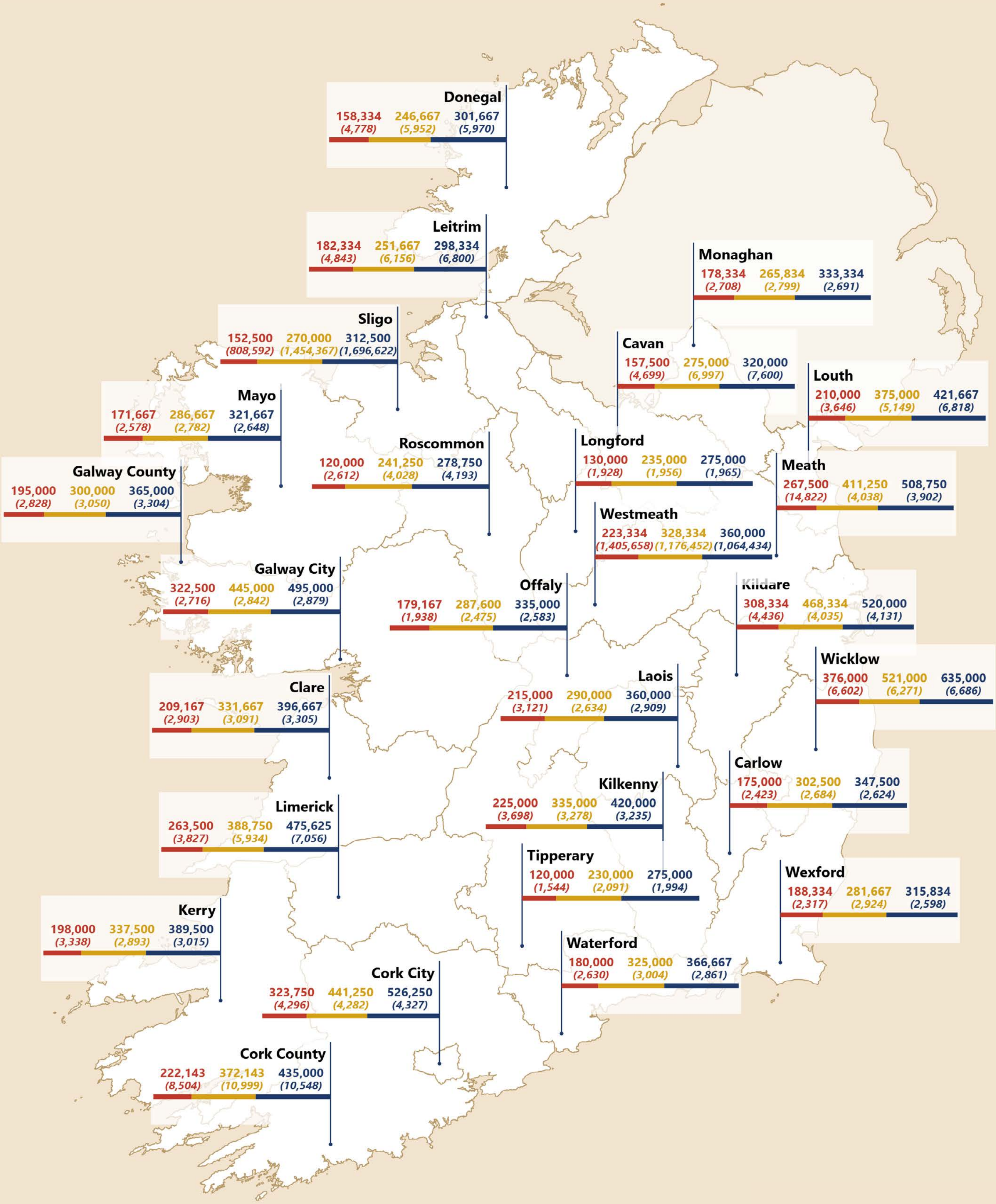
Dublin 3 made it into the millionaire class in the Barometer for the first time with an even more modest 1.62% rise to €1,002,000.

Dublin 14, despite a healthier 5.43% growth rate to €957,667 remains fourth most expensive. These were followed by Dublin 2 where four-bedroom semis rise by 4.47% to €935,000.

Two counties, Tipperary and Longford, offer the cheapest four beds at €275,000. They were followed by Roscommon at €278,750 and Leitrim at €298,334.

Countrywide Price Breakdown

Price comparison across all counties



2 Bed Apt
4 Bed Semi
3 Bed Semi
(Square Metre)

Two bedroom apartments

Wicklow scored strongest in terms of apartment price growth, rising by 7.74% to €376,000. It was followed by Leitrim - up 7.68% to €182,334. Offaly scored third strongest growth with a 7.07% rise to €179,167.

Cork County also saw strong growth of 6.87% to €222,143 as did Laois – up 6.61% to €215,000.

At the other end of the growth league, five apartment markets only achieved prices rises of less than 1%.

Dublin 18 showed the weakest price growth as prices there were unchanged, possibly because of increased supply of new apartments in areas such as Kilternan, Ballyogan, and Shankill. Such extra supply may have caused a softening in prices for second-hand apartments thus reducing the impact of stronger prices for new apartments and curtailing the overall average.

Roscommon apartments managed an increase of only 0.42% but that was enough to prevent it falling below those in Tipperary which managed a healthier 4.35% rise to €120,000 at which level they both shared bottom of the apartment price league.

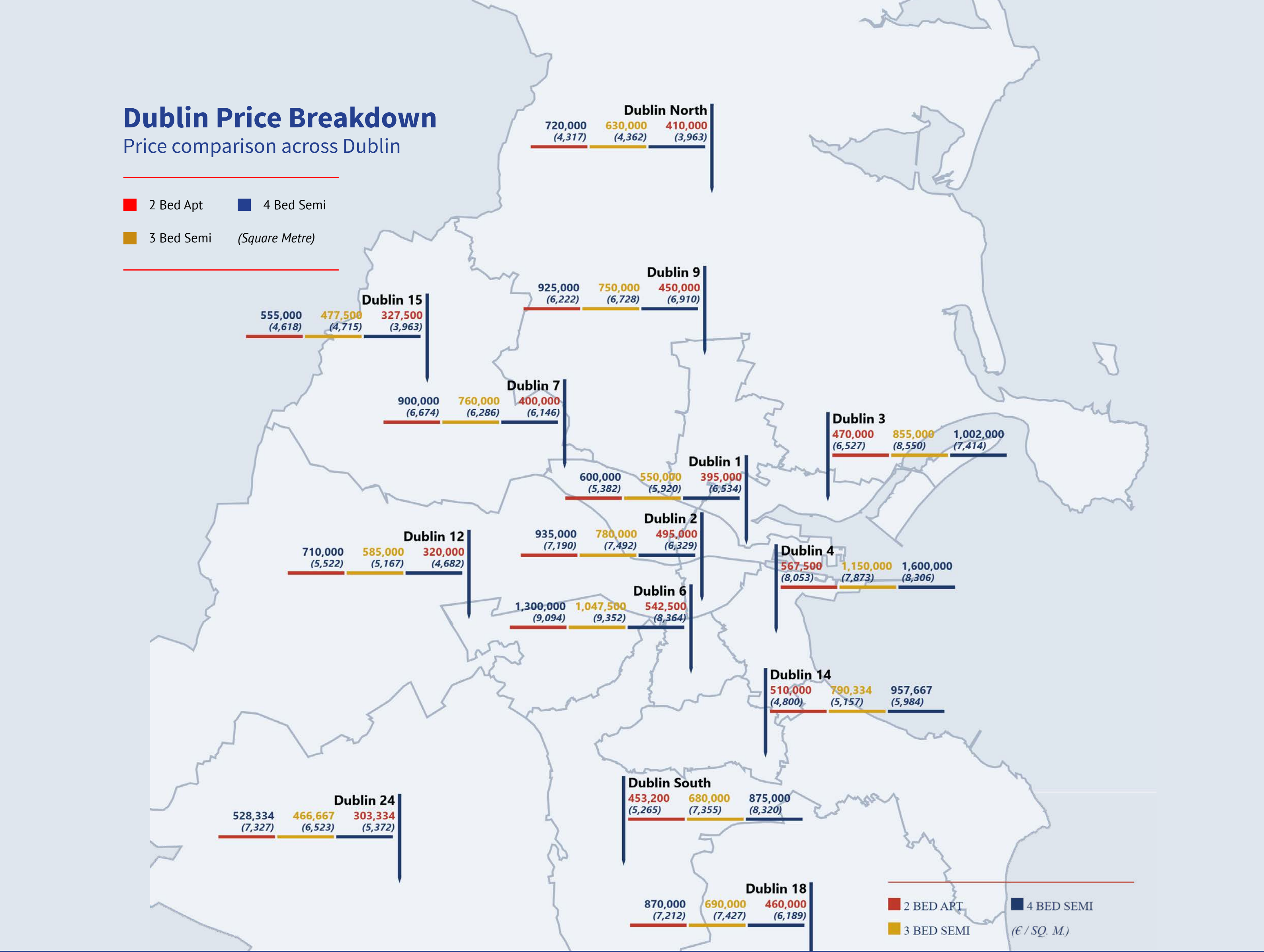
Kerry secured a price rise of 0.76% to €198,000. Both Dublin 6 and Waterford secured price rises of 0.93% to €542,500 and €180,000 respectively.

Again, the sluggish price growth in Dublin 6 allowed its neighbours in Dublin 4 to widen the price gap at the most expensive end of this sector with the latter's prices rising 3.18% to €567,500.

Underlying demand for south city centre Dublin 2 apartments sustained their place as fourth priciest at €495,000. It was followed by Dublin 3 at €470,000.

Longford offers the third cheapest apartments at €130,000 followed by Sligo at €152,500. A healthy 6.78% surge in Cavan prices lifted them to €157,500 but they are still fifth cheapest.

Entry-Level Property Prices: Cheapest County vs Cheapest Dublin Postcode



On the Ground: IPAV Members Share Market Trends

County Wexford's property market prices have remained steady for the first six months of 2026. Landlords leaving the market brought more apartments and small townhouses to the market for sale. Demand for second hand three-bedroom property is still strong. Buyers mindful of their budget continue to search for the best property to suit their needs.

Bernadette Denby, Auctioneer & Valuer, Wexford

We have observed a moderation in the rate of residential price growth during the year to date. The early part of the year saw an increase in volume of residential stock coming to the market following the introduction of the new rental regulations on the 1st of March. The additional supply generated by these changes has largely been absorbed, and there now appears to be a limited pipeline of new stock coming forward.

The exceptionally good weather experienced during the summer months may also have contributed to a slower market cycle, with seasonal factors potentially delaying new stock coming on stream. In addition, ongoing geopolitical uncertainty and continued cost-of-living pressures and increasing construction/renovation costs may be influencing buyer confidence and affordability. Notwithstanding these factors, the underlying level of demand remains strong.

Conor Brogan, Keane Mahony Smith, Galway

In the first six months of this year we have seen continued to see a strong demand for properties. The demand has been particularly strong when it comes to your standard three & four bedroom family homes. We have experienced a reduction in the amount of ex rental properties coming to the market so far this year. The lack of supply and availability in stock is hampering those wishing to trade both up and down. We expect these trends to continue into the second half of the year with a moderate increase in prices.

Eoghan Murray, The Property Shop, Dublin 15

Cavan's property market experienced strong pent-up demand during the first half of 2026. Activity from first-time buyers, homeowners trading up or downsizing, and investors has supported broad demand.

Apartments and smaller semi-detached homes are selling quickly, while larger four-bedroom properties attract growing families. Following a 6.51% increase, we expect stable, moderate and sustainable growth throughout the second half of 2026.

Raymond Smith, Smith Property, Cavan

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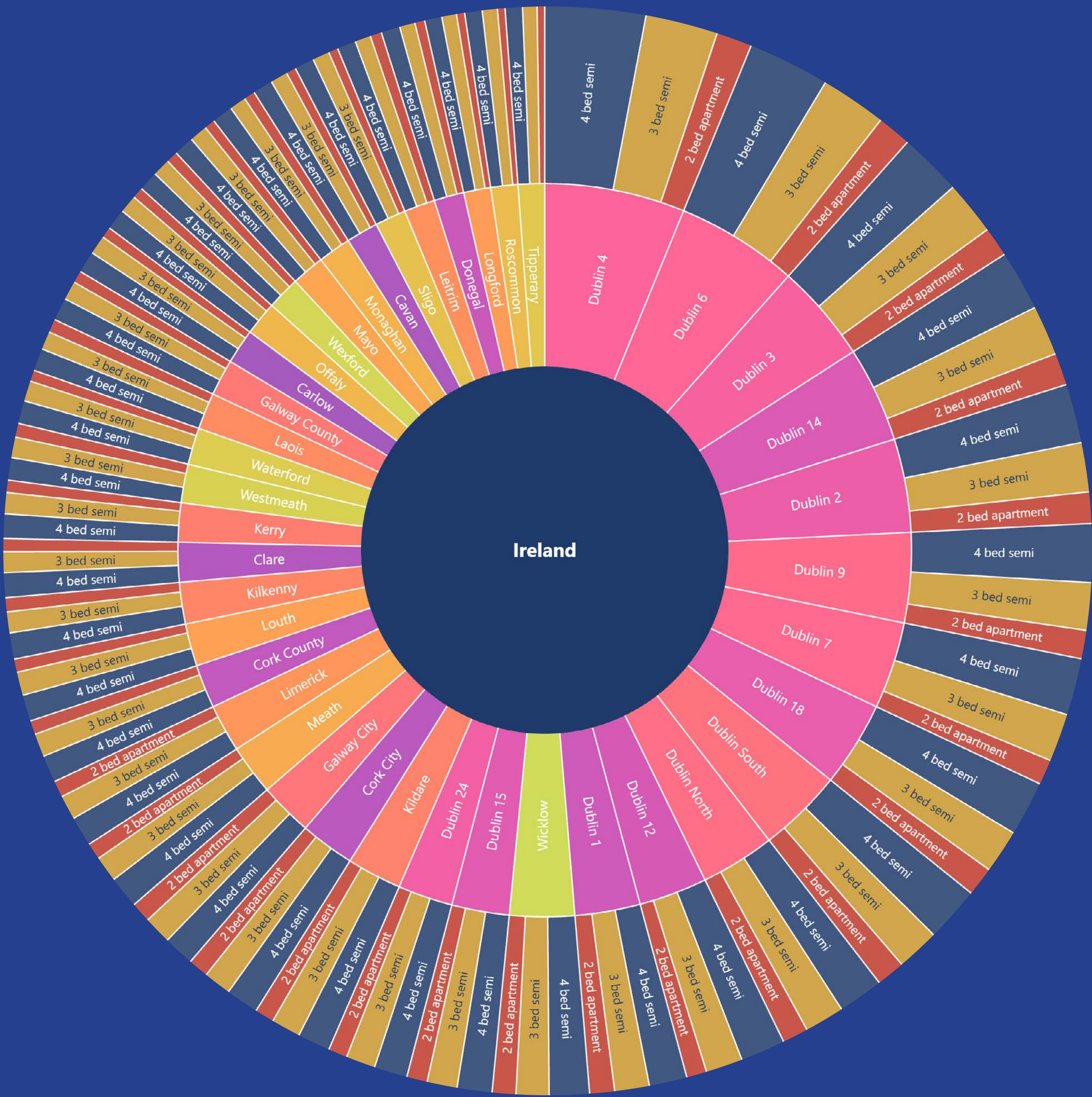
Property Price Breakdown by Region and Property Type

Slice size is proportional to property price.



Paul McCourtney, Editor

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The figures in the barometer are the average price achieved over a six month period, January to June 2026, completed by 108 selected members of IPAV throughout the 26 counties of Ireland.