Monthly Housing Update

March 2026

Main points

- **Residential property prices** increased 7.0 per cent in December 2025 on an annual basis, up from 6.8 per cent in November. The price of houses increased by 6.7 per cent, while apartments were up 8.5 per cent.

- Inflation for new dwellings was 6 per cent on an annual basis in Q4 2025, from 5.5 per cent in Q3. The price of existing dwellings was up 7.3 per cent in Q4, from 8.1 per cent in Q3.

- There were 2,046 **homes commenced** in January 2026, a 73 per cent increase on the same month last year. Some 1,311 Scheme Homes commenced in the month (+196 per cent on an annual basis), 519 Apartments (-14 per cent), and 216 Single Homes (+54 per cent).

- Momentum has also picked up for **planning permissions**, with 11,142 residential units granted permission in Q3 2025, an annual increase of 29 per cent.

- There were 36,284 **home completions** in 2025 (+20 per cent on 2024); the highest annual completions since the series began in 2011.

- The **wholesale price of construction materials** index increased at an annual rate of 1.5 per cent in January, from 0.9 per cent in December. This is the first instance of materials inflation above 1 per cent since January 2025.

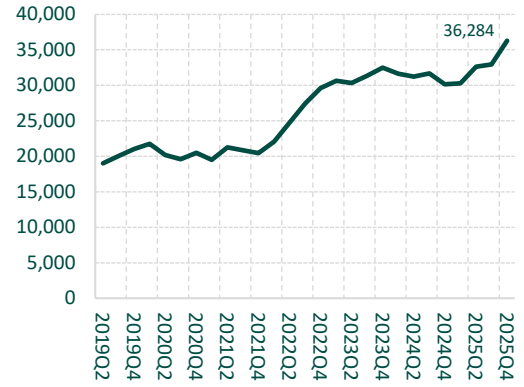
Overall Assessment

- The elevated level of residential property price growth continues to reflect a structural shortage of supply, income growth, and easing financial conditions. A shortage of existing dwellings for purchase remains the primary driver, but inflation for new dwellings continues to converge – with the passthrough of higher labour costs a contributory factor.

- The record level of commencements in 2024 (c.70,000) reflects a steady pipeline for delivery for 2026. While the latest commencement figures represent a solid start to the year, both commencements and planning permissions will need to continue to strengthen to prove a pipeline for delivery beyond this year.

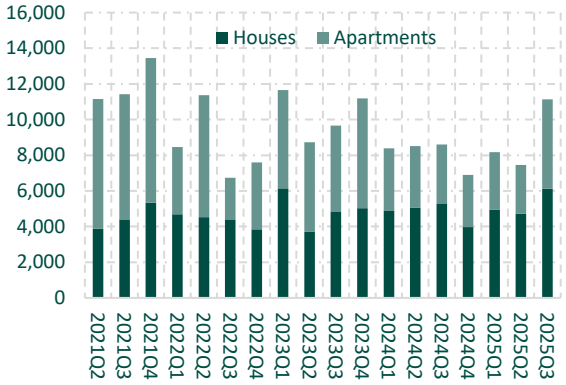
Figure 1: New dwelling completions and Planning Permissions

A: Rolling 12-month completions



Source: CSO

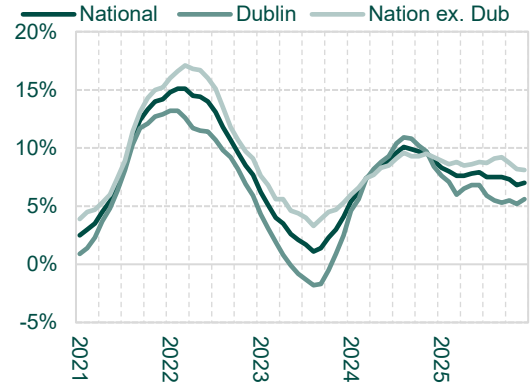
B: Planning Permissions by type



Source: CSO

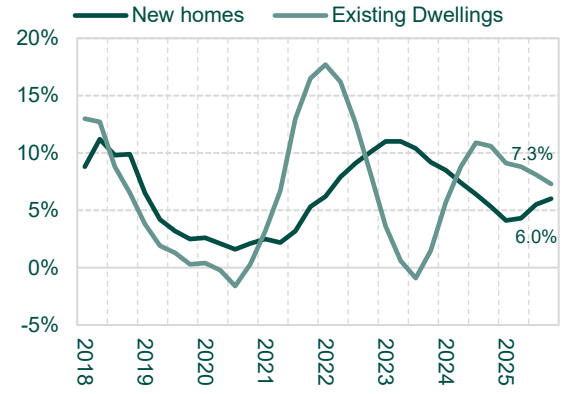
Figure 2: Property price inflation

A: Annual property price inflation



Source: CSO

B: Inflation in new and existing dwellings



Source: CSO

Detail

- Annual **residential property price inflation** (RPPI) was 7.0 per cent in December 2025, up from 6.8 per cent in November. The price of houses increased by 6.7 per cent, while the price of apartments was up 8.5 per cent.

- Property prices in Dublin increased by 5.6 per cent on an annual basis in November. Property price inflation was stronger in 'all areas excluding Dublin' at 8.1 per cent, reflecting the more favourable picture for supply in the capital.

- The **median price of a dwelling** purchased in the 12 months to December 2025 was €387,000 (+9.0 per cent on an annual basis). In Dublin, the median price was €500,000 in December (+5.9 per cent on an annual basis).

- The price of **existing dwellings** increased at an annual rate of 7.3 per cent in Q4 2025, from 8.1 per cent in Q3. Despite the slight ease – the market for existing dwellings remains very tight. The **DAFT sales report** showed just 11,500 second-hand homes available to buy in December 2025, up 7 per cent annually but less than half the pre-covid average.

- Inflation for **new dwellings** increased to 6 per cent, up from 5.5 per cent in Q3 2025, with the passthrough of strong labour costs developments in 2024/25 a contributory factor.

- **Planning permission** was granted for 11,142 units in Q3 2025, an increase of 29 per cent on Q3 2024. Permissions for apartments rose 51 per cent; scheme houses increased by 14 per cent, and one-off house permissions were up 22 per cent.

- For Dublin, permission was granted for 3,132 units in Q3 2025 (+48 per cent on Q3 2024), comprising 2,782 apartments (+115 per cent) and 350 houses (-57.5 per cent).

- There were 2,046 **homes commenced** in January, a 73 per cent increase on the same month last year, driven largely by an increase in Scheme Homes (+196 per cent), Apartments (-14 per cent annual), and Single Homes (+54 per cent).

- In Dublin there were 302 commencements in January, a fall of 38 per cent on an annual basis. This was driven by a fall in apartment commencements to 164 (-65 per cent annual), while one-off & scheme houses increased to 138 notices (+763 per cent).

- In Q4 2025, there were 11,994 new **homes completed** nationally, up 39 per cent on Q4 2024. This comprised 1,816 single houses (+26 per cent on Q4 2024), 6,084 scheme houses (+30 per cent) and 4,094 apartments (+61 per cent).

- In Dublin, a total of 4,664 homes were completed in Q4 2025, up 44 per cent on an annual basis, comprising 1,278 scheme houses (-2 per cent), 71 single houses (+3 per cent), and 3,315 apartments (+79 per cent).

- A total of 3,034 **mortgages** were approved in January 2026, a fall of 10.6 per cent compared with the same period last year. First-time buyers (FTBs) were approved for 59.3 per cent of total volume, while mover purchasers accounted for 18.6 per cent.

- In 2025, the Irish mortgage market grew to €14.5bn, up 15 per cent on 2024 and the highest lending volumes and values since 2008. The key driver in 2025 was ongoing strength in lending to First Time Buyers. Movers represented less than 20 per cent of volume amid low turnover of the second-hand stock.

- The average Irish **new mortgage rate** was 3.50 per cent in December 2025, down 30 basis points on December 2024.

- The **wholesale price of construction materials** is up 1.5 per cent compared to January 2025. The **Capital Goods Index** (materials and hourly wages) is up 2.3 per cent on the same basis.

- The **Construction PMI** was 48.6 in January, up marginally from 48.4 in December. Although this was the ninth month in a row with a negative reading – other survey indicators presented a more upbeat picture – with expansion in new orders and employment signalling anticipation for a pickup in activity in 2026.

Annex: Summary table, per cent changes unless stated otherwise

	Monthly change (%)	Quarterly change (%)	Annual change (%)	Outlook
House prices	0.7	2.0*	7.0	The rate of inflation was sticky at around 7 per cent in the final quarter of 2025 – with an increase in transactions showing demand remained robust at the prevailing price level.
Rent	0.1	0.7*	2.7	Despite easing momentum, a more modest pipeline of rented properties is an upside risk for higher rents.
Supply:				
Commencements	-33.2	55.4*	73.0	Increasing momentum is reflected in annual and quarterly growth. Notices will need to strengthen through 2026 to meet structural housing targets.
Planning permissions		29.4	49.6	There was a welcome rebound in permissions in Q3, with an encouraging increase in apartment grants the key driver.
Completions		30.2	38.5	Housing completions for 2025 were at the upper end of forecasts from a range of non-Government sources.
Mortgage market:				
Mortgage drawdowns		8.1	4.5	The €14.5 billion worth of mortgage drawdowns in 2025, is the highest annual drawdown value since 2008.
	November	**December**	**January**	
PMI (last three months)	46.7	48.4	48.6	Companies continued to increase orders, expand purchasing activity, and increase staffing levels, despite the headline series indicating contraction.
Construction costs:				
Building input prices	1	0.9	1.5	The rate of materials inflation surpassed 1 per cent for the first time in 12 months.
Capital Goods price index (input and wages)	2.0	2.0	2.3	Improving sentiment in the sector for the EU as a whole, plus the potential for shortages of labour and specialist skills are an upside risk for cost increases in the sector in the near term.

Note: *Represents the change in a rolling 3-month period on the preceding 3-month period