



Supply continues to lag behind demand in Dublin’s residential property market, and this trend held firm in Q1 2025. Owen Reilly reported strong buyer and tenant activity, driven by tech professionals, first-time buyers, and high-income renters seeking quality homes—despite broader economic uncertainty. Our average selling price was €593,934, 9.6% above average asking prices (€555,257)—the highest variance we have ever recorded. A notable 80% of sales were above asking, confirming a highly competitive, seller’s market. Supply of properties for sale saw a slight year-on-year increase, with MyHome.ie listing 3,344 properties in Dublin—up 2% from Q1 2024.

Apartments continued to sell faster than houses, averaging 7.8 weeks on market versus 12.8 for houses. However, houses achieved stronger uplifts, selling for 14.8% over asking, compared to 10.1% for apartments. Owner-occupiers made up 83% of buyers, with first-time buyers accounting for 66% of those. Buyers were primarily Irish (65%), followed by European (20%) and Asian (12%) nationals. Mortgage funding accounted for 57% of purchases; 43% were cash buyers.

The most competitive price bracket was €500k–€1M, where homes sold on average for 11.9% over asking. In contrast, €1M+ transactions showed greater price stability, averaging just 1.4% over asking. *“The first quarter reaffirmed the imbalance between demand and supply, particularly in prime urban areas. Apartments are selling quickly, and quality houses are commanding premiums,”* said Owen Reilly.

On the lettings side, we managed 68 transactions in Q1. Our average monthly rent was €2,962, with one-beds averaging €2,168, two-beds €2,978, and three-beds €4,835. The highest rent agreed was €11,600 for a penthouse at Opus. The tenant base was highly skilled and international. Average tenant household income was €145,997, and the average age was 37. Technology professionals made up 45% of tenants, followed by finance (15%) and other sectors. Households were 52% couples, 29% singles, and 19% sharers. Nationality breakdown: 38% European, 31% Irish, with the remainder from Asia, India, and the UK.

“Top-end lettings remain highly competitive. Well-located, high-spec properties are letting fast,” Reilly added.

Market Highlights			
Average Selling Price	% of properties that sold above asking	% of Sellers who are landlords	Average Monthly Rent
€593,934	80%	63%	€2,962
Asking Price v Selling Price Variance	Sales Fall Through Rate	Weeks On Market	Average Tenant Age
+9.6%	6%	8.6	37
Average Selling Price per sq. ft	Average Buyer Age	Average Tenant Household Salary	% of Tenants working in Technology
€719	41	€145,997	45%

Dublin Residential Sales Market

Q1 2025 Transactional Data (compared to Q1 2024)

% Percentage difference with Q1 2024

€555,257 (€522,805)

+6%

€593,934 (€554,305)

+7%

+9.6% (+6%)

+38%

Average Asking Price:

Average Selling Price:

Asking Price V Selling Price Variance:

8.6 (7.2)

+16%

6% (10%)

€7,731 / €719 (€7,405 / €688)

+4%

Weeks On Market:

Fall Through Rate:

Average Selling Price per sq. m. / sq. ft.

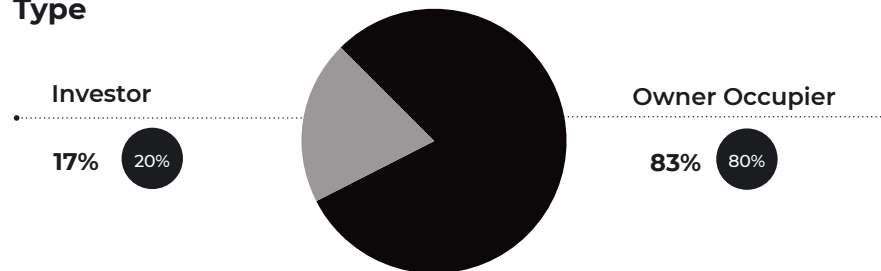


61 Highfield Park, Dundrum, Dublin 14 on the market for €795,000.

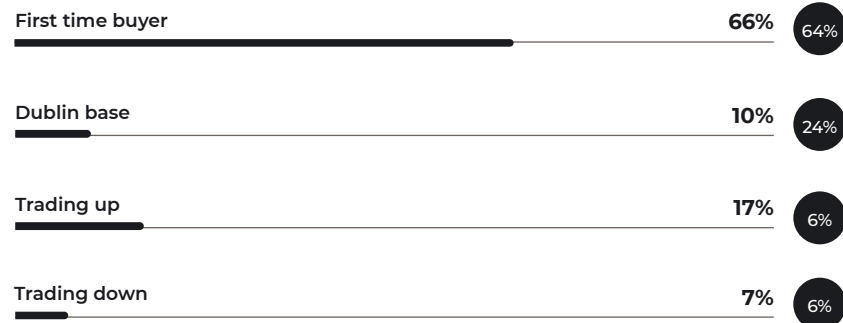
Buyer Profile

% Q1 2024

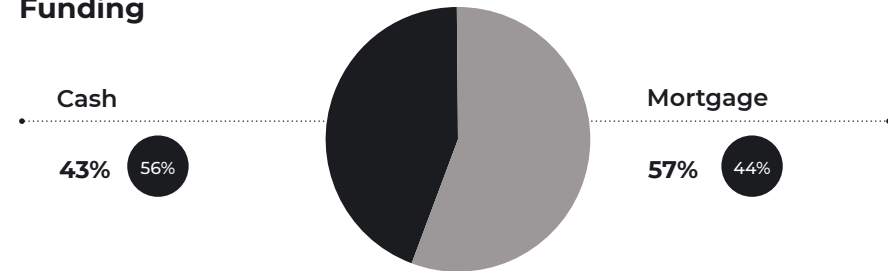
Type



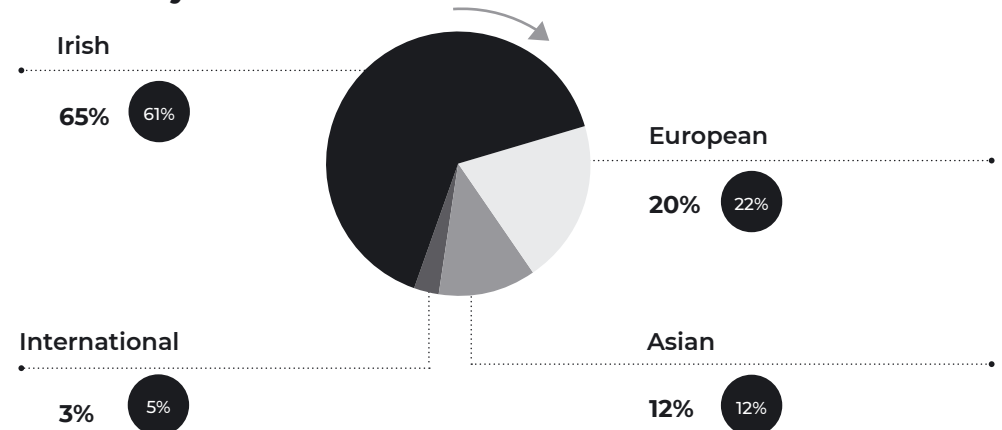
Owner Occupier breakdown



Funding

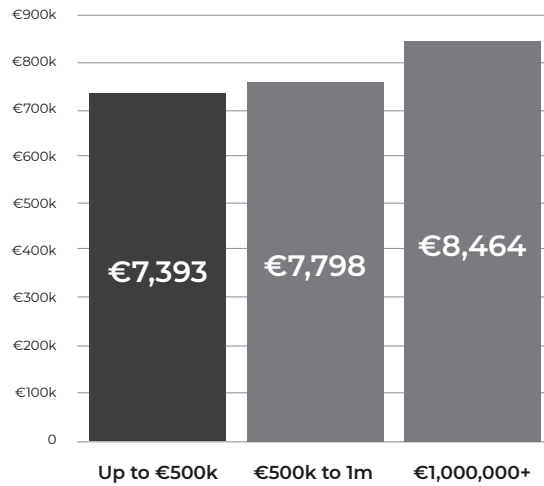


Nationality



Selling Data

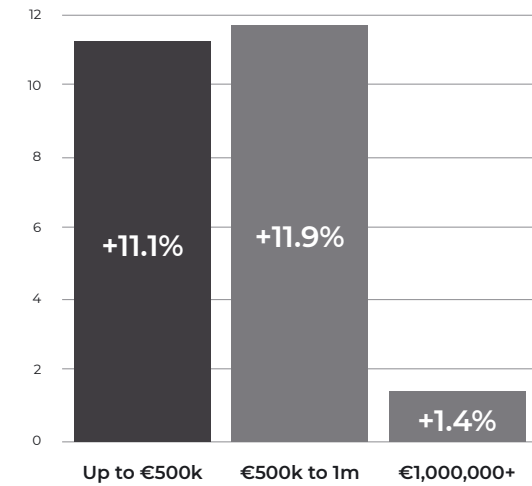
Average selling price per Sq. M.



Average weeks on market

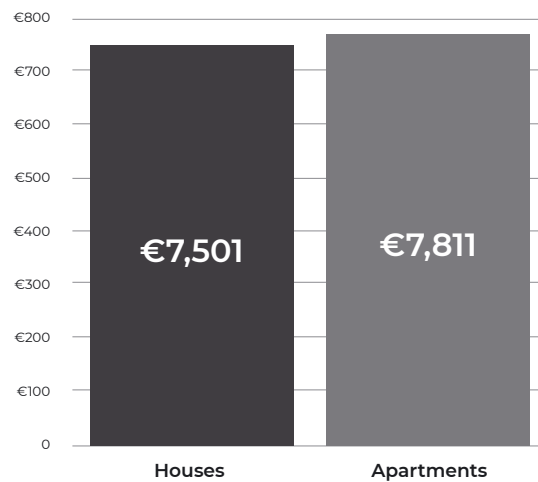


Variance between asking and selling prices

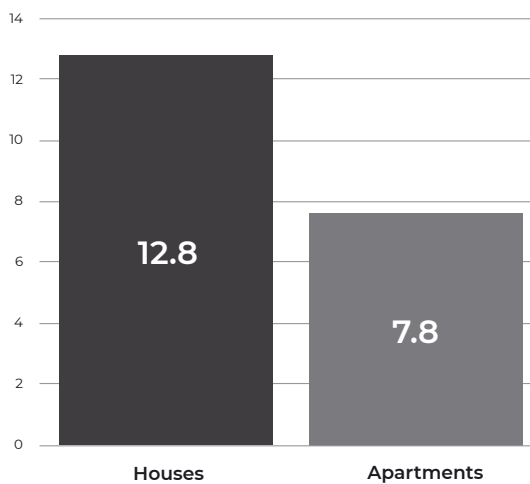


Apartments v Houses

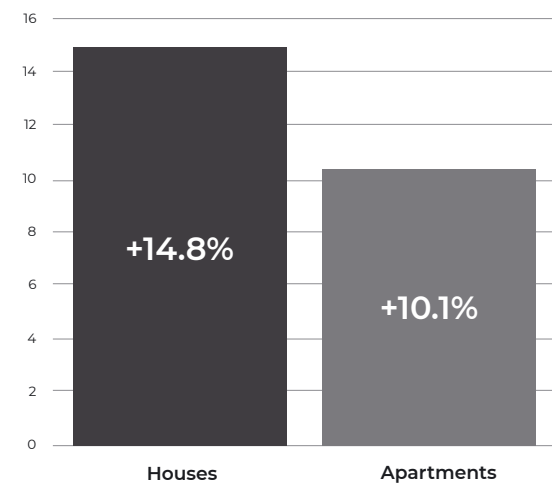
Average selling per Sq. M.



Average weeks on market



Variance between asking and selling prices



Dublin Residential Rental Market

Q1 2025 Transactional Data (compared to Q1 2024)

% Percentage difference with Q1 2024

€2,168 (€2,473) -14%

Average One Bed Monthly Rent:

€2,978 (€2,726) +8%

Average Two Bed Monthly Rent:

€4,835 (€5,251) -9%

Average Three Bed Monthly Rent:

€2,962 (€2,718) +8%

Average Monthly Rent:

€145,997 (€163,610) -12%

Average Household Salary:

+1.5% (+1%)

Rent Inflation:

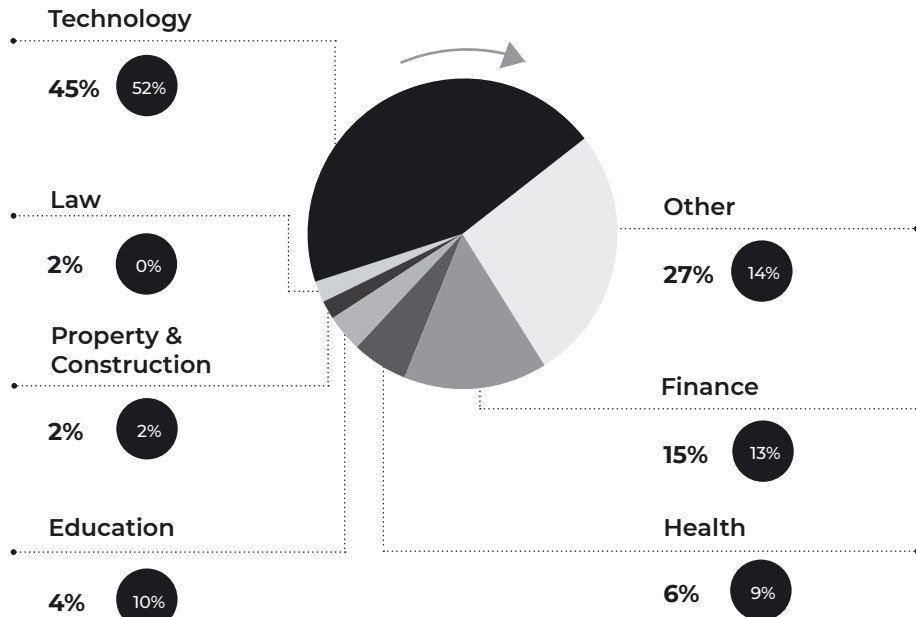


16 Grattan Street, Dublin 2 on the market seeking €4,500 per month.

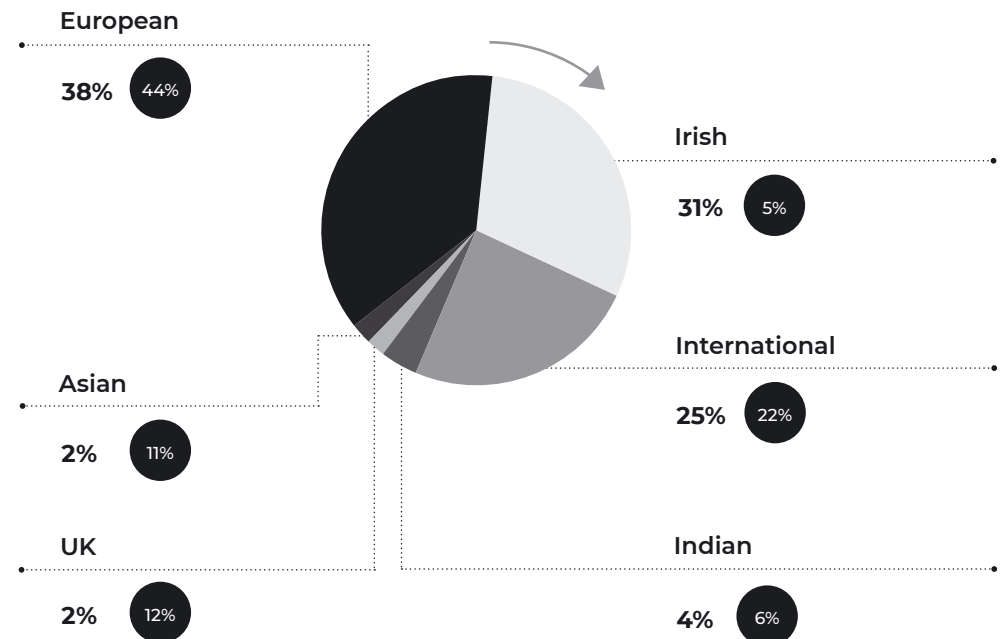
Tenant Profile

% Q1 2024

Work Sectors



Nationality



owenreilly

The doors of Dublin we have sold.



We would love to sell yours!

Docklands Branch

3 Forbes Street,
Grand Canal Dock,
Dublin 2.

📞 01-6777100

Southside Branch

8 Merrion Road,
Ballsbridge,
Dublin 4.

📞 01-6777101

City Centre Branch

4 Camden Street,
Grantham Street,
Portobello, Dublin 8.

📞 01-4751275

✉ hello@owenreilly.ie

📍 www.owenreilly.ie



The information in this document is based on transactions only and our observations of the market. However, Dublin comprises unique and diverse neighbourhoods and features many very different developments. We will be pleased to provide more detailed breakdowns or background information to particular areas or developments.