

Owen Reilly Report Q2 2025



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Q2 2025 Market Update: Strong Results Amid Shifting Dynamics

As we wrap up the second quarter of 2025, Owen Reilly's latest data confirms a continued seller-friendly market in Dublin's prime residential sector. Despite seasonal slowing and a rising fall-through rate, demand remains strong—driven by first-time buyers, falling interest rates, and constrained supply.

Sales Market Still Favourable for Sellers

We achieved an **average selling price of €671,875 (€749 per sq. ft.), 9.7% over the average asking price**—our highest variance to ever. Nearly **nine in ten properties (88%) sold above asking**, while just 3% transacted below. Apartments outpaced houses in both price and speed, selling **11% over asking and four weeks faster**, with average time to sale now at **9.2 weeks**. First-time buyer activity—particularly in the sub-€500k bracket—continues to drive this momentum. However, the **fall-through rate climbed to 18%**, up from 4% in Q1, reflecting tighter financing conditions or increased buyer caution.

Who's Buying—and Who's Selling

Owner-occupiers made up **97% of buyers**, with **70% being first-time purchasers**. Most are single, mortgage-backed, and around **42 years of age**. Investor activity all but disappeared, accounting for just **3% of transactions**—a concerning sign for rental supply.

On the selling side, **56% were landlords exiting the market**, further evidence of structural shifts. RPZ regulation changes appear to be accelerating this trend though it is encouraging landlords can re-rent their properties at market rents next year when a tenant leaves of their own volition. The government will need to make more measures to encourage investors, especially in the 'build to rent' where viability is still a major challenge.

Lettings: Steady Rents, Evolving Tenant Profile

Our average monthly rent for Q2 was **€2,750**, flat year-on-year. Tech sector tenants still dominate at **40%**, though slightly down from Q1. Irish representation increased significantly to **33% of tenants**, up from just 12% a year ago. Our average tenant is **37 years old**, earning **€71,000**.

Looking Ahead

With July and August offering the market a chance to catch its breath, attention turns to the autumn season. Falling interest rates may further fuel demand, but supply—and investor participation—will be critical watchpoints.

Market Highlights			
Average Selling Price	% of properties that sold above asking	% of Sellers who are landlords	Average Monthly Rent
€671,875	88%	56%	€2,750
Asking Price v Selling Price Variance	Sales Fall Through Rate	Weeks On Market	Average Tenant Age
+9.7%	18.0%	9.2	37
Average Selling Price per sq. ft	Average Buyer Age	Average Tenant Household Salary	% of Tenants working in Technology
€749	42	€121,260	40%

Dublin Residential Sales Market

Q2 2025 Transactional Data (compared to Q2 2024)

% Percentage difference with Q2 2024

€620,469 (€610,000) +2%

€671,875 (€634,381) +6%

+9.7% (+5%) +44%

Average Asking Price:

Average Selling Price:

Asking Price V Selling Price Variance:

9.2 (6.5) +29%

18.0% (4%)

€8,060 / €749 (€7,613 / €708) +6%

Weeks On Market:

Fall Through Rate:

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



21 Clareville Road, Harold's Cross, Dublin 6W on the market for €1.4 million

Buyer Profile

% Q2 2024

Type



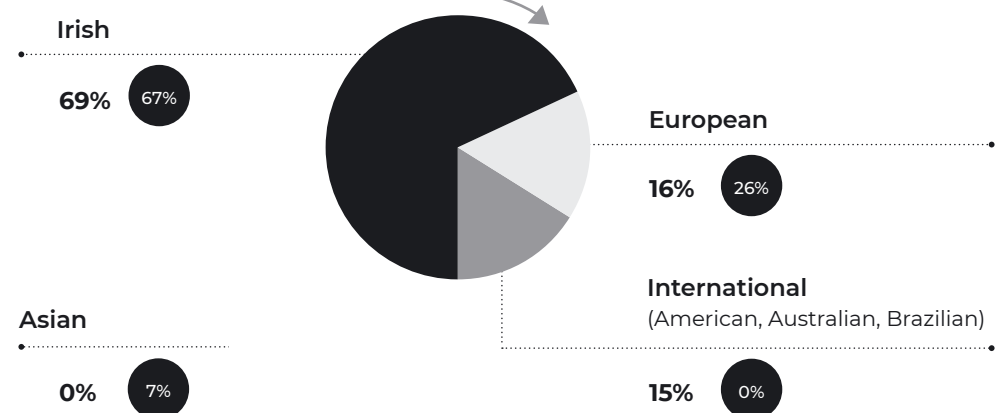
Owner Occupier breakdown



Funding

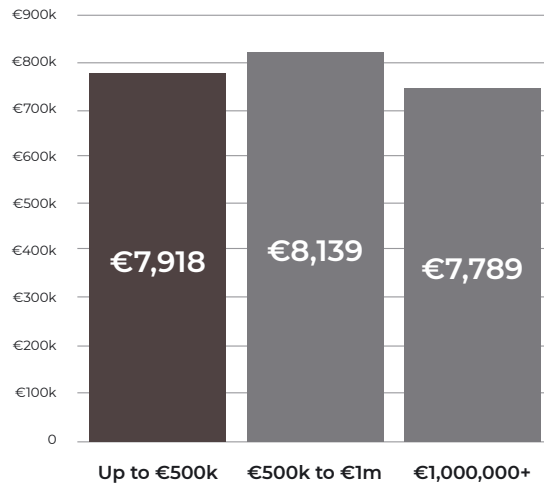


Nationality

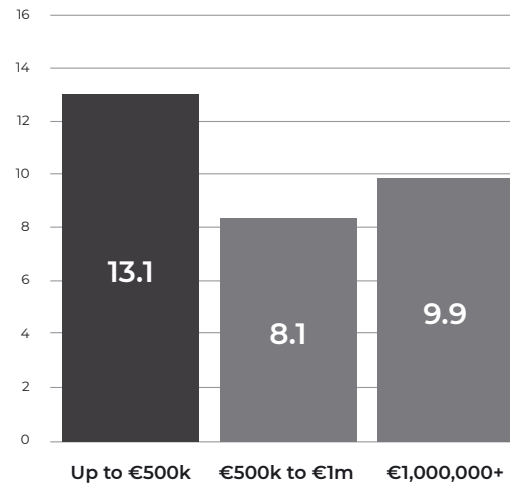


Selling Data

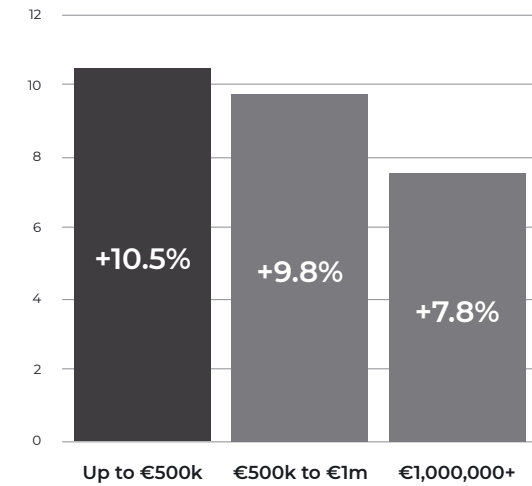
Average selling price per Sq. M.



Average weeks on market

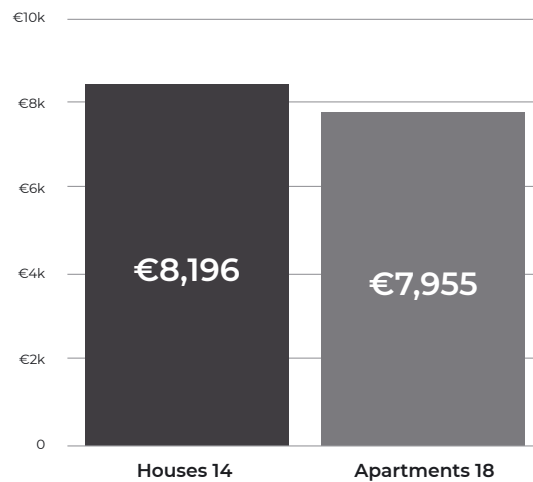


Variance between asking and selling prices

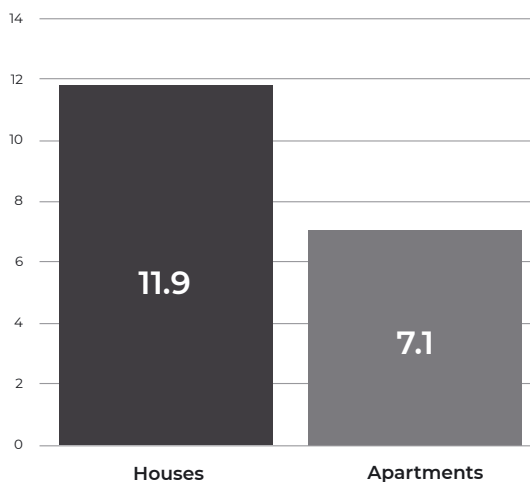


Apartments v Houses

Average selling per Sq. M.



Average weeks on market



Variance between asking and selling prices



Dublin Residential Rental Market

Q2 2025 Transactional Data (compared to Q2 2024) % Percentage difference with Q2 2024

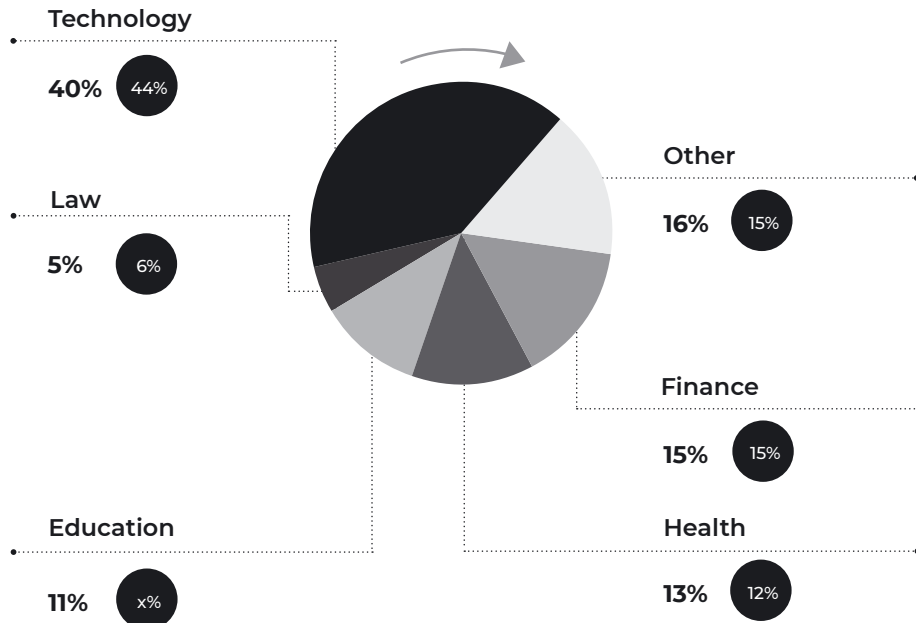
€2,312 (€2,251) +3%	€2,950 (€2,463) +17%	€3,156 (€4,350) -38%
Average One Bed Monthly Rent:	Average Two Bed Monthly Rent:	Average Three Bed Monthly Rent:
€2,750 (€2,740) 0%	€121,260 (€127,672) -5%	+0.5%
Average Monthly Rent:	Average Household Salary:	Rent Inflation:



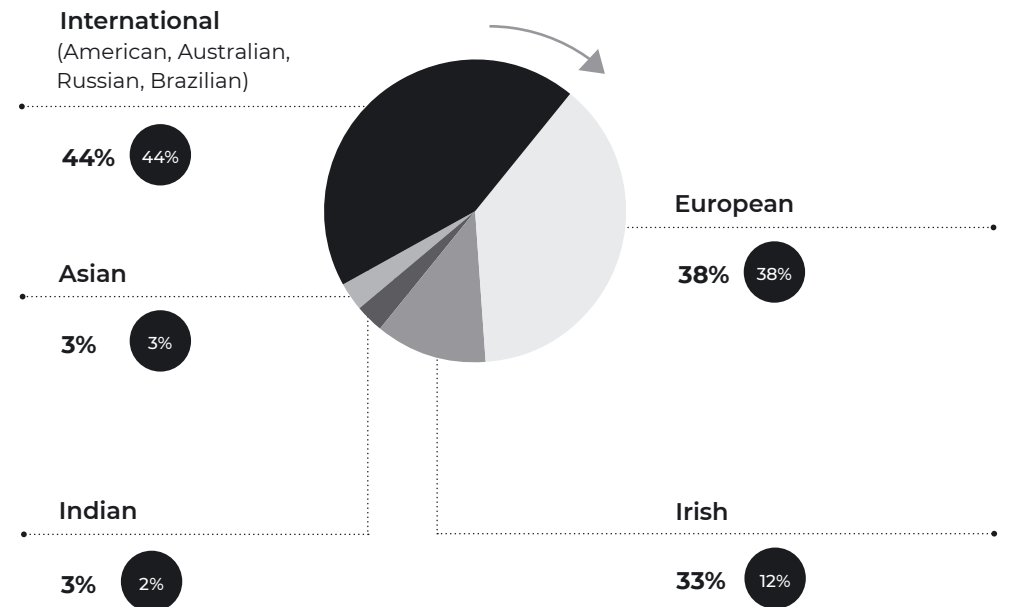
Rockpoint, Blackrock, Co Dublin. New 1 beds from €2,400 p/m.

Tenant Profile % Q2 2024

Work Sectors



Nationality



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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

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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.