Owen Reilly Report Q2 2026

owenreilly

Q2 2026 Current Trends In The Dublin Residential Property Market

Our Q2 transactional data confirms the prime Dublin residential market remains firmly in sellers' favour despite a slight easing in the intensity of bidding compared with earlier in the year. Demand continues to significantly outweigh supply, particularly for well-presented homes in prime locations, although buyer behaviour is becoming more balanced as mortgage-backed purchasers account for a greater proportion of activity. Encouragingly, investor demand has shown signs of returning after a prolonged period of subdued activity, although landlords continue to leave the rental market in significant numbers.

Sales Market: Competition Remains Strong

Our average selling price in Q2 was €641,865 (€768 per sq. ft.), representing 9.4% above the average asking price of €596,100. While this is below the exceptional 11.9% premium achieved in Q1, it remains one of the strongest performances we have recorded and is broadly consistent with the same period last year. An impressive 89% of our properties sold above asking price, underlining the continued imbalance between supply and demand. Properties were agreed in an average of 4.9 weeks, almost half the time recorded in Q2 2025, demonstrating that quality homes continue to attract immediate interest. At the same time, the sales fall-through rate reduced to 12.7% from 18% a year ago, suggesting buyers are entering the market with greater confidence.

Who's Buying—and Who's Selling

Owner-occupiers remained the dominant force in the market, accounting for 81% of all purchasers, with first-time buyers continuing to underpin demand in the sub-€500,000 price bracket. Our typical buyer is Irish, aged 41 and purchasing with mortgage finance. One of the most notable changes this quarter is the return of investor activity. Investors represented 19% of buyers, compared with just 6% in Q2 2025, resulting in cash-funded purchases increasing to 43% of all transactions. While this is a welcome development for liquidity in the market, 75% of sellers were landlords, highlighting that investor exits continue to outweigh new investment and reinforcing the ongoing shortage of rental accommodation.

Rental Market Trends

Rental demand remains exceptionally resilient despite affordability pressures. Our average monthly rent increased to €3,051, approximately 10% higher than Q2 2025, reflecting the continued shortage of quality rental homes. Our transaction numbers increased slightly year-on-year despite constrained supply. Technology remains the dominant employment sector, accounting for 54% of tenants, an increase on last year and further evidence of the sector's continued importance to Dublin's rental market. Our typical tenant is 35 years of age, predominantly from continental Europe, with an average annual income of €82,000.

Looking Ahead

As we enter the second half of 2026, market fundamentals remain highly supportive. Rising interest rates, world events, inflation, the economy, and the supply of homes for sale will all be factors. While bidding intensity has moderated slightly from the extraordinary levels experienced in early 2026, competition for well-priced, turn-key homes remains exceptionally strong. The modest return of investor demand is encouraging, but with landlords continuing to leave the market in significant numbers, rental supply will not improve in the near term. Unless housing delivery accelerates meaningfully, both the sales and rental markets are expected to remain characterised by limited supply, strong competition and upward pressure on values through the remainder of the year.

Market Highlights

Average Selling Price €641,865	% Of Properties That Sold Above Asking 89%	% Of Sellers Who Are Landlords 75%	Average Monthly Rent €3,051
Asking Price v Selling Price Variance 9.4%	Sales Fall Through Rate 12.7%	Weeks On Market 4.9	Average Tenant Age 35
Average Selling Price Per Sq. Ft €767	Average Buyer Age 41	Average Tenant Household Salary €142,191	% Of Tenants Working In Technology 54%

Dublin Residential Sales Market

Q2 2026 Transactional Data (compared to Q2 2025)

% Percentage difference with Q2 2025

Average Asking Price:	Average Selling Price:	Asking Price V Selling Price Variance:
€596,100 (€620,469) -4%	**€641,865** (€671,875) -5%	**9.4%** (10%) -3%

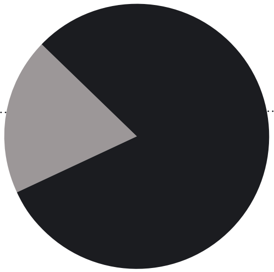
Weeks On Market:	Fall Through Rate:	Average Selling Price per sq. m. / sq. ft.
4.9 (9.2)	**12.7%** (18%)	**€8,258 / €767** (€8,060 / €749) +2%

26 Erne Street, Dublin 2 on the market for €850,000.

Buyer Profile

% Q2 2025

Type



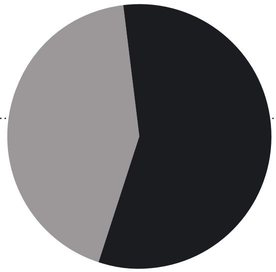
Investor

19% 6%

Owner Occupier

81% 94%

Funding



Cash

43% 31%

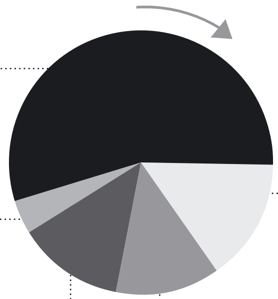
Mortgage

57% 69%

Owner Occupier breakdown

First time buyer	**71%**	70%
Dublin base	**11%**	6%
Trading up	**18%**	13%
Trading down	**0%**	10%

Nationality



Irish

55% 69%

American

4% 0%

Asian

13% 0%

European

15% 16%

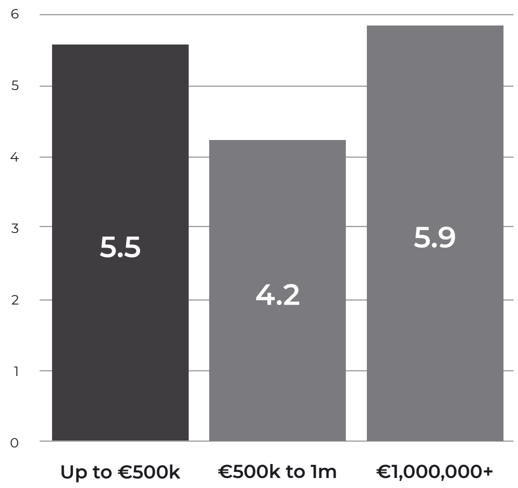
International (UK/Nigerian/Russian)

13% 15%

Selling Data

Average selling price per Sq. M.

Average weeks on market

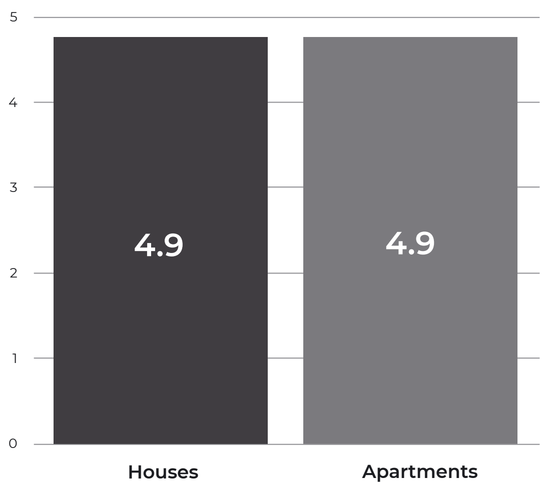


Variance between asking and selling prices

Apartments v Houses

Average selling per Sq. M.

Average weeks on market



Variance between asking and selling prices

Dublin Residential Rental Market

Q2 2026 Transactional Data (compared to Q2 2025)

% Percentage difference with Q2 2025

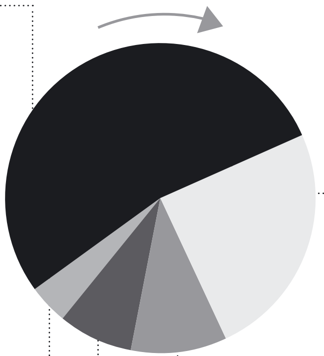
€2,527 (€2,312) + 9%	€3,014 (€2,950) +2%	€5,800 (€3,156) +46%
Average One Bed Monthly Rent:	**Average Two Bed Monthly Rent:**	**Average Three Bed Monthly Rent:**
€3,051 (€2,750) +10%	€142,191 (€121,260) +15%	2.5% +2.5%
Average Monthly Rent:	**Average Household Salary:**	**Rent Inflation:**

4, 55 Percy Place, Dublin 4 on the market for €3,450 per month.

Tenant Profile

% Q2 2025

Work Sectors



Technology
54% 40%

Education
0% 11%

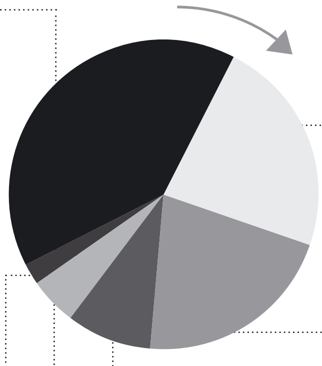
Health
4% 13%

Other
(County council/
Bord Gais/Diageo)
25% 16%

Finance
10% 15%

Law
8% 5%

Nationality



European
36% 28%

Asian
2% 0%

American
4% 0%

International
(Australian/Brazilian/
Mexican/Japanese/UK)
24% 33%

Irish
20% 33%

Indian
14% 3%

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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.

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