

Owen Reilly Report Q3 2026



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Q3 2026 Current Trends in the Dublin Residential Property Market

There has unquestionably been a shift in buyer sentiment in recent months. Buyers are more cautious and considered, which is understandable given heightened global uncertainty, the increase in ECB interest rates and negative commentary around the Dublin property market. However, this change in sentiment has not translated into a significant slowdown in activity.

Our Q3 transactional data shows a **50% increase in our sales volumes**, supported by increased supply in May and June and strong activity throughout the summer. Greater choice has taken some of the heat out of competitive bidding, with the average selling price over asking falling to **+6.2% from +10% in Q2**. Nevertheless, demand remains strong, with **90% of our listings agreed above asking price**. The market continues to favour sellers, although the imbalance between buyers and sellers is now less pronounced than earlier in the year and especially so at the upper end of the Dublin residential property market.

Sales Market: More Supply, but Demand Remains Strong

Our average selling price in Q3 was **€625,908**. **90% of our listings were agreed above asking price**, up from 88% in Q2, while just 2% sold below asking. This demonstrates that although the scale of bidding has reduced, competition for correctly priced properties remains very strong. Properties sold quickly, taking an average of just **5.4 weeks**, compared with 7.2 weeks in the same period last year. Market cooling is much more noticeable at the upper end. Properties above €1 million are now taking an average of 14.4 weeks to sell, with selling prices on average 4.2% above asking. The average price per sq. ft. was €745, slightly below €749 in the previous quarter but **6.7% higher than the same period in 2025**. The fall through rate remains above average at 18%, higher than the 13% in the previous quarter reflecting increased buyer nervousness.

Who is buying and who is selling

Owner-occupiers accounted for **90% of our buyers**, demonstrating that the market continues to be driven by people buying homes rather than investors. First-time buyers accounted for **63% of purchasers**, while 21% were trading up. **60% of our buyers were single purchasers and 65% of these were women**, continuing a trend we have observed in recent years. Mortgage buyers represented 60% of transactions, with the remaining 40% purchasing with cash funds. Irish buyers accounted for 65% of purchasers. Our typical buyer was **41 years of age**, for first time buyer it was **33 years of age**. 61% of our sellers were landlords exiting the market.

Rental Market: Supply Remains Tight

The number of rentals we completed fell **10% compared with the previous quarter**, reflecting the continued shortage of available rental properties. Our average monthly rent was **€3,084**, broadly consistent with Q2, demonstrating that rents appear to be stabilising at the upper end of the rental which is certainly more challenging. Our average tenant was **32 years of age**, compared with 37 in Q2. 41% of our tenants work in technology. Average tenant household income increased significantly to **€151,840**, up 25% on the previous quarter. Irish tenants accounted for **42%** of our transactions, while 32% were from continental Europe.

Looking Ahead

The most significant development in Q3 was the increase in sales activity. More properties coming to market provided buyers with greater choice and helped moderate the exceptional levels of bidding seen earlier in the year. However, with **90% of our properties still selling above asking prices** and average selling times of just **5.4 weeks**, underlying demand clearly remains strong.

As we enter the final quarter of 2026, the outlook is more uncertain. **Buyer sentiment has weakened, but so far activity has remained resilient.** Interest rates, geopolitical events, the Budget and the wider economic outlook will all influence confidence and market conditions in the months ahead. Accurate pricing will therefore be increasingly important. Buyers have become more considered and price sensitive, particularly at the upper end of the market. Location, condition and energy efficiency will continue to influence how a property sells, and sellers who price realistically should continue to achieve strong results. **Those who come to market with overly ambitious expectations are likely to struggle compared to the first half of the year.**

The rental market remains challenging. Transaction volumes are falling, rents remain above €3,000 per month across our portfolio and the significant increase in tenant household incomes highlights the growing affordability pressures facing renters. With landlords continuing to exit the market, there is little evidence yet of the meaningful increase in rental supply required to ease these pressures.

Overall, we expect Q4 to be a more considered and potentially more fragmented market. Demand remains strong, but confidence is more fragile and buyers are increasingly selective. As always, different locations, price ranges and property types will perform very differently.

Market Highlights

Average Selling Price	% Of Properties That Sold Above Asking	% Of Sellers Who Are Landlords	Average Monthly Rent
€625,908	90%	61%	€3,084
Asking Price v Selling Price Variance	Sales Fall Through Rate	Weeks On Market	Average Tenant Age
6.2%	18.8%	5.4	32
Average Selling Price Per Sq. Ft	Average Buyer Age	Average Tenant Household Salary	% Of Tenants Working In Technology
€745	41	€151,840	41%

Dublin Residential Sales Market

Q3 2026 Transactional Data (compared to Q3 2025) % Percentage difference with Q3 2025

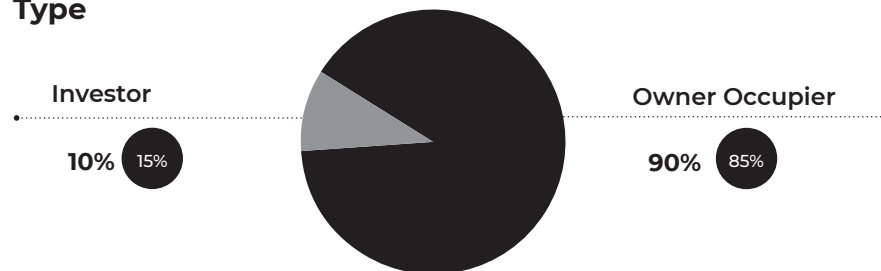
€590,938 (€479,000) +23.4%	€625,908 (€513,240) +22%	6.2% (9.7%) -36.1%
Average Asking Price:	Average Selling Price:	Asking Price V Selling Price Variance:
5.4 (7.2) -25%	18.8% (13%) +50%	€8,012 / €745 (€7,506 / € 698) +6.7%
Weeks On Market:	Fall Through Rate:	Average Selling Price per sq. m. / sq. ft.



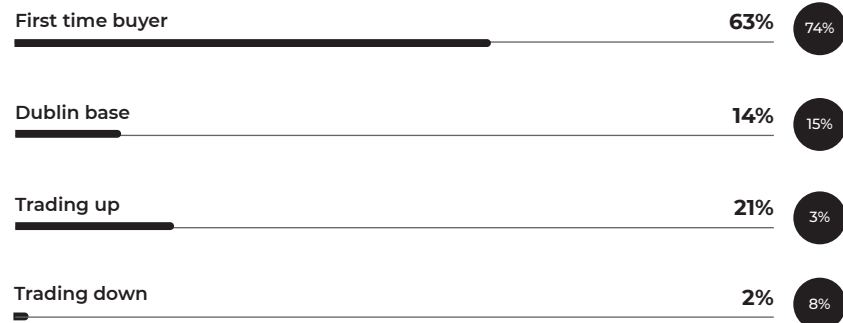
35 Strand Road, Dublin 4 on the market for €1,900,000.

Buyer Profile % Q3 2025

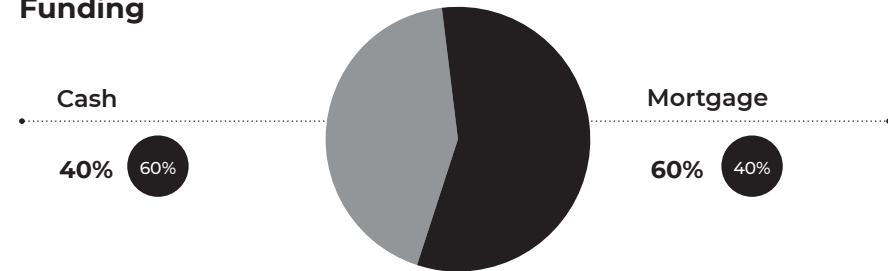
Type



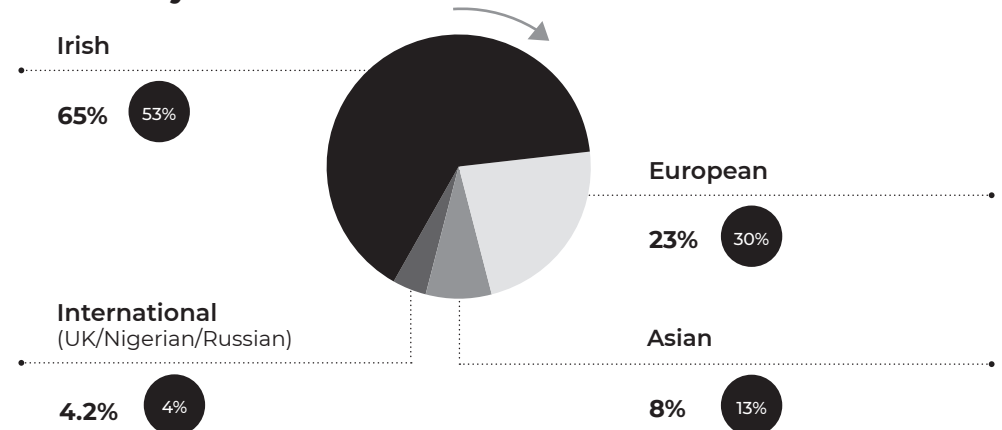
Owner Occupier breakdown



Funding

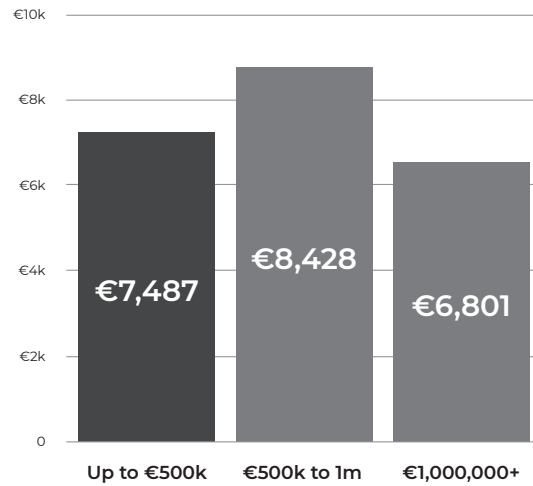


Nationality

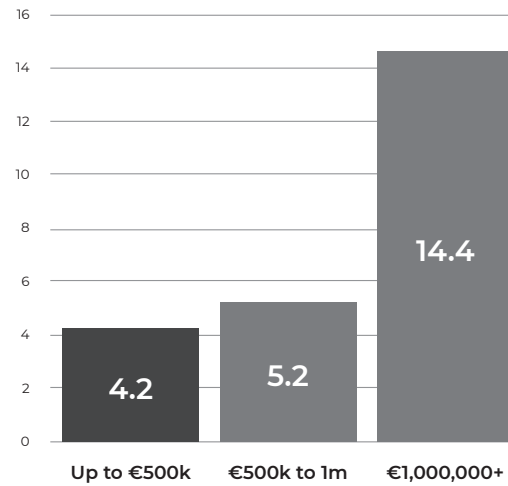


Selling Data

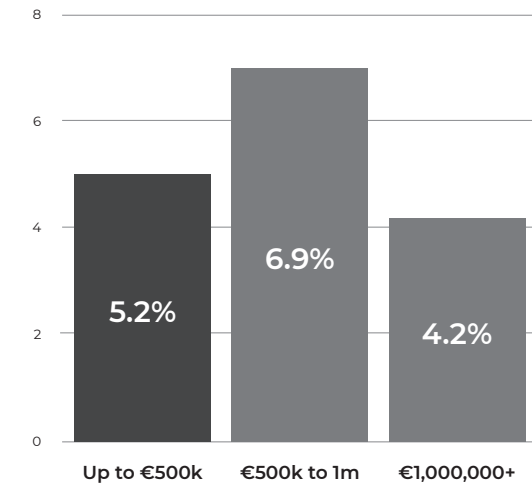
Average selling price per sq. m.



Average weeks on market

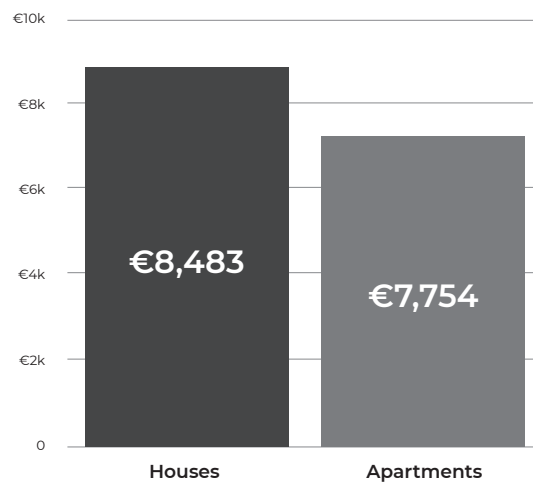


Variance between asking and selling prices

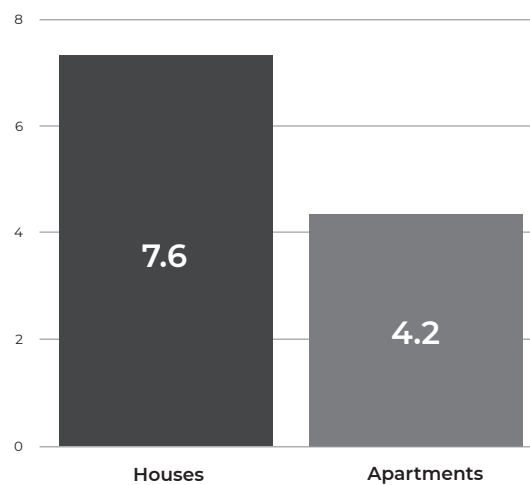


Apartments v Houses

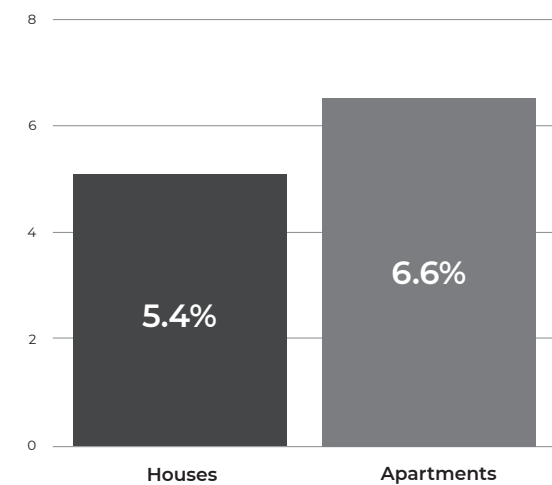
Average selling price per sq. m.



Average weeks on market



Variance between asking and selling prices



Dublin Residential Rental Market

Q3 2026 Transactional Data (compared to Q3 2025) % Percentage difference with Q3 2025

€2,298 (€2,160) +6%

Average One Bed Monthly Rent:

€2,865 (€2,886) -1%

Average Two Bed Monthly Rent:

€4,070 (€3,477) +17%

Average Three Bed Monthly Rent:

€3,084 (€2,755) +12%

Average Monthly Rent:

€151,840 (€138,166) +10%

Average Household Salary:

0% 0%

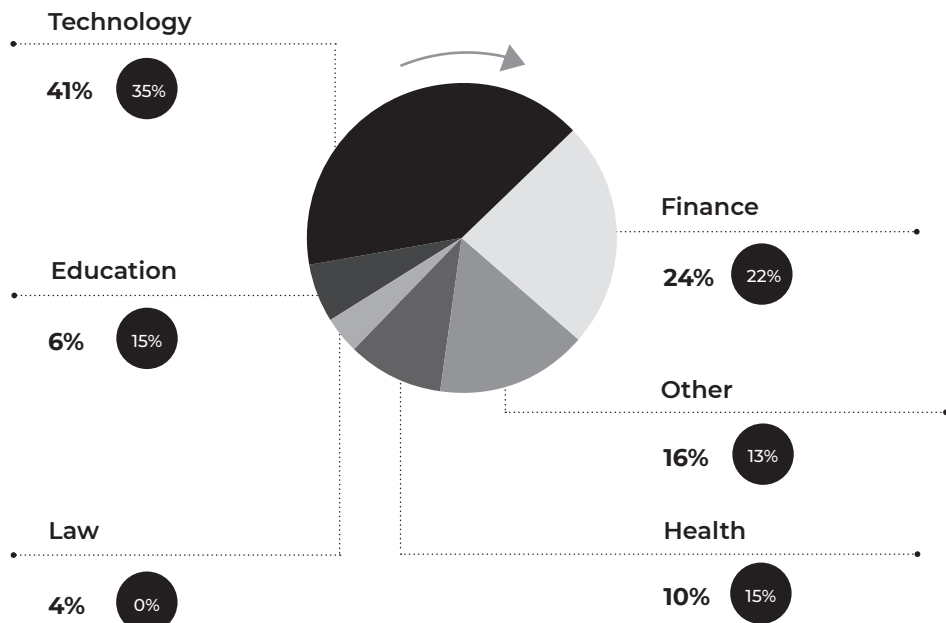
Rent Inflation:



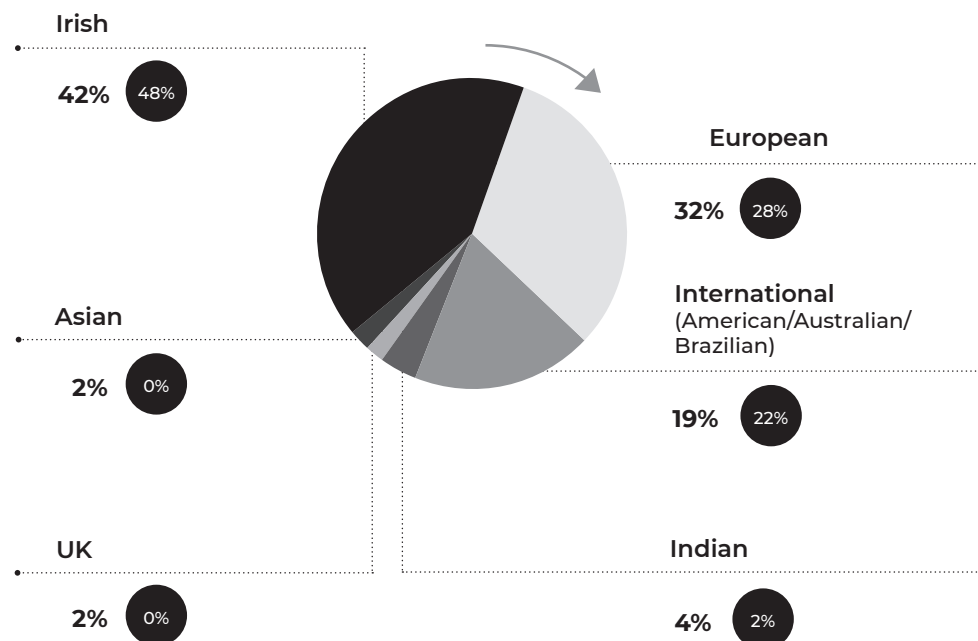
The Penthouse, Smithfield Market, Dublin 7 on the rental market for €3,500 per month.

Tenant Profile % Q3 2025

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

✉️ 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.