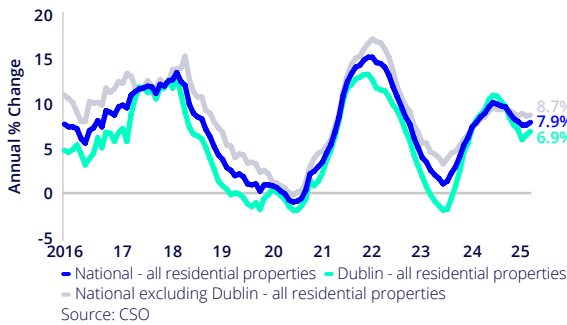


# Housing Update

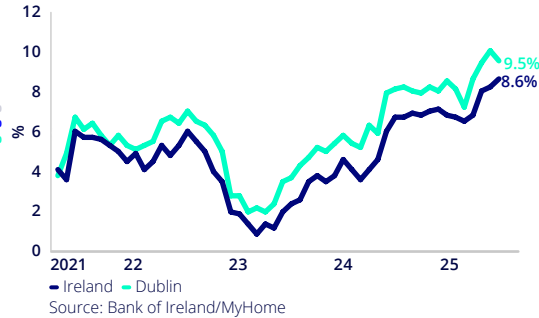
July 2025

## Pricing

House Prices



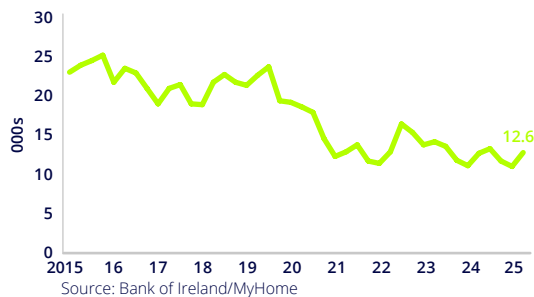
Median Gap between Asking and Transaction Price



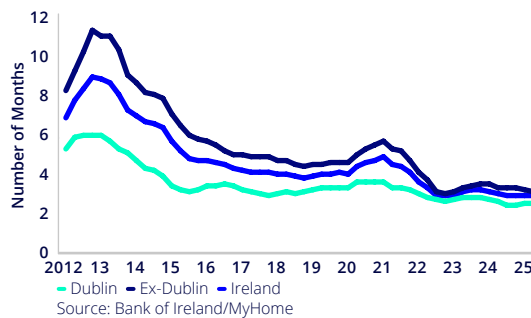
- Residential property prices increased by 7.9% year-on-year (y-o-y) in May.
- Prices in Dublin rose by 6.9% and outside Dublin by 8.7%.
- MyHome data shows asking prices rose by 4% in Q2, up by 7% y-o-y. Typical residential transaction settling for 7.5% above asking.
- Threat of tariff war has had negligible impact on market. Strong demand still a notable feature driven by increases in mortgage approvals, persistent inadequate supply and looser mortgage lending rules.

## Housing Availability

Stock of Properties Listed for Sale on MyHome



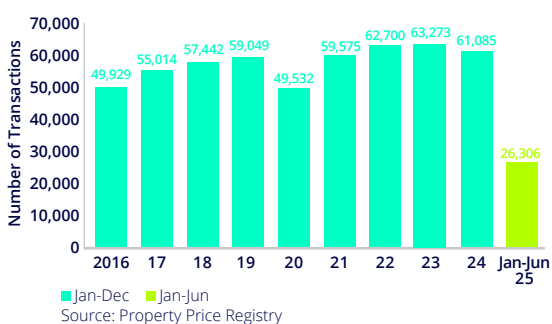
Average Time to Sale Agreed (Rolling 4-Quarter Average)



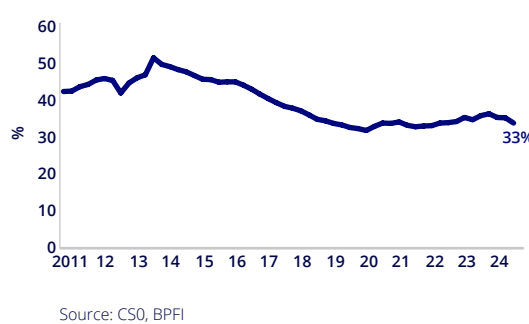
- The number of properties listed for sale on MyHome was 12,563, up just 1% on the same period of last year. Off historic lows but still well short of adequate levels.
- Well down on the levels above 20,000 pre-pandemic.
- Property is selling at an exceptionally quick pace.
- Average time to sale agreed is now 2.6 months, close to a historic low and indicative of a very tight market.

## Transactions

Residential Property Transactions



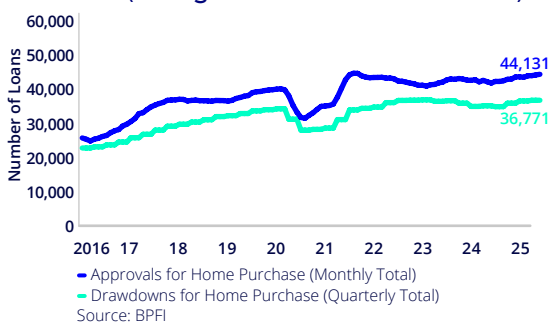
Estimated % of Cash Buyers (Households Only)



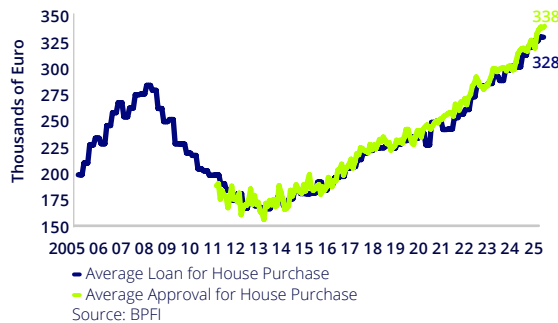
- Limited stock for sale is hampering activity, despite robust demand.
- There were about 61,000 transactions in 2024, down about 3% from 2023. Transactions in the first six months of the year are down marginally.
- A lack of property for sale is holding back the market, particularly amongst movers.
- Cash buyers have been relatively steady in recent quarters and account for around one in three household purchases.

## Mortgage Market

Mortgage Approvals and Drawdowns for Home Purchase (Rolling 12 Month and 4 Quarter Total)



Average Mortgage Drawdown and Approval for House Purchase



- There were 20,195 drawdowns in H1 2025, up 10% y-o-y.
- First time buyers drawdowns were up 5.6% y-o-y in H1, and at 11,803 drawdowns FTBs are at their highest level since 2007. Movers were up 3.5% in H1 with a big uptick in remortgaging activity as the interest rate environment has softened. The average loan for house purchase continues to edge up, coming in at €328,000 in Q2.
- There was 25,962 mortgage approvals in the first half of the year, up 7.7% y-o-y. FTB activity remains strong, up 5.4%, while movers and buy to let were weak, down marginally. The average approval for home purchase rose to €338,000 in June, up 6.4% y-o-y.

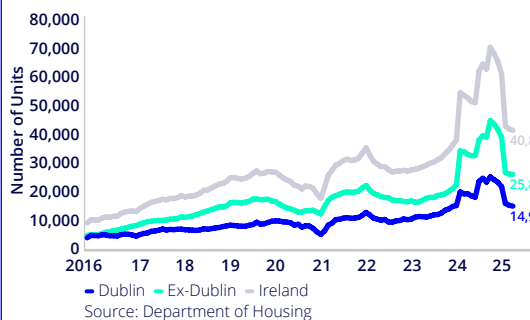
# Housing Update

July 2025

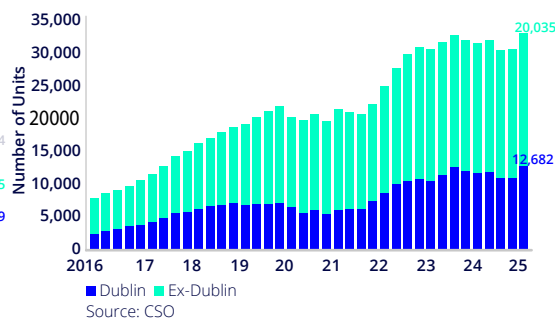


## Residential Construction Activity

Housing Starts (Rolling 12-Month Total)



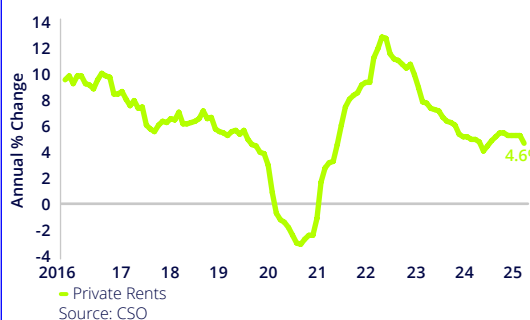
Housing Completions (Rolling 4-Quarter Total)



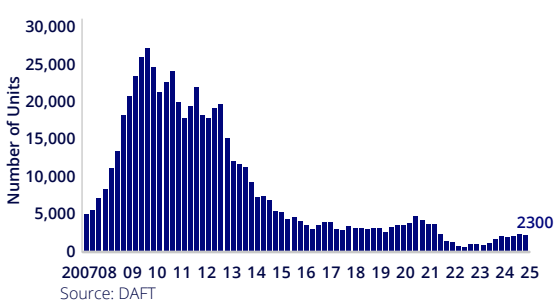
- 15,149 completions in H1, up 20% on H1 2024.
- Housing completions bounced back in Q2, up 35% on the year. At 30,200 the 2024 outturn was disappointing and entirely due to volatile apartment completions which were down 25% last year. However, apartment completions are growing again, up 100% y-o-y in Q2, adding to steady gradual upward trend in house completions, up 16%.
- Housing starts have slowed in 2025, not unexpectedly, given the surge in 2024. Jan-Jun 2025 saw 6,325 starts compared to a waiver boosted 34,581 for the same period in 2024 but also still well down from the 15,561 in first six months of 2023.

## Rental Market

Rents



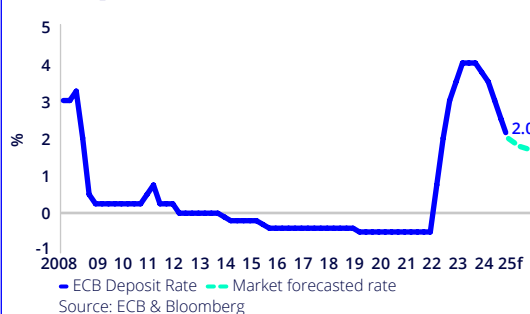
Available Rental Stock



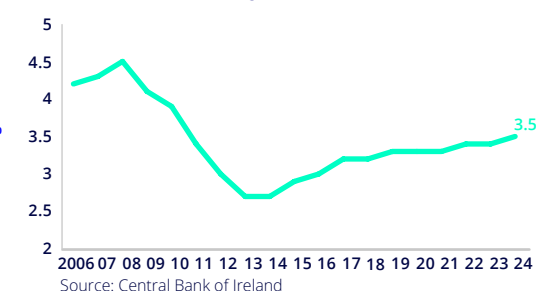
- Rental inflation showing some signs of softening, and has dipped below 5% for the first time since November last year, coming in at 4.6% in June.
- The rental market remains very tight with limited supply of new rental homes.
- Stock for rent is increasing slightly, but remains at low levels compared to demand. DAFT.ie data shows just 2,300 homes for rent in May of 2025. The report also points to a limited supply of private rentals coming to market.

## Affordability

ECB Deposit Rate



Median First Time Buyer's Loan-to Income Ratio



- The ECB held steady at their July meeting, leaving the deposit rate at 2%. The ECB is pausing having cut rates by a cumulative 200bps since the start of last summer.
- Increased trade tensions between the US and EU have increased uncertainty and the market thinks the ECB is close to the end of its easing cycle, with just a 75% chance of another 25bps cut in the next 12 months.
- First time buyers have an increasing appetite for credit with central bank data showing 1/3 of FTBs had a loan-to-income ratio of 3.75-4.0 in 2024 compared to 1/4 in 2023.

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