SCSI

Chartered property, land and construction surveyors

RESIDENTIAL PROPERTY

MID-YEAR MARKET MONITOR 2025

JULY 2025

CONTENTS

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FOREWORD

Ireland's housing market stands at a critical juncture in 2025. As President of the Society of Chartered Surveyors Ireland (SCSI), I am proud to present this mid-year Residential Market Monitor, which brings to light the persistent challenges and emerging shifts facing our residential property landscape.

Despite continued economic stability, robust employment, and moderated inflation, the supply of housing remains significantly below the level needed to meet demand. This ongoing structural shortfall is the key driver behind rising property prices, and it is felt acutely by first-time buyers and families across the country. Affordability has worsened in many parts of the country, where even dual-income households now face steep deficits when attempting to buy a home. In parallel, the findings of this report highlight that almost one-third (29%) of sales instructions to agents are from landlords looking to sell their investment, a trend with far-reaching consequences for tenants and for housing stability more broadly.

At the same time, this report also highlights encouraging developments. There is growing demand for energy-efficient homes, underpinned by buyer awareness, green mortgage incentives, and a shift in investment priorities. These shifts suggest the potential for a more resilient, sustainable market, if supported by targeted policy and sustained action.

This Monitor is grounded in frontline insights from our members, chartered residential agents across every county in Ireland. It provides an evidence-based assessment of where the market stands today, and what must be done to secure a more balanced and equitable future. We urge policymakers, industry leaders, and stakeholders across all sectors to use this data to guide bold, pragmatic responses that prioritise supply, affordability, and long-term sustainability.

On behalf of the SCSI, I thank all those who contributed to this report. Your continued engagement and professional expertise are vital as we work together to address Ireland's housing challenges.

Gerard O'Toole
President
Society of Chartered Surveyors Ireland

KEY HIGHLIGHTS

MARKET PERFORMANCE

5%	Predicted increase in national average prices over the next 12 months
8%	Increase in National Property Price Index in 12 months
10%	Increase in the number of mortgage drawdowns in 12 months (19% increase in value terms)
50%	Half of agents rank the level of homes being built as the main driver behind prices, with 20% ranking the state of the economy as the main driver
-2%	SCSI index down from +4% net balance to -2% – level of sales instructions to agents has remained relatively static over the past 12 months
70%	Agents report low levels of stock, a trend consistently reported in recent years
88%	Agents regard property prices as expensive or very expensive – an increase from 83% reported in Q1 2025

TOP REASONS THAT A TRANSACTION MIGHT FAIL AFTER 'SALE AGREED' STAGE AND PRIOR TO 'CLOSING':

1. NON-COMPLIANCE WITH PLANNING PERMISSIONS
2. BANK DELAYING THE RELEASE OF DEEDS
3. NON-COMPLIANCE WITH BUILDING REGULATIONS
4. BOUNDARY MATTERS

FINANCING

10.3% OVERALL YEAR-ON-YEAR RISE IN THE VOLUME OF MORTGAGE DRAWDOWN ACTIVITY (8.3% FOR FTBs)

50% OF AGENTS REPORT AN IMPROVEMENT IN THE LEVELS OF CREDIT IN THE RESIDENTIAL REAL ESTATE MARKET

RENTAL MARKET

29%

of sales instructions are from landlords looking to sell their investment – down from 40% in 12 months

71%

of agents believe more landlords will leave the market following the 2025 rental reforms

TOP REASONS FOR LANDLORDS TO EXIT THE MARKET:
COMPLEX RENT LEGISLATION
LOW RETURNS
RECOVERY FROM NEGATIVE EQUITY

AFFORDABILITY AND FIRST-TIME BUYERS

GARDA AND NURSE FTB COUPLE WITH ANNUAL COMBINED INCOME OF €107K PURCHASING A NEW HOUSE:

- three-bedroom semi-detached homes are unaffordable in all counties except Cork, with a funding shortfall of €65,200 in Wicklow, €22,000 in Kildare, €5,800 in Meath, and €8,500 in Galway;

- On average, Wicklow and Kildare are the least affordable counties of all house types in our study; Galway and Cork are relatively more affordable counties.

- Two and three-bed terraced houses are affordable in Meath, Cork and Galway.

INTRODUCTION AND ECONOMIC CONTEXT

The Society of Chartered Surveyors Ireland (SCSI) regularly reports on the main trends within the residential sales and rental market, with insights and data provided from Chartered Surveyors across the country working in estate agency, auctioneering, valuation, rentals, and management. The data provided is primarily received via an online survey of property professionals, in conjunction with the Central Bank of Ireland.

As one of Europe's fastest-growing economies, Ireland remains resilient despite global headwinds. Beneath the headline GDP growth, however, lie deep structural challenges, none more pressing than the ongoing crisis in housing. In particular, the residential property sales and rental market continues to grapple with rising costs, constrained supply, and shifting regulatory dynamics.

This report explores Ireland's broader economic backdrop with a particular focus on housing market pressures, rental trends, and Government efforts to rebalance the sector through targeted policy reforms.

Ireland's economy is projected to expand by approximately 3.4% in 2025 and 2.5% in 2026,[1] buoyed by strong employment, robust domestic demand, and continued investment from multinational firms. However, Modified Domestic Demand (MDD), a more accurate measure of economic activity, is forecast to grow at a slower but sustainable pace of 2% in 2025 and 2.1% in 2026.[2]

Inflation has moderated to around 1.8%,[3] but for some households, the cost of living, particularly housing costs, can be very burdensome. This can be a significant challenge for renters in urban areas, where rents continue to climb faster than wages.

The Irish residential sales market remains heated in 2025, although price growth has moderated somewhat from its post-pandemic highs. Average residential prices are up approximately 8%[4] year on year.

A key driver of price growth is the persistent imbalance between supply and demand. Although approximately 33,000 homes were completed in 2024, this falls short of the Government's current housing target of an average of 50,000 units per year. Meanwhile, robust population growth, high inward migration, and limited availability of second-hand homes continue to drive first-time buyers and investors into an increasingly competitive market.

Government supports such as the Help to Buy scheme and First Home Scheme remain in place, helping to meet affordability gaps, but without a matching increase in housing stock, prices remain elevated.

1. European Commission. Economic Forecast for Ireland, May 2025.
2. Central Bank of Ireland. Quarterly Bulletin 2025:2.
3. Central Statistics Office. Consumer Price Index June 2025.
4. Central Statistics Office. Residential Property Price Index May 2025.

SUPPLY GAP KEEPS PRICES ON THE RISE

The Irish residential property market continues to show strong price momentum, with the national Residential Property Price Index increasing by 8% in the year to May 2025.[5] This signals the persistence of upward price pressures driven by a combination of constrained supply and resilient buyer demand. The Banking and Payments Federation Ireland (BPFI) reported 9,190 mortgage drawdowns in Q1 2025, valued at €2,807m. Drawdown activity rose by 10.3% year on year in volume terms, and by 19.1% in value. While first-time buyer (FTB) volumes rose by 8.3%, slightly below the overall average, they still accounted for the majority of activity.[6] The sharper increase in drawdown values relative to volumes suggests that rising house prices are translating directly into larger mortgage amounts, underscoring both the resilience of buyer demand and the growing financial burden on purchasers.

On the supply side, the picture remains challenging. In 2024, the Central Statistics Office (CSO) recorded just 30,330 housing completions (**Figure 1**), a 6.7% fall from the previous year. This output is substantially lower than the 35,000-53,000 dwellings per year identified by the ESRI[7] as necessary to meet Ireland's structural housing demand between 2023 and 2030.

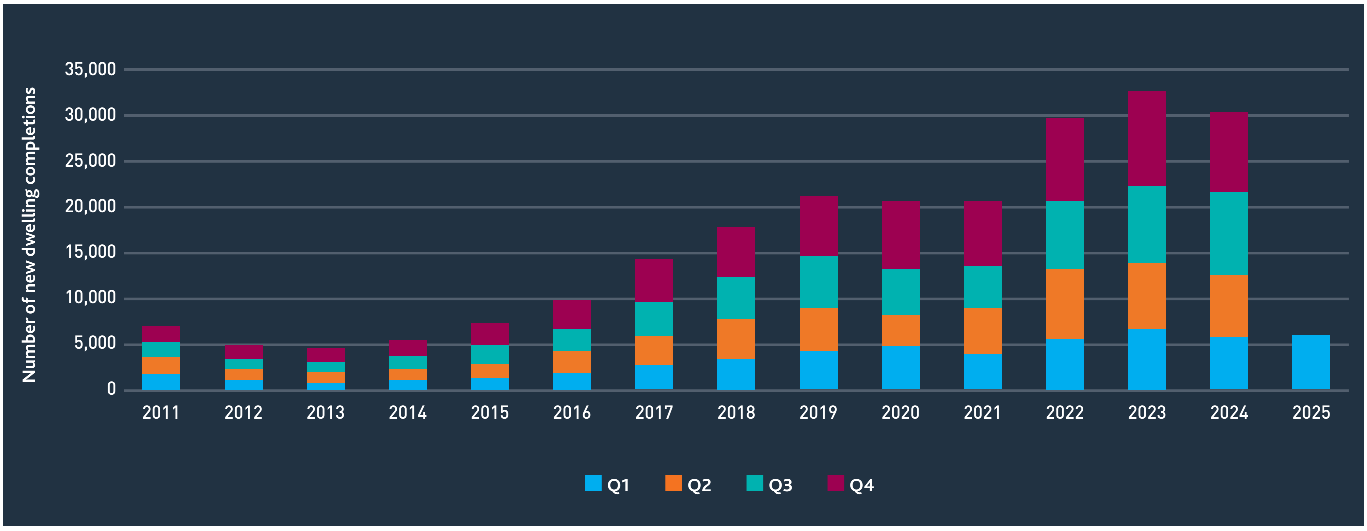

FIGURE 1: New dwelling completions per year. *Source: CSO's New Dwelling Completions series.*

5. European Commission. Economic Forecast for Ireland, May 2025.
6. Meanwhile, remortgaging and top-ups also contributed significantly to the rise in drawdown values. This indicates that not all mortgage activity reflects home purchases, which is an important consideration when comparing drawdown to transaction volumes. Reference: BPFI Mortgage Drawdowns Q1 2025.
7. Central Bank of Ireland. Quarterly Bulletin 2025:2.

SUPPLY GAP KEEPS PRICES ON THE RISE

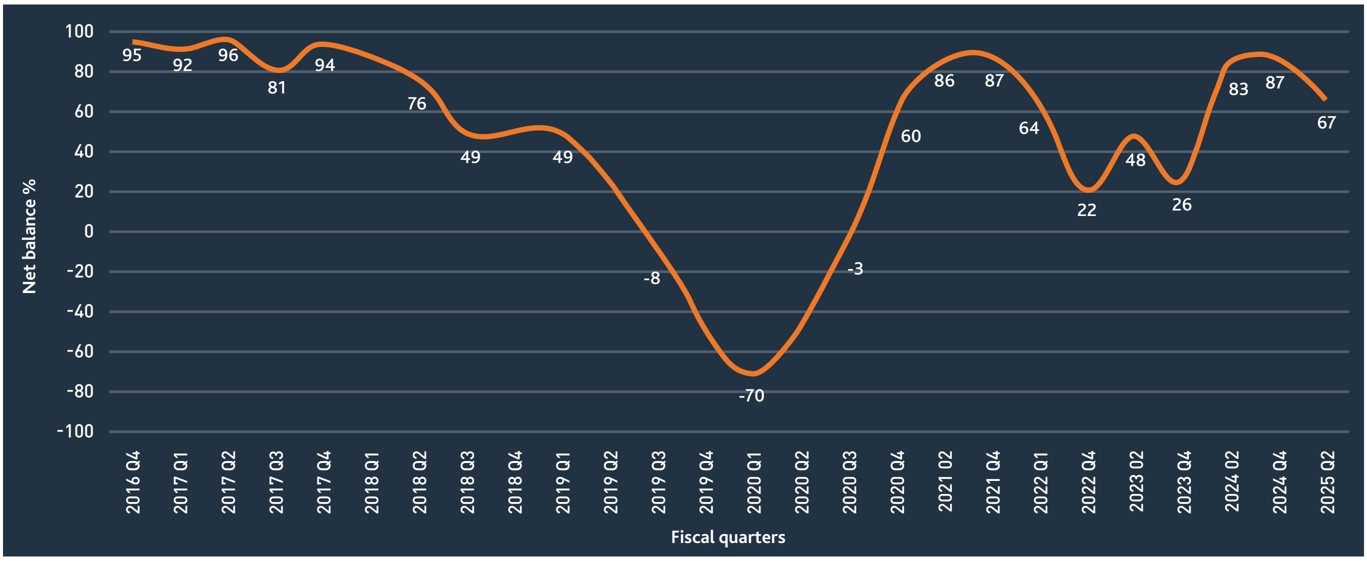

FIGURE 2: SCSI sentiment index – property price developments – expectations over next 12 months.
Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease. *Source: SCSI research/survey of SCSI residential property professionals.*

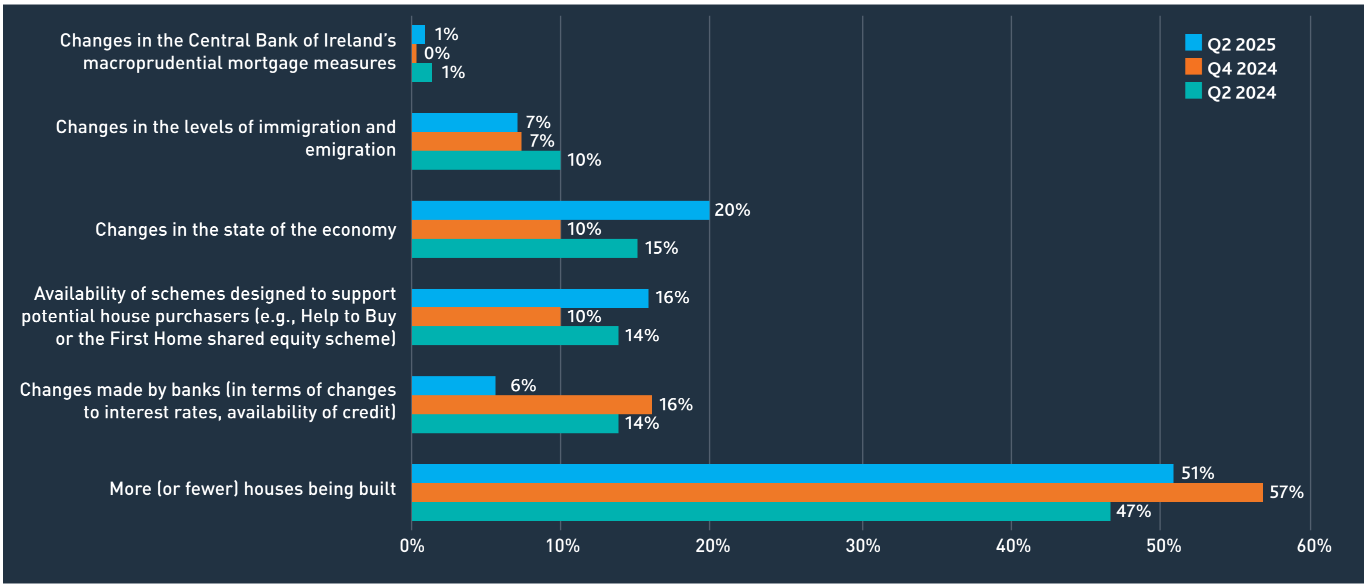

FIGURE 3: Main factors influencing expectations of house price movement (12-month outlook). Note: figures may not add up to 100% due to rounding. *Source: SCSI research.*

The survey of SCSI residential agency professionals provides current sentiment in relation to property price developments over the next 12 months. An index is produced from the responses to indicate sentiment trends. For example, in relation to **Figure 2**, a result that is greater than 0 indicates an increase in activity. The index for Q2 2025 is +67% net balance, indicating that more agents predict that prices will rise over the next 12 months compared to those who are of the view that prices will decline. When compared to Q4 2024, the proportion of agents expecting prices to rise over a 12-month period has declined somewhat, but the majority still expect prices to rise.

The survey also seeks information from those who indicate a likely rise in prices, as to the level of price rise in their location. On average, agents expect prices to increase by 5% nationally over the next 12 months, a slight reduction from the 6% predicted in the SCSI Annual Residential Market Monitor published in January 2025.

The prevailing view among SCSI respondents was that limited housing supply is the principal factor influencing expectations of future house price movements, with 51% identifying the lack of available stock as the primary driver (**Figure 3**). Additional factors cited include macroeconomic conditions

SUPPLY GAP KEEPS PRICES ON THE RISE

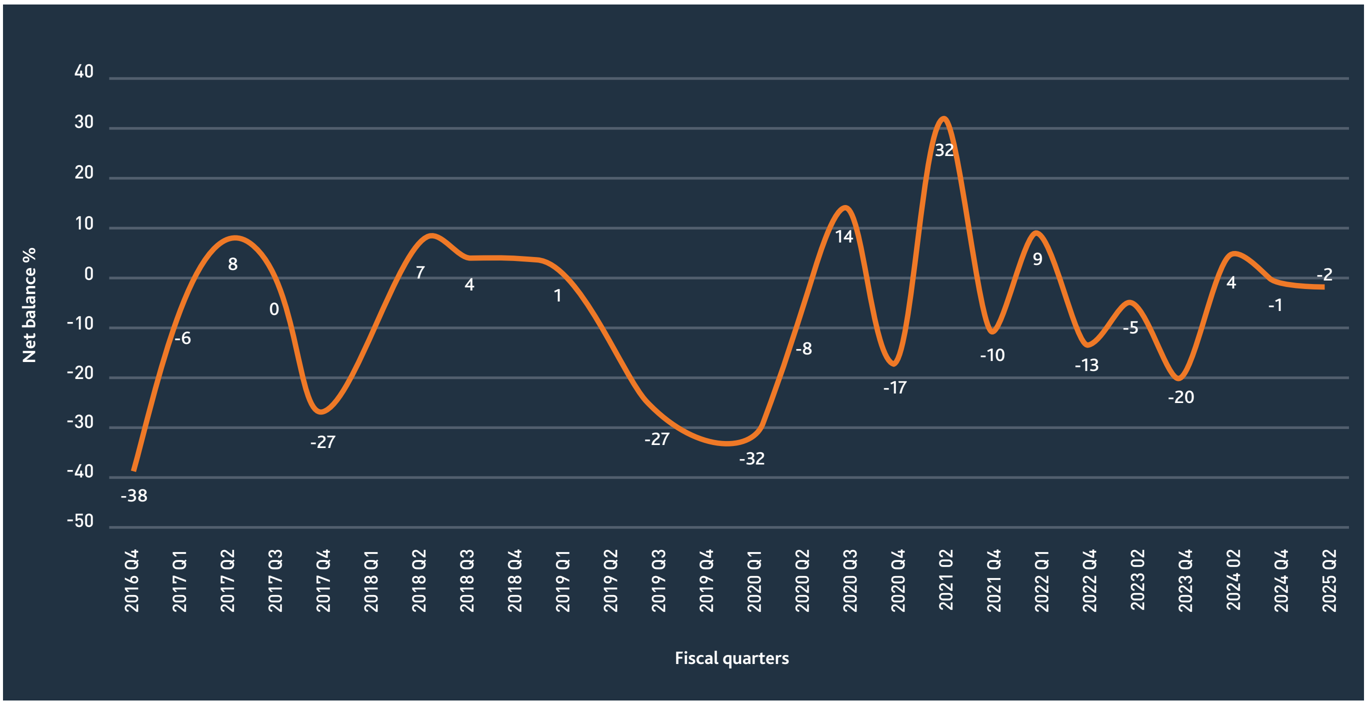

FIGURE 4: SCSI sentiment index – national sales instructions. *Source: SCSI research.*
Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease.

(20%), and the continued availability of Government support schemes such as Help to Buy (HTB) and the First Home Scheme (FHS), referenced by 16% of respondents as contributing to upward price pressures.

Sales instructions

The SCSI monitors estate agents' sentiments regarding changes in the volume of sales instructions received, capturing whether activity has increased, decreased, or remained stable since the previous survey. Over the past 12 months, the sales instruction index has declined slightly from +4% to -2% net balance (**Figure 4**), signalling that a growing number of agents are experiencing a reduction in sales instructions compared to those reporting growth. This is a minor shift, but the overall activity levels suggest low vendor demand to list properties, which may reflect broader market uncertainties and challenges such as the lack of available stock to move to.

In addition to overall sales instructions, the SCSI tracks the composition of these instructions by source, specifically distinguishing between owner-occupiers and buy-to-let investors (**Table 1**). Notably, buy-to-let investors now account for approximately 29% of sales instructions, representing an 11% decrease from the first half of 2024 (40%).

Table 1: Vendor type split in source of sales instructions.

Vendor type	1H 2024	1H2025
Investment buy-to-let properties	40%	29%
Owner-occupied properties	60%	71%

Source: SCSI research.

The Irish residential property market continues to show strong price momentum, with the national Residential Property Price Index increasing by 8% in the year to May 2025.5 This signals the persistence of upward price pressures driven by a combination of constrained supply and resilient buyer demand.

SUPPLY GAP KEEPS PRICES ON THE RISE

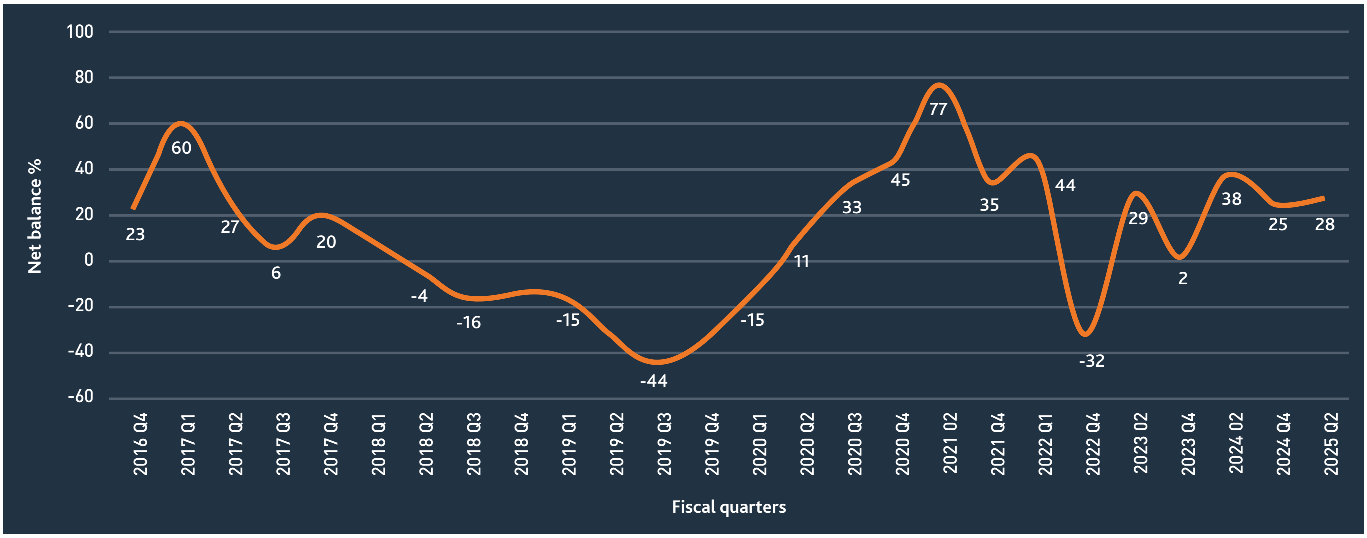

FIGURE 5: SCSI sentiment index – sales enquiries/viewings. *Source: SCSI research.*

Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease.

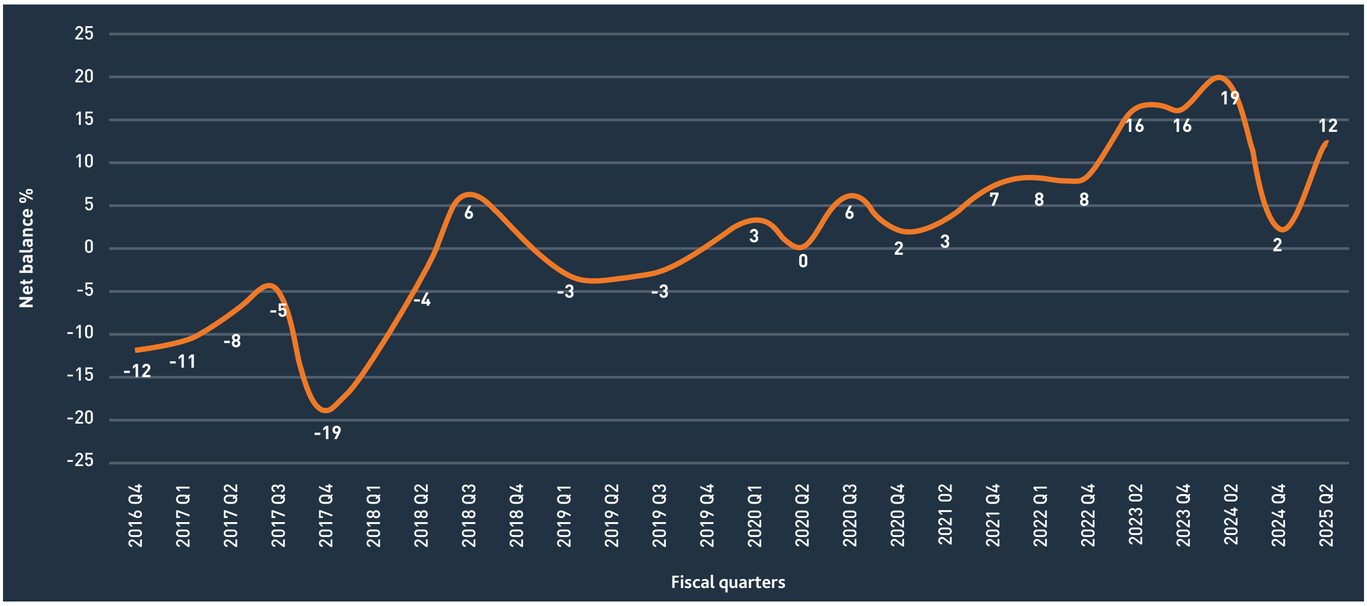

FIGURE 6: SCSI sentiment index – sales agreed but not proceeding. *Source: SCSI research.*

Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease.

Sales enquiries

Despite the moderation in sales instructions, the net balance percentage for sales enquiries and viewing requests has remained consistently positive over the past two years (**Figure 5**). In Q2 2025, sales enquiries stood at +28% net balance, reflecting sustained buyer demand. This juxtaposition of declining sales instructions alongside strong enquiry levels underscores an ongoing imbalance in the market, with demand outstripping supply. Such conditions are likely to maintain upward pressure on prices and intensify competition among prospective purchasers.

Sales agreed but not proceeding

This sentiment index reflects a growing consensus that while sales are being agreed upon, an increasing proportion are not progressing to completion. As illustrated in **Figure 6**, the net balance for this sentiment reached +12%

in Q2 2025, indicating that a greater number of agents are observing a rise in sales transactions falling through. The primary factors contributing to these failed sales include non-compliance with planning permissions, delays by banks in releasing deeds, and non-compliance with building regulations (**Table 2**).

Table 2: Top reasons why a transaction might fail after the 'sale agreed' stage and prior to 'closing'.

	Score
Non-compliance with planning permissions	6.39
Bank delaying release of deeds	5.91
Non-compliance with building regulations	5.7
Boundary matters	5.14
Deeds not accessible to vendor solicitor	4.81
Property ownership challenges	4.07
Septic tank or percolation issues, e.g., outside of the boundary	3.77
Other (please specify)	3.53

Scoring explanation: The analysis uses a weighted ranking method. For a question with a list of answer options (N), the respondent's top-ranked item gets N points, second gets N-1, and so on down to 1 point. These are aggregated across all responses to generate average or total scores, which determine the overall rank of each item. *Source: SCSI research.*

Additional challenges reported by SCSI agents encompass vendors' difficulties in securing replacement properties, unexpected renovation costs uncovered after sale agreements, solicitor-related delays, inaccuracies in energy rating advertisements, and prospective buyers submitting multiple bids across different properties.

Sales completed and stock availability

The net balance percentage for sales completed in Q2 2025 stands at +10% (**Figure 7**), reflecting a continued positive trend in completed transactions that has been sustained since 2023. This consistent upward trajectory suggests steady market activity despite the underlying supply constraints.

Additional challenges reported by SCSI agents encompass vendors' difficulties in securing replacement properties, unexpected renovation costs uncovered after sale agreements, solicitor-related delays, inaccuracies in energy rating advertisements, and prospective buyers submitting multiple bids across different properties.

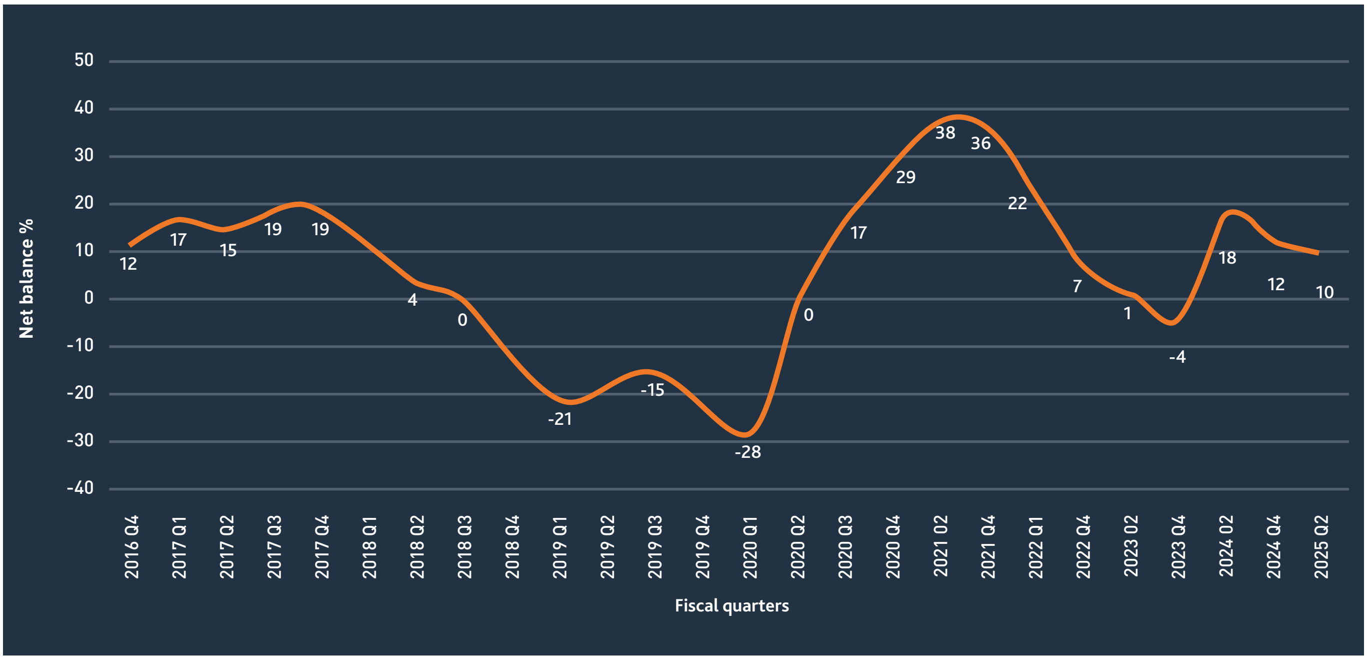

FIGURE 7: SCSI sentiment index – sales completed. *Source: SCSI research.*

Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease.

SUPPLY GAP KEEPS PRICES ON THE RISE

In Q2 2025, 70% of agents reported low levels of available stock (**Figure 8**), yet again underscoring the persistent challenge of limited inventory in the market. Over the past five years, more than half of agents have consistently highlighted low stock levels, stressing that constrained supply remains a fundamental issue impacting market dynamics.

Rise in the level of rental properties for sale

The number of occupied residential investment units returning to the market for sale has shown a consistently positive net balance in recent years. The latest SCSI index shows that this trend accelerated in the first half of 2025, with a sharp increase to +24% net balance, up from +9% during the same period last year (**Figure 9**). Rent Pressure Zones (RPZs), while aimed at protecting tenants from steep rent increases, have had unintended consequences. The new rental reforms announced in June this year have positive elements, such as added security of tenure for tenants. However, it is uncertain if the reforms will have a lasting positive effect of enticing new and existing landlords to invest and stay in the market.

Recent data from the Residential Tenancies Board (RTB) provides a mixed picture. The number of registered private landlords rose by approximately 4.5% year on year in Q4 2024, reaching 105,594. However, Q1 2025 saw a quarterly decline to 104,470 landlords. Further, **Figure 10** shows the number of new tenancies on a yearly basis, exhibiting a clear fall in new tenancy commencements.

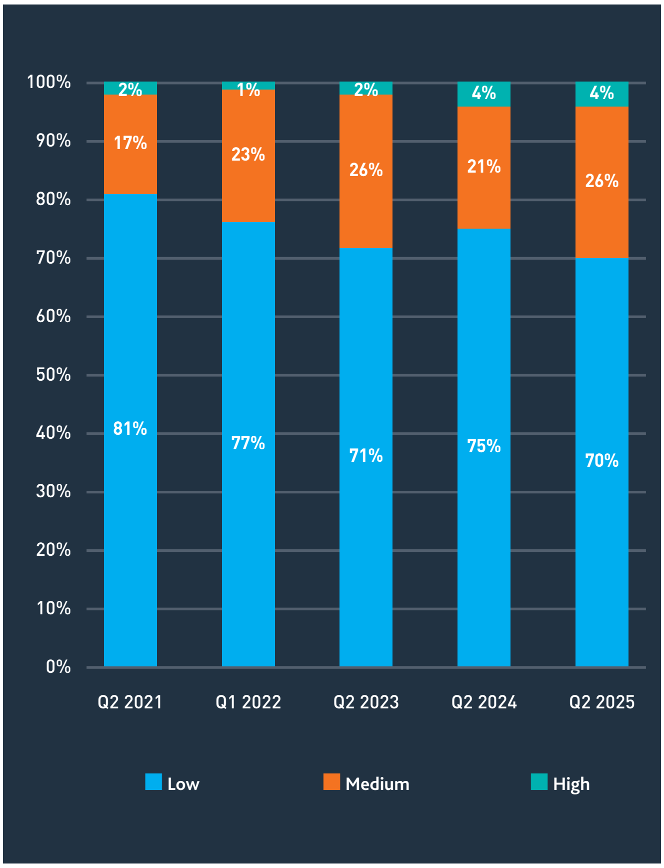

FIGURE 8: Levels of stock on agents' portfolios available for sale.
Note: figures may not add up to 100% due to rounding. Source: SCSI research.

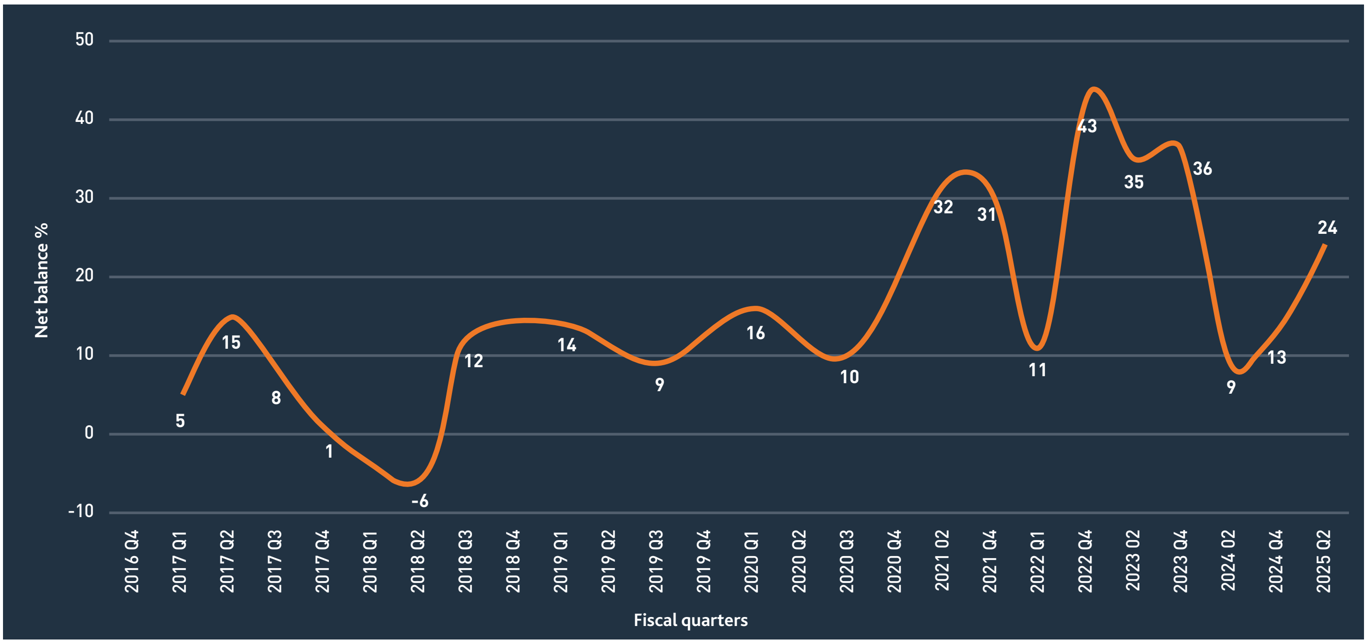

FIGURE 9: SCSI sentiment index – buy-to-let properties coming onto the market for sale. Source: SCSI research.
Net balance – for example, in a survey of 300 surveyors, 150 reported that prices went up, 50 reported no change, and 100 reported that prices went down. Proportionally, 50% of surveyors reported higher prices, and 33% reported lower prices, giving a net house price balance of +17. This simple example shows that the net positive balance means that prices are rising. A positive net balance means that more surveyors see more price increases. A negative net balance implies that more surveyors see housing prices decrease.

SUPPLY GAP KEEPS PRICES ON THE RISE

In 2022, new tenancy registrations per year rose to just over 72,600 before falling in 2023 to around 60,500, and then to around 55,000 in 2024.

The top reasons for the increasing number of occupied residential investment units returning to the market for sale included: rent legislation being too complex; low net rental returns; and, landlords coming out of negative equity (**Table 3**). Certain other reasons mentioned included: pressure from lending institutions to liquidate assets; estate planning and selling to help children buy their first homes; or, the fear of losing control of their assets.

The agents were further asked for their responses to the recent rental reforms, and 71% of respondents noted that they anticipate an increase in individual landlords leaving the market following the changes introduced in June 2025 (**Figure 11**).

In addition to expressing concern about the potential impact of these reforms, respondents suggested a range of further measures to strengthen the rental sector in Ireland. These included: increasing tax incentives for small landlords; introducing supports to encourage the creation of long-term lease agreements; implementing penalties or taxes on long-term vacant residential units to bring more properties into active use; and, expanding cost-rental or social rental schemes to improve access to affordable housing.

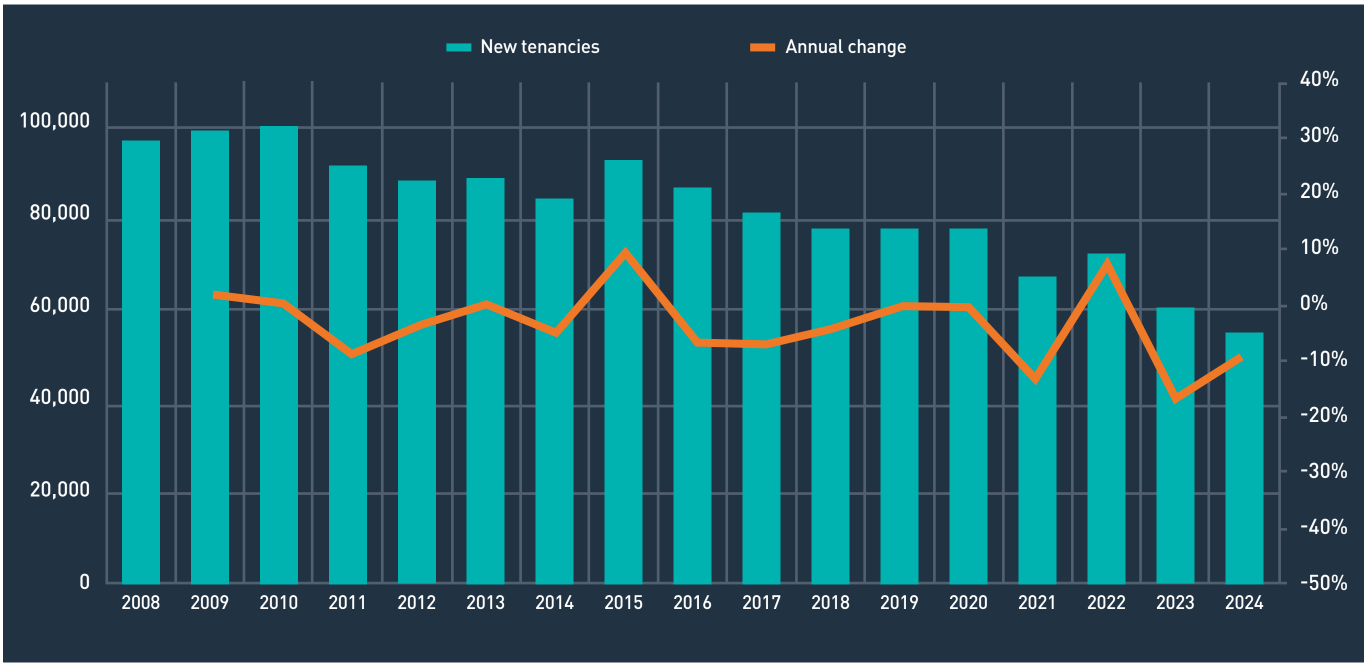

FIGURE 10: New tenancy registrations. *Source: RTB Rent Index Q4 2024.*

Table 3: Top three reasons why buy-to-let units are coming back onto the market for sale.

RANKED ORDER (1 EQUALS GREATEST ISSUE)
1 Rent legislation too complex and restrictive
2 Net rental returns too low
3 Landlords coming out of negative equity

Source: SCSI research.

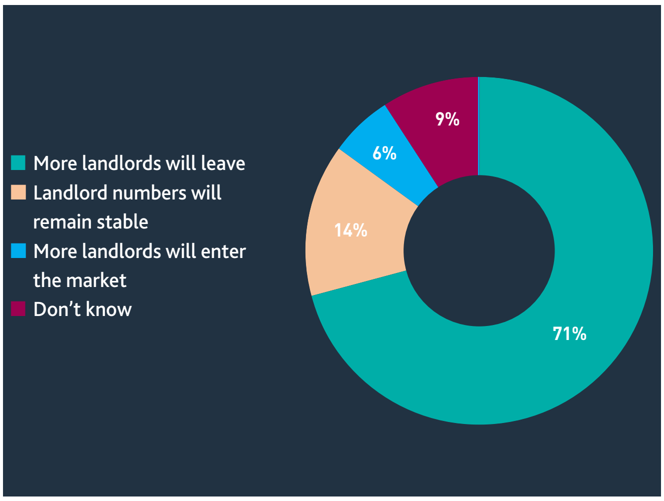

FIGURE 11: Agents' outlook on the effect of Rent Pressure Zone reforms on landlord participation in the rental market. *Source: SCSI research.*

MARKET CYCLE AND CREDIT CONDITIONS

Similar to last year, half of the agents report that credit conditions have improved in the past six months (**Figure 12**). This trend is supported by data from the International Monetary Fund (IMF), which recorded a 3% year-on-year rise in household borrowing in Ireland, driven primarily by growing demand for mortgages and consumer credit.[8] The Central Bank of Ireland's Q1 2025 Bank Lending Survey[9] adds further evidence, noting that while credit standards remained largely unchanged, lenders narrowed their margins and passed on lower funding costs to borrowers, contributing to a rise in mortgage demand. Collectively, these developments point to a more supportive credit environment, which, while encouraging prospective buyers, continues to intersect with persistent supply constraints, placing ongoing upward pressure on residential property prices.

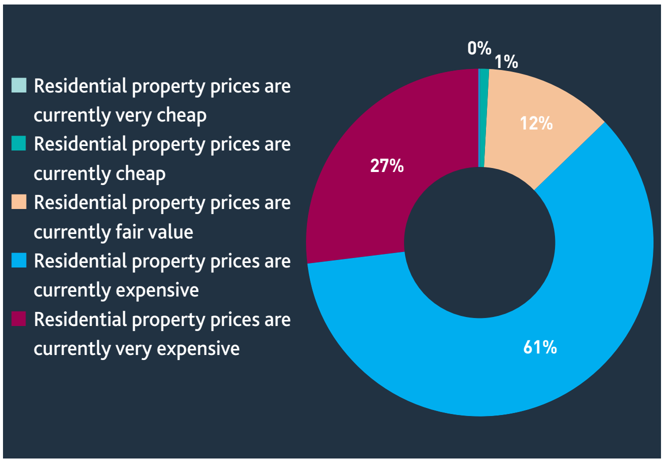

FIGURE 13: Current residential property market valuation levels (cheap/fair value). Source: SCSI research.
Note: figures may not add up to 100% due to rounding.

Echoing these challenges, there is a noticeable shift in agents' perceptions about property prices. In the current report, 88% of agents believed that property prices were either expensive or very expensive (**Figure 13**). This figure stood at 83% in 2024. The percentage of agents who believe that property prices are fair value has also fallen from 17% in 2024 to 12% in 2025. This sentiment is reinforced by agents' observations of the property market, with 60% noting that while property prices are currently rising, they are expected to stabilise soon, signalling a mid-upturn in the market cycle (**Figure 14**). Meanwhile, nearly 18% of respondents believe that prices have reached their peak and are likely to begin declining, up from 8% in 12 months. Overall, the responses reflect a shift toward more moderate and balanced expectations for market growth, with diminishing emphasis on sharp price increases.

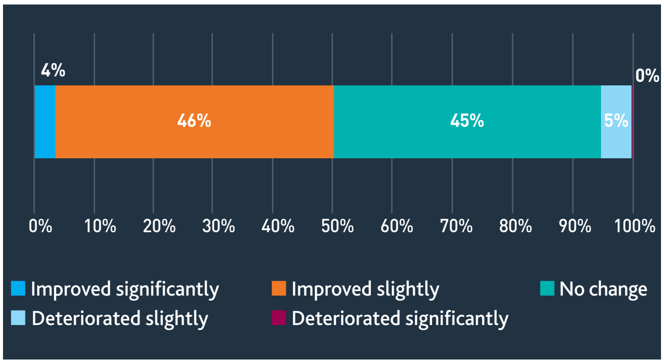

FIGURE 12: Assessment of credit conditions in the residential real estate mortgage market (improved, etc.). Source: SCSI research.
Note: figures may not add up to 100% due to rounding.

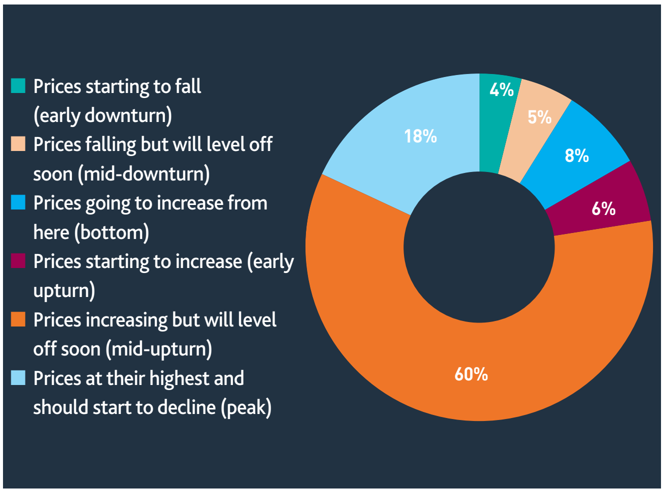

FIGURE 14: Current market cycle. Source: SCSI research.
Note: figures may not add up to 100% due to rounding.

8. IMF. 2025 Article IV consultation, press release, staff report, and statement by the Executive Director for Ireland.
9. Central Bank of Ireland. Bank Lending Survey, April 2025.

NEW HOME AFFORDABILITY ANALYSIS

The Central Bank has revised its housing completion forecasts downward to 32,500 in 2025, 37,500 in 2026, and 41,500 in 2027, from previous estimates of 35,000, 40,000, and 44,000, respectively.[10] The downward revision in predicted housing completions is likely to further exacerbate the existing supply shortfall, with the likely effect of putting further upward pressure on house prices as demand far outstrips supply. This trend risks worsening affordability, particularly for first-time buyers (FTBs). The Irish housing market has entered a renewed phase of price growth in 2025, following a brief period of correction in mid-2023. While the sharp increases seen between late 2023 and mid-2024 have moderated slightly, residential price levels remain significantly elevated as the CSO continues to report sustained annual inflation of 7.9% year to date May 2025. As a result, affordability challenges have intensified, driven by a widening gap between house prices and income levels.

The First Home Scheme (FHS) price ceiling updates announced in June 2025 are a reflection of broader market pressures, where price growth and limited supply continue to challenge FTBs.

Methodology

To ensure uniformity and data reliability, the SCSI sources residential price data from a consistent panel of SCSI estate agents. The agents provide pricing for newly built units across three property types: three-bedroom semi-detached houses; and, two- and three-bedroom terraced houses. This study focuses primarily on five counties: Meath; Kildare; Wicklow; Cork; and, Galway. Consistent with previous reports, the financial profile of an FTB couple for this study comprises a garda and a nurse, each with ten years of professional service. The couple's purchasing capacity is benchmarked against the surveyed property prices to assess affordability in the five counties. This comparison indicates whether a surplus or deficit exists between the purchasers' borrowing capacity and the average market price of the various units for the locations. A deficit denotes unaffordability, while a surplus indicates affordability. Further, it is important to note that the data gathered in this report may differ from those featured in previous SCSI Residential Market Monitors, as housing schemes are completed and new ones in slightly different locations commence. While this may make comparison across reporting periods difficult, it is more suitable to reflect the emergence of new residential developments in varying areas within the selected regions over time. This methodology enhances the relevance of the findings and provides a more accurate real-time representation of the housing options accessible FTBs.

The affordability model has a few key assumptions:

- combined gross income: €107,000 (rounded from €107,486), consisting of a Garda Level 11 base salary of €55,592 and a Staff Nurse Level 11 salary of €51,894;[11]
- loan-to-income (LTI) ratio: a multiplier of four times gross income, representing the upper limit typically permitted for FTB mortgage lending;
- deposit requirement: a 10% deposit is applied to calculate the total purchasing capacity – these scenarios assume that the FTBs are utilising savings towards their 10% deposit requirements, which can include the Help to Buy (HTB) scheme, where appropriate;
- total purchasing capacity: defined as the sum of the maximum mortgage loan (based on the LTI) and the 10% deposit;
- Government support: this model assumes full utilisation of the HTB scheme toward the deposit – the FHS is not included in the core methodology; however, its potential effect on affordability is illustrated separately via three supplementary scenarios; and,
- affordability outcome: determined by subtracting the surveyed property price from the total purchasing capacity – a positive balance indicates affordability, and a negative balance indicates a shortfall.

First-time buyer affordability of new homes

As noted from **Table 4**, Cork is the only county where all three house types remain affordable for this FTB couple. Three-bedroom semi-detached homes

10. Central Bank of Ireland. Quarterly Bulletin Q2 2025.
11. Sources for FTB couple salary:
    Nurse (Staff Level 11): HSE scales published March 2025
    Garda: Base salary (per October 2023) published via HQ Directive for all ranks.

NEW HOME AFFORDABILITY ANALYSIS

Table 4: Affordability results H1 2025 – averaged prices from SCSI estate agent/valuer members.

Affordability of purchasing new three-bedroom semi-detached, and two- and three-bedroom terraced houses (combined wages of a garda and nurse after 10 years of service).

County	Locations*	Type of house	Average purchase price	Average combined gross salary	Median LTI 4 times salary	10% deposit	Total purchase limit	Affordability result (1H '25)
Meath	Dunshaughlin, Ashbourne, Ratoath, Navan, Trim, Dunboyne, Duleek, Kilcock	3-bed semi-detached	€482,000	€107,000	€428,000	€48,200	€476,200	-€5,800
		2-bed terraced	€402,000	€107,000	€428,000	€40,200	€468,200	€66,200
		3-bed terraced	€450,000	€107,000	€428,000	€45,000	€473,000	€23,000
Kildare	Naas, Newbridge, Clane, Monasterevin, Kilcullen, Kildare Town, Leixlip	3-bed semi-detached	€500,000	€107,000	€428,000	€50,000	€478,000	-€22,000
		2-bed terraced	€434,000	€107,000	€428,000	€43,400	€471,400	€37,400
		3-bed terraced	€483,000	€107,000	€428,000	€48,300	€476,300	-€6,700
Wicklow	Arklow, Wicklow Town, Baltinglass, Delgany, Newtown-mountkennedy	3-bed semi-detached	€548,000	€107,000	€428,000	€54,800	€482,800	-€65,200
		2-bed terraced	€412,000	€107,000	€428,000	€41,200	€469,200	€57,200
		3-bed terraced	€479,000	€107,000	€428,000	€47,900	€475,900	-€3,100
Cork	Ballincollig, Glanmire, Blarney, Kerry Pike, Carrigaline, Douglas Midleton, Kinsale, Mallow, Ballyvolane	3-bed semi-detached	€459,000	€107,000	€428,000	€45,900	€473,900	€14,900
		2-bed terraced	€349,000	€107,000	€428,000	€34,900	€462,900	€113,900
		3-bed terraced	€418,000	€107,000	€428,000	€41,800	€469,800	€51,800
Galway	Salthill, Knocknacarra, Athenry, Kinvara, Craughwell	3-bed semi-detached	€485,000	€107,000	€428,000	€48,500	€476,500	-€8,500
		2-bed terraced	€340,000**	€107,000	€428,000	€34,000	€462,000	€122,000
		3-bed terraced	€432,000	€107,000	€428,000	€43,200	€471,200	€39,200

**The locations considered in this report differ from those in previous SCSI Residential Market Monitors, as new developments are emerging in different areas. Most of the locations in Cork and Galway included in the study are within a 30-40km radius of their respective city. All property prices and gross salary figures are rounded off.*
***Since no updated two-bed terraced houses were available for this study in Galway during this latest reporting period, the previous half's (2024 H2) figure for the category has been applied.*
Source: SCSI research.

are generally unaffordable across the other counties, with shortfalls reaching as high as €65,200 in Wicklow, €22,000 in Kildare, €5,800 in Meath and €8,500 in Galway. A three-bed terraced house is also unaffordable for this couple in Kildare and Wicklow.

The table highlights a growing affordability gap when it comes to purchasing family-sized homes. Despite a stable combined base income of €107,000 after 10 years of service, this couple would struggle to purchase family-sized homes in Wicklow and Kildare, both of which are key commuter counties for Dublin and have seen steep price increases due to demand. Even in Galway, a traditionally more affordable region, a three-bed semi-detached house still exceeds the couple's limit by €8,500. Interestingly, SCSI agents surveyed in Galway did not have new two-bed terraced houses for sale. This survey thus uses the two-bed terraced price figure for Galway as noted in the SCSI Residential Market Monitor Review & Outlook Report published in January 2025. SCSI agents also noted the acute shortage of new builds in the region.

Overall, the data highlights a persistent structural barrier to home ownership, even for dual-income households in stable public sector roles, when it comes to accessing long-term, family-suitable housing near major urban centres. It also underscores broader concerns around housing sustainability, increasing commuter burdens, and the potential impact on quality of life.

First Home Scheme applicability

The FHS is not included in the affordability tables above. Although the price ceilings differ based on local authority areas, a general average price can be utilised to determine affordability utilising the FHS. The updated average FHS price ceilings for Kildare and Wicklow are €475,000 and €500,000, respectively. Therefore, this renders the FHS inapplicable in both locations, as the average price of the three-bedroom semi-detached home in **Table 5** is above the price ceilings for the two counties. FHS can be utilised in instances where the price of the specific property is less than or equal to the ceilings mentioned for the two counties.

To offer further insight, the SCSI has outlined the impact of the FHS across various scenarios and local authority areas. These examples assume that FTBs are using personal savings, potentially supplemented by the HTB scheme, towards meeting the 10% deposit requirement. The effect of the FHS on the average FTB couple is demonstrated in the following illustrative scenarios.

Scenario 1: FHS unavailable

FTB couple with a combined gross salary of €107,000 are looking to purchase a three-bed semi-detached home in Meath for €482,000. The couple use the HTB scheme to part-fund their 10% deposit. Unfortunately, the funding gap of €5,800 (see **Table 5**) cannot be met with the FHS as the property purchase price is more than the price ceiling for Meath (set at €450,000). As the funding gap is just 1.2% of the purchase price, it may be possible for the average couple to bridge this gap, e.g., with additional savings, financial gift/support, etc.

- Property price: €482,000
- 10% deposit: €48,200 (HTB scheme available, used towards deposit)
- FHS: unavailable (over the price ceiling for Meath and the funding gap is below the minimum equity share of 2.5% or €10,000, whichever is higher)
- Maximum mortgage available: €428,000 (four times gross salary)
- Funding gap: €5,800

Scenario 2: FHS unavailable

FTB couple with a combined gross salary of €107,000 are looking to purchase a three-bed mid-terrace home in Wicklow for €479,000. The couple use the HTB scheme to part-fund their 10% deposit. The FHS is available as the purchase price is less than the price ceiling for Wicklow (set at €500,000).

- Property price: €479,000
- 10% deposit: €47,900 (HTB scheme available, used towards deposit)
- Maximum mortgage available: €428,000 (four times gross salary)
- Funding gap: €3,100 (FHS unavailable as this is below the minimum equity share of 2.5% or €10,000, whichever is higher)

Scenario 3: HTB and FHS unavailable

FTB couple with a combined gross salary of €107,000 are looking to purchase a three-bed semi-detached home in Wicklow for €548,000. The couple cannot use the HTB scheme to part-fund their 10% deposit, as it exceeds the €500,000 threshold for the scheme. Unfortunately, the funding gap of €65,200 (**Table 5**) cannot be met with the FHS as the purchase price is also more than the price ceiling for Wicklow (set at €500,000).

- Property price: €548,000
- 10% deposit: €54,800
- HTB: unavailable
- FHS: unavailable
- Maximum mortgage available: €428,000 (four times gross salary)
- Funding gap: €65,200

Table 5: Affordability (€107k gross salary) trend over the second half of 2024 and the first half of 2025 using x4 times the LTI ratio. Six-month FTB affordability change for three-bed semi-detached homes.

County	Last report price	This report price	2H 2024 affordability result	1H 2025 affordability result	Affordability trend
Meath	€445,000	€482,000	€28,000	-€5,800	Not affordable and gap widening
Kildare	€491,000	€500,000	-€13,900	-€22,000	Not affordable and gap widening
Wicklow	€515,000	€548,000	-€35,500	-€65,200	Not affordable and gap widening
Cork	€452,000	€459,000	€21,000	€14,900	Less affordable
Galway	€414,000	€485,000	€55,000	-€8,500	Not affordable and gap widening

Source: SCSI research.

ENERGY EFFICIENCY

As shown in **Figure 15**, more than half of SCSI agents believe that the market value of a higher BER property (B2 or higher) is between 5-10% higher compared to similar properties with a lower BER rating (47% in Q4 2024). Additionally, 25% of respondents believed that the values are 10-20% higher for similar properties with green ratings. This shift reflects greater awareness of sustainability, rising energy costs, and the long-term financial and environmental benefits of energy-efficient homes. It also indicates that the property market is beginning to internalise the principles underpinning Ireland's climate strategy, which includes improving the energy performance of the national housing stock. As regulatory and policy frameworks continue to incentivise upgrades and green construction, this positive sentiment towards higher BER properties will likely deepen, helping to drive demand, investment, and behavioural change in line with Ireland's 2030 decarbonisation targets.

Energy efficiency is increasingly shaping buyer behaviour and market values in Ireland, driven primarily by financial incentives rather than environmental concerns. Survey data shows that energy cost savings and access to green mortgages are the top motivators for buyers (**Figure 16**). Government supports such as the Help to Buy scheme, First Home Scheme, and Sustainable Energy Authority of Ireland (SEAI) grants further reinforce this trend, making highly rated homes more accessible and attractive, particularly for first-time buyers. While environmental and regulatory factors rank lower as direct motivators, their influence is embedded in financing structures and policy design. Respondents also highlighted the emergence of a two-tier market, where homes with a BER of B3 or above outperform C- and D-rated properties. Energy-efficient homes are not only in higher demand, but are increasingly viewed as a financially sound investment. An SCSI agent reported that lower energy-rated homes were increasingly being viewed as 'projects' requiring uncertain and substantial upgrades. This shift aligns with Ireland's 2030 climate objectives, highlighting that economic levers are effectively driving sustainability in the housing sector.

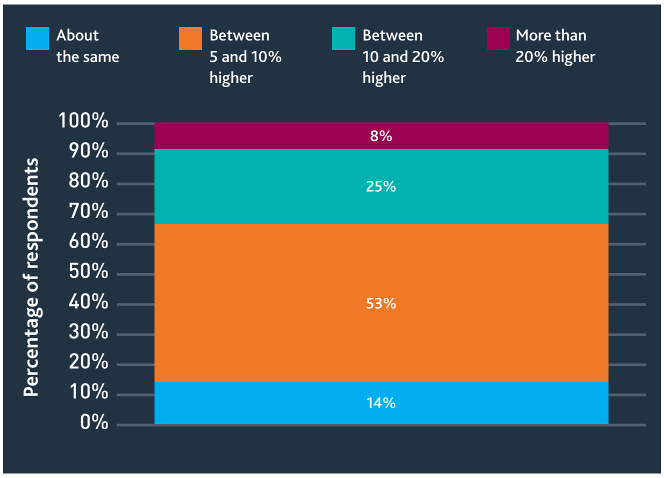

FIGURE 15: Value difference between properties with high and low BER. Note: figures may not add up to 100% due to rounding. Source: SCSI research.

FIGURE 16: Heat chart for factors driving homeowners' demand towards strong sustainability credentials. Source: SCSI research.

ABOUT THIS REPORT

The SCSI Residential Property Market Monitor July 2025 is a sentiment survey of SCSI members conducted jointly with the Central Bank of Ireland, consisting mainly of estate agents, auctioneers, and surveyors. While the principal focus of these surveys is on participants' house price expectations, the survey also canvasses opinions on the factors underlying these views, and on their assessment regarding the level of transactional activity in the market. This report is informed by the professional opinion of over 175 SCSI agents across the country, and brings together their insights and local knowledge on Ireland's sales and rental market. The SCSI sincerely thanks all members who share their market insights and expertise for informing our independent market reports.

ABOUT THE SCSI

The SCSI is the independent professional body for Chartered Surveyors working and practising in Ireland. One of our key objectives is to provide impartial, independent and authoritative advice on key issues for consumers, business and policymakers, as well as advancing and maintaining standards for Chartered Surveyors working in the property, construction and land sectors. All aspects of the profession, from education through to qualification and the continuing maintenance of the highest professional standards, are regulated and overseen through the partnership of the Society of Chartered Surveyors Ireland and the Royal Institution of Chartered Surveyors, in the public interest.

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