

Ireland Development Land Market

Q3 2026

savills

KEY STATS



€106M

DEAL
VOLUME

56%

RESIDENTIAL
MARKET SHARE

41%

WITH PLANNING
PERMISSION

€45M

LARGEST
DEAL

Residential demand underpins volumes

Development land deals reached €106 million in Q3, which was broadly in line with last year. Twenty deals completed at an average size of €5 million, with 228 acres trading. Year-to-date volumes now stand at €543 million, well ahead of the figure of €337 million over the same period a year ago. Activity has therefore remained resilient overall, notwithstanding the moderation in transaction volumes this quarter.

The average price paid per acre stood at €464,100 in Q3, which was below the five-year average of €655,500. Forty-one per cent of volumes transacted with planning permission in place, which was slightly below the five-year average of 48%. In acreage terms, however, 18% of deals included planning permission, compared with a five-year average of 27%. This relatively low share was despite a 21% y/y increase in permissions granted for new construction in H1.

TOP FIVE DEALS

Property	Planning Permission	Sector	Size (Acres)	Approx. Price
St Mary's Campus, Merrion Road, Dublin 4	No	Mixed use	13.3	€45m
Aiken's Village, Dublin 18	Yes	Residential	7.2	€18m
P&C	Yes	Residential	18.0	€9m
Pollerton Little, Carlow Town, Co Carlow	No	Residential	14.0	P&C
174 Howth Road, Dublin 3	Yes	Residential	0.6	€4m

Source: Savills Research

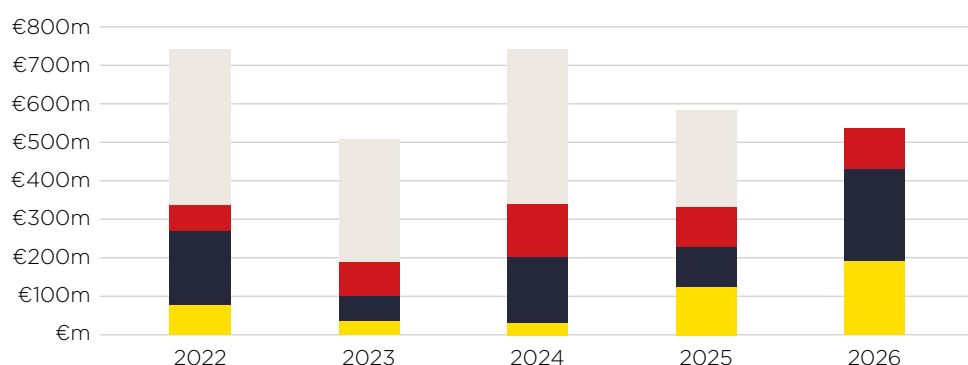
The largest deal was the Religious Sisters of Charity's €45 million sale of 13.3 acres at St Mary's Campus, Dublin 4, to the HSE. Despite not having planning permission in

place, the mixed-use scheme sold for 13% above the asking price. The second-largest transaction, brokered by Savills, concerned the €18 million sale of 7.2 acres at Aiken's Village, Dublin 18. The greenfield site has full planning permission for 209 own-door residential units.

The third largest deal was P&C but concerns the sale of an 18.0 acre residential site for €9 million. Also brokered by Savills, the site includes planning permission for 302 units. This was followed by the sale of a residential site in Pollerton Little, Co Carlow, which was guiding at €5 million. The 14.0-acre site does not have planning granted, though it borders the Pollerton Manor housing development. Finally, 0.6 acres at 174 Howth Road, Dublin 3, sold to MKN for just under €4 million. The site has full planning permission for 38 apartments.

DEVELOPMENT LAND TURNOVER BY QUARTER

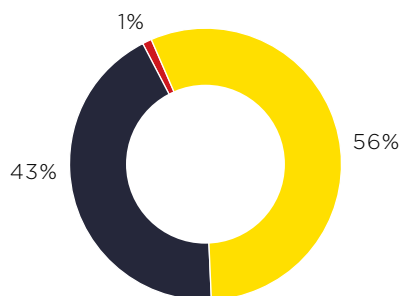
■ Q1 ■ Q2 ■ Q3 ■ Q4



Source: Savills Research

SECTOR SPLIT

Residential Mixed-use Other



Source: Savills Research

Market share by sector

The residential sector accounted for 56% of development land volumes in Q3. This comprised 16 transactions at an average value of almost €4 million. Sites with planning permission attracted a significant premium, however, with the average price per acre standing at just over €1 million for sites with permission compared to €298,300 for those without.

The second largest sector was mixed-use, accounting for 43% of the market share, underpinned by the St Mary's Campus deal. The remaining 1% was attributable to other uses and did not include planning permission.

Transactional activity

Dublin accounted for 80% of volumes in Q3, which was above the five-year average of 70%. The second strongest county was Cork, making up 9% of the market share and above the five-year average of 7%. The rest of the volumes were spread across Carlow, Clare, Kildare, Louth and Meath.

Within residential only, Dublin accounted for 65% of the market share, with the average deal size standing at just under €4 million. Cork made up another 16% of the submarket, followed by Carlow at 8% and Louth at 6%. A notable transaction in Louth concerned the sale of a 9.4 acre site with full planning permission for 192 units.

In terms of lot size, 25% of transactions were under the €1 million threshold, the largest share for this price bracket since Q3 2020. Additionally, 55% of deals took place between €1 million and €5 million, while a further 10% of deals were between €5 million and €10 million. The remaining 10% exceeded €10 million, the lowest share since Q1 2024.

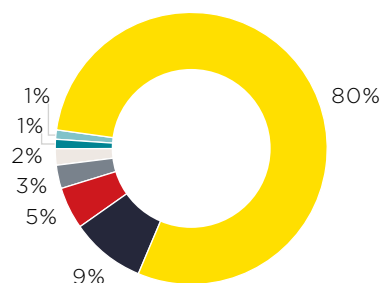
Overall, the figures point to a market operating on two levels: Dublin continues to attract a substantial share of capital, while most transactions are taking place at smaller lot sizes. Planning status also remains a significant determinant of residential land values, enabling purchasers to move quickly towards delivery.

Macro view

Headline inflation has risen to 4% amid the conflict in the Middle East, while construction cost inflation has also reached a three-year high. This has coincided with house price growth slowing from 8% to 5% over the past year, with the slowdown more pronounced in Dublin City. Although house price growth continues to outpace inflation in most parts of the country, places where it undershoots inflation will face greater viability constraints. That challenge may become more acute as the average price of a new home approaches the €500,000 Help-to-Buy threshold. Nevertheless, record levels of employment and resilient corporate tax receipts continue to support housing demand and wider market confidence.

LOCATION SPLIT

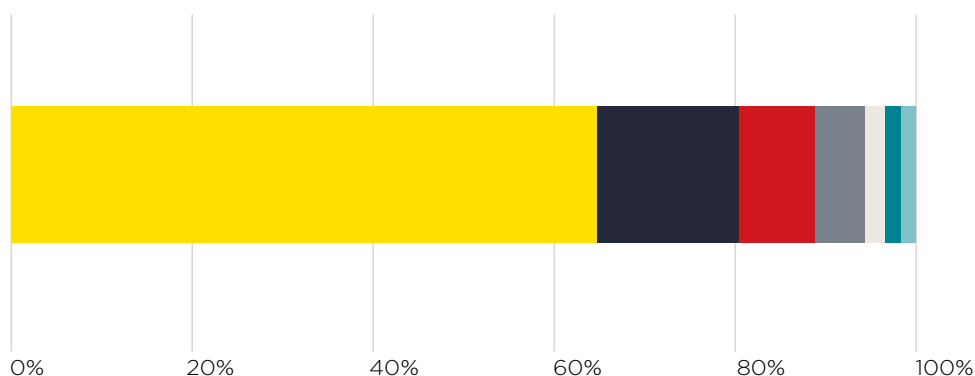
Dublin Cork Carlow Louth Kildare Meath Clare



Source: Savills Research

RESIDENTIAL VOLUMES BY LOCATION

Dublin Cork Carlow Louth Kildare Meath Clare



Source: Savills Research

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The average price per acre for a residential site with planning permission stood at just over €1 million, compared to €298,300 for those without.



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John Swarbrigg
Director, Development Agency
+353 (0) 1 618 1333
john.swarbrigg@savills.ie



Ebba Mowat
Director, Development Agency
+353 (0) 1 618 1413
ebba.mowat@savills.ie



Paul Nalty
Divisional Director,
Development Agency
+353 (0) 1 618 1410
paul.nalty@savills.ie



Natasha Browne
Associate Director, Research
+353 (0) 1 618 1773
natasha.browne@savills.ie