MARKETBEAT
IRELAND
Development Land H1 2026

MARKET FUNDAMENTALS

	YOY Chg
€478m Turnover Recorded, H1 2026	▲
40 Assets Sold, H1 2026	▼
€12.0m Average Deal Size, H1 2026	▲

ECONOMIC INDICATORS

	2026(f)	2027(f)
GDP Growth	3.1%	3.5%
Personal Consumption	2.0%	2.3%
Modified Domestic Demand	2.1%	3.0%
Unemployment Rate	4.7%	4.8%
HICP	3.3%	2.5%

Source:Ireland Dept. of Finance

GREATER DUBLIN AREA (GDA) DOMINATES ROBUST H1 PERFORMANCE IN DEVELOPMENT LAND MARKET*

The first half of 2026 marked a significant rebound in Ireland's development land market, with transaction volumes reaching €478 million across 40 deals, up nearly 80% on the same period in 2025. The average deal size increased substantially to €12 million, driven by a number of large-scale transactions in Dublin and the wider Greater Dublin Area (GDA).

Investor and developer demand remained firmly focused on residential and mixed-use opportunities. Residential land transactions generated the highest turnover at €228 million, accounting for 22 deals, while mixed-use sites contributed a further €205 million from just eight transactions, highlighting the continued appetite for large, strategically located urban regeneration and housing-led schemes.

Market activity was heavily concentrated within the GDA, which generated €409 million, or more than 86% of total turnover recorded nationally. This dominance was underpinned by several landmark transactions, including the sales of Camden Yard (€90 million, acquired by Dublin City Council), Merchants Yard (€90 million, acquired by a Live Nation consortium) and Lands at Edmondstown in Dublin 16 (€70 million). Outside Dublin, activity remained more subdued, although regional markets continued to attract interest where sites offered residential development potential and clear planning pathways.

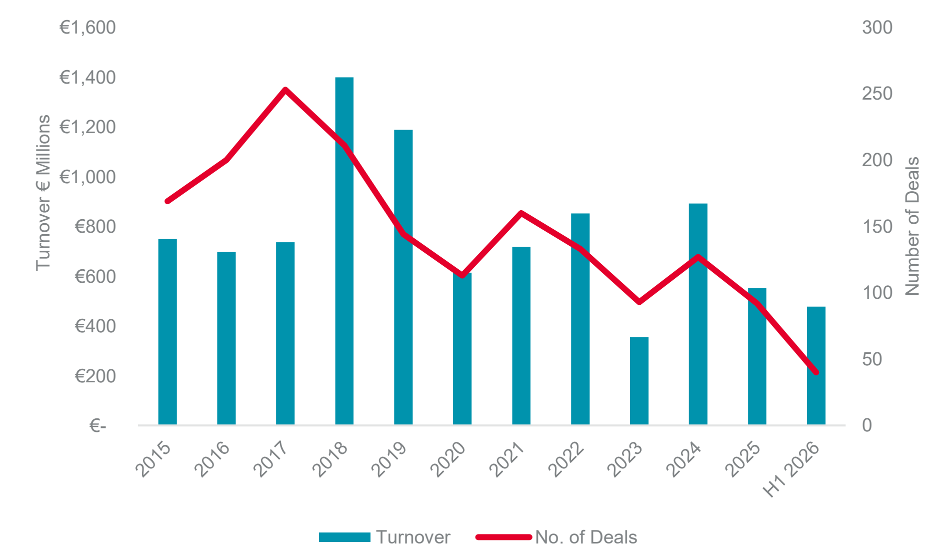
Large-scale transactions were the defining feature of H1 2026. Deals exceeding €50 million accounted for €250 million of total turnover from only three sales, while the €1 million to €5 million segment remained the most active by volume, recording 20 transactions. This bifurcation reflects a market where capital is increasingly targeting either prime strategic opportunities or smaller, lower-risk sites capable of supporting near-term delivery.

Looking ahead, the combination of continued housing demand, improving market confidence and a growing pipeline of strategic development sites is expected to support transaction activity through the remainder of 2026. However, planning certainty, infrastructure delivery and viability considerations will remain key factors influencing pricing and liquidity across the market.

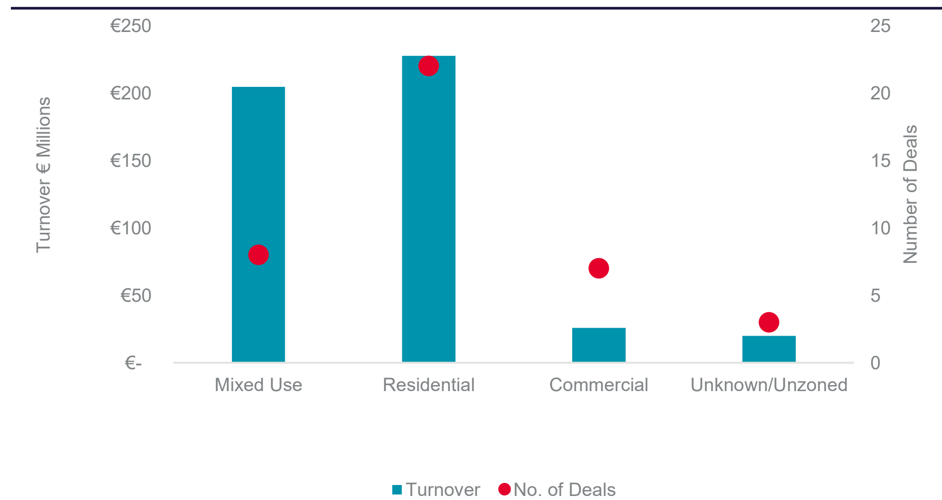
"The Irish development land market delivered a strong first-half performance, supported by sustained demand for residential and mixed-use opportunities, particularly across the Greater Dublin Area. Capital continues to target well-located sites with clear development potential, while larger strategic transactions are returning to the market. As we move into the second half of the year, we expect activity to remain robust, although planning certainty and infrastructure provision will continue to be critical drivers of value and transaction momentum."

ROSS HARRIS, HEAD OF LAND AND DEVELOPMENT ADVISORY, CUSHMAN & WAKEFIELD

DEVELOPMENT LAND MARKET ACTIVITY, 2015 – H1 2026



SECTOR BREAKDOWN BY TURNOVER, H1 2026



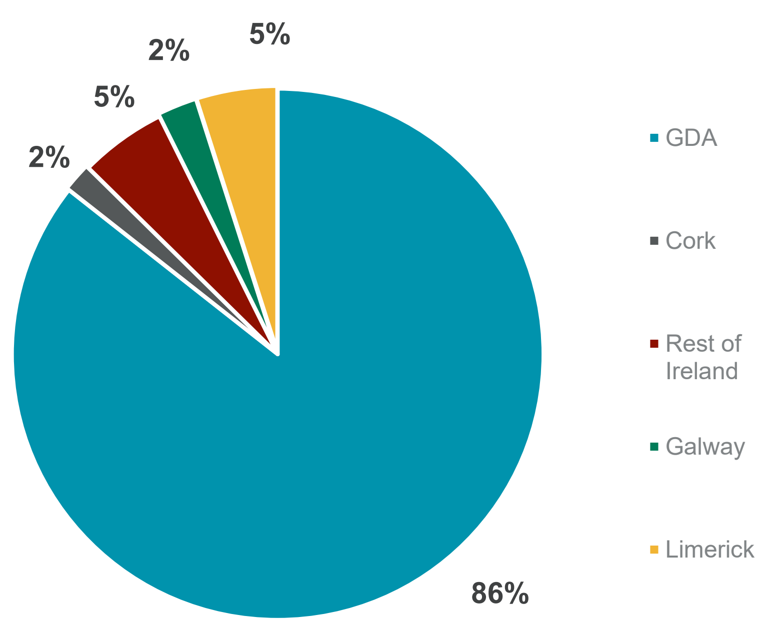
**Values are internally estimated where no recorded price is published*

MARKET STATISTICS*

SITE LOCATION	ASSET TYPE	PLANNING PERMISSION	PURCHASER	PRICE (APPROX. €)
Camden Yard, Dublin	Mixed Use	Yes	Dublin City Council	€90m
Merchants Yard, Dublin	Mixed Use	No	Live Nation Consortium	€90m
Lands at Edmondstown, Dublin	Residential	No	D/RES Properties	€70m
Lands at Ratoath, Co. Meath	Residential	Yes	Private	€26m
Lands at Newbridge, Co. Kildare	Residential	No	Evara	€25m

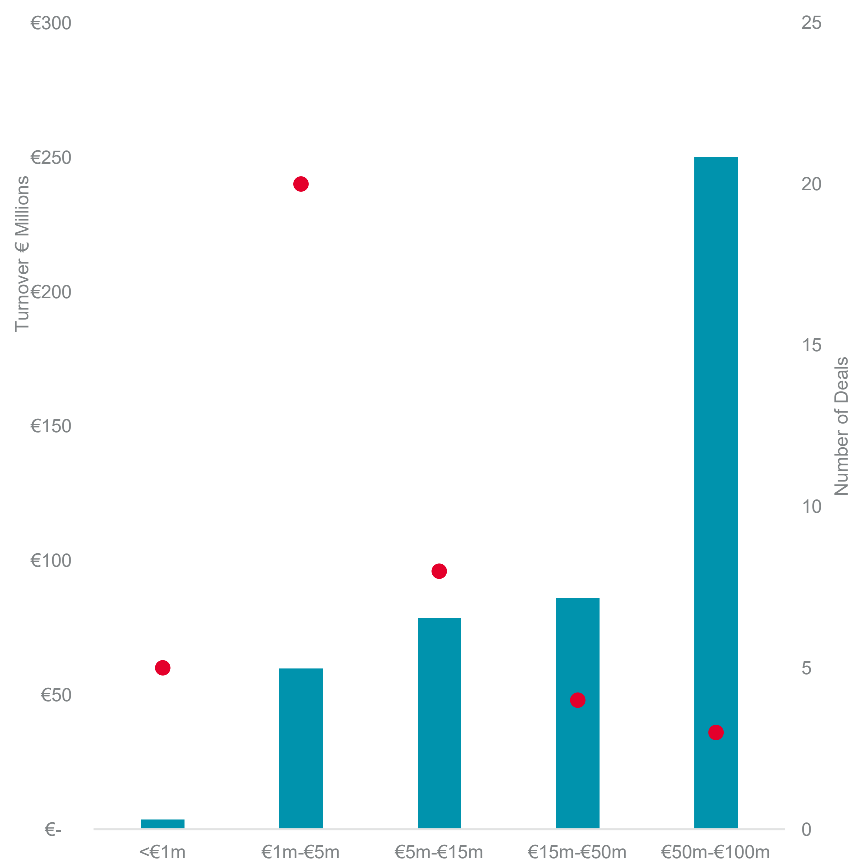
Values are internally estimated where no recorded price is published

TURNOVER BY LOCATION, H1 2026



GDA includes Dublin, Kildare, Meath and Wicklow.

ACTIVITY BY LOT SIZE, VALUE VOLUME, H1 2026



TOM MCCABE
Head of Research & Insights Ireland,
Tel: +353 (0) 1 639 9244
Tom.mccabe@cushwake.com

ALEX TRIMBLE
Senior Research Analyst,
Tel: +353 (0) 1 639 9245
Alex.trimble@cushwake.com

ROSS HARRIS
Director,
Head of Land and Development Advisory
Tel: +353 1 639 9255
Ross.harris@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of $9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.