

Irish Housing Pipeline Report

Monthly edition - September 2026 | Latest data: 2026Q2 (CSO NDQ01 / NDQ06) | AK Planning & Development Ltd

8,823

Completions 2026Q2

-3.6%

Year on year

37,858

Rolling 12-month total

185

Limerick 2026Q2

National picture

There were 8,823 new dwelling completions nationally in 2026Q2, a fall of 3.6% on the same quarter last year and the 2nd-highest second quarter in the series since 2011. The rolling 12-month total now stands at 37,858 units. Scheme housing remains the largest component of delivery, with apartment output concentrated overwhelmingly in Dublin.

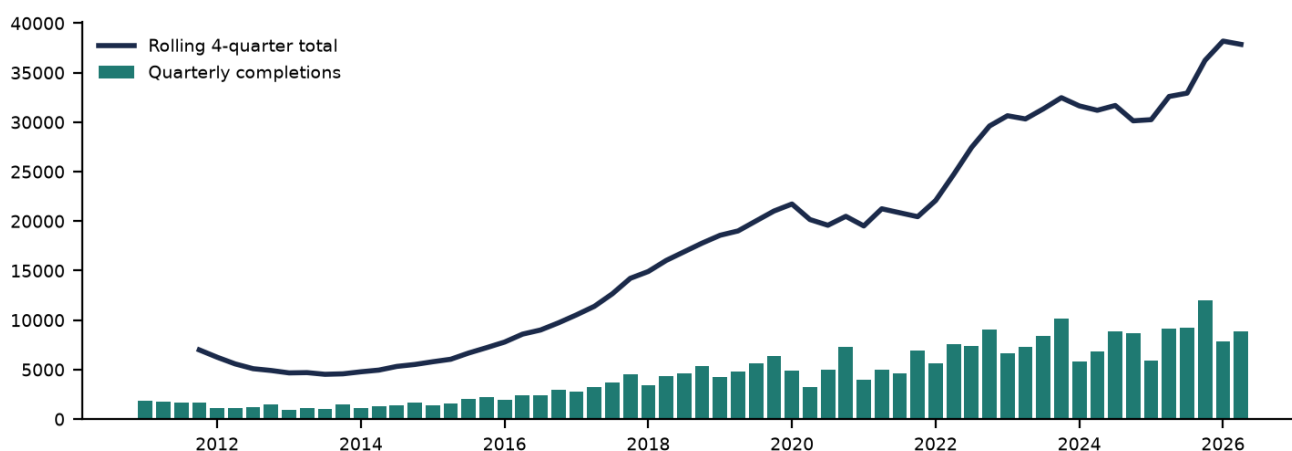


Figure 1. National new dwelling completions by quarter, 2011-present, with rolling 4-quarter total. Source: CSO NDQ01.

Why the sources disagree - the measurement gap

Ireland has no single register of housing delivery. The official completions series is derived from ESB electricity connections, adjusted downward for reconnections, previously-finished units and non-dwellings. In 2025, 4.8% of new ESB domestic connections were *not* new dwellings - down from over 30% in the early 2010s, but still a structural wedge between the raw connection count and true delivery. BCMS completion certificates, the other candidate source, cannot currently be linked to connections because no common identifier exists across the two systems. This report tracks both series and quantifies the divergence each month.

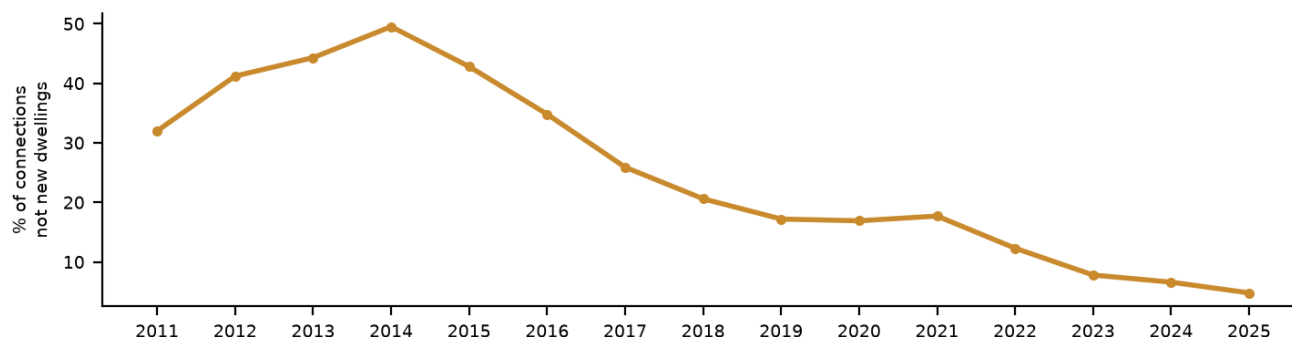
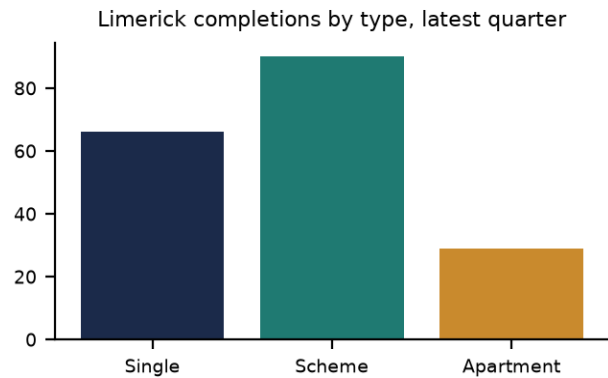


Figure 2. Share of new ESB domestic connections that were not new dwellings (reconnections, UFHDs, non-dwellings), annual. Source: CSO NDQ04, derived by AK Planning.

County focus: Limerick

Limerick recorded 185 completions in 2026Q2, ranking 16 of 31 local authorities. The Mid-West region (Clare, Limerick, Tipperary) delivered 532 units in the quarter - 6.0% of the national total. Apartment delivery in Limerick (29

units) remains modest relative to the urban housing targets in the development plan, a gap this report will track quarterly.



Permissions and the uncommenced pipeline

There were 34,961 dwelling units granted planning permission in 2025. Over 2021-2025, 185,755 units were granted against 148,920 completed - a headline surplus of 36,835 units. How much of that surplus is genuinely deliverable depends on lapse rates, for which no official data exists: under a 10% lapse assumption the five-year net pipeline accumulation is roughly **18,260 units**; under 20% the window is close to balance. This v1 estimate is a flow balance, not yet a true stock count - it will be upgraded to grant-vintage tracking reconciled against BCMS commencements in coming editions, and split by county. The assumptions are published in full in the methodology note; even this first approximation is more transparent than any figure currently in circulation.

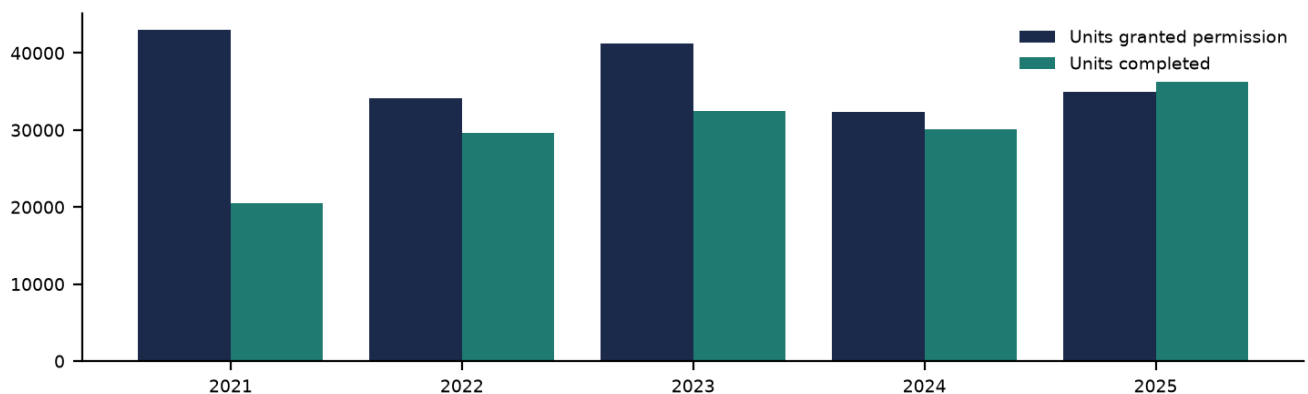


Figure 3. Dwelling units granted permission vs completed, annual. Sources: CSO Planning Permissions (BHQ12), CSO NDQ01.

Market indicators: Limerick

Limerick: median new price €387,304 (49 transactions, 2026Q3); median existing price €300,000 (271 transactions, 2026Q3); average rent €1,132.83/month (2025Q4). Sources: PSRA Property Price Register; RTB.

League table - completions by local authority, latest quarter

Rank	Local Authority	Region	Single	Scheme	Apt	Total
1	Dublin City	Dublin	19	91	1170	1280
2	Fingal	Dublin	15	551	454	1020
3	Kildare	Mid-East	42	418	132	592
4	South Dublin	Dublin	6	399	168	573
5	Cork County	South-West	165	330	14	509
6	Louth	Mid-East	27	384	65	476
7	Meath	Mid-East	68	358	35	461
8	Cork City	South-West	13	251	126	390
9	Dun Laoghaire-Rathdown	Dublin	8	85	214	307

Rank	Local Authority	Region	Single	Scheme	Apt	Total
10	Wexford	South-East	59	194	17	270
11	Galway County	West	127	75	35	237
12	Laois	Midlands	42	155	11	208
13	Donegal	Border	103	95	6	204
14	Wicklow	Mid-East	41	141	16	198
15	Kerry	South-West	61	105	27	193
16	Limerick	Mid-West	66	90	29	185
17	Clare	Mid-West	68	93	17	178
18	Kilkenny	South-East	57	112	3	172
19	Tipperary	Mid-West	54	92	23	169
20	Westmeath	Midlands	52	101	15	168
21	Waterford	South-East	39	102	10	151
22	Offaly	Midlands	37	91	17	145
23	Mayo	West	59	48	8	115
24	Sligo	Border	25	85	2	112
25	Cavan	Border	34	68	6	108
26	Carlow	South-East	22	75	2	99
27	Monaghan	Border	43	45	4	92
28	Roscommon	West	33	36	5	74
29	Longford	Midlands	23	38	3	64
30	Galway City	West	7	16	18	41
31	Leitrim	Border	12	14	6	32

Methodology & sources: CSO New Dwelling Completions (PxStat NDQ01, NDQ04, NDQ06; CC BY 4.0), CSO release 30 April 2026; DHLGH/BCMS commencement notices (integrated from next edition). Derived metrics (rolling totals, overcount share, rankings) computed by AK Planning & Development Ltd. Full methodology note available on request. This report quantifies divergence between official sources; figures may be revised by source bodies. (c) AK Planning & Development Ltd 2026.