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Central
Statistics
Office

Residentially Zoned Land Prices in Ireland

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Why Land Prices Matter

Land prices are a key driver of housing supply and affordability

- Ireland faced a significant gap in reliable data on development land prices critical for housing policy.
- Development feasibility is highly sensitive to land costs
- Transparent statistics support better housing and planning policy

Why This Work Now?

Persistent housing supply pressures

- Persistent supply shortfall: Housing completions have lagged population growth for over a decade, creating a large structural deficit, especially in urban areas.
- Affordability pressures: House prices and rents have risen much faster than incomes, with affordability pressures most acute for renters and first-time buyers.
- Increased focus on zoning, servicing, and land taxation
- Clear demand for evidence-based land market indicators

Project Objective

Assess feasibility of a residential zoned land price index

- Identify alternative meaningful outputs if an index was not feasible
- Publish robust statistics using administrative data
- Support evidence-based decision-making in housing and infrastructure development policies.

Data Sources

Integration of Datasets

- CSO combined multiple administrative datasets to identify residentially zoned land transactions accurately.

Primary Data Sources

- Stamp Duty Returns – transaction prices and parties
- Property Registration Authority – parcel and area data
- MyPlan.ie – zoning information

Why an Index Was Not Feasible

- Low volume of transactions with verified land area
 - Insufficient coverage for hedonic modelling
 - Risk of misleading price movements

Alternative Approach

- Median and mean prices per acre
 - Volumes and total transaction values
 - Breakdowns by region, purchaser type, and tax status

Residentially Zoned Land Prices 2024



By region outside Dublin

Highest Median
Price per Acre:

€362,789

South-West

Lowest Median
Price per Acre:

€98,062

Mid-West

Highest Volume
of Land Sold:

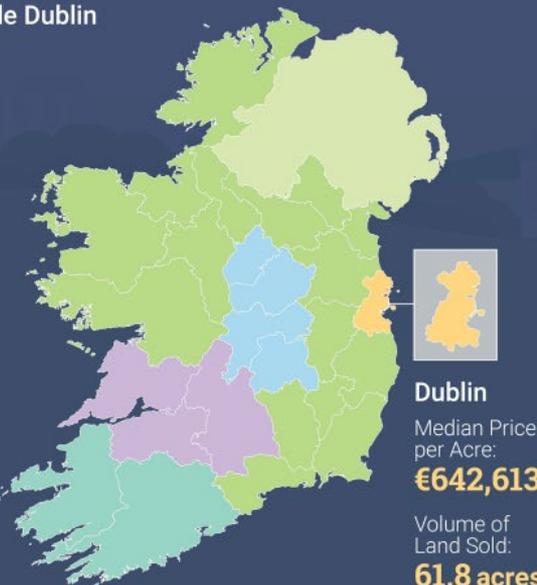
178.8 acres

Mid-West

Lowest Volume
of Land Sold:

25.3 acres

Midlands



Residentially Zoned Land Prices

Figure 1.1 - Median Price Per Acre & Value of Land Sold



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<https://data.cso.ie/table/RZLPA01>



Who Is Buying and Selling?

Vendors

Individuals:

- 71% of volume
- 40% of value

Purchasers

Construction companies:

- 32% of volume
- 64% of value

Residentially Zoned Land Tax

- RZLT-liable land significantly more expensive
- €325k vs €143k per acre
- Reflects servicing and readiness

What Do We Learn?

- Zoning status is a dominant determinant of land value
- Very large regional disparities persist
- Policy instruments appear strongly capitalised into prices

Key Limitations

- Not all residentially zoned land sales
- Imperfect zoning timelines
- No quality adjustment for site characteristics
- Not yet suitable for inflation-style indexing

What's Next?

- Improved PRAI updates
- Better zoning data
- Potential planning permission analysis
- County-level and urban/rural analysis

- Improved coverage may enable hedonic models
 - Index is a medium-term goal

Key Takeaways

- First official CSO land price statistics
- Major step for transparency
- Strong foundation for future work



Thank you for your attention

