

How much has a standard two-bed apartment increased in 2025?

+2%

increase in 2025



There has been a construction cost increase ranging from

€4k - €5k

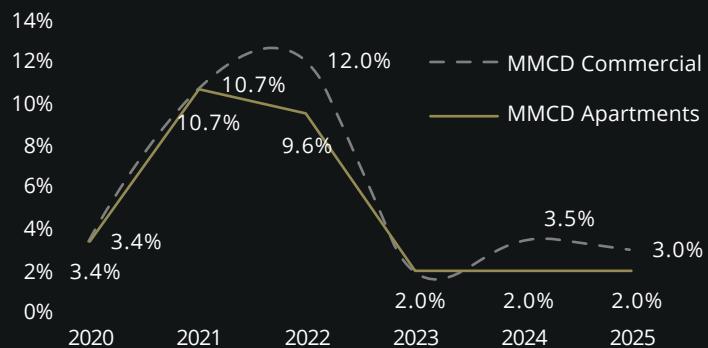
in 2025

(see below by type)

The increase varies between apartment building types

2025 has followed a similar pattern to 2024 with most input costs remaining relatively stable. There have been no major movements in core materials, while commodities have generally trended downwards with a couple exceptions. Oil and gas prices are down on 2024 as are average shipping costs.

Tender Price Index (Commercial & Resi)



COST INCREASES 2020 - 2025 BY APARTMENT TYPE

METHODOLOGY

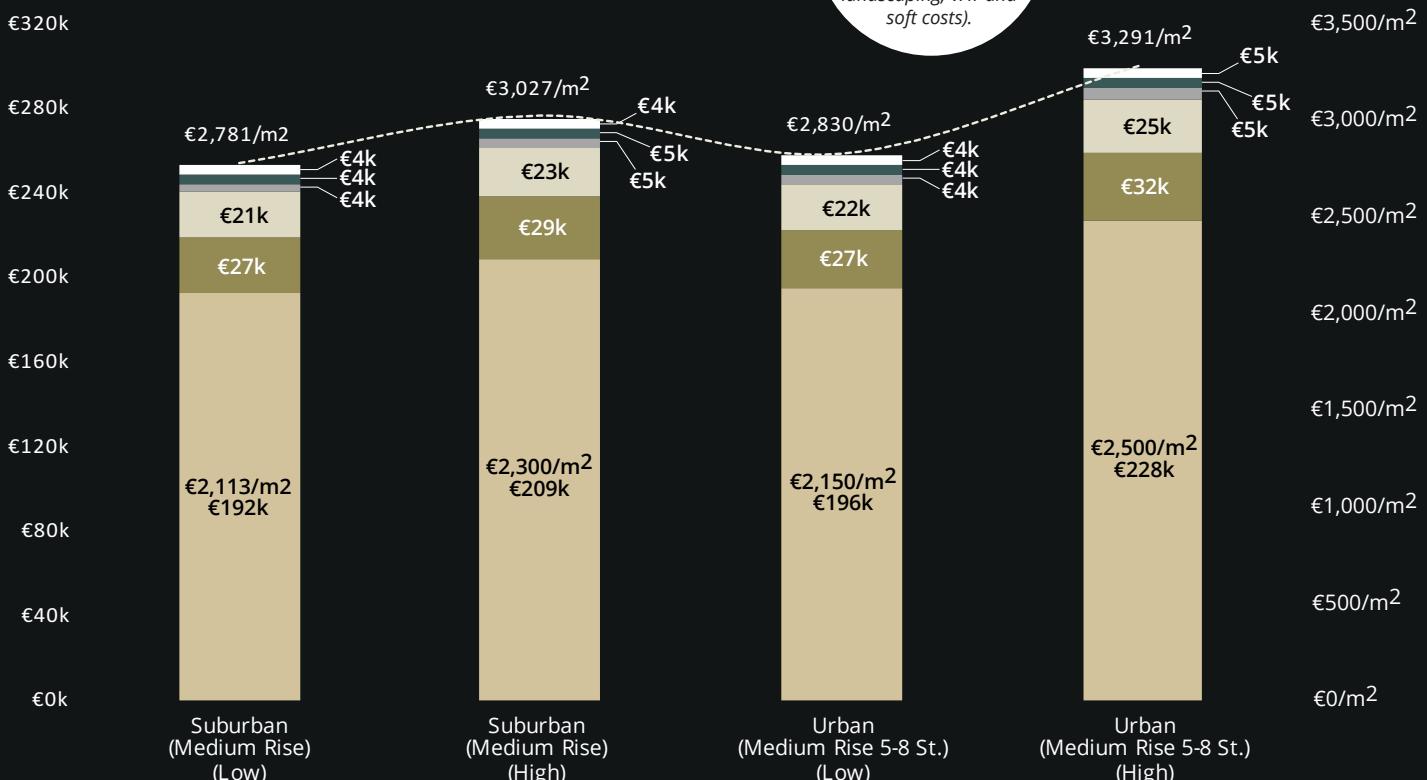
- Modelled scheme from Jan 2025 Infocard, repriced using Dec 2025 rates
- Rates split into Labour and Materials for repricing purposes
- Based on Tier 1/2 pricing levels
- Original rate (€/m²) applied to a notional 91m² (GFA) 2 bed apartment

NOTE: Costs relate to construction only and exclude VAT

Costs are for a 91m² 2-bed apartment.
(Excludes parking, landscaping, VAT and soft costs).

KEY:

- Jan - Dec 25 Increase
- Jan - Dec 24 Increase
- Jan - Dec 23 Increase
- Jan - Dec 22 Increase
- Jan 20 - Dec 21 Increase
- Base Cost (Jan 20)
- Cost/m²

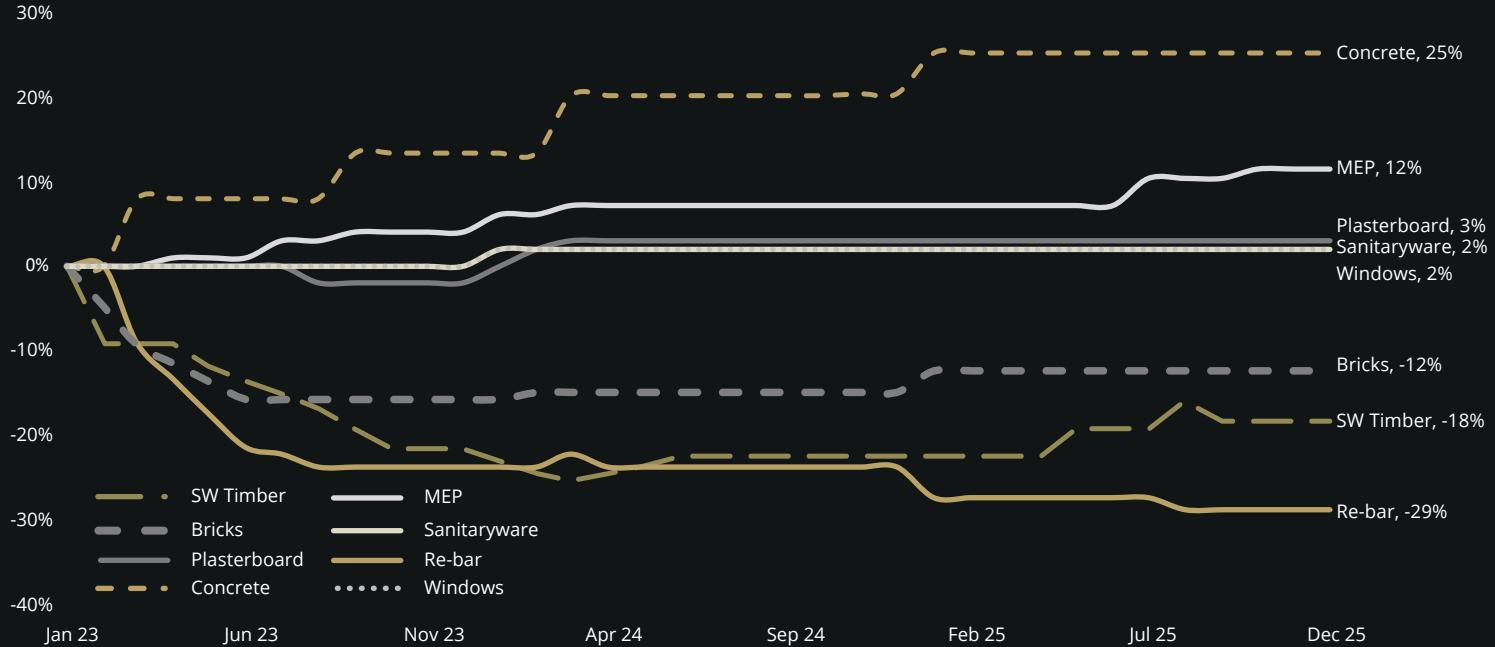


INFLATION (APARTMENTS) INFOCARD

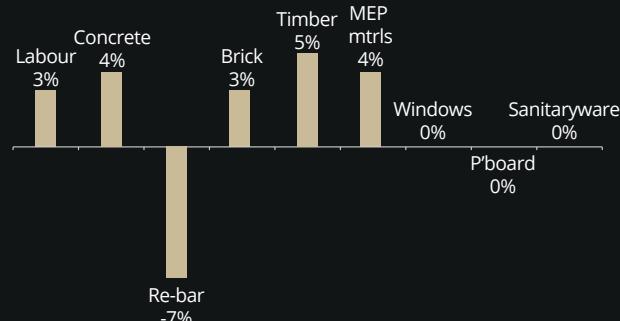
JANUARY 2026



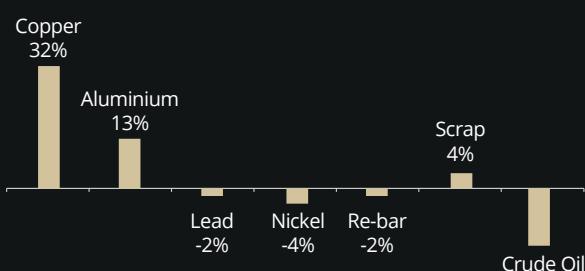
Material Tracking 2023 - 2025



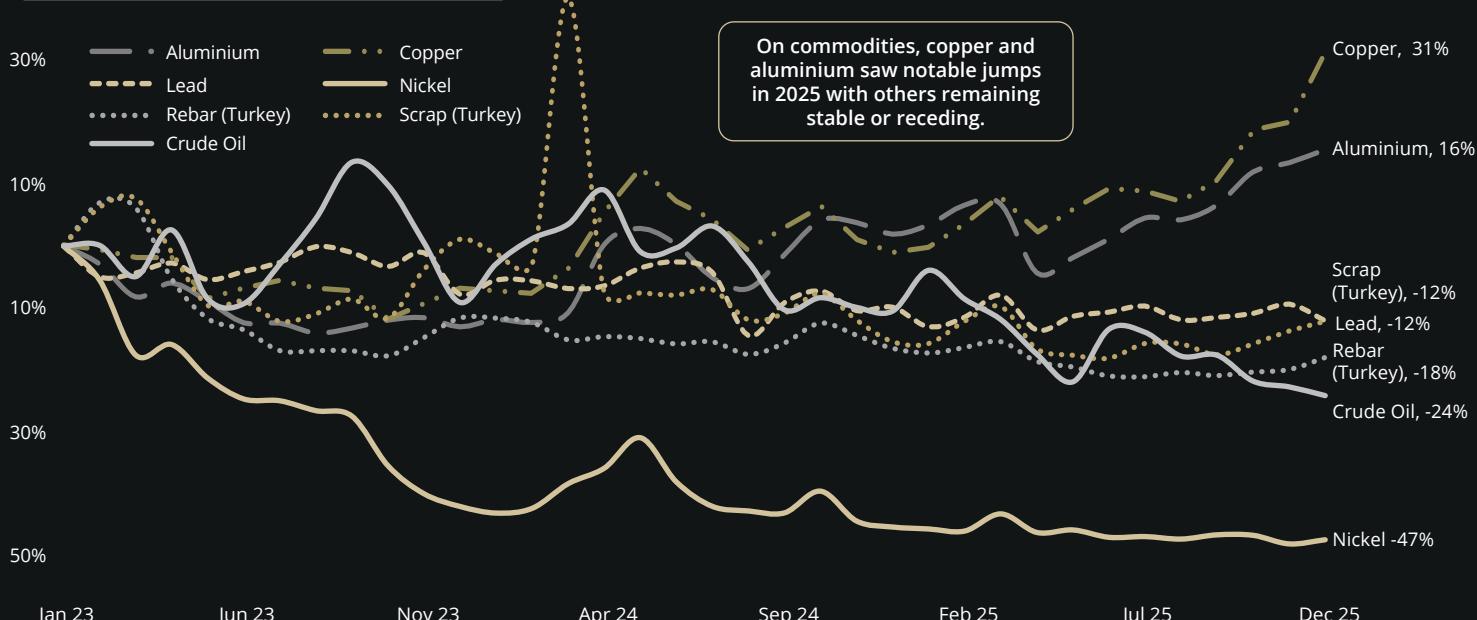
Labour / Material Cost Movements 2025



Commodity Trading 2025



Key Commodity Movements 2023 - 2025



Data up to 31st Dec 2025. Sources: London Metal Exchange, Nasdaq