



The Housing Crisis in Galway

April 2026

37%

OF PEOPLE ON SOCIAL HOUSING WAITING LIST LIVE WITH PARENTS OR FRIENDS

BUDGET 2026

INTRODUCED OVER
€500,000,000
IN TAX BREAKS TO DEVELOPERS



FROM
JAN-SEP
2025
ONLY
44

LOCAL AUTHORITY HOUSES BUILT IN GALWAY



IN 2024

OVER
1,940

HOUSEHOLDS ON GALWAY SOCIAL HOUSING WAITING LIST

AVERAGE RENT IN GALWAY CITY IS NEARLY
€1,900
PER MONTH

CITY RENTS HAVE INCREASED BY
50%
IN THE LAST SIX YEARS

FIRST-TIME BUYERS PAID OVER
€435,000
FOR NEW BUILD HOUSING

THE COST OF BUILDING A HOUSE IS HALF OF THE MARKET PRICE

THERE ARE 238 HOMELESS ADULTS AND UP TO 100 HOMELESS CHILDREN

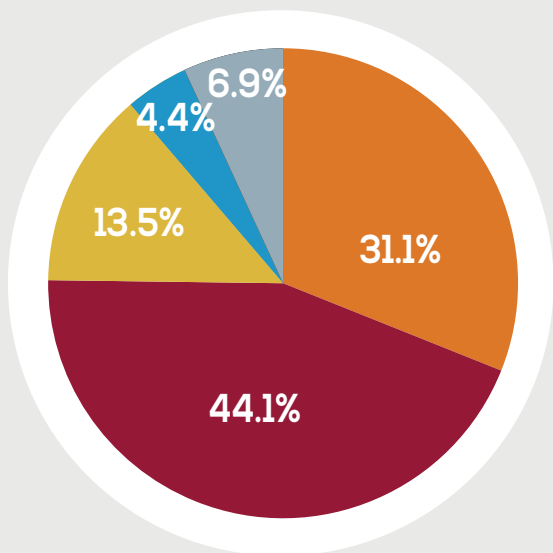
Tenure

13% IN GALWAY
OF HOUSEHOLDS
RENT
FROM A PRIVATE LANDLORD

WHILE **4%** RENT
FROM
THE LOCAL AUTHORITY/
VOLUNTARY BODY.

THE NUMBER OF PRIVATE
TENANTS RISES TO **35%**
IN GALWAY
CITY

WITH ANOTHER
11% RENTING FROM
THE LOCAL
AUTHORITY/
VOLUNTARY BODY –
FOR A TOTAL OF
46% RENTING
WHILE **46% OWN**
THEIR HOME.

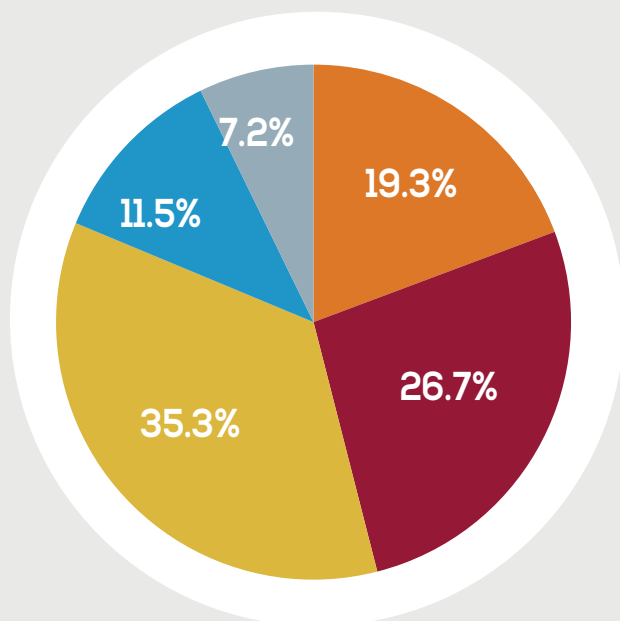


Galway County: Type of Tenure 2022 (%)

- Owned with Mortgage
- Owned Outright
- Private Rent
- Local Authority/Voluntary Body
- Other

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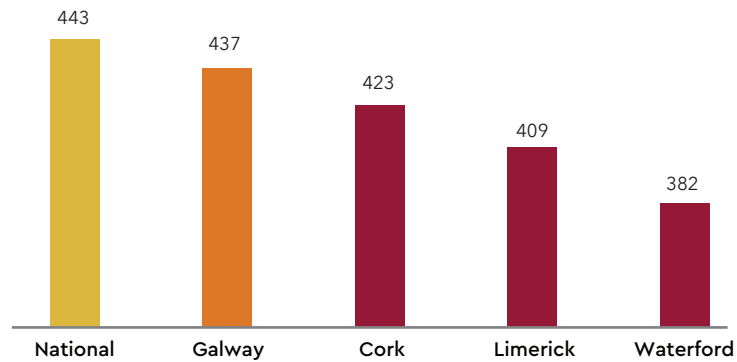


Data Source: CSO 2022 Census

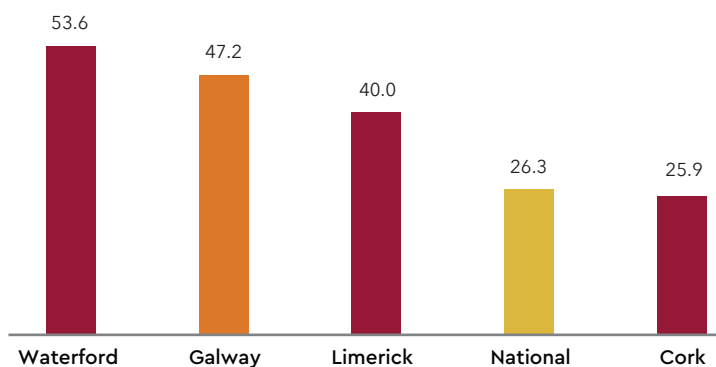
OUTSIDE DUBLIN, NEW HOUSE PRICES IN GALWAY WERE THE HIGHEST AMONG COUNTIES WITH LARGE CITIES. GALWAY NEW HOUSE PRICES WERE JUST BELOW THE NATIONAL AVERAGE.

BUT GALWAY PRICES ARE RISING FASTER THAN NEW BUILDS IN THE COUNTRY – NEARLY TWICE AS FAST OVER THE LAST SIX YEARS.

New House Prices - 1st Time Buyers: 2025 (€ 000)



New House Prices - 1st Time Buyers: 2019 - 2024 (% Increase)



NEW HOUSE PRICES IN GALWAY are over 8 times the average annual wage – thus locking out most workers from home ownership.

Source: CSO Residential Dwelling Property Transactions

Rents

THE AVERAGE RENT IN GALWAY COUNTY IS **€1,632** PER MONTH.

IN GALWAY CITY, THE AVERAGE RENT IS JUST UNDER **€1,900** PER MONTH.

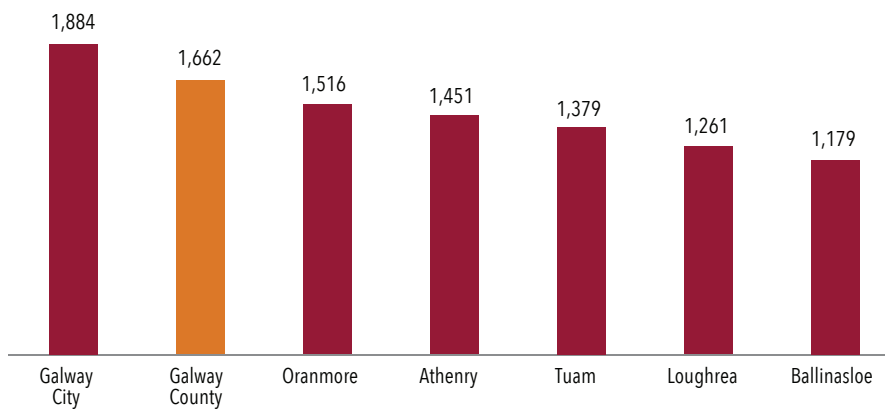
THE AVERAGE COUNTY-WIDE RENT HAS INCREASED BY **52%** OVER THE LAST SIX YEARS – SINCE JUST BEFORE THE COVID PANDEMIC.

CITY RENTS INCREASED BY JUST UNDER **50%** OVER THE LAST SIX YEARS.

IN THE LAST YEAR, CITY AND COUNTY RENTS INCREASED BY JUST UNDER **10%**.

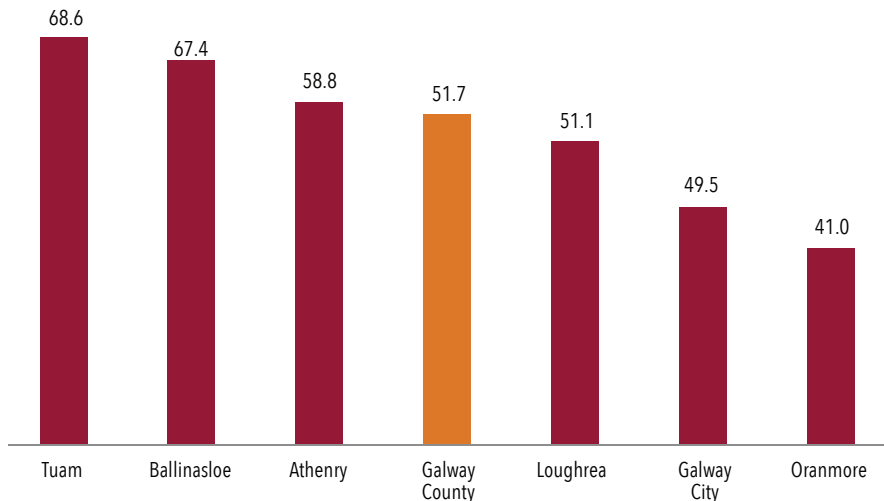
HOURLY WAGES, ON THE OTHER HAND, GREW BY LESS THAN **5%**.

Average monthly rents for Galway and main cities/towns in 2025 (3rd Quarter): €



Rents in all cities exceed €1,000 per month.

Increase in average monthly rents 2019 - 2025 (%):



Source: Residential Tenancies Board

Overall Galway rents increased by

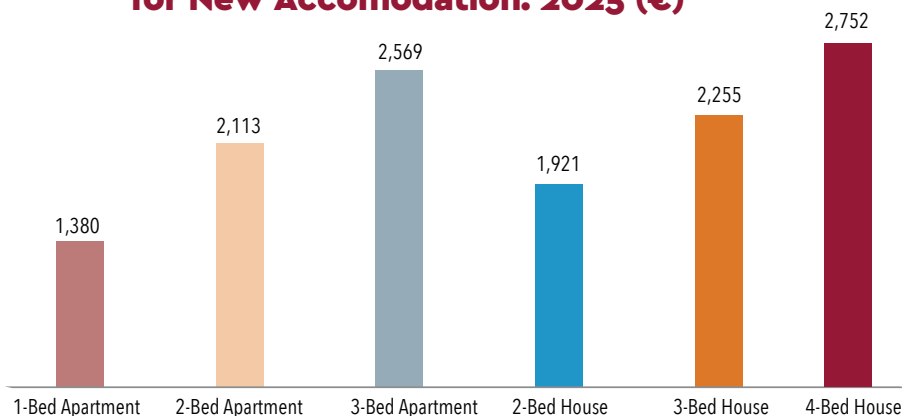
52%

Tuam and Ballinasloe experienced the highest rent increase – at over 67%.

Rents throughout Galway have increased at nearly twice the pace of wages and income in the last six years.

These are the averages rent prices for all accommodation regardless of type (e.g. apartment, semi-detached house, etc.), produced by the Residential Tenancies Board. Daft.ie tracks the rents of new accommodation in Galway city coming on to the market.

Galway City Monthly Rents for New Accommodation: 2025 (€)



Rents for a apartments grew by

7%

last year.

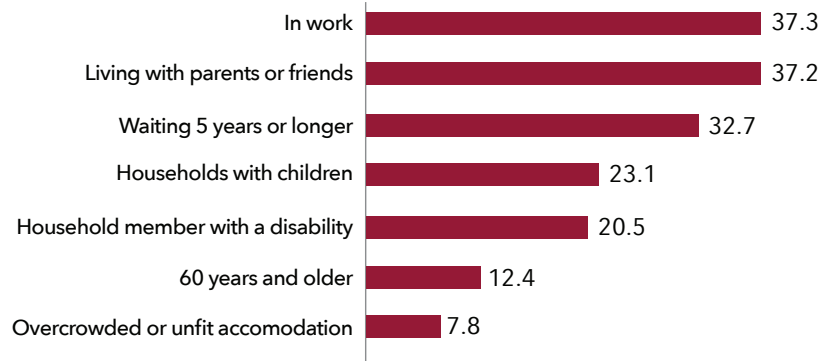
Source: Daft.ie Rental Report

Social Housing in Galway City

KEY TAKEAWAYS

- 37% of those on the Social Housing Waiting List live with parents or friends
- 37% are in employment
- 33% have been on the waiting list for 5 years or longer
- 23% have children living in the household
- 20% have a household member with a disability

Main Needs and Characteristics for Social Housing Support: 2024 (% of Total)

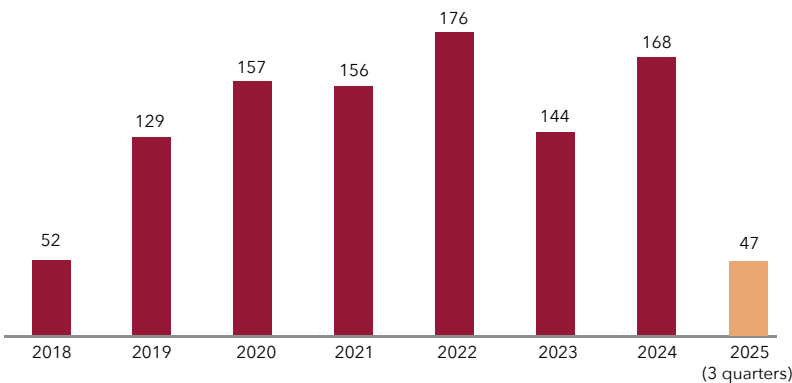


The social housing waiting list in Galway City grew by 15% in 2024 (no data yet for 2025). This means 250 more households on the waiting list.

IMPORTANT NOTE:

Those formerly on the waiting list and taking up accommodation in the private sector with a Housing Assistance Payment (HAP) are deemed not to have a housing need – even though the private accommodation may not be suitable or may be a short-term lease. Therefore, the waiting list numbers may not reflect the true level of housing need in Galway City. It is debateable to what extent the local authority house building programme in Galway (city and county) is sufficient to meet housing need.

Galway City and County Local Authority number of new builds: 2018 - 2025

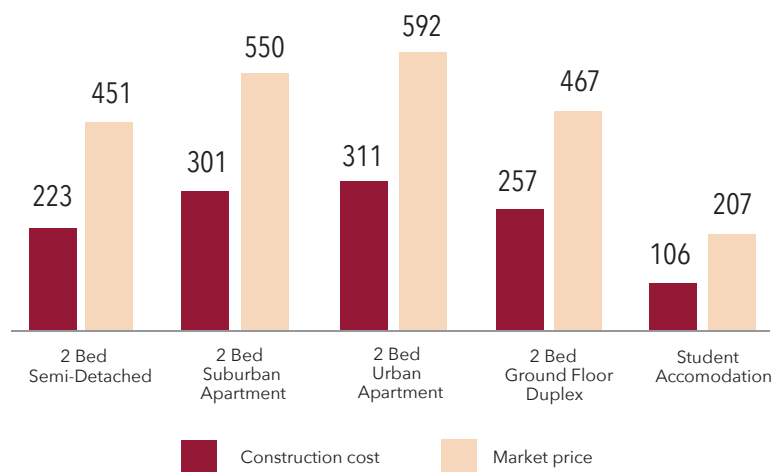


Between 2018 and 2024 the average annual number of houses built by Galway local authorities was 83. In the first three quarters of 2025, only 47 were built.

Of particular concern is that the availability of accommodation in the private sector is shrinking. HAP provides support for tenants in the private sector who otherwise wouldn't be able to afford the rents. However, the Simon Community has found that there is no accommodation in Galway City or suburbs eligible for HAP. Households are caught in the trap of low levels of social housing builds and reduced number of private sector accommodation that they can afford.

It doesn't get much attention but data from the Government itself shows that the cost of constructing a house is **half of the market price**.

Department of Housing – Construction Costs and Market Prices in Dublin 2024 (€000)



We can build houses on public land for half the market price. This holds true for affordable house purchasing and affordable rents. Yet, instead of working from this foundation the Government has doubled down on subsidising developers. **Budget 2026 introduced over half-a-billion Euros in tax breaks for developers.** This is despite the fact that one of the largest developers in the State generated €332 million in profits and distributed nearly €140 million in dividends to its shareholders over the last three years.

SIPTU believes that an alternative strategy based on an affordability model, rather than a developer-led model holds the key to overcoming the housing crisis.

- The overriding principle is that affordable homes should track construction costs, not market prices - whether for purchase or rent.
- Affordable housing is a public good - a good which can only be vindicated through substantial and sustained public interventions. High house prices and high rents are not inevitable.

Ultimately, it is a political choice.

In February 2026 there were 238 homeless adults in Galway, with 198 children suffering from homelessness in Galway, Mayo and Roscommon combined. Helping to drive up that number, there were 338 eviction notices in the final three months of last year.

