

# Docklands Market Review up to August 2019

Our transactions up to the end of August show a steady performance by the Docklands residential market compared to other Dublin regions.

Price inflation has cooled with selling prices 1.6% above asking prices compared to 4.1% in 2018. 50% of our buyers are now owner occupiers though investors are still dominant in the >€500,000 price range.

Over 80% of our sellers are investors exiting the market, and the amount of available rental stock continues to deplete.

In the rental sector rents continue to grow though inflation has slowed due to rent cap regulations and affordability ceilings. Strikingly, only 7% of our tenants in Docklands this year are Irish. 61% of our tenants work in the technology sector and the average salary is now €132,382, up 13% on 2018.

## SALES MARKET

owenreilly

Average Asking Price:

€513,289

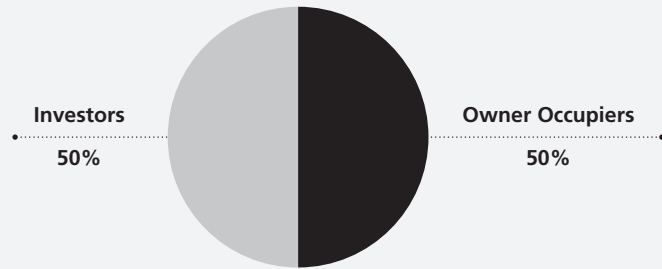
Average Selling Price:

€521,724

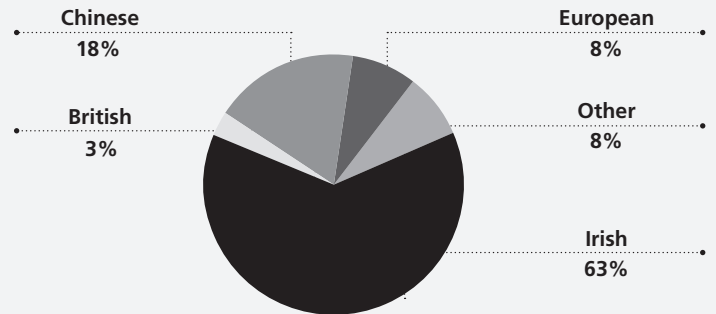
Selling v Asking Price:

+ 1.6% variance

### Buyer Profile



### Nationality



Funding:

Cash 58%  
Mortgage 42%

Weeks on Market:

12.7 Weeks

Average Rental Yield:

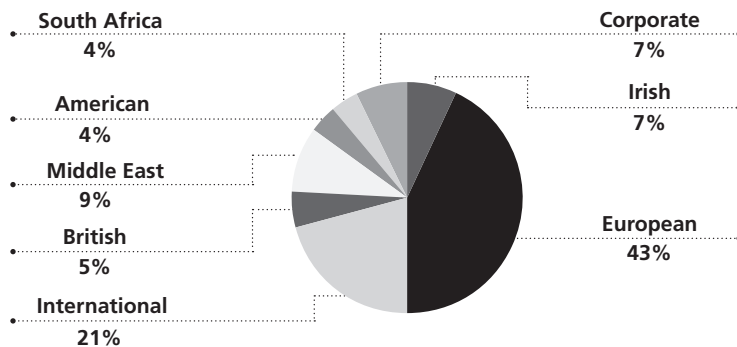
6.1%

Average price per Sq.M. / Sq.Ft.

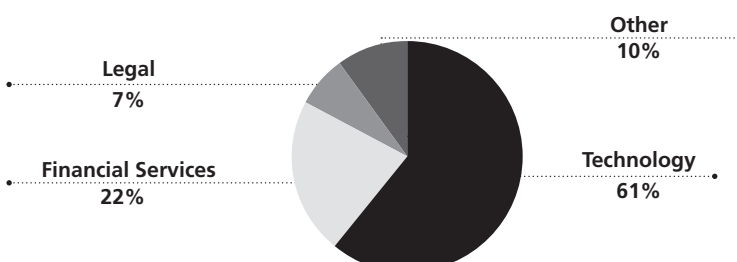
€6,817 / €633

## RENTAL MARKET

### Tenant Nationality



### Sector where tenants are working



### Average Monthly Rents

One Bedroom Apartments:	Two Bedroom Apartments:	Three Bedroom Apartments:
€1,939	€2,565	€3,023
+ 4.8% (v 2018)	+ 3.8% (v 2018)	+ 4% (v 2018)

Average Household Salary

€132,382

+ 13% (v 2018)

Average Rent per month

€2,492

+ 4% (v 2018)