

Dublin Residential Market Review

September & October 2019

owenreilly

Our sales transactions for September & October show an average selling price of €436,576, 1.2% on average above our asking prices. This confirms the slowdown in price inflation but confirms there is price growth in the market this year.

As one would expect in autumn, selling times were faster at nine weeks than the last quarter. We are continuing to agree more sales with owner-occupiers at 55% though 45% of our buyers do not require mortgage finance.

In the rental market, our average monthly rent is now €2,253. 50% of our tenants were Irish which is a significant increase from the first half of the year when the figure was only 19%. 65% of tenants are working in the technology sector. Rental yields are at 6.2% compared to 5.8% last year.

SALES MARKET

Average Asking Price

€432,000

Average Selling Price

€436,576

Asking Price V Selling Price

+1.2%

Buyer Profile

Investors 45%

Owner Occupiers 55%

Funding

Cash 45%

Mortgage 55%

Nationality

Irish 61%

European 18%

Chinese 12%

Other 6%

British 3%

Weeks on Market

9 Weeks

Average prices per Sq.M. / Sq.Ft.

€6,004 / €558

Average Rental Yield

6.2%

RENTAL MARKET

Average Monthly Rents

One Bedroom
Apartments

€1,707

Two Bedroom
Apartments

€2,436

Three Bedroom
Apartments

€2,790

Tenant Nationality

Irish

50%

European

30%

International

20%

Average Household Salary

€115,694.44

Average Rent

€2,253

Sector where tenants are working

65%

Technology

15%

Financial
Services

10%

Retail

10%

Other