

Dublin Market Review up to August 2019



Our sales transactions show cooling price inflation and longer selling times compared with 2018 but we are still achieving the asking price and higher on 78% of our listings. In contrast to reports on prices falling in Dublin, our transactions show selling prices are actually up 2%.

For the first time in ten years, we are now agreeing more sales with owner-occupiers than investors. Over 70% of our sellers are landlords exiting the market, this is worrying for rental supply as we move through the year. The government needs to encourage landlords to stay in the market and also continue to invest.

Rental yields have improved at 6.2% compared to 5.8% last year.

In the rental market, there is now a serious lack of affordable rentals in Dublin Central and Docklands. Rental inflation is at 4.5% for the year and our average monthly rent is now €2,314. Only 19% of our tenants are Irish and 54% of them are working in the technology sector. With many city centre sites being used for hotel and student accommodation developments unfortunately, the affordable rental crisis is going to get worse before it gets better. There are thousands of 'build to rent' apartments being built and delivered but they are firmly pitched at the luxury end of the market.

SALES MARKET

owenreilly

Average Asking Price:

€480,245

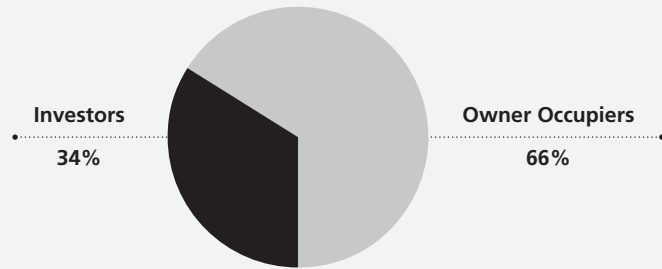
Average Selling Price:

€490,191

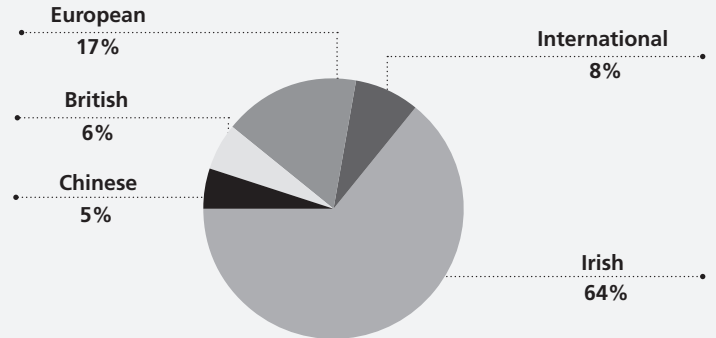
Selling v Asking Price:

+ 2% variance

Buyer Profile



Nationality



Funding:

Cash 47%
Mortgage 53%

Weeks on Market:

11 Weeks

Average Rental Yield:

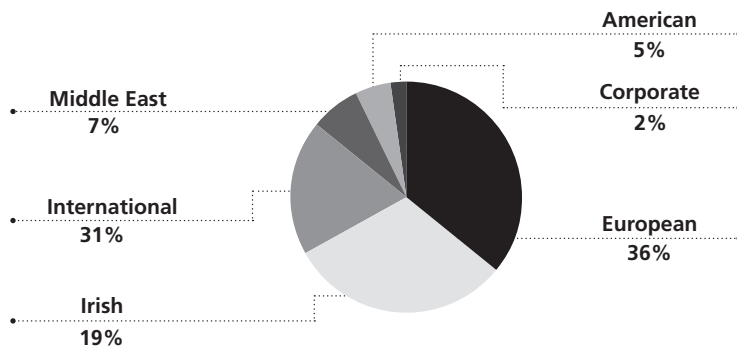
6.2%

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

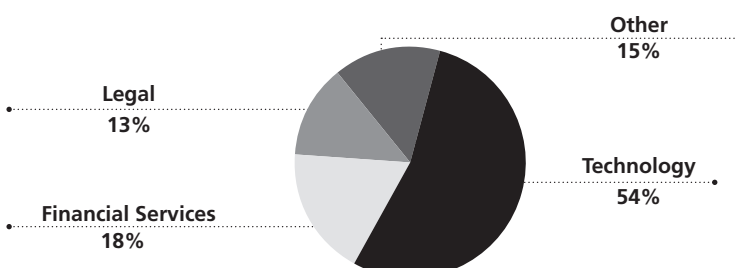
€6,169 / €573

RENTAL MARKET

Tenant Nationality



Sector where tenants are working



Average Monthly Rents

One Bedroom Apartments:	Two Bedroom Apartments:	Three Bedroom Apartments:
€1,874	€2,468	€2,950
+ 5% (v 2018)	+ 3.9% (v 2018)	+ 4.5% (v 2018)

Average Household Salary

€125,385

+ 8% (v 2018)

Average Rent per month

€2,314

+ 4.2% (v 2018)