

# Trends in the Dublin 8 property market

THE  
WAREHOUSE

owenreilly

# Dublin 8 Sales Market Review 2020



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The Dublin 8 property market was very resilient despite COVID-19. We saw strong demand for all property types but especially for houses in turn-key condition. Our average selling price was €392,367 or €468 per sq. ft., 1.7% above asking prices and 1.8% higher year on year. The most motivated buyers we dealt with were first-time buyers who accounted for 73% of all buyers.

Our average selling time was 11.3 weeks, compared to 10 weeks in 2019. Dublin 8 is a very cosmopolitan quarter with 40% of our buyers coming from Europe, Asia and South America. There was a drop in transactions compared to 2019 which is not surprising given lockdown measures. Looking forward for 2021, we expect an increase in transactions and values to increase but not markedly.

## Dublin 8 market highlights 2020

**Average asking price:**

€385,667

**Average selling price:**

€392,367

**Asking price v selling price variance:**

+1.7%

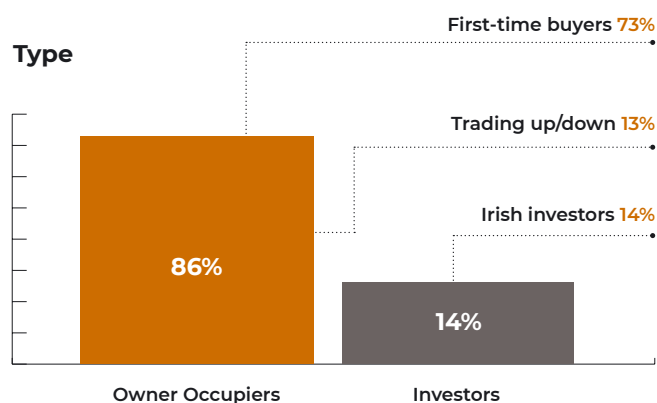
**Weeks on market:**

11.3

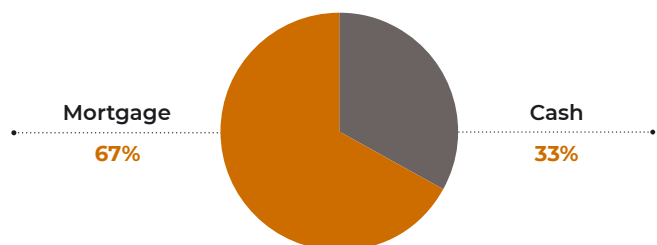
**Average selling price per sq. m. / sq. ft.**

€5,033 / €468

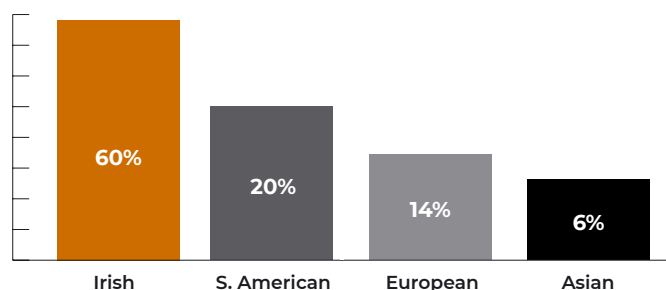
## Buyer Profile



## Funding



## Nationality



## Some of our Dublin 8 sales in 2020



2 Gilbert Road, Dublin 8. Sold for €676,000



3 Windsor Terrace, Dublin 8. Sold for €823,500



17 The Warehouse, Dublin 8. Sold for €575,000