

# Dublin 8 residential market January-June 2021



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## Summary of our transactional data in Dublin 8



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After a quiet first quarter with Dublin in lockdown, the Dublin 8 market went into overdrive in April, May and June with pent up demand released when inhouse viewings recommenced. Our transactional data confirms it was a seller's market with our average selling prices 5.4% above asking prices compared to 1.9% for the same period last year. Our average selling price was €447,189. 55% of our

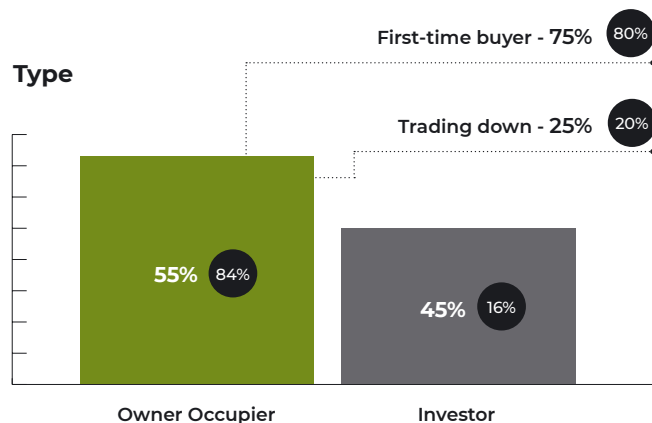
buyers were owner occupiers, 75% of that cohort were first time buyers. We did see a pick-up in demand from investors. Only 34% of our buyers required a mortgage. The supply of properties for sale in Dublin 8 is 36% lower than the same period in 2019. Given the historically low supply it is now an extremely favourable market for sellers and it is likely to remain the same for the rest of the year.

### Market highlights (compared with 2020)

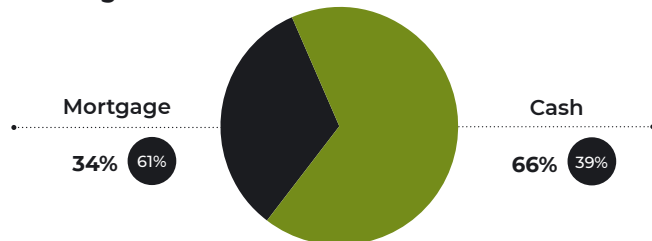
| Average Asking Price: | Average Selling Price:                     | Asking Price Vs Selling Price Variance: |
|-----------------------|--|---|
| €423,333 (€373,462)   | €447,189 (€380,808)                        | +5.4% (+1.9%)                           |
| Weeks On Market:      | Average Selling Price Per Sq. M. / Sq. Ft. | Average Buyer Age:                      |
| 15.2 (11.8)           | €5,070 / €471 (€4,975 / €462)              | 44 (42)                                 |

### Buyer Profile

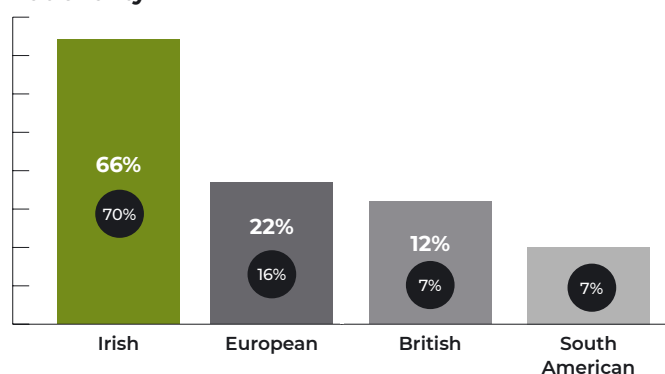
% 2020 data



### Funding



### Nationality



### Some of our Dublin 8 sales



5 The Daintree Building, Dublin 8. Sold for €560,000



22 Reuben Avenue, Dublin 8. Sold for €435,000



2, 34 Usher's Quay, Dublin 8. Sold for €426,200