

Property Price Guide

PART I:
DUBLIN
2022

IN ASSOCIATION WITH



Bank of
Ireland

A feverish Dublin
market reacts to the
pandemic effect

NEXT WEEK: PART II — THE NATIONAL PROPERTY PRICE GUIDE

Property Price Guide 2022



Apartments in the north city centre sold well after lockdown measures were reduced. Above right: artwork at North Wall

Reopening of offices set to drive demand

DUBLIN 1
IFSC, north city centre, North Wall
CSO median house price: €313,500
2022 prediction: up 3%-5%



The only way was up for Dublin 1 after the area suffered disproportionately compared with other postcodes in the capital during the early phases of the pandemic in 2020.

According to analysis by estate agent Owen Reilly, prices in the north city centre are up by 5 per cent. The docklands has experienced more modest growth based on Reilly's data with prices rising by about 2 per cent.

Lockdown and working from home measures have had a big impact on the docklands market, especially in the first half of 2021.

Low interest rates are encouraging first-time buyers to buy in Dublin as, in nearly every case, paying a mortgage is cheaper than paying rent," he said.

Demand was driven by several factors, including a desire from buyers for more space, the accelerated return during the pandemic of Irish families from overseas, and early inheritances given by parents to their children being used as large deposits to bridge the affordability gap. "Some houses in turnkey condition at the upper end of the market were selling for as much as 70 per cent above the asking price and in a matter of weeks," Reilly added.

The reopening of large offices in the city centre in 2022 is expected to stimulate demand for apartments and to push up prices. Reilly underscored the strength of the inverse relationship

between Covid-19 restrictions and market performance by highlighting that there had been limited demand for apartments in the docklands in the first half of last year. As lockdown measures were reduced, demand recovered, with apartments in the €250,000 to €300,000 bracket selling well.

Reilly said that rental values had increased substantially in the second half of 2021, and demand returned to pre-pandemic levels. He also flagged that all apartment

developments under construction in Dublin 1 are build-to-rent schemes.

"Ballymore got planning permission for a large mixed-use scheme at Connolly Quarter in Dublin 1. The plans will include apartments, offices, a hotel, restaurants, bars and shops," he said.

Unsurprisingly, the agent said that management of the pandemic will be key to determining the future of the market over the next 12 months.

DUBLIN 1	YEAR	IFSC/NORTH DOCKS	NORTH CIRCULAR RD
Second-hand 1-bed apartment	2020	€303,000	€211,000
	2021	€306,000	€222,000
	2022	€312,000	€233,000
Second-hand 2-bed apartment	2020	€351,500	€275,000
	2021	€358,500	€288,750
	2022	€366,000	€303,000
Second-hand 3-bed townhouse	2020	-	€330,000
	2021	-	€346,500
	2022	-	-
1-bed cottage	2020	€291,000	€223,000
	2021	€297,000	€234,000
	2022	€303,000	€245,500
2-bed cottage	2020	€346,500	€302,000
	2021	€353,500	€317,000
	2022	€353,500	€333,000
Period terraced house	2020	-	€442,000
	2021	-	€455,000
	2022	-	€464,500

SOURCE: OWEN REILLY



'I WOULD LOVE TO SEE MORE INDEPENDENT SHOPS HERE'

The fashion reporter and stylist **Corina Gaffey** loves city-centre life. She has lived in Dublin 1 for ten years and says everything including the people, the multitude of places to meet and drink, and the ability to walk everywhere make it a brilliant place to live.

"It is less than a ten-minute walk to my office. If I need to go to Dundrum for work I can hop on the Luas. It is great to be so central and connected, and there is a wonderful community. Most people think that city-centre life would be too busy and too noisy, but it isn't, and you can make great connections with people — more so than you would expect."

Gaffey, below, says that lockdown in the city was hard and, with empty streets, it felt barren. With her partner, Anthony Remedy, and her sister Naomi, a photographer, they created the Positive Space, an initiative to fill the city's empty spaces with photography.

"The pandemic ravaged the city centre, so we brought some life back to it by publicly displaying photographs on billboards. It was a big undertaking, but people were so responsive to it. That is the great thing about people who live here. They really welcome new ideas."

If Gaffey sees one flaw in city life, it is the lack of independent shops. "Obviously, with any capital city, there will always be big brands and chain stores, but I would love to see more independent

clothes and gift shops. We need more diversity in our cities; it can't all be big business."

Where to go if you want craft cocktails, Gaffey says Bar 1661 on Green Street is the place to go and says Mish.Mash on Capel Street is a gem for wine and crisps by night and coffee by day. It was used as a filming location for *Normal People*; high praise indeed. "When you become regulars in Dublin 1, there is a sense of community; once you go to a place a couple of times, you get chatting to people. I know the staff in the Italian quarter by name, same with the King's Inn." The city centre is full of delicious cuisine including pizza at Wood Fire Café on Dorset Street and Bar Italia at No 26 Ormond Quay.

"If you want to splash out, Chapter One and Mr Fox are on the doorstep, but just as close is the Kingfisher for some gorgeous, casual dining."

Hidden gem Gaffey says that Henrietta Street and the King's Inns Park are her favourite Dublin spots thanks to their mix of architecture, character and history. "I love it — it is one of the most beautiful streets in Dublin. In the park, a tree has grown into one of the benches and it looks magical. It is such a quiet spot in the city, a true gem."

For information on Gaffey's work visit [instagram.com/corinagaffey](https://www.instagram.com/corinagaffey)



Long-term renters take chance to buy

DUBLIN 2
Grand Canal Dock, south city centre
CSO median house price: €377,500
2022 prediction: up 3%-5%



The supply of properties in Dublin 2 last year was down by 17 per cent on 2020 levels

and 30 per cent lower than 2019 levels, according to the estate agent Owen Reilly. The shortage meant values did not fall as much as they might have when Dublin city centre was placed under lockdown.

Reilly said that the market had picked up "a little bit" as restrictions eased. He said prices had risen over the past 12 months in the areas by an average of about 2 per cent, which he described as

"positive but lags the price inflation in the suburban housing market".

"Values in Grand Canal Dock are still slightly below pre-pandemic levels but there was a big increase in demand for apartments in the second half of 2021 and values increased as a result after falling slightly at the start of the year during lockdown," he added.

At the upper end of the market, Reilly sold a 132 sq m,



Grand Canal Dock, where prices have not yet recovered to their pre-pandemic level

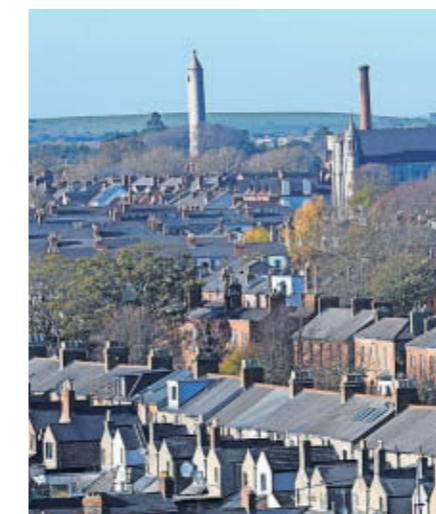
three-bedroom penthouse apartment at No 28 Hanover Dock for €1.72 million.

"The clients had paid €1.5 million for the apartment. They spent €600,000 on it and then, because of the pandemic, they decided they weren't going to use it any more. They weren't Irish, it was going to be their European base and they just decided to sell. Even though we got an exceptional price,

DUBLIN 2	YEAR	GRAND CANAL DOCK	SOUTH CITY CENTRE
Second-hand 1-bed apartment	2020	€410,000	€339,000
	2021	€395,000	€342,500
	2022	€407,000	€353,000
Second-hand 2-bed apartment	2020	€572,000	€454,000
	2021	€550,000	€458,500
	2022	€570,000	€472,000
Second-hand 3-bed townhouse	2020	-	€558,000
	2021	-	€569,000
	2022	-	€586,000
2-bed cottage	2020	-	€459,000
	2021	-	€463,500
	2022	-	€477,500
Period terraced house	2020	-	€762,500
	2021	-	€785,500
	2022	-	€825,000

SOURCE: OWEN REILLY

Search for space is fuelling price rises

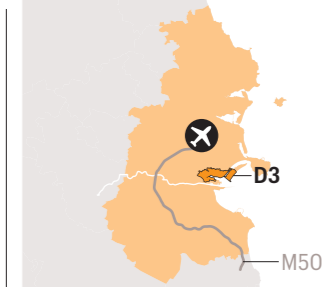


The terraces of Dublin 3, above, and the waterfront at Clontarf, right



DUBLIN 3	YEAR	EAST WALL/N STRAND	CLONTARF	MARINO/FAIRVIEW
Second-hand 1-bed apartment	2020	€240,000	€297,500	€225,000
	2021	€245,000	€310,000	€240,000
	2022	€250,000	€325,000	€255,000
Second-hand 2-bed apartment	2020	€300,000	€447,500	€325,000
	2021	€320,000	€455,000	€340,000
	2022	€330,000	€470,000	€360,000
2-bed cottage	2020	€310,000	€507,500	€370,000
	2021	€325,000	€575,000	€400,000
	2022	€340,000	€605,000	€425,000
Second-hand 3-bed townhouse	2020	€410,000	€555,000	€395,000
	2021	€430,000	€570,000	€435,000
	2022	€450,000	€600,000	€455,000
Second-hand 3-bed semi	2020	€470,000	€625,000	€520,000
	2021	€500,000	€675,000	€550,000
	2022	€525,000	€725,000	€580,000
Large period terraced house	2020	€480,000	€1m-€1.25m	€720,000
	2021	€500,000	€1.3m-€1.5m	€750,000
	2022	€525,000	€1.35m-€1.55m	€775,000

SOURCE: SHERRY FITZGERALD



Clontarf with four bedrooms were also in high demand. Buyers of this property type were particularly active in the €700,000-€900,000 price bracket. However, Geraldine Hennessy, senior negotiator with estate agent Sherry FitzGerald, said the supply of homes in Clontarf alone was down 50 per cent in comparison with 2020.

"What would have been considered the more affordable houses in Clontarf have shot up in value as people get priced out of the €1 million-plus end of the market," Hennessy added.

Of the 448 homes sold in the postcode up to October, 158 (35 per cent) were snapped up by first-time buyers, 248 (55 per cent) went to buyers searching for their second or subsequent home, and 42 (9 per cent) were purchased by investors.

Michael O'Neill, a sales manager with Sherry FitzGerald, said sales prices in East Wall and North Strand were about 5 per cent higher than in 2020. He added that asking prices remained competitive because of the price sensitivity of the market.

For example, No 5 Strangford Road in East Wall was listed on the market with an asking price of €425,000. The extended semi-detached, south-facing property with off-street parking was well decorated and ticked boxes with buyers. It sold for €528,000.

"Many buyers in the market have realised that it is possible to buy a two or three-bedroom house in the area for the same price as a two-bedroom apartment in the IFSC or Grand Canal Dock," O'Neill said.

Hennessy said that bidding wars caused by an asymmetry between demand and the number of new homes coming to the open market will mean price growth is unlikely to be arrested in 2022.

"Where you may have had two or three people bidding on a property, you could have five or six and that's what's driving the prices up," she said.

we sold it at a loss from their point of view," Reilly said.

Second and subsequent buyers were most active in the market accounting for 40 per cent of total sales in the market in the year to October. Investors followed at 39 per cent. First-time buyers were the least active in this area and they accounted for 21 per cent of all sales.

Covid-19 also provided buyers with an opportunity to review their living and working conditions. Reilly said that one trend was of non-Irish technology executives deciding to buy instead of remaining in the rental sector.

"Maybe they came here five years ago or longer in some cases, and they've met someone and started a family, and they're putting down roots. That type of buyer, particularly those in the tech sector, I think are going to have a big impact on the Dublin market over the next couple of years," said the agent.

Looking ahead, Reilly predicts that price inflation could match levels recorded in the suburban market if stock levels do not improve. He added that the supply of rental accommodation will be further depleted as landlords continue to exit the market.

Property Price Guide 2022

IN ASSOCIATION WITH



BRYAN MEADE, ALAMY

Dublin 8's many attractions include Portobello, above, Inchicore, below, and the Liberties, above right

Flats at the forefront of surge



DUBLIN 8

Blackpitts, Christchurch, Dolphin's Barn, Inchicore, Islandbridge, Kilmainham, Portobello, Rialto, South Circular Road, the Coombe, the Liberties

CSO median house price: €345,000
2022 prediction: up 5%



Price inflation was much stronger than estate agent Owen Reilly anticipated in last year's Property Price Guide. The agent said that prices had climbed by about 7 per cent in 2021 and that increases were highest in the €250,000 to €350,000 range. Good quality family homes valued at €600,000 to €800,000 also recorded similar growth.

The market thawed and quickly surged following a frozen period in the first quarter of the year when viewing restrictions constrained buyers. As soon as restrictions were lifted, pent-up demand was unleashed at a time when

the supply of properties was at a historically low level. However, Reilly reports that there was a welcome pick-up of supply in autumn.

In the first half of the year, there was limited demand for smaller apartments in the central postcode but this changed significantly as the year went on, according to Reilly. "Houses requiring upgrading are more challenging to sell given the huge increase in renovation costs," he added.

Reilly said that rents stabilised at the start of the year with demand in the sector returning to pre-Covid levels at the end of the summer. More than 70 per

cent of Reilly's Dublin 8 sellers were landlords exiting the market.

The agent noticed that prices began to moderate at the tail end of the year and growth decelerated. Despite this, he still foresees further increases.

"The outlook for next year will be dictated by how the pandemic is managed and the supply of properties coming to market. Demand is very robust and the market needs adequate supply to meet this in 2022," he said.

DUBLIN 8	YEAR	PORTOBELLO	RIALTO	KILMAINHAM
Second-hand 1-bed apartment	2020	€319,000	€222,000-€235,000	€249,000
	2021	€335,000	€248,000	€267,000
	2022	€345,000	€260,000	€280,000
Second-hand 2-bed apartment	2020	€430,000	€300,000	€328,000
	2021	€450,000	€321,000	€347,000
	2022	€463,500	€337,000	€357,000
Second-hand 2-bed townhouse	2020	€592,000	€328,000	€363,000
	2021	€633,000	€350,000	€383,000
	2022	€651,000	€368,000	€400,000
Second-hand 3-bed townhouse	2020	€643,500	€373,000	€405,000
	2021	€695,000	€402,000	€437,000
	2022	€730,000	€422,000	€460,000
2-bed cottage	2020	€450,000	€312,000	€352,000
	2021	€472,000	€333,000	€375,000
	2022	€486,000	€350,000	€391,000
Period terraced house	2020	€932,000	€494,000	€640,000
	2021	€988,000	€535,000	€690,000
	2022	€1.03m	€560,000	€725,000

SOURCE: OWEN REILLY

'PEOPLE MAKE TIME FOR EACH OTHER HERE'

"It is the perfect blend of old Dublin and new Dublin, and that is why I think it has so much character," says TV presenter and fashion entrepreneur **Darren Kennedy** of his home close to Portobello.

Dublin 8 is one of Dublin's most established areas, and Kennedy, below, loves the mix of generations that live there. "There are people in their seventies and eighties who still live in the houses they grew up in; there are the blow-ins, young professionals and creatives like me who moved here in the past few years; and it also has lots of students who bring a different energy," he says. "It is an eclectic mix, which makes it vibrant."

The presenter says that there are areas of Dublin that have a transient population, where people live for a short time and move on, but in Dublin 8 people put down roots.

"I think it's because it's such an old area; traditionally there were a lot of clothing manufacturers here who made fabric that would feed into South William Street to be made into garments that would go on to be sold on Grafton Street. History and people run deep here, and it has created a grounded place where people

work hard and make time for each other. I know a lot of the street vendors, such as the florists. I love to talk to people and find out about them — Dublin 8 is a great place for talkers."

Kennedy cycles and says he can be in the city centre in five minutes, which is great for work, shopping, and socialising. "It was one of the main draws when I moved here. I am no distance from town."

Where to go Kennedy has a few suggestions for a great night: Devitt's and Huck's, which are both on Camden Street, and his favourite, 57 the Headline, a bar on Clanbrassil Street Lower. For lunch, try Noshington Café on South Circular Road, the Fumbally on Fumbally Lane in the Liberties, or Hen's Teeth, a café and gallery in Blackpitts, Merchant's Quay. Kennedy also says Dublin 8 is spoilt for choice when it comes to eateries. "If I am in the mood for pizza, I will go to Gaillot et Gray [Clanbrassil Street Lower], or Bastible, which is quite close by, but there are so many more."

Hidden gem Kennedy says Francis Street is full of gems. "I love pottering in the antique shops on Francis Street. I often go antiquing on a Saturday afternoon. I don't often buy, but I enjoy their history, the aesthetic, and the art that goes into a lot of these old pieces. They are great places to spend time and maybe pick something up."



The sale of one property on the South Circular Road with a view of the River Camac, which had been featured on RTE's *Home of the Year*, stands out. Apartment 6, The Orchard in Kilmainham was sold by Reilly for €392,500 having been listed at €350,000. Another two-bedroom apartment that

outstripped expectations was No 2 Usher's Quay, which sold for 21 per cent above the asking price at €426,500.

Reilly is unaware of any large launches of new homes planned for the next 12 months. "Most planned new developments are commercial developments or build-to-rent apartments," the agent said.