

Dublin Residential Market Report Q1 2022



owenreilly

Our transactional data in Q1 confirms record low number of properties for sale in Dublin, motivated buyers with an increase in cash transactions, strong selling prices, rental values surpassing pre-pandemic levels, and a huge surge in rental demand from returning technology professionals. Despite an increasingly uncertain economic outlook because of record inflation and the war in Ukraine, there is no evidence yet of this impacting the Dublin residential market.

Low supply and strong selling prices.

In the sales market prices continued their upwards trajectory in prime Dublin as demand outstrips supply. Prices were currently going up 1% per month and this was the strongest quarter for selling prices since Q3 2020, when the first lockdown ended. Our sales transactions were down 12% year on year (YOY) as the supply of property for sale in Dublin reached historically low levels. MyHome.ie reported the number of properties listed for sale in Dublin in Q1 at 3,200, 29% lower than what was recorded pre-pandemic in Q4 2019. Given this low supply and pent-up demand from very motivated buyers, our average selling prices were +3.7% above asking prices. Some properties in turn-key condition were selling 10% or more above asking, especially where first time buyers were active. 73% of our buyers were owner occupiers, 59% of whom were first-time buyers. Second home buyers continued to be very active, and they accounted for 33% of our buyers. Many buyers still don't require mortgage funding; we saw an increase in cash buyers from 50% in Q1 2021 to 54%. Many investors were buying as a hedge against inflation and the volatility in the stock market. However, despite the strong rental market, 58% of our sellers were small landlords exiting the market. There has been a welcome pick-up in supply of properties coming to market in recent weeks, but nothing near enough to meet demand. Many of our clients wish to trade up or down, but they are finding they have very few options to move to and are understandably reluctant to sell if they don't have their next home lined up. The outlook for the market will very much depend on supply, interest rates and the war in Ukraine but it would appear there is enough pent-up demand for it to continue to be a seller's market in the short term.

Surge in rental demand.

Low supply and high demand meant that average rental values in prime Dublin increased by 9% in the first three months of the year. Rental values have now surpassed pre-pandemic levels after falling sharply in 2020. Overall, our rental transactions were down 23% in Q1 and down 45% in Dublin Docklands compared to the previous quarter. There was a huge increase in demand from returning professionals as offices reopened and normality returned with 10+ tenants applying for every available rental. This demand was led by the technology sector which accounted for 63% of our tenants compared to 48% in Q1 2021. The average household salary of our tenants was 30% higher than a year ago, reflecting the higher salaries on offer in the technology sector. Rent pressure zone regulations have given tenants in existing tenancies some relief. Our average monthly rent was €2,431 per month, 15% higher than Q1 2021. As we have previously reported the accommodation crisis will get worse before it gets better.

Market Highlights

Average Selling Price

€638,869

% of properties that sold above asking

67%

% of Sellers who are landlords

58%

Average Monthly Rent

€2,431

Asking Price v Selling Price Variance

+ 3.7%

Sales Fall Through Rate

14%

Weeks On Market

10.8

Average Tenant Age

33

Average Selling Price per sq. ft

€644

Average Buyer Age

42

Average Tenant Household Salary

€130,565

% of Tenants working in technology

63%

Dublin Residential Sales Market

Q1 2022 Transactional Data (compared to Q1 2021) % % Percentage difference with Q1 2021

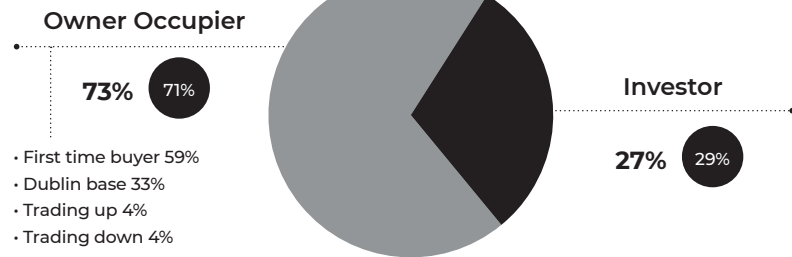
€615,270 (€603,571) +1.9%	€638,869 (€590,714) +7.8%	+3.7% (-2.1%)
Average Asking Price:	Average Selling Price:	Asking Price V Selling Price Variance:
10.8 (18.5) +52%	14% (12%)	€6,927 / €644 (€6,373/€592) +8.3%
Weeks On Market:	Fall Through Rate:	Average Selling Price per sq. m. / sq. ft.



80 Braemor Road, Churchtown, Dublin 14. Sold for €1,100,000

Buyer Profile % Q1 2021

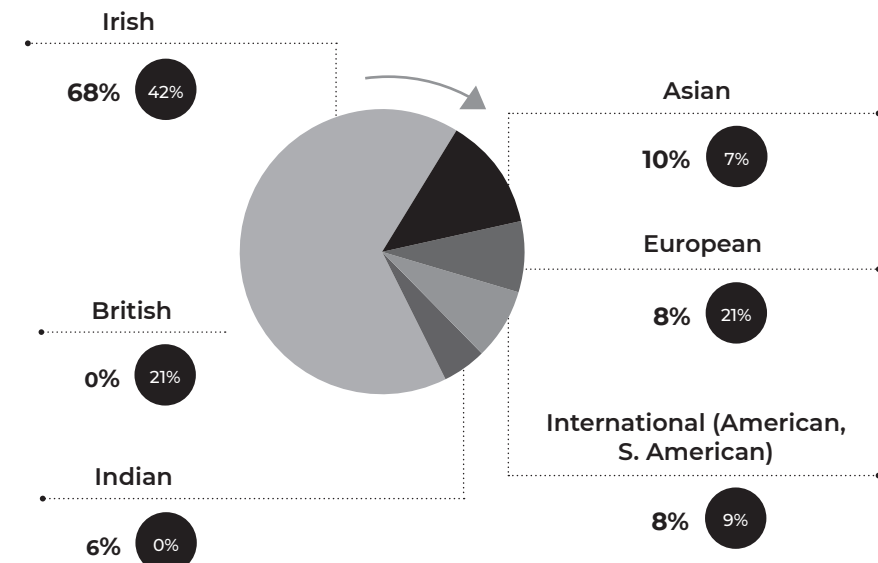
Type



Funding



Nationality



Dublin Residential Rental Market

Q1 2022 Transactional Data (compared to Q1 2021) % Percentage difference with Q1 2021

€1,936 (€1,767) +9%

Average One Bed Monthly Rent:

€2,316 (€2,118) +9%

Average Two Bed Monthly Rent:

€3,541 (€2,850) +21%

Average Three Bed Monthly Rent:

€2,431 (€2,089) +15%

Average Monthly Rent:

€130,565 (€96,857) +30%

Average Household Salary:

9% (3%)

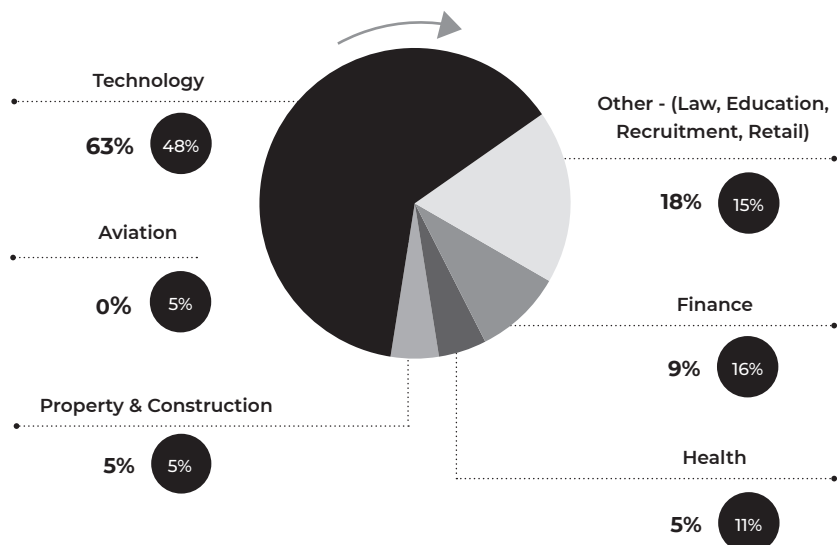
Rent Inflation:



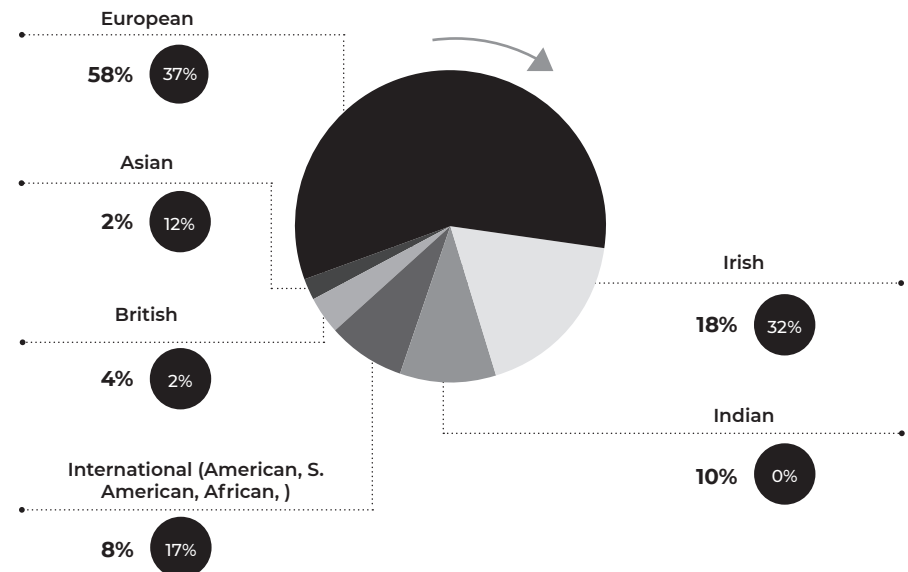
Sallymount Avenue, Ranelagh, Dublin 6. Let agreed for €5,000 PM

Tenant Profile % Q1 2021

Work Sectors



Nationality



The doors of Dublin we have sold. We would love to sell yours!



Owen Reilly
41 Forbes Quay,
Grand Canal Dock,
Dublin 2.



01-6777100



hello@owenreilly.ie



www.owenreilly.ie

The information in this document is based on transactions only and our observations of the market. However, Dublin comprises unique and diverse neighbourhoods and features many very different developments. We will be pleased to provide more detailed breakdowns or background information to particular areas or developments.

PSRA Licence Number 002370

