

Prime Dublin Period Homes Market Report 2022



owenreilly

Period properties in Dublin are always highly sought after, but especially so in the last couple of years. The term 'period property' generally refers to homes that were built before the First World War and are generally classified as being in the Georgian, Victorian or Edwardian era. But why are period properties so sought after? For many home buyers, it's the original features such as their elegant facades, high ceilings, generous proportions, decorative cornice detail, classic fireplaces, bay windows, sash windows, steeply pitched roofs, stained glass and timberwork.

Period properties don't rely upon current trends or the latest technology for their appeal, and yet, modern features and styles blend beautifully into many period restorations. Most period properties also have front and rear gardens, adding to their curb appeal, and which you don't always find with modern builds. They also give home buyers an opportunity to add a lot of value where refurbishment is required and to tailor to their own requirements. And of course, period properties also tend to be located in Dublin's most sought after locations.

This year we have experienced very strong demand for period properties in our key markets of Dublin 2, 4, 6 and 8. Our average selling prices were €1,092,126 or €628 per sq. ft. with an average variance over asking of 4.1% very much confirming it was a seller's market. 90% of our buyers were owner occupiers and 86% were Irish, so foreign buyers don't have the same appeal for period properties. The average age of a buyer was 44. 60% of our buyers required no mortgage funding. Interestingly, Dublin 6 had the highest selling price per sq. ft. at €683, and Dublin 4 had the highest average selling price at €1,830,759.

Market Highlights

Average Selling Price

€1,092,126

% of properties that sold above asking

60%

% of Cash Buyers

60%

% of Buyers who are Owner Occupiers

90%

Asking Price v Selling Price Variance

+4.1%

Sales Fall Through Rate

12%

% of Buyers who are Irish

86%

% of Buyers who are Married

53%

Average Selling Price per sq. ft

€628

Weeks On Market

6.3

% of Buyers who are Trading up

39%

Average Buyer Age

44

Period Homes Sales Market

2022 Transactional Data

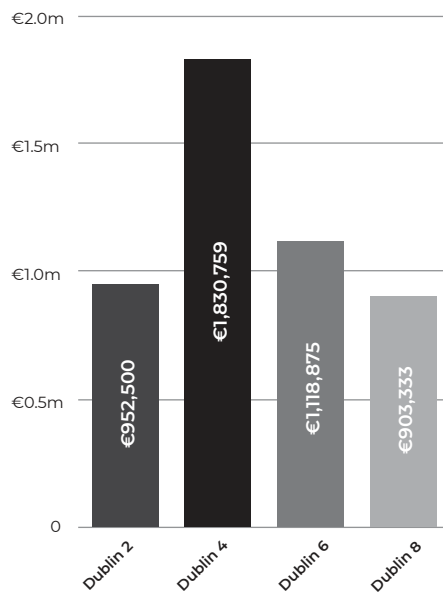
€1,049,000	€1,092,126	+4.1%
Average Asking Price:	Average Selling Price:	Asking Price V Selling Price Variance:
6.3	12%	€6,762 / €628
Weeks On Market:	Fall Through Rate:	Average Selling Price per sq. m. / sq. ft.



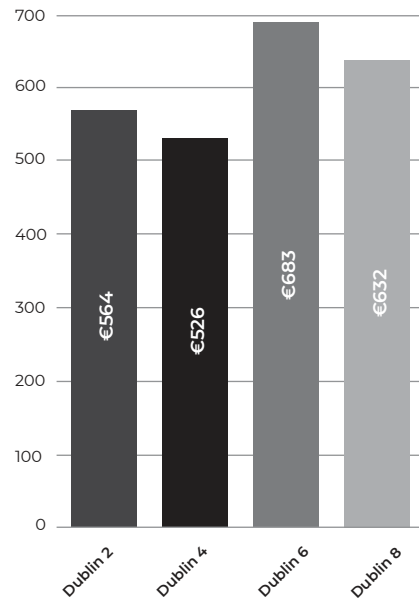
Bloomfield House, Donnybrook, Dublin 4.

Analysis per postcode

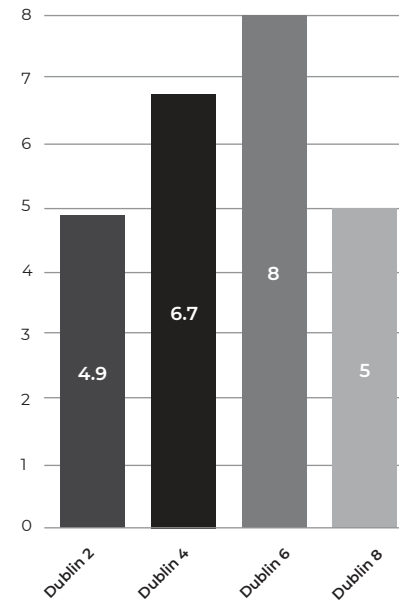
Average selling price



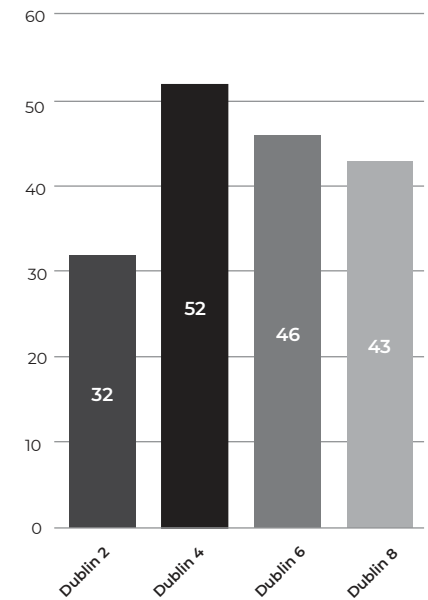
Average price per sq.ft.



Average weeks on market

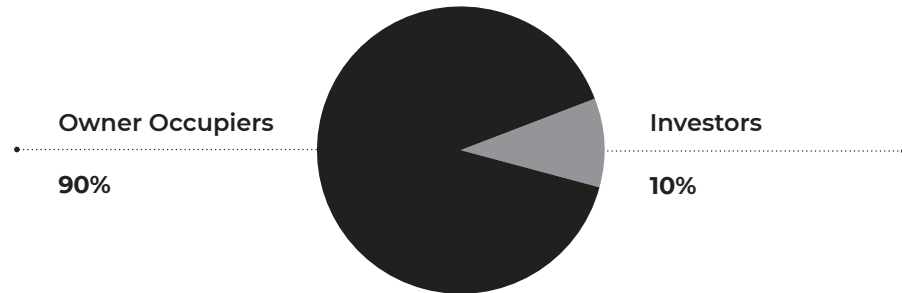


Average buyer age

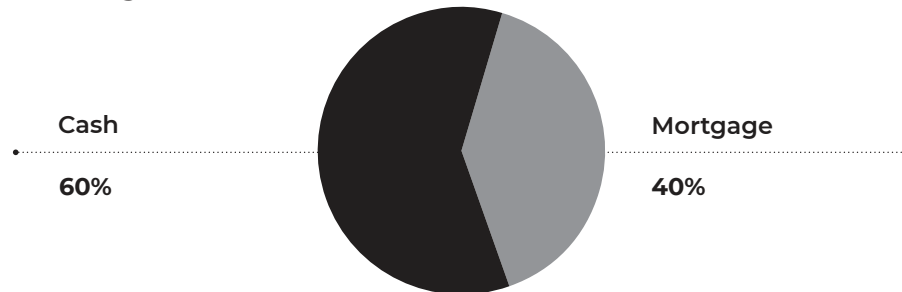


Buyer Profile

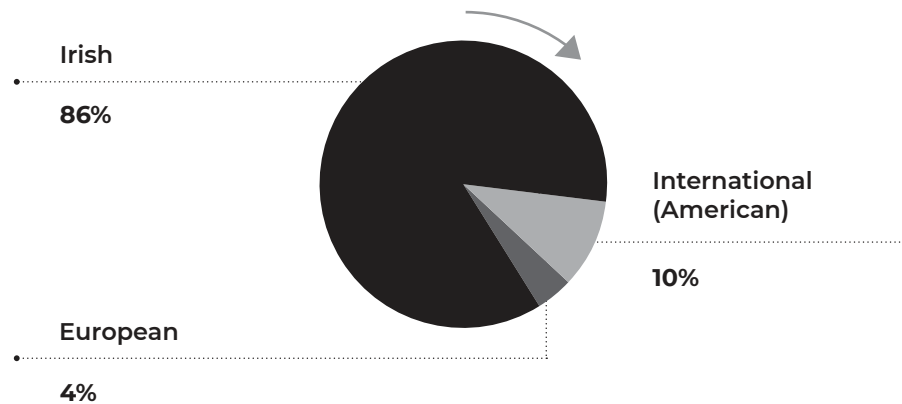
Type



Funding



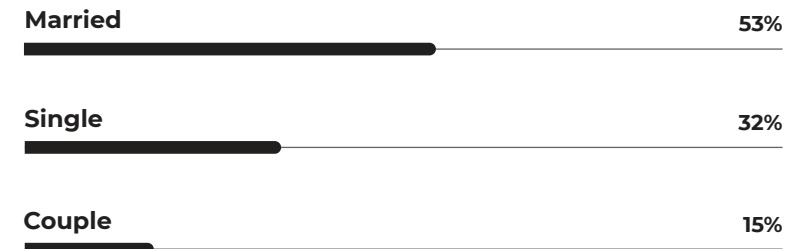
Nationality



Owner Occupier breakdown



Status of Buyers



Gender of Single Buyers



owenreilly

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

