

IRISH RESIDENTIAL

MARKET REVIEW SPRING 2019

Sherry
FitzGerald

OVERVIEW

Many of the trends evident in 2018, have carried over into the opening quarter of the new year.

Price growth remained almost flat in the opening months. Tighter lending conditions remain a restraint on price growth, particularly at the upper end of the market, while Dublin continues to feel this restriction more than anywhere else.

Transaction activity continues to develop nationally. While new home sales remain the primary stimulant of this growth, there was a slight bounce in the number of second hand units sold in the final quarter of 2018. Second-hand sales had been subdued up until that point. Dublin and the Greater Dublin Area (GDA) still accounts for the majority of new home sales.

Similarly, construction activity remains on an upward trend. The number of new units built, and planning permissions granted continues to grow robustly.

0.2%

SECOND-HAND HOUSE PRICES GREW 0.2% IN THE OPENING QUARTER OF 2019.



53,900

ACCORDING TO THE PPR, EXCLUDING MULTIFAMILY AND PORTFOLIO SALES, THERE WERE APPROXIMATELY 53,900 RESIDENTIAL TRANSACTIONS IN 2018.



However, these large increases still come from a low base and the housing supply deficit is still cavernous.

Rental pressures remain acute both in Dublin and nationally, and there continues to be an outflow of smaller level investors from the market.



CONFIDENTIALITY CLAUSE

This information is to be regarded as confidential to the party to whom it is addressed and is intended for the use of that party only. Consequently and in accordance with current practice, no responsibility is accepted to any third party in respect of the whole or any part of its contents. Before any part of it is reproduced, or referred to, in any document, circular or statement, our written approval as to the form and context of such publication must be obtained.

Marian Finnegan
Chief Economist,
Director Research
+353 (0)1 237 6341
marian.finnegan@sherryfitz.ie