



Q4 2016



This, the sixth GeoView Residential Buildings report, comes at an interesting time, given the continued strong political focus on housing. With the Minister for Housing, Planning, Community and Local Government frequently referring to the importance of 'evidence-based' policy making, GeoView provides some evidence for policy and decision makers monitoring the housing sector. Through the use of data provided by GeoDirectory, the CSO and the Department of Housing, Planning, Community and Local Government, this report provides a useful analysis of the residential property market in the Republic of Ireland, using a number of key indicators.

### FACTS AT A GLANCE

**2,020,523** Total stock of residential properties

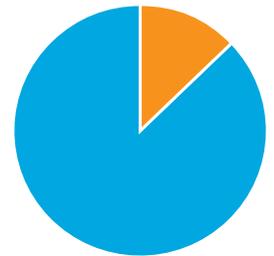
**762,787** Detached dwellings accounted for 38% of the total stock

**544,644** Terraced housing accounted for 27% of the total stock

**34,416** Total number of property transactions January-October 2016

**92%** Second-hand dwellings

**8%** New dwellings



**€239,025**  
Average national property price

**€393,833**  
Co. Dublin had the highest average property price

**€85,455**  
Co. Longford had the lowest average property price



**4,910**  
Buildings under construction, Q4 2016

**1,044**  
Co. Dublin had the highest number of buildings under construction

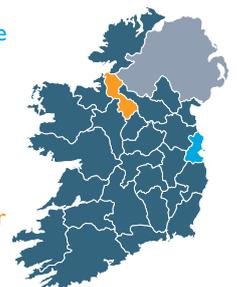
**13**  
Co. Longford had the lowest number of buildings under construction



**9,996**  
Residential commencements January-October 2016

**3,343**  
Co. Dublin had the highest number of residential commencements

**19**  
Co. Leitrim had the lowest number of residential commencements



## Executive Summary

According to the GeoDirectory database there was a total of 2,020,523 residential dwellings across Ireland as of December 2016, which is broadly in line with the 2016 Census figure (2,022,895). Of this total, detached dwellings accounted for the largest share (37.8%), followed by terraced dwellings (27%) and semi-detached dwellings (23.5%). There were 181,267 apartments<sup>1</sup> which equated to 9% of the total residential stock.

A total of 13,842 residential dwellings were added to the GeoDirectory database in the last twelve months, with Dublin and the Greater Dublin Area accounting for 41 per cent and 56 per cent of the total respectively. Although a total of 25,626 dwellings have been added in the past two years, the total additions, on an annual basis, are around 50 per cent below the estimate of annual housing demand of 26,000 to 30,000, according to the ESRI.

Just over a fifth of all buildings under construction were located in the Capital, according to GeoDirectory data, while construction activity was relatively strong in Cork and in the commuter belt counties. Residential commencements data from the Department of Housing, Planning, Community and Local Government show that commencements totalled 9,996 from January to October 2016, which corresponds to around 12,000 on an annual basis. Commencements provide a good indication of the pipeline of new supply and, on an annual basis, are close to the total additions to the stock over the past twelve months.

GeoDirectory data also shows the extent of the urban/rural divide in terms of dwellings per 1,000 of the population and per square kilometre. The greatest concentration of housing per 1,000 of the population was registered in Leitrim (574), which has one of the lowest average household sizes in the country (2.49 persons per household). Coincidentally, Leitrim also had one of the lowest rates of population growth between 2011 and 2016.

With respect to the measure of residential density, i.e. dwellings per km<sup>2</sup>, it is evident that the more prosperous and commuter belt counties ranked above the national average of 30 dwellings per km<sup>2</sup>, due to the relatively higher levels of economic activity and hence demand for housing in these locations. Lower figures were recorded in more rural based counties, as these areas would have large swathes of land with very little housing.

The breakdown of the Census 2016 housing stock further emphasises this point, as high housing vacancy rates tend to be prominent in rural and western counties, while lower vacancy rates were recorded in city council areas and commuter belt counties. The average national housing turnover rate was little changed from previous years at 2.1 per cent, with Dublin (2.5%), Westmeath, Waterford and Kildare (each 2.4%) and Leitrim (2.3%) having the highest turnover rates.

An analysis of property transactions, using CSO data, shows that there were 34,416 residential dwellings purchased in the first ten months of 2016, of which 2,759 or 8 per cent were new properties. The national average price in the State was €239,025, which was 39 per cent below the average price recorded for Dublin as a whole (€393,833), while the lowest average price was in Longford (€85,455). The average price across the country, excluding Dublin (€167,615), was almost twice that prevailing in Longford, but was nearly 30 per cent lower than the average price for the State as a whole. In terms of the city council areas, Dublin City had the highest number of residential transactions with 3,986, whereas the highest average price was registered in Dun Laoghaire-Rathdown (€548,511) and the lowest was in Waterford City (€115,031).

An example of how one might use the data in this report is as follows. Looking at Leitrim which has the highest number of dwellings per 1,000 of the population (574), it also has the highest percentage of vacant units (21%) and a relatively high proportion (9%) of holiday homes. Leitrim's population only increased by 0.5 per cent between 2011 and 2016 or by 174 persons. Not surprisingly, it had the lowest number of building commencements, which suggests that it has a substantial oversupply of housing stock, much of which may never be used. Hence it recorded the second lowest average property price (€89,458) after Longford.

In contrast, when one considers Kildare, for example, which is a commuter location in the Greater Dublin Area, it is evident that it has the lowest number of dwellings per 1,000 of the population (363), the lowest vacancy rate (6%) outside of Dublin and has less than 150 holiday homes. Its population increased by 5.6 per cent or almost 12,000 between 2011 and 2016. Clearly it is an area much in need of new housing to accommodate its growing population. It had the third highest level of commencements after Dublin and Cork. Even so, this is an area characterised by an undersupply of housing, and hence recorded the second highest average property price (€242,921) after Dublin.

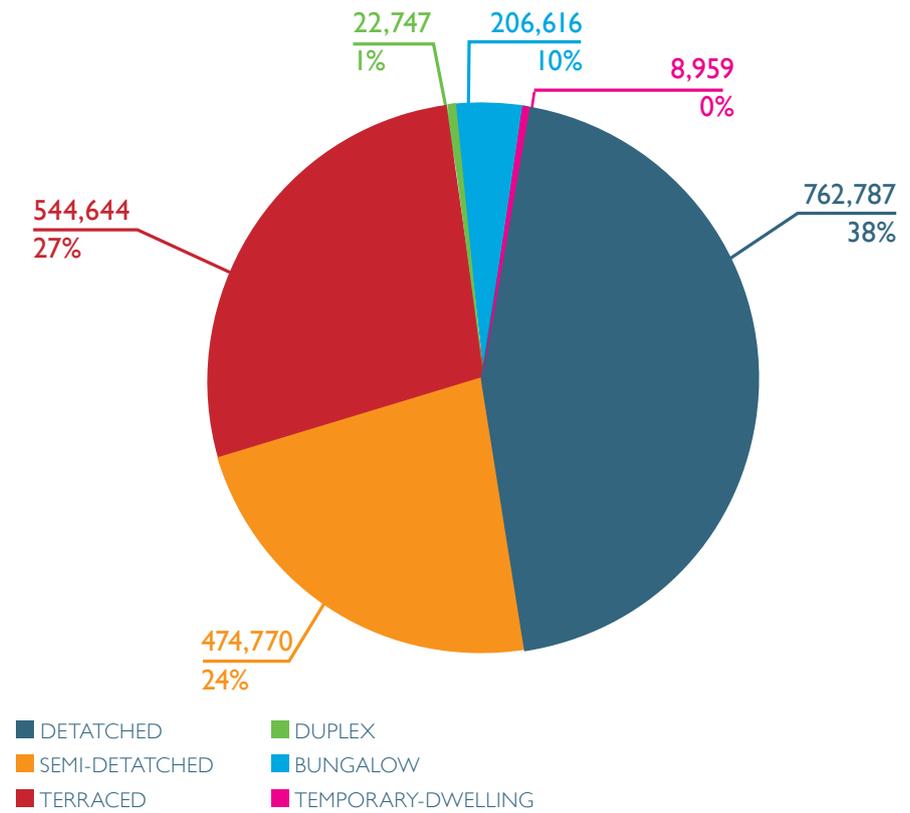
<sup>1</sup> An apartment is defined as an address point which is situated in a building with 5 or more address points, so technically apartments could be included under detached, semi-detached or terraced.

## Classification of Residential Dwellings

The database contains 2,020,523 residential dwellings across Ireland, which is broadly in line with the total stock reported in Census 2016 (2,022,895).

- Detached dwellings (37.8%) accounted for the largest share of the stock, followed by terraced dwellings (27%) and semi-detached dwellings (23.5%).
- Detached dwellings and bungalows accounted for just under half of all dwellings in the country.
- Terraced dwellings totalled 544,644 and were particularly notable in counties Dublin (47%), Louth (31%) and Waterford (29.6%).
- There was a total of 474,770 semi-detached dwellings, with the highest proportions in counties Kildare (34.7%), Dublin (30.4%) and Meath (26.8%).
- Bungalows accounted for 10.2 per cent of the stock and were particularly prominent in Kerry (22.7%), Longford (22%) and Mayo (19.7%).

Figure 1. Residential Dwellings by Building Type in Ireland, Q4 2016



Source: GeoDirectory Database

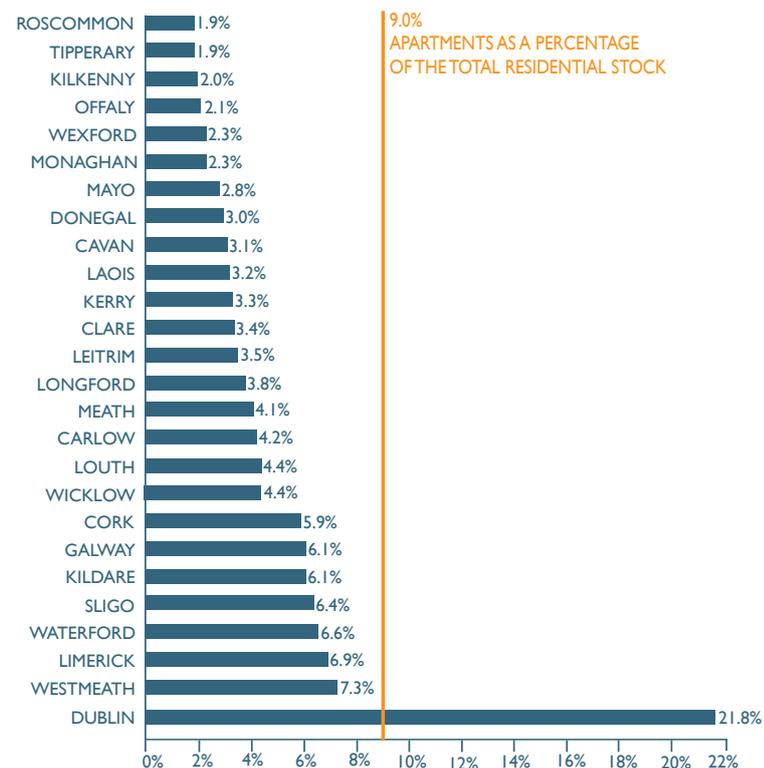
## Stock of Apartments by County

There are 181,267 apartments in Ireland, corresponding to 9 per cent of the total residential stock.

- When Dublin is excluded, apartments as a percentage of the total residential stock falls to 4.4 per cent.
- Dublin (21.8%) had the highest percentage of apartments.
- Although registering substantially lower proportions of apartments, the counties ranked next to Dublin are Westmeath (7.3%), Limerick (6.9%) and Waterford (6.6%).
- Roscommon and Tipperary (both 1.9%) have the lowest proportions of apartments relative to their residential stocks.

An apartment is a dwelling which exists in a building of 5 or more dwellings.

Figure 2. Apartments as a Percentage of Total Residential Stock by County, Q4 2016



Source: GeoDirectory Database

Data in this issue on the classification of total dwellings is not comparable with previous issues as the database has reclassified certain categories since Q2 2015.

## Additions to the GeoDirectory Database by County

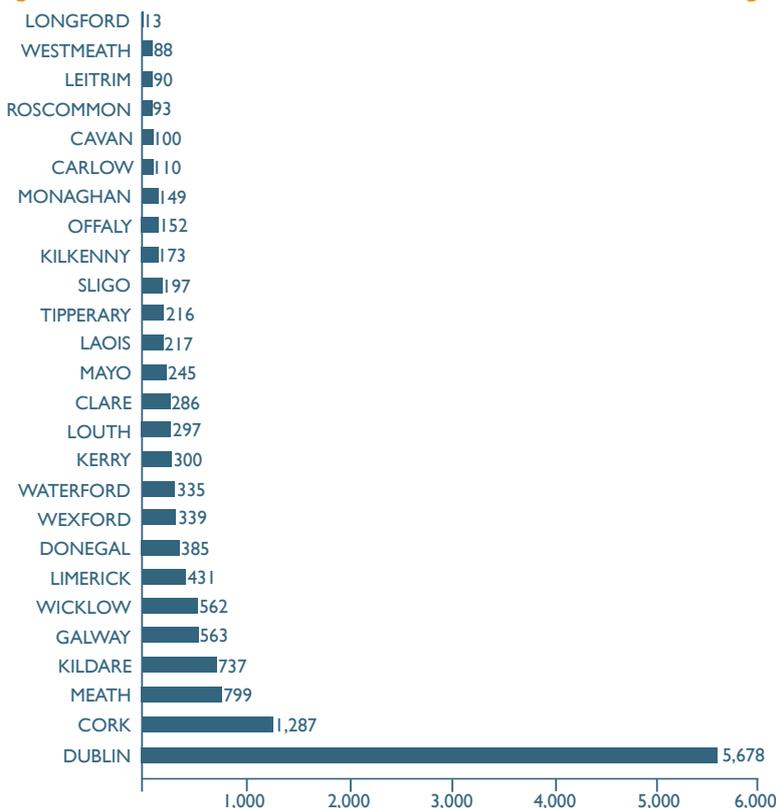
Figures on housing stock generally change very slowly. A total of 13,842 residential dwellings were added to the GeoDirectory database in the 12 months to December 2016.

This compares with 11,784 added in the previous twelve months to December 2015. Thus, a total of 25,626 dwellings have been added in the past two years. However, on an annual basis, the total additions are around 50 per cent below the estimate of annual housing demand of 26,000 to 30,000, according to the ESRI.

An analysis of the breakdown shows that around one-third (8,645 dwellings) were added in Dublin and just under 9 per cent or 2,281 were added in Cork over the past two years.

- At a national level, the 13,842 new addresses represented 0.7 per cent of the total residential stock added to the GeoDirectory database over the year.
- In absolute terms, Dublin (5,678 or 41% of State total) and Cork (1,287 or 9.3%) recorded the highest number and proportions of new addresses in the country.
- The three counties in the Mid-East region, Meath (799 or 5.8%), Kildare (737 or 5.3%) and Wicklow (562 or 4.1%), as well as Galway (563 or 4.1%) recorded the next highest number and proportions of new addresses at between 4 per cent and 6 per cent of the State total.
- The numbers of new addresses in all other counties were insignificant while their respective shares of the total stock in each county total were at or below the national average of 0.7 per cent.
- Longford had the lowest number of new addresses added at only 13 dwellings, followed by Westmeath (88) and Leitrim (90).

Figure 3. New Addresses Added to the Stock of Residential Dwellings by County



Source: GeoDirectory Database

Table 1. Percentage of New Addresses Added to the Total Stock of County and State

County	% of County Total Stock New Addresses	% of State Total Stock New Addresses
CARLOW	0.5%	0.8%
CAVAN	0.3%	0.7%
CLARE	0.5%	2.1%
CORK	0.6%	9.3%
DONEGAL	0.4%	2.8%
DUBLIN	1.1%	41.0%
GALWAY	0.5%	4.1%
KERRY	0.4%	2.2%
KILDARE	0.9%	5.3%
KILKENNY	0.4%	1.2%
LAOIS	0.7%	1.6%
LEITRIM	0.5%	0.7%
LIMERICK	0.5%	3.1%
LONGFORD	0.1%	0.1%
LOUTH	0.6%	2.1%
MAYO	0.4%	1.8%
MEATH	1.1%	5.8%
MONAGHAN	0.6%	1.1%
OFFALY	0.5%	1.1%
ROSCOMMON	0.3%	0.7%
SLIGO	0.6%	1.4%
TIPPERARY	0.3%	1.6%
WATERFORD	0.6%	2.4%
WESTMEATH	0.2%	0.6%
WEXFORD	0.5%	2.4%
WICKLOW	1.0%	4.1%

Source: GeoDirectory Database

## Analysis of Construction Levels by County

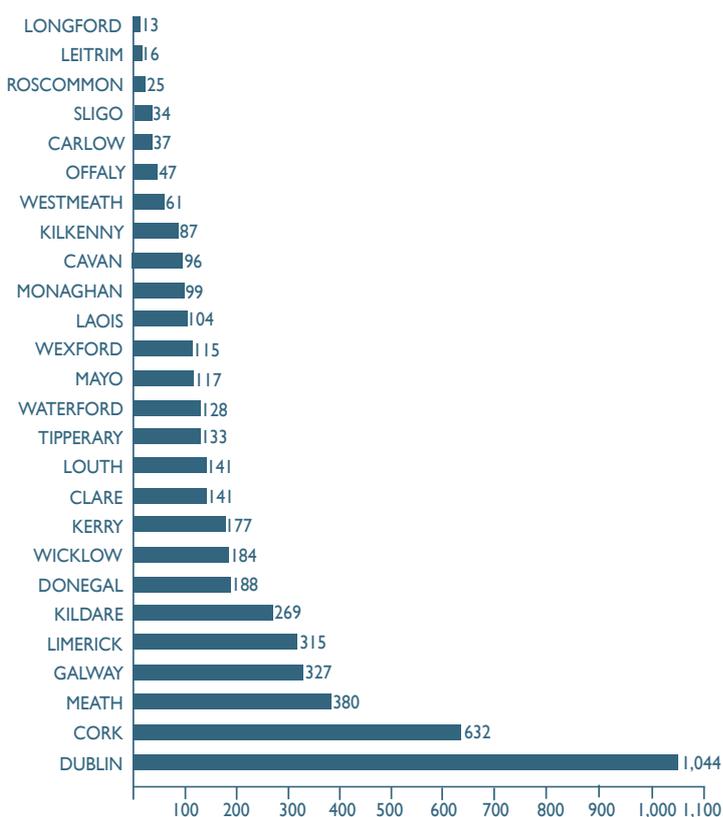
An important indicator for activity in the residential market is the level of construction activity taking place. Figure 4 provides a breakdown of total construction activity for each county in Ireland, according to returns from An Post network delivery staff.

In total, 4,910 buildings\* were classified as being under construction in the GeoDirectory Database in Q4 2016.

- Dublin's dominance of new construction activity continued in Q4 2016 with 1,044 new buildings under construction in the Capital or 21.3 per cent of the total.
- Building activity was also relatively strong in Cork with 632 buildings under construction, 12.9 per cent of the total.
- Four counties, Dublin, Cork, Meath and Galway, accounted for close to 50 per cent of all buildings under construction across the State.
- Construction activity was weakest in Longford, Leitrim and Roscommon where only 54 buildings in total were under construction.

*\*Note these are buildings as opposed to address points or dwelling units. Buildings under construction are counted as part of the additions to new stock.*

Figure 4. Total Construction Activity by County, Q4 2016



Source: GeoDirectory Database

Table 2. Percentage of Construction Activity by County

County	% of State Construction Activity
DUBLIN	21.3%
CORK	12.9%
MEATH	7.7%
GALWAY	6.7%
LIMERICK	6.4%
KILDARE	5.5%
DONEGAL	3.8%
WICKLOW	3.7%
KERRY	3.6%
CLARE	2.9%
LOUTH	2.9%
TIPPERARY	2.7%
WATERFORD	2.6%
MAYO	2.4%
WEXFORD	2.3%
LAOIS	2.1%
MONAGHAN	2.0%
CAVAN	2.0%
KILKENNY	1.8%
WESTMEATH	1.2%
OFFALY	1.0%
CARLOW	0.8%
SLIGO	0.7%
ROSCOMMON	0.5%
LEITRIM	0.3%
LONGFORD	0.3%

Source: GeoDirectory Database

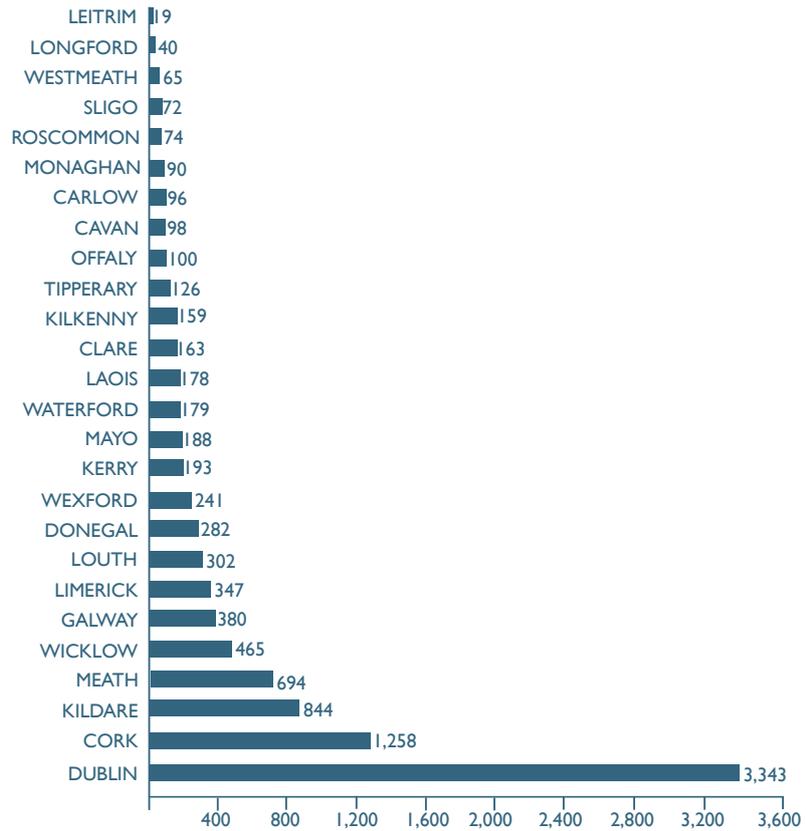
## Analysis of Commencements Data

A total of 9,996 commencements were notified between January and October of 2016. On an annual basis, this figure corresponds to around 12,000, which is close to the GeoDirectory figure for additions to the total stock in 2016 of 13,842.

- Of the ten-month total, 3,343 were recorded in Dublin, 1,258 in Cork and 844 in Kildare, implying that these three counties accounted for 54 per cent of overall commencements.
- Counties with large urban centres (Cork and Galway) and commuter belt counties (Kildare, Meath and Wicklow), recorded the highest level of commencements outside of the capital.
- Commencements were much lower in rural based counties, as Leitrim had 19 commencements during this time period.

The official source of data on number of buildings under construction is the Department of Housing, Planning, Community and Local Government (DHPCLG). The DHPCLG monitors residential commencements, which represent notifications to a Building Control Authority that a person intends to commence residential development work. Works must commence on site within 28 days of the notice being provided. These figures are based on the number of residential dwelling units, while data from GeoDirectory is based on buildings. As previously noted, GeoDirectory defines an apartment as a dwelling which exists in a building of 5 or more dwellings.

Figure 5. Residential Commencements by County, January to October 2016



Source: Department of Housing, Planning, Community and Local Government (DHPCLG)

Table 3. Percentage of Residential Commencements by County, January to October 2016

County	% of Total Residential Commencements
DUBLIN	33.4%
CORK	12.6%
KILDARE	8.4%
MEATH	6.9%
WICKLOW	4.7%
GALWAY	3.8%
LIMERICK	3.5%
LOUTH	3.0%
DONEGAL	2.8%
WEXFORD	2.4%
KERRY	1.9%
MAYO	1.9%
WATERFORD	1.8%
LAOIS	1.8%
CLARE	1.6%
KILKENNY	1.6%
TIPPERARY	1.3%
OFFALY	1.0%
CAVAN	1.0%
CARLOW	1.0%
MONAGHAN	0.9%
ROSCOMMON	0.7%
SLIGO	0.7%
WESTMEATH	0.7%
LONGFORD	0.4%
LEITRIM	0.2%

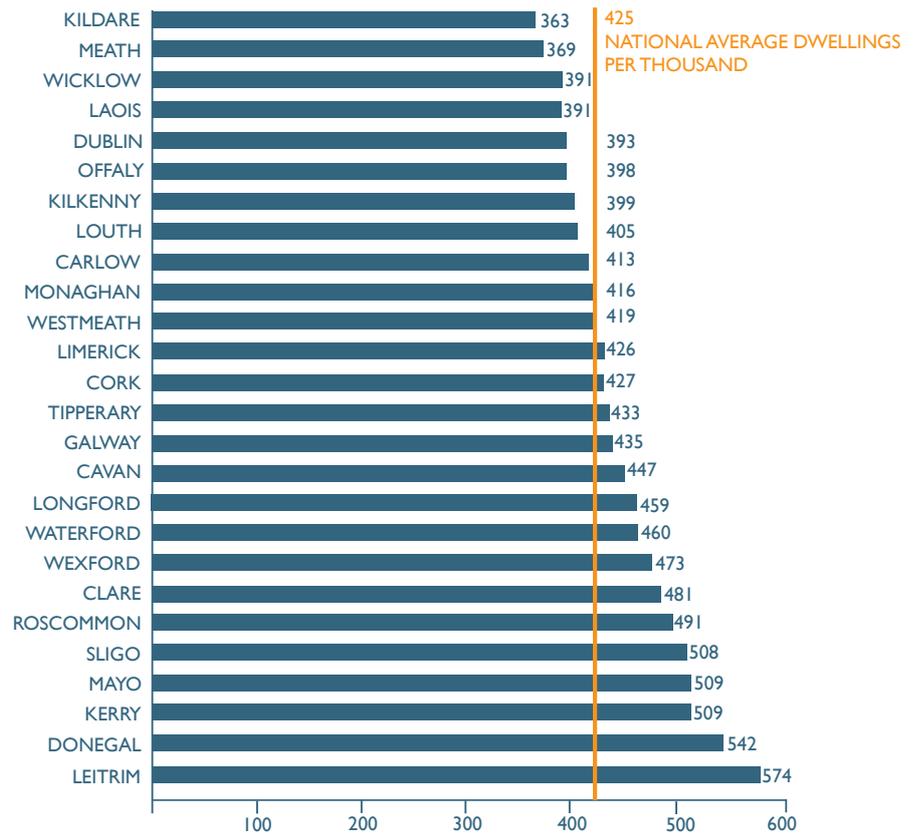
Source: Department of Housing, Planning, Community and Local Government (DHPCLG)

## Analysis of Residential Stock Relative to Population by County

The national average ratio of dwellings per 1,000 of the population was 425, with 15 of the 26 counties recording figures above this average.

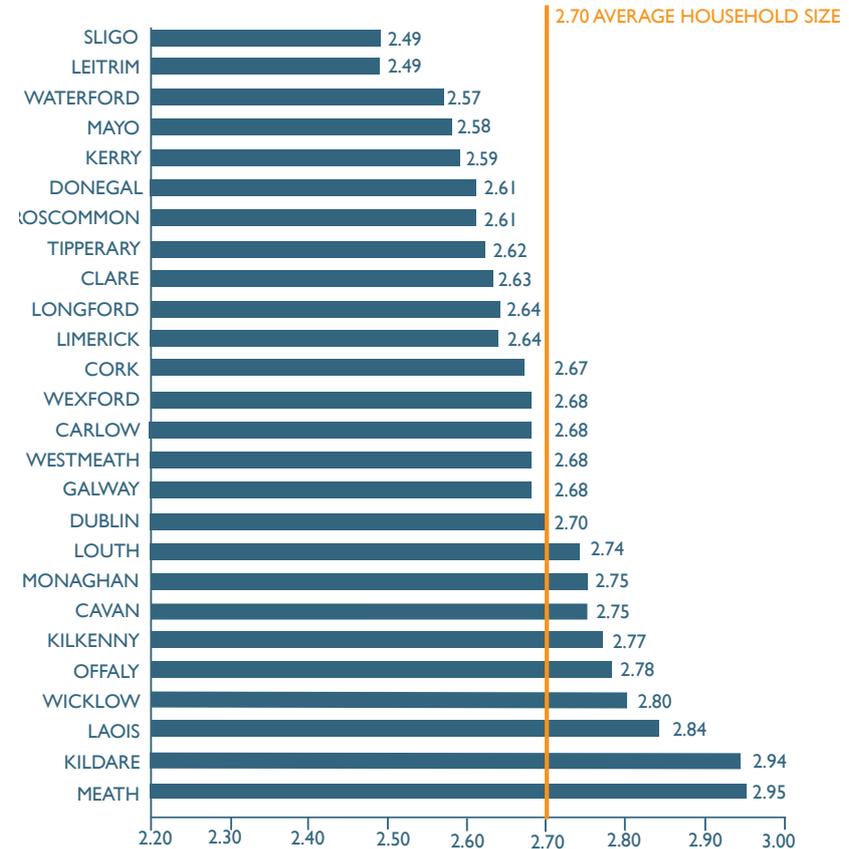
- The greatest concentration of housing per 1,000 of the population in Ireland was registered in Leitrim (574). This was followed by Donegal (542), Kerry (509), Mayo (509) and Sligo (508).
- These 5 counties coincidentally were amongst the 6 counties which had the lowest average household size.
- The lowest numbers of dwellings per 1,000 of the population were recorded in the major commuter belt counties of Kildare (363), Meath (369), Wicklow (391) and Laois (391).
- The same 4 counties had the highest average household size across the country at between 2.8 and 2.95 persons per household, compared with the national average of 2.7 persons.
- Figure 6 shows the urban/rural divide that exists in Ireland, with respect to the number of dwellings per 1,000 of the population. Many commuter belt counties (i.e. Kildare, Meath, Wicklow Laois etc.) and more urban counties (i.e. Dublin) record figures below the national average. Housing might be considered to be in short supply in these locations given their relatively high levels of economic activity, compared with other less urban location. But equally, these counties have a higher average household size, relative to other counties.
- Less populated areas such as those predominantly reliant on agriculture and those situated on the Atlantic coast, tend to record a higher number of dwellings per 1,000 of the population. This may be due to rural areas usually having relatively less people per household, while many coastal counties having a large amount of holiday homes which are predominantly vacant throughout the year.
- Counties such as Limerick, Cork and Galway tend to be around the national average, given that these areas have a mixture of largely built up city areas, as well as a notable amount of scarcely populated rural areas. As Cork and Galway are also coastal counties, they have a high incidence of empty holiday homes, which would push them closer to the national average.

Figure 6. Dwellings per Thousand of the Population by County, Q4 2016



Source: GeoDirectory Database, CSO Census 2016. Using the CSO's population data from Census 2016, Figure 6 provides the number of dwellings per thousand of the population by county. This indicator is also a proxy for the average household size across the country, which is shown in Figure 7 below.

Figure 7. Average Household Size by County



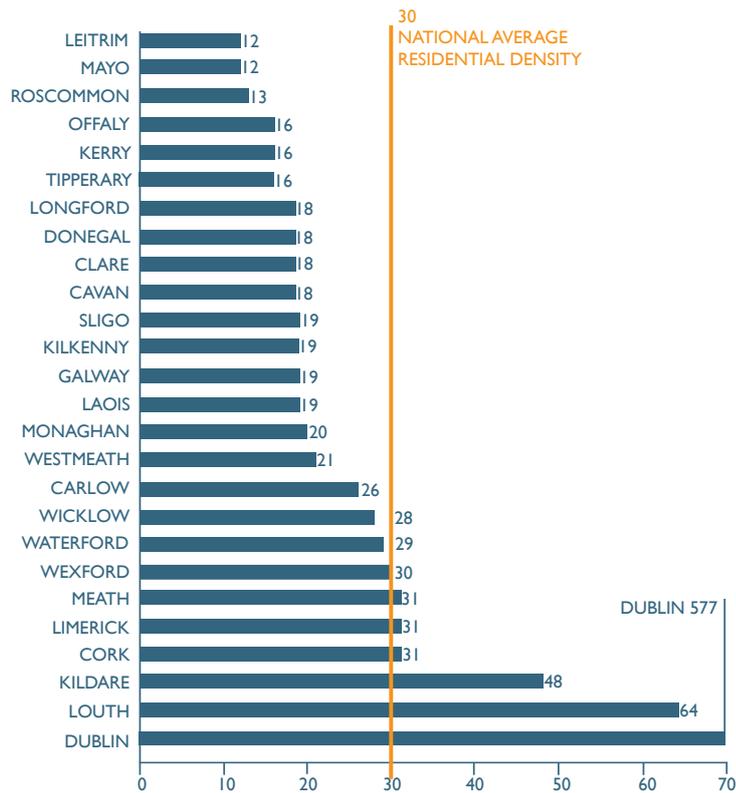
Source: CSO Census of the Population 2016, using total population and occupied households.

## Analysis of Residential Density by County

The average residential density per square kilometre across the country is 30 in Q4 2016, with only 7 counties recording levels at or above the national average.

- The residential density in Dublin is substantially higher, with 577 dwellings per km<sup>2</sup>. Six counties are at or above the national average - Louth (64), Kildare (48), Cork, Limerick and Meath (all three were at 31) and Wexford (30).
- Rural counties such as Leitrim and Mayo (both 12), and Roscommon (13), with large swathes of land and very little housing; have the lowest residential densities in the country.
- Economically prosperous counties and their surrounding commuter belts tend to score above the national average due to relatively high levels of economic activity, which would generate high housing demand.
- Coastal counties with relatively high numbers of holiday homes, such as Waterford and Wexford, are close to the national average.

Figure 8. Residential Density by County, Q4 2016



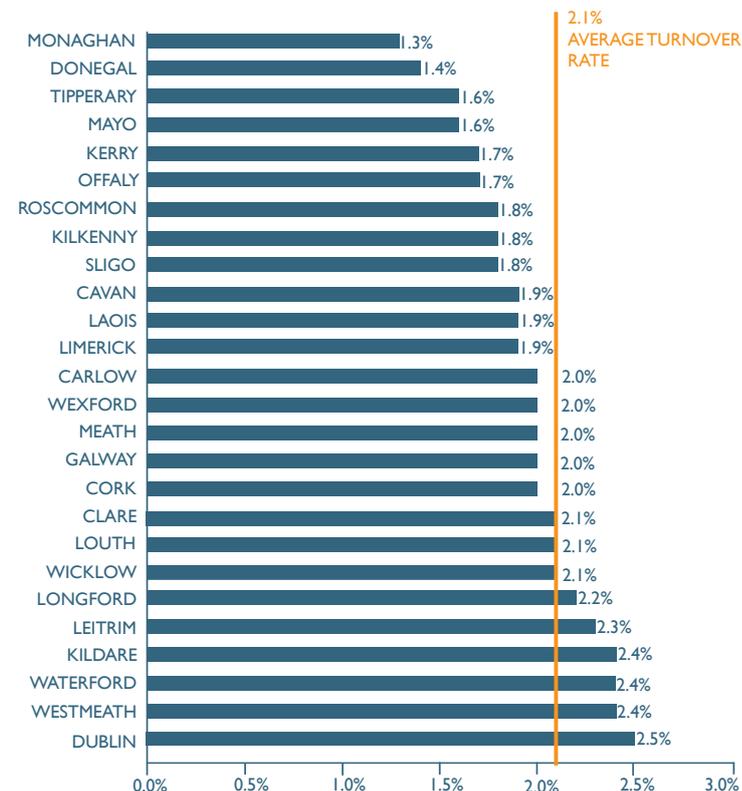
Source: GeoDirectory Database, OSi

## Analysis of Turnover of Residential Stock by County

The average national housing turnover rate has changed little in recent years, with a rate of 2.1 per cent currently, compared with a turnover rate of 2.2 per cent in 2015 and 2 per cent in 2014.

- The counties with the highest turnover rates are Dublin (2.5%), Westmeath, Waterford and Kildare (each 2.4%) and Leitrim (2.3%).
- In total, 9 counties have turnover rates that are at or above the national average.
- Monaghan has the lowest turnover rate (1.3%) in the State, followed by Donegal (1.4%), Tipperary and Mayo (both 1.6%).
- In absolute terms, Dublin had, by a large margin, the highest level of transactions with 13,206 residential dwellings sold over the last 12 months, with Cork (4,717) and Galway (2,270) in a distant second and third place.

Figure 9. Turnover of Residential Stock by County



Source: GeoDirectory Database, CSO

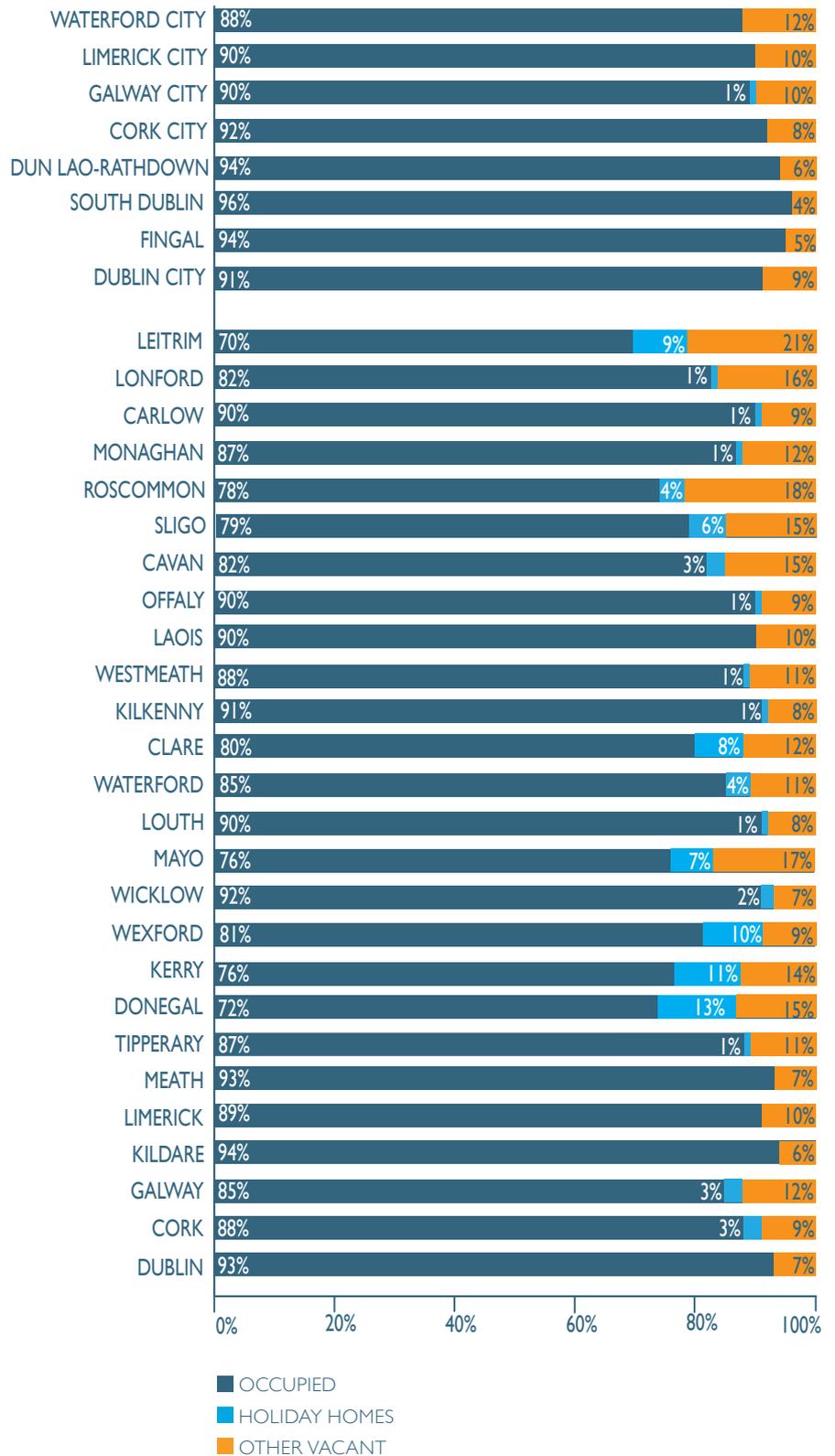
The turnover is based on December 2016 stock levels and total transactions for the twelve months to October 2016.

## Composition of Housing Stock

Using CSO data from Census 2016, it is possible to provide a breakdown of housing stock between occupied households, holiday homes and vacant dwellings, by county and city council area. Figure 10 presents the data as a percentage of each area's total residential stock while Figure 11 shows the data on an absolute basis.

- Coastal counties, which would be popular tourist locations, have the highest percentage of holiday homes, with Donegal (13%), Kerry (11%), and Wexford (10%) all having notable proportions.
- Leitrim had the highest proportion of vacant dwellings, at 21 per cent, followed by Roscommon (18%) and Mayo (17%).
- Leitrim also registered the lowest proportion of occupied households (70%).
- Some of the highest occupancy rates were on the eastern side of the country, such as, for example, in Kildare (94%), Dublin (93%) and Wicklow (92%).

Figure 10. Composition of Housing Stock by County, Percentage Shares



Source: CSO Census of Population 2016. Figures may not sum to 100% due to rounding.

## Composition of Housing Stock continued

- In contrast occupancy rates on the western side of the country were generally below 80%; examples being Leitrim (70%), Donegal (72%), Kerry (76%) and Sligo (79%)
- With the exception of Waterford City, all city council areas recorded occupancy rates above 90%.

Table 4. Composition of Housing Stock (Units)

County	Occupied	Holiday Homes	Other Vacant	Total Housing
DUBLIN	497,920	1,439	35,293	534,652
CORK	202,802	7,118	21,287	231,207
GALWAY	96,344	3,977	13,654	113,975
KILDARE	75,633	146	4,967	80,746
LIMERICK	73,885	393	8,463	82,741
MEATH	66,107	261	5,065	71,433
TIPPERARY	61,150	953	7,966	70,069
DONEGAL	60,886	11,341	12,558	84,785
KERRY	57,062	7,917	10,340	75,319
WEXFORD	55,888	6,756	6,412	69,056
WICKLOW	50,815	1,051	3,647	55,513
MAYO	50,601	4,766	11,180	66,547
LOUTH	46,777	749	4,256	51,782
WATERFORD	45,270	2,077	5,665	53,012
CLARE	45,066	4,739	6,480	56,285
KILKENNY	35,805	520	3,209	39,534
WESTMEATH	32,961	275	4,059	37,295
LAOIS	29,813	139	3,163	33,115
OFFALY	28,035	235	2,768	31,038
CAVAN	27,713	992	5,170	33,875
SLIGO	26,258	1,842	5,065	33,165
ROSCOMMON	24,712	1,164	5,658	31,534
MONAGHAN	22,319	233	3,081	25,633
CARLOW	21,217	272	2,145	23,634
LONGFORD	15,466	260	3,021	18,747
LEITRIM	12,828	1,589	3,786	18,203
<b>STATE</b>	<b>1,763,333</b>	<b>61,204</b>	<b>198,358</b>	<b>2,022,895</b>
DUBLIN CITY	220,616	937	20,844	242,397
FINGAL	100,107	293	5,565	105,965
SOUTH DUBLIN	95,079	31	3,916	99,026
DÚN LAO-RATHDOWN	82,118	178	4,968	87,264
CORK CITY	51,608	62	4,491	56,161
GALWAY CITY	31,335	296	3,375	35,006
LIMERICK CITY	23,897	19	2,564	26,480
WATERFORD CITY	19,877	81	2,669	22,627

Source: CSO Census of Population, 2016.

## Analysis of Transactions and Average Property Prices

A total of 34,416 residential dwellings were purchased in the State between January and October this year, 8 per cent of which were new properties.

- The highest number of residential property transactions were in Dublin (10,865), Cork (3,821) and Galway (1,852).
- Monaghan, Longford and Leitrim recorded the lowest level of transactions, with only 918 dwellings purchased between them.
- The national average price was €239,025, which was 39 per cent below the average price recorded for Dublin as a whole (€393,833).
- Excluding Dublin, the county with the highest average price was Wicklow (€320,000), followed by Kildare (€242,921) and Meath (€215,048).
- The county with the lowest average price was Longford (€85,455), followed closely by Leitrim (€89,458).
- Meath had the highest proportion of new dwellings at 15 per cent of all transactions.
- The average property price across the state, excluding Dublin, was €167,615, which was almost twice that prevailing in Longford, but was nearly 30 per cent lower than the average price for the State as a whole.

The following Tables provide a summary of residential property transactions between January and October this year, as well as the average price in each location. The data is provided for counties, city council areas and Dublin postal codes. Table 5 provides a summary of transactions and average prices by county.

Table 5. Residential Property Transactions and Average House Price by County

County	Total Transactions	% of which new dwellings	Average Property Price (€)
DUBLIN	10,865	8%	€393,833
CORK	3,821	9%	€206,019
GALWAY	1,852	9%	€180,562
KILDARE	1,554	12%	€242,921
LIMERICK	1,336	3%	€151,497
WEXFORD	1,157	8%	€147,018
MEATH	1,143	15%	€215,048
WATERFORD	1,074	4%	€136,778
KERRY	1,050	8%	€146,952
CLARE	1,003	5%	€148,355
DONEGAL	997	6%	€113,641
WICKLOW	960	9%	€320,000
TIPPERARY	914	5%	€123,523
LOUTH	868	5%	€158,756
MAYO	856	5%	€117,640
WESTMEATH	734	6%	€131,063
KILKENNY	526	4%	€177,186
CAVAN	513	9%	€108,382
LAOIS	511	8%	€132,681
SLIGO	503	9%	€120,477
ROSCOMMON	466	9%	€91,416
OFFALY	424	3%	€118,632
CARLOW	371	10%	€141,240
LEITRIM	332	13%	€89,458
LONGFORD	330	13%	€85,455
MONAGHAN	256	7%	€123,438
<b>STATE</b>	<b>34,416</b>	<b>8%</b>	<b>€239,025</b>
<b>STATE (excluding Dublin)</b>	<b>23,551</b>	<b>8%</b>	<b>€167,615</b>

Source: CSO. Transactions data for counties include household buyers and non-householder buyers. Source: Data is based on residential property transactions for January to October 2016.

## Analysis of Transactions and Average Property Prices continued

Dublin City recorded the highest level of residential transactions with 3,986, 4 per cent of which were new properties.

- The city council with the lowest level of residential activity was Limerick City, where only 425 transactions took place between January and October 2016.
- The Fingal County Council area had the highest proportion of new properties at 13 per cent.
- Dun Laoghaire-Rathdown had the highest average price at €548,511, while the lowest average price was in Waterford City (€115,031).
- The highest level of residential activity took place in Dublin 15, with a total of 813 residential transactions in the first 10 months of 2016.
- Other areas that recorded high levels of purchasing activity were Dublin 18 (522 transactions) and Dublin 24 (495).
- The weakest level of activity was in Dublin 17 with only 65 transactions.
- The highest average transaction price was in Dublin 6 (€724,259), followed by Dublin 4 (€669,104) and Dublin 14 (€537,536).
- Dublin 20 had the highest share of new properties at 19 per cent of total transactions, followed by Dublin 15, with 14 per cent.

Table 6 and Table 7 break down the transactions data for the city council areas and the Dublin postal code areas respectively. It should be noted that the data in Table 6 and 7 is only for household buyers and excludes non-household buyers.

**Table 6. Residential Property Transactions and Average House Price by City Council Areas**

City Authority	Total Transactions	% of which new dwellings	Average Property Price (€)
DUBLIN CITY	3,986	4%	€380,958
FINGAL	2,059	13%	€320,932
DÚN LAOGHAIRE-RATHDOWN	1,847	8%	€548,511
SOUTH DUBLIN	1,488	7%	€310,685
CORK CITY	758	3%	€214,116
GALWAY CITY	598	2%	€224,749
WATERFORD CITY	479	2%	€115,031
LIMERICK CITY	425	1%	€137,176

Source: CSO. Transactions for city council areas only include household buyers.  
Source: Data is based on residential property transactions for January to October 2016.

**Table 7. Residential Property Transactions and Average House Price by Dublin Postcode**

Dublin Postcodes	Total Transactions	% of which new dwellings	Average Property Price (€)
D01: DUBLIN 1	216	3%	€250,000
D02: DUBLIN 2	134	4%	€364,925
D03: DUBLIN 3	291	4%	€435,052
D04: DUBLIN 4	424	3%	€669,104
D05: DUBLIN 5	267	3%	€349,813
D06: DUBLIN 6	371	5%	€724,259
D07: DUBLIN 7	454	3%	€284,141
D08: DUBLIN 8	444	1%	€271,847
D09: DUBLIN 9	364	8%	€360,165
D10: DUBLIN 10	92	1%	€157,609
D11: DUBLIN 11	316	5%	€230,380
D12: DUBLIN 12	375	0%	€269,867
D13: DUBLIN 13	353	11%	€389,802
D14: DUBLIN 14	349	7%	€537,536
D15: DUBLIN 15	813	14%	€296,433
D16: DUBLIN 16	396	9%	€418,434
D17: DUBLIN 17	65	0%	€206,154
D18: DUBLIN 18	522	13%	€469,157
D20: DUBLIN 20	98	19%	€288,776
D22: DUBLIN 22	204	5%	€220,588
D24: DUBLIN 24	495	9%	€237,778
D6W: DUBLIN 6W	189	1%	€498,413

Source: CSO based on residential property transactions data for January to October 2016

## Appendix

The following Table provides data on residential property transactions, based on Eircodes. The Eircodes are based on the areas for which the An Post town sorting centres have responsibility.

Table 8. Residential Property Transactions and Average House Price by Eircode Area

County	Transactions	% of which new dwellings	Average Price (€)
V94: LIMERICK	1,128	4%	€157,092
H91: GALWAY	1,020	5%	€203,922
T12: CORK SOUTHSIDE	885	7%	€244,972
X91: WATERFORD	742	2%	€132,480
A92: DROGHEDA	568	4%	€175,528
W91: NAAS	518	12%	€231,853
A96: GLENAGEARY	462	7%	€562,338
V95: ENNIS	450	9%	€136,889
C15: NAVAN	432	10%	€179,167
V92: TRALEE	430	7%	€114,884
R32: PORTLAOISE	427	7%	€123,653
A94: BLACKROCK	422	1%	€620,142
P51: MALLOW	403	6%	€114,888
F91: SLIGO	398	9%	€107,286
W23: CELBRIDGE	397	12%	€260,453
N91: MULLINGAR	389	6%	€130,334
A91: DUNDALK	379	7%	€143,272
T23: CORK NORTHSIDE	374	4%	€169,519
R95: KILKENNY	372	2%	€182,258
V93: KILLARNEY	356	6%	€171,629
F92: LETTERKENNY	354	6%	€106,497
K67: SWORDS	339	12%	€218,584
Y35: WEXFORD	337	5%	€140,950
N39: LONGFORD	326	14%	€72,699
F93: LIFFORD	324	6%	€106,790
N37: ATHLONE	306	5%	€123,203
R93: CARLOW	301	11%	€126,246
Y25: GOREY	290	6%	€158,621
K78: LUCAN	287	5%	€268,641
Y21: ENNISCORTHY	284	4%	€130,986
A63: GREYSTONES	274	11%	€360,219
A82: KELLS	269	4%	€128,625
N41:	269	13%	€77,323
K36: MALAHIDE	260	20%	€351,154
A98: BRAY	252	9%	€325,794
F94: DONEGAL	245	8%	€97,143
P25: MIDLETON	242	10%	€170,661
F26: BALLINA	237	5%	€108,861

## Appendix

Table 8. Residential Property Transactions and Average House Price by Eircode Area

County	Transactions	% of which new dwellings	Average Price (€)
R35: TULLAMORE	217	0%	€123,502
K32: BALBRIGGAN	203	16%	€159,606
F12: CLAREMORRIS	187	6%	€90,909
F45: CASTLEREA	184	5%	€66,304
W12: NEWBRIDGE	179	13%	€179,330
E41: THURLES	174	0%	€121,839
H12: CAVAN	172	8%	€97,093
P43: CARRIGALINE	167	8%	€223,952
P31: BALLINCOLLIG	166	18%	€218,072
E91: CLONMEL	164	8%	€124,390
F28: WESTPORT	161	6%	€140,994
H53: BALLINASLOE	157	6%	€110,191
A67: WICKLOW	153	6%	€260,784
Y14: ARKLOW	150	2%	€169,333
F23: CASTLEBAR	141	4%	€119,149
E45: NENAGH	135	9%	€122,963
P36: YOUGHAL	133	6%	€134,586
Y34: NEW ROSS	132	3%	€115,152
R14: ATHY	128	5%	€125,000
P81: SKIBBEREEN	127	2%	€210,236
V15: KILRUSH	126	5%	€113,492
H54: TUAM	124	17%	€103,226
T45: GLANMIRE	120	12%	€224,167
F42: ROSCOMMON	118	10%	€98,305
X35: DUNGARVAN	117	3%	€173,504
PI7: KINSALE	112	2%	€353,571
V31: LISTOWEL	109	7%	€106,422
P24: COBH	105	9%	€149,524
R42: BIRR	105	11%	€102,857
H18: MONAGHAN	101	8%	€105,941
A85: DUNSHAUGHLIN	96	11%	€244,792
E34: TIPPERARY	96	2%	€86,458
P72: BANDON	95	4%	€187,368
H62: LOUGHREA	94	11%	€123,404
A84: ASHBOURNE	93	29%	€152,688
K34: SKERRIES	92	27%	€247,826
H65: ATHENRY	84	29%	€133,333
H14: BELTURBET	80	10%	€72,500
V35: KILMALLOCK	77	5%	€111,688

## Appendix

**Table 8. Residential Property Transactions and Average House Price by Eircode Area**

County	Transactions	% of which new dwellings	Average Price (€)
P75: BANTRY	76	1%	€163,158
V42: NEWCASTLE WEST	74	5%	€102,703
E32: CARRICK-ON-SUIR	71	0%	€119,718
F52: BOYLE	71	10%	€84,507
R51: KILDARE	71	11%	€169,014
P47: DUNMANWAY	70	7%	€121,429
F56: BALLYMOTE	69	4%	€84,058
P56: CHARLEVILLE	69	4%	€86,957
P61: FERMOY	69	10%	€139,130
P85: CLONAKILTY	69	1%	€192,754
V23: CAHERCIVEEN	68	13%	€123,529
E25: CASHEL	67	6%	€97,015
A83: ENFIELD	62	6%	€206,452
V14: SHANNON	62	0%	€119,355
F35: BALLYHAUNIS	61	2%	€80,328
A81: CARRICKMACROSS	60	15%	€131,667
PI2: MACROOM	60	2%	€141,667
W34: MONASTEREVIN	60	30%	€103,333
R56: CURRAGH	58	12%	€165,517
A75: CASTLEBLANEY	57	4%	€110,526
E53: ROSCREA	49	0%	€85,714
F31: BALLINROBE	43	2%	€118,605
E21: CAHIR	42	2%	€107,143
H71: CLIFDEN	38	3%	€142,105
X42: KILMACTHOMAS	37	14%	€116,216
R21: MHUINE BHEAG	36	0%	€138,889
A86: DUNBOYNE	33	9%	€348,485
H16: COOTEHILL	23	0%	€113,043

Source: CSO based on residential property transactions data for January to October 2016

## About this report

This report presents data on the residential building stock using the GeoDirectory database of residential address points. Other official data is presented for comparison from the CSO, 2016 Census of Population and the Department of Housing Planning Community and Local Government.

The GeoDirectory database distinguishes between a 'dwelling' which is a single residential unit as opposed to a 'building' which can comprise one or more dwellings. This report will specifically focus on individual 'dwellings'.

The GeoDirectory dataset contains a range of variables on residential dwellings, including the following:

- Address Point
- Building by Type (Detached, Semi-Detached, Terraced, Duplexes, Bungalows, Temporary); there is no separate classification for apartments, but GeoDirectory defines an apartment as a dwelling which exists in a building of 5 or more dwellings.
- Under Construction
- Town and County

This report provides an up to date national assessment of the stock of residential buildings in the State. The GeoDirectory database is a comprehensive database of dwellings in the Republic of Ireland. The following statistics relate to dwellings in the database as of December 2016.

## GeoDirectory

GeoDirectory was jointly established by An Post and Ordnance Survey Ireland (OSi) to create and manage Ireland's only complete database of commercial and residential buildings.

The figures are recorded through a combination of the An Post network of 5,600 delivery staff working with OSi.

Each of the over 2 million residential building records contained in GeoDirectory includes:

- accurate standardised postal address;
- details for each building type (commercial or residential);
- a unique 8-digit identity number or fingerprint; and
- x, y coordinates which accurately locate the centre point of each building to within one metre on the National Grid.

The GeoDirectory database is used by many different companies and organisations across a diverse range of applications, including the emergency services, utility companies, banking and insurance providers, and all local authorities.

## DKM Economic Consultants

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DKM staff have accumulated considerable experience in working with a range of private and public sector clients, including Government departments, local authorities and other public sector agencies. The firm is renowned for presenting its analysis in a jargon free and succinct manner to both public and private sector clients.