

GeoView

Residential Buildings Report

Q2 2020



This is the thirteenth GeoView Residential Buildings report on the stock of residential properties in Ireland. The biannual report is based on GeoDirectory's comprehensive database of over 2 million residential building records and provides a unique and up-to-date analysis of the Irish housing market.

In the first publication since the onset of COVID-19, this GeoView Residential Buildings report outlines the knock-on impacts of the virus, and the associated public health measures required to contain its spread, have had on the residential building sector in Ireland. This report acts as an important tool for long-term planning and provides useful analysis and insight for communities, businesses and policy makers on changes in, and the composition and location of, the Irish housing stock.

Facts at a glance

2,025,732

Total stock of residential dwellings

647,263

Detached dwellings account for 32.0% of the total stock

563,424

Terraced housing account for 27.8% of the total stock

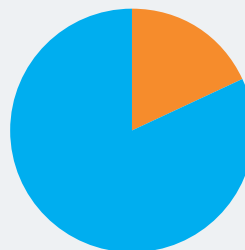


41,363

Total number of property transactions in the 12 months to May 2020

81%

Second-hand dwellings



19%

New dwellings



€296,758

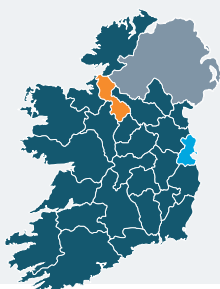
Average national property price in the 12 months to May 2020

€441,205

Co. Dublin had the highest average property price

€118,241

Co. Leitrim had the lowest average property price



13,661

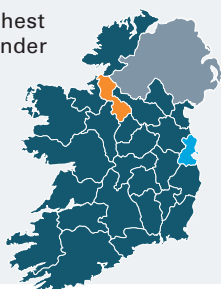
Buildings under construction, June 2020

2,806

Co. Dublin had the highest number of buildings under construction

20

Co. Leitrim had the lowest number of buildings under construction



16,617

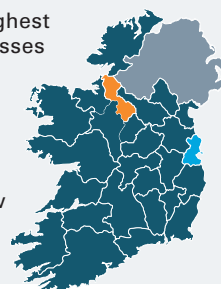
New addresses added to the GeoDirectory database

5,026

Co. Dublin had the highest number of new addresses added

46

Co. Leitrim had the lowest number of new addresses added



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Executive Summary

This is the thirteenth publication on the stock of residential properties in Ireland commissioned by GeoDirectory and prepared by EY-DKM Economic Advisory Services.

Total residential stock up 0.8% or by 16,617 units in the year to June 2020

As of June 2020, there were 2,025,732 residential dwellings in Ireland. Detached dwellings (32.0%) continued to make up the largest share of this total, followed by terraced dwellings (27.8%) and semi-detached dwellings (24.5%). The number of apartments, which are defined as a dwelling which exists in a building of 5 or more dwellings, amounted to 187,750 (9.3%). This total represented an increase of 3,215 units or 1.7% compared to the corresponding figure last year.

A total of 16,617 residential addresses were added to the GeoDirectory database in the 12 months to June 2020, equating to 0.8% of the total residential stock. The majority were added within the Greater Dublin Area (50.5%), while just under a third were added in the Capital itself (30.2%).

While this growth in housing supply is to be welcomed, the total address points added is 32.9% below what was added in the 12 months to June 2019, reflecting the negative impact the pandemic outbreak has had on housing supply.

The growth rate for buildings under construction declined by 3.2%

The COVID-19 outbreak has also dampened ongoing construction activity. A total of 13,661 residential buildings were classified as being under construction in the GeoDirectory database in June 2020, down 3.2% relative to the June 2019 figure of 14,107.

In terms of housing supply, the CSO reported that the total number of new dwellings completed in the four quarters to Q1 2020 was 21,870 units, an increase of 16.8% on the corresponding period to Q1 2019. A total of 21,138 dwellings were completed in 2019, up 17.8% from the 17,946 dwellings completed in 2018.

Residential property prices fell in six counties over the 12 months to May

Although the year-on-year mix-adjusted house price growth nationwide in May 2020 was 0.3%, the average national house price (not mix-adjusted) was €296,758 over the 12 months to May 2020, equating to a slightly higher year-on-year increase of 1.2%. In terms of the city councils, Dún Laoghaire-Rathdown continued to have the highest average house prices in the 12 months to May 2020 (€601,112), despite prices falling by 3.2% relative to the same period in May 2019. The lowest prices were in Waterford City (€177,231), albeit they did jump by 4.3% year-on-year. Outside of Dublin, the highest average house price was in Galway City, at €296,087.

On a county basis, average house prices declined in Kilkenny (-1.5%), Leitrim (-1.2%), Carlow (-1.0%), Monaghan (-0.5%), Sligo (-0.2%) and Dublin (-0.03%) relative to the same period in 2019. Prices increased in the remaining 20 counties, with the highest increase in Longford (+10.4%). Aside from Dublin (€441,205), Wicklow (€369,057) and Kildare (€314,046), all other counties recorded house prices below the national average. Meath, Cork, Galway, Louth, Kilkenny and Limerick were the only other counties to have an average house price above €200,000. The lowest average house price over the 12 months to May 2020 was found in Leitrim (€118,241), followed by Longford (€128,615) and Roscommon (€130,860).

There were 41,363 property transactions in the 12 months to May 2020, of which 13,008 (31.4%) were in Dublin. Looking at the Capital more specifically, Dublin 15 had the highest number of residential transactions, where 1,315 properties were sold over the period. Dublin 24 (1,020) and Dublin 18 (764) had the second and third strongest levels of purchasing activity in the Capital. The lowest number of property transactions took place in Dublin 17, where 72 sales were recorded. Of the 22 Dublin postcodes, just four registered average house prices below the national average. The postcode with the highest average property price was Dublin 6 (€737,429), while the lowest average house price was in Dublin 10 (€228,829).

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Executive Summary

A total of 91,067 dwellings were recorded as being vacant in June 2020

The average vacancy rate across the State was 4.5%, down 0.3 percentage points (ppts) from the corresponding rate in June 2019. Leitrim (14.6%) continued to have the highest vacancy rate, despite a decline of 0.6 ppts year-on-year. Dublin had the lowest vacancy rate at 1.3%, albeit up 0.1 ppts on the previous year.

COVID-19 has had a significant impact on the residential building sector, although its long-term impact remains unknown

The COVID-19 outbreak, and the emergency public health measures introduced to contain its proliferation, have fundamentally shifted the Irish economic landscape. Prior to the emergence of the virus, Ireland was in a reasonably healthy economic position - provisional 2019 GDP figures suggest it was the fastest growing economy in the EU-27 for the third consecutive year, while employment numbers increased for the eighth year in succession.

In terms of housing supply, all construction sites nationwide were shut down for seven weeks under the lockdown restrictions, apart from 35 social housing sites close to completion which were deemed essential and allowed to remain open. The knock-on impact of these closures and the subsequent physical distancing requirements on their re-opening will see housing supply fall significantly below the 2019 total of 21,138 units in 2020 and possibly into 2021. For instance, the Central Bank of Ireland has forecast that construction activity will slump by approximately 25% in 2020, and housing completions will fall to around 15,000 units. This total is significantly below the 34,000 units that are needed to be built each year to accommodate new household formation, according to the Central Bank's analysis in 2019.

Furthermore, residential building activity tends to respond asymmetrically over the business cycle, deteriorating rapidly in downturns and rebounding slowly in upswings. COVID-19 has increased uncertainty around prices, financing and demand, which coupled with the possibility of a 'no-deal Brexit', raises the possibility that some projects may be deferred or even cancelled, thereby further reducing supply over the coming years. The hope is that the Government stimulus to support employment and investment in the economy, will result in housing demand over the next twelve months being higher than it might otherwise be.



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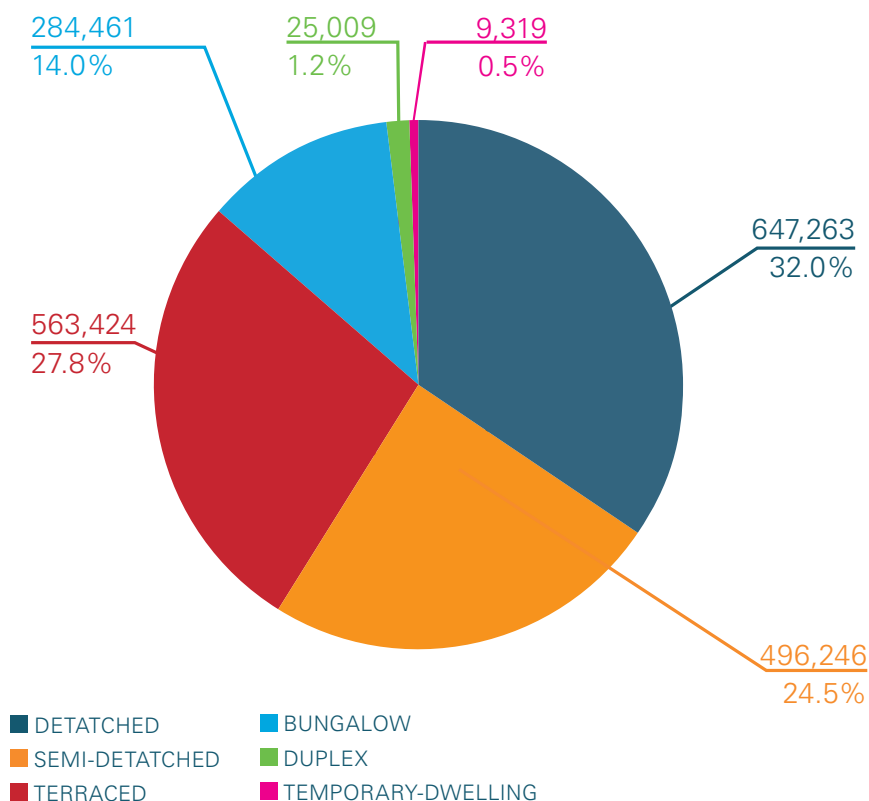
Classification of Residential Dwellings

According to the GeoDirectory database, there were a total of **2,025,732 residential dwellings*** across the State in June 2020.

- Detached dwellings continued to make up the largest share of the total at 32.0%, followed by terraced dwellings (27.8%) and semi-detached dwellings (24.5%).
- In the past 12 months, the share of detached dwellings declined by 0.8 percentage points (ppts). This was largely taken up by bungalows (+0.7 ppts) and terraced housing (+0.1 ppts).
- There were an additional 16,332 bungalow dwellings in June 2020, representing a 6.1% increase relative to last year. The number of detached dwellings in June 2020 stood at 647,263 (-1.6% YoY), with the highest share in rural counties such as Leitrim (59.8%), Donegal (52.1%), and Cavan (50.5%).
- There were 563,424 (+1.2% YoY) terraced dwellings, with the greatest share in Dublin (48.9%), Louth (32.0%), and Waterford (30.6%).
- There were 496,246 (+0.0% YoY) semi-detached dwellings, with the highest proportion found in Kildare (37.4%), Dublin (30.9%), and Meath (29.3%).
- More than a quarter (27.2%) of the total residential units were concentrated in Dublin.

*excluding derelicts

Figure 1. Residential Dwellings by Building Type in Ireland, June 2020



Source: GeoDirectory Database

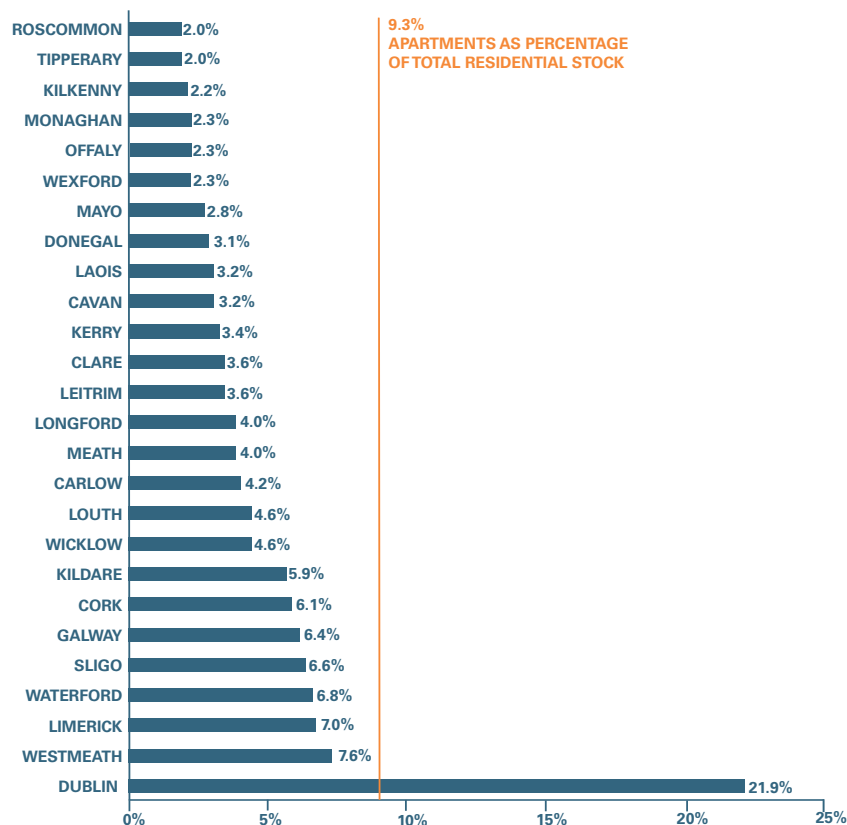
Stock of Apartments by County

Apartments* made up 9.3% of the total residential stock in Ireland in June 2020, totalling **187,750 dwellings**. Compared to the previous year, this constituted an increase of **3,215 or 1.7%**.

- Dublin alone had 120,595 apartment dwellings which accounted for 64.2% of all apartments in Ireland. Ex Dublin, apartments as a percentage of the total residential stock stood at 4.6%.
- Cork ranked a distant second, comprising 7.4% of the national total, followed by Galway (3.8%), Limerick (3.1%) and Kildare (2.6%). Each of the remaining counties had a share of less than 2% of the total number of apartments.
- Dublin (21.9%), Westmeath (7.6%) and Limerick (7.0%) had the highest shares of apartments relative to their overall residential stock.

*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, June 2020



Source: GeoDirectory Database

Additions to the GeoDirectory Database by County

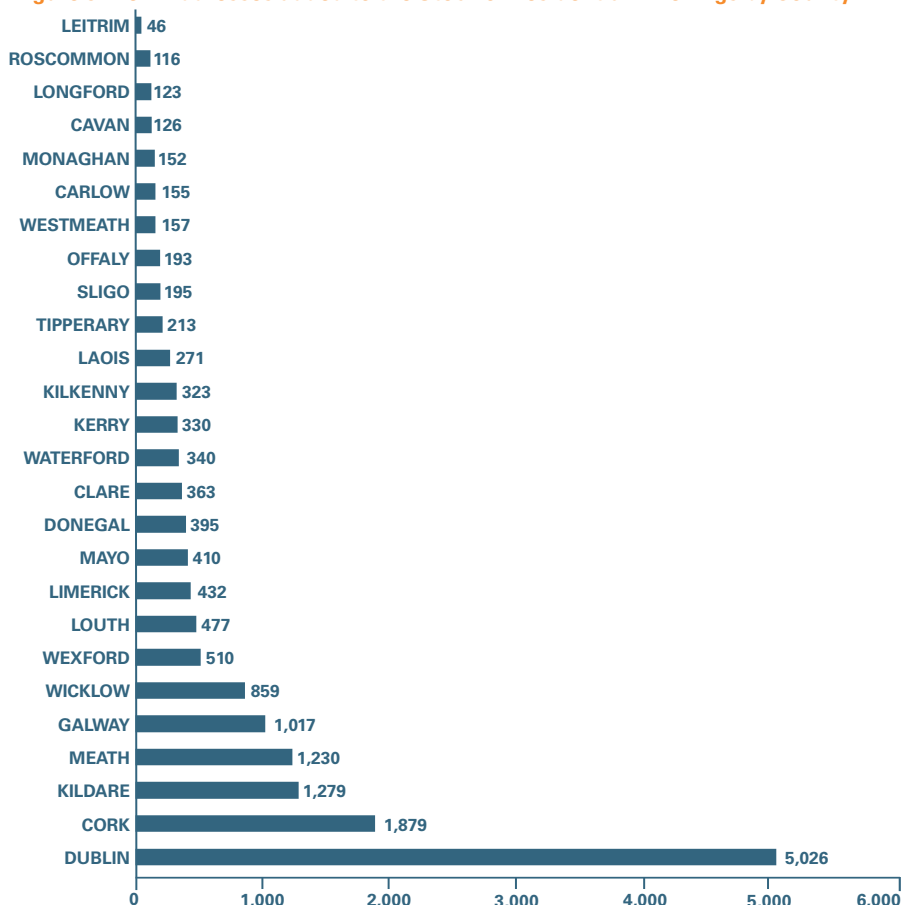
In the 12 months to June 2020, a total of 16,617 new residential addresses were added to the GeoDirectory database, representing 0.8% of the total stock.

- Compared to the year to June 2019, the number of new residential addresses fell by 32.9%, meaning 8,156 fewer dwellings were added in the year to June 2020.
- Dublin accounted for the largest proportion of the increase in the 12 months to June 2020, with 5,026 new address points (30.2% of total), followed by Cork (11.3%), Kildare (7.7%) and Meath (7.4%).
- Leitrim (0.3%), Roscommon (0.7%) and Longford (0.7%) made up the smallest share of the new residential addresses added.
- The Greater Dublin Area** constituted 50.5% of the total new addresses added in the State. Adding the four other main urban areas of Cork, Galway, Limerick and Waterford, this share increases to 72.6%.
- Most of the addresses were added in Leinster, with the province accounting for 63.8% of the national total.
- In contrast, Munster, Connacht and Ulster accounted for 21.4%, 10.7% and 4.1% respectively of the total new address points.
- 46 new address points were added in Leitrim, fewer than any other county. This was followed by Roscommon and Longford where 116 and 123 addresses were added respectively.

*New Addresses added also include new student accommodation units.

** The Greater Dublin Area is defined as Dublin and the counties of the East region, Kildare, Meath and Wicklow.

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 by County and State

COUNTY	NEW ADDRESSES AS % OF TOTAL COUNTY STOCK	NEW ADDRESSES AS % OF TOTAL STATE STOCK
CARLOW	0.7%	0.9%
CAVAN	0.4%	0.8%
CLARE	0.7%	2.2%
CORK	0.8%	11.3%
DONEGAL	0.5%	2.4%
DUBLIN	0.9%	30.2%
GALWAY	0.9%	6.1%
KERRY	0.5%	2.0%
KILDARE	1.5%	7.7%
KILKENNY	0.8%	1.9%
LAOIS	0.8%	1.6%
LEITRIM	0.3%	0.3%
LIMERICK	0.5%	2.6%
LONGFORD	0.7%	0.7%
LOUTH	0.9%	2.9%
MAYO	0.6%	2.5%
MEATH	1.7%	7.4%
MONAGHAN	0.6%	0.9%
OFFALY	0.6%	1.2%
ROSCOMMON	0.4%	0.7%
SLIGO	0.6%	1.2%
TIPPERARY	0.3%	1.3%
WATERFORD	0.6%	2.0%
WESTMEATH	0.4%	0.9%
WEXFORD	0.7%	3.1%
WICKLOW	1.5%	5.2%

Source: GeoDirectory Database

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Analysis of Construction Levels by County

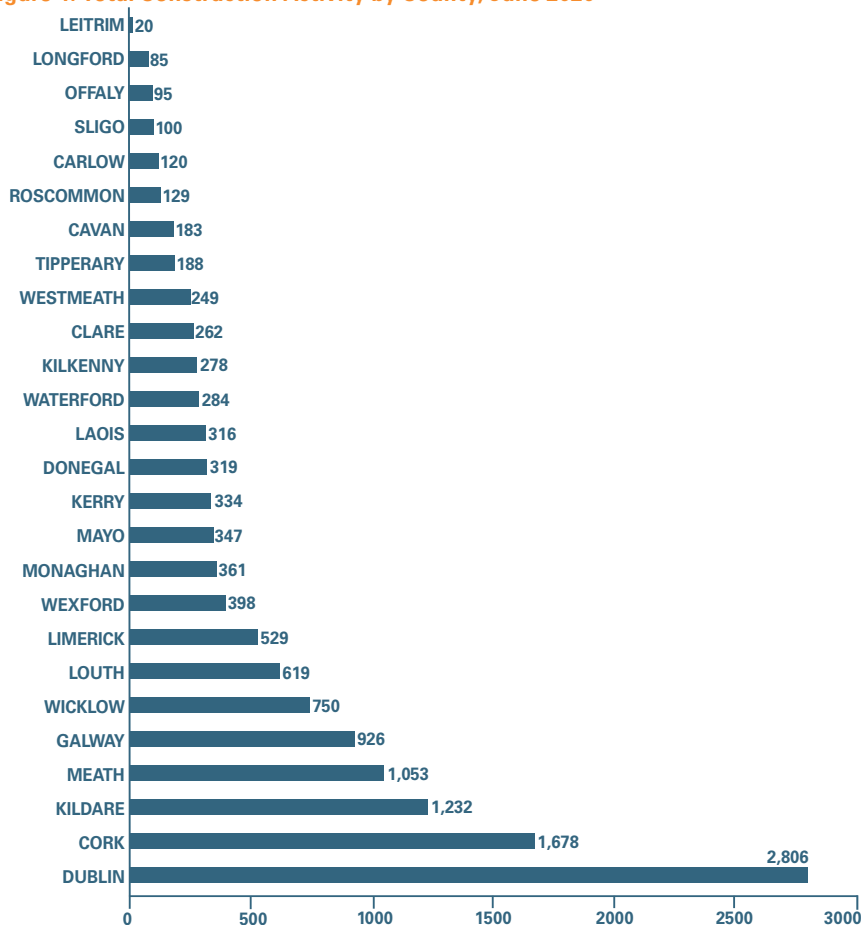
Prior to the pandemic outbreak, Ireland's level of house building was below what is required to accommodate current demand. This demand is principally for smaller households of one and two persons. Despite the gradual easing of lockdown restrictions, the housing supply shortfall remains a challenge. Consequently, trends in construction activity continue to be monitored by Government and major stakeholders to determine the extent to which housing supply is increasing towards the required level.

According to the GeoDirectory database, there were a total of 13,361 units under construction in June 2020, compared with 14,107 units in June 2019. This represents a decline of 446 units or 3.2%.

- Of the total number of buildings under construction, 20.5% were in Dublin, 9.6 ppts below the corresponding share a year ago.
- Ex Dublin, construction activity was highest in Cork (12.3% of total), Kildare (9.0%), Meath (7.7%), Galway (6.8%) and Wicklow (5.5%).
- All remaining counties registered shares below 5.0%. Construction activity was especially weak in Leitrim (0.1% of total), Longford (0.6%), Offaly (0.7%) and Sligo (0.7%).
- The Greater Dublin Area (GDA) accounted for 42.8% of total construction activity in June 2020, down 8.7ppts compared with June 2019.
- 58.6% of all buildings under construction in June 2020 were in Leinster, down 7.0 ppts on a year ago. In contrast, new construction activity in Munster, Connacht and Ulster increased by 2.9ppts, 2.4ppts and 1.6ppts respectively.

**Note these are buildings as opposed to address points or dwelling units. Buildings under construction are only counted as buildings and not dwellings.*

Figure 4. Total Construction Activity by County, June 2020



Source: GeoDirectory Database

Table 2. Percentage of Construction Activity by County, June 2020

COUNTY	% OF STATE CONSTRUCTION ACTIVITY
DUBLIN	20.5%
CORK	12.3%
KILDARE	9.0%
MEATH	7.7%
GALWAY	6.8%
WICKLOW	5.5%
LOUTH	4.5%
LIMERICK	3.9%
WEXFORD	2.9%
MONAGHAN	2.6%
MAYO	2.5%
KERRY	2.4%
DONEGAL	2.3%
LAOIS	2.3%
WATERFORD	2.1%
KILKENNY	2.0%
CLARE	1.9%
WESTMEATH	1.8%
TIPPERARY	1.4%
CAVAN	1.3%
ROSCOMMON	0.9%
CARLOW	0.9%
SLIGO	0.7%
OFFALY	0.7%
LONGFORD	0.6%
LEITRIM	0.1%

Source: GeoDirectory Database

Composition of Housing Stock

Vacancy rates

The average vacancy rate across the State was 4.5% in June 2020, down 0.3 ppts from the corresponding rate in June 2019.

- In 25 of the 26 counties, residential vacancy rates declined in the 12 months to June 2020. Dublin was the exception, where vacancy rates rose marginally by 0.1 ppts.
- Despite the increase, Dublin continued to have the lowest vacancy rates in the State at 1.3%, followed by Kildare (2.0%) and Wicklow (2.9%). All three counties are within the Greater Dublin Area.
- Leitrim recorded the highest vacancy rate at 14.6%, although it declined by 0.6ppts year-on-year. After Leitrim, Roscommon (12.6%) and Mayo (12.5%) recorded the next highest vacancy rates. All three counties are in Connacht, the province which had the highest vacancy rates (9.6%) in June 2020.
- Leinster continues to have the lowest average vacancy rate at 2.3%. Just two of the 14 counties that recorded vacancy rates above the national average were in Leinster.

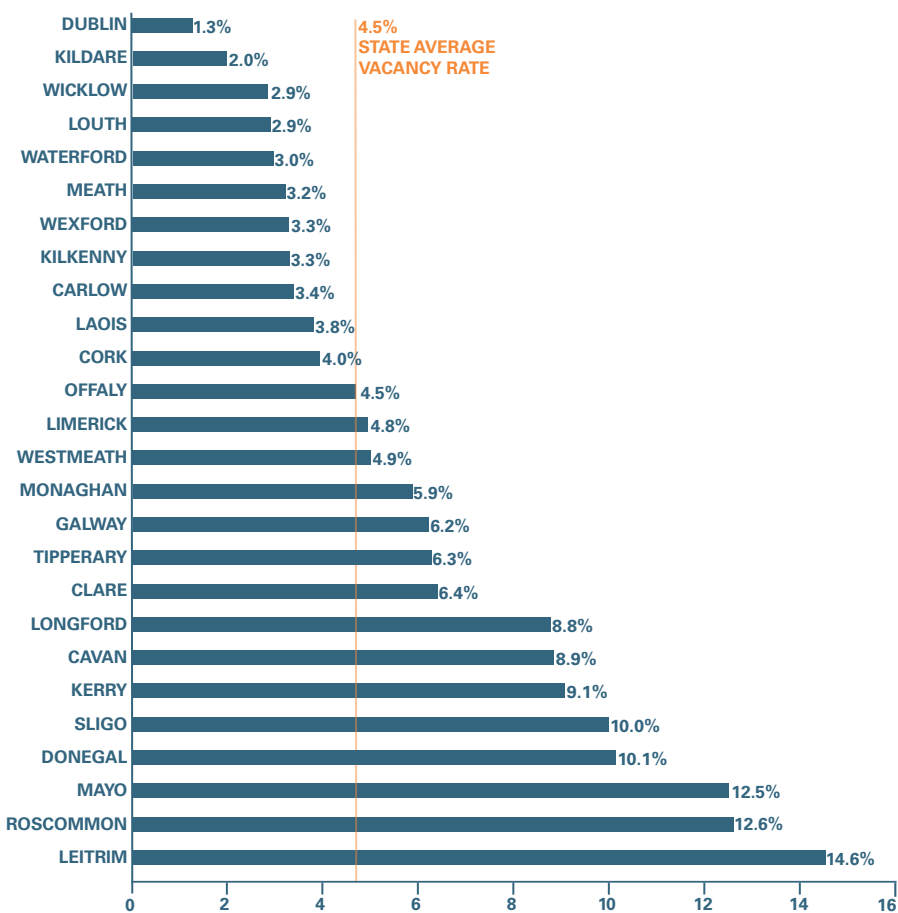
**Vacant addresses as a proportion of total residential stock, excluding buildings under construction*

Derelict address points

According to the GeoDirectory database, there were a total of 24,438 derelict buildings across the State in June 2020.

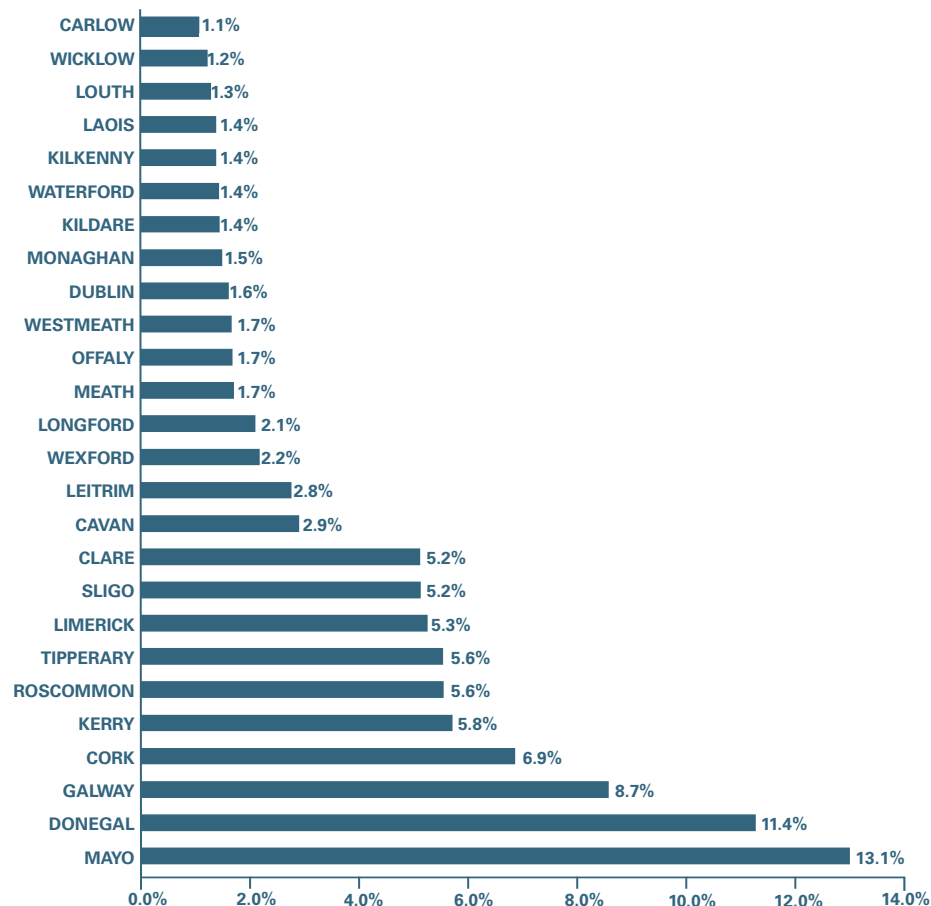
- Mayo (13.1% of national total) made up the highest share of derelict address points, followed by Donegal (11.5%) and Galway (8.7%).
- The counties with the lowest share of derelict address points were Carlow (1.1% of national total), Wicklow (1.2%) and Louth (1.2%).
- Connacht had 8,638 (35.3% of national total) derelict address points, more than any other province. By contrast, the number of derelict buildings in Ulster amounted to 3,861 (15.8%), which constituted the smallest share of all the provinces.

Figure 5: Vacancy Rate (%) by County, June 2020



Source: GeoDirectory Database

Figure 6: Derelicts by County, Percentage Shares, June 2020



Source: GeoDirectory Database

Composition of Housing Stock continued

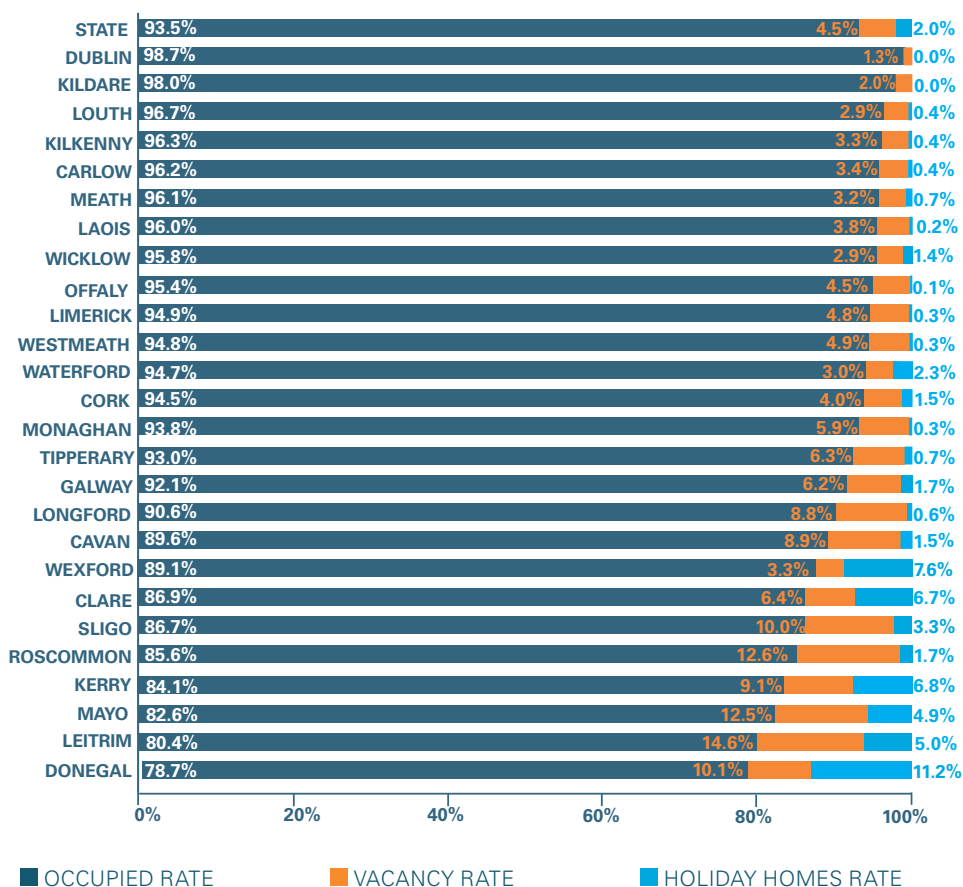
Breakdown of housing stock

Figure 7 provides a split of the housing stock between occupied dwellings, holiday homes and vacant units by county.*

- Dublin (98.7%), Kildare (97.9%) and Louth (96.7%) recorded the highest occupancy rates in June 2020.
- The average occupancy rate across the State was 93.5% in June 2020. In total, 12 of the 26 counties registered occupancy rates below the national average.
- Donegal (78.7%), Leitrim (80.4%) and Mayo (82.6%) recorded the lowest occupancy rates.
- Donegal (24.3% of total holiday homes), Wexford (13.7%), Kerry (12.7%) and Clare (9.5%) are popular tourist destinations and hence have the highest number of holiday homes in Ireland, accounting in total for 60.2% of all holiday homes (38,877) in June 2020.

*Note: Stock figures excludes under construction and derelict

Figure 7: Composition of Housing Stock by County, Percentage Shares, June 2020



Source: GeoDirectory Database

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Analysis of Transactions and Average Property Prices

The COVID-19 outbreak has significantly impacted the number of property transactions in the market. There were 41,363 residential properties transacted in the 12 months to May 2020, down 7.6% on the corresponding figure in 2019.

- 24 out of the 26 counties experienced a reduction in the number of residential property transactions in the 12 months to May 2020 compared with the same period last year.
- Dublin (13,008), Cork (4,556), Kildare (2,321) and Meath (2,155) had the highest number of property transactions.
- The volume of transactions was lowest in Monaghan (268), Leitrim (307) and Longford (325).
- The Greater Dublin Area accounted for 45.9% of total transactions.
- In absolute terms, the largest decline in purchases was in Dublin, where there were 1,633 fewer transactions in the 12 months to May 2020 relative to the 12 months to May 2019.
- 18.8% (7,787 units) of the total number of dwellings purchased were classified as new dwellings.
- Meath continues to have the highest proportion of new dwellings at 42.6%, followed by Kildare (38.0%) and Wicklow (31.3%).
- Over the 12 months to May 2020, the national average house price was €296,758, this was an annual increase of €3,643 or 1.2%, when compared with the 12 months to May 2019.
- The average house price was €441,205 in Dublin. When Dublin is excluded, the national average house price declines to €230,492
- The other two counties to record house prices above the State average were Wicklow (€369,057) and Kildare (€314,046).
- Meath, Cork, Galway, Louth, Kilkenny and Limerick were the only other counties to have an average house price above €200,000.
- The lowest average house prices were recorded in the rural counties of Leitrim (€118,241), Longford (€128,615) and Roscommon (€130,860).

The following Tables provide a summary of residential property transactions over the 12 months to May 2020, along with the average price in each area. The data is provided for counties, city council areas and Dublin postal code areas.

Table 3: Residential Property Transactions and Average House Price by County

COUNTIES	TOTAL TRANSACTIONS	OF WHICH NEW DWELLINGS %	AVERAGE PROPERTY PRICE (€)
DUBLIN	13,008	21.7%	€441,205
CORK	4,556	18.4%	€273,222
KILDARE	2,321	38.0%	€314,046
MEATH	2,155	42.6%	€295,267
GALWAY	1,922	12.9%	€253,850
LIMERICK	1,577	15.4%	€216,487
WICKLOW	1,506	31.3%	€369,057
WEXFORD	1,352	10.9%	€199,112
WATERFORD	1,120	12.4%	€199,196
KERRY	1,111	8.7%	€193,339
DONEGAL	1,085	8.1%	€138,341
LOUTH	1,082	20.3%	€220,148
TIPPERARY	1,023	6.2%	€165,982
MAYO	975	9.0%	€150,769
CLARE	955	8.2%	€193,089
WESTMEATH	758	6.2%	€193,536
LAOIS	646	10.5%	€184,056
SLIGO	637	9.9%	€161,224
KILKENNY	599	8.3%	€217,028
ROSCOMMON	593	6.4%	€130,860
CAVAN	575	7.8%	€153,043
OFFALY	480	6.0%	€173,333
CARLOW	427	11.9%	€178,689
LONGFORD	325	3.4%	€128,615
LEITRIM	307	5.9%	€118,241
MONAGHAN	268	6.3%	€158,209
STATE	41,363	18.8%	€296,758
STATE EXCLUDING DUBLIN	28,355	17.5%	€230,492

Source: CSO Note: However, it is important to acknowledge the lag between a property going sale agreed and the execution of the associated contract means that the figures reported for July and August will more fully capture any Covid-19 impacts on prices.

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Analysis of Transactions and Average Property Prices continued

Of the city councils, Dublin City continued to register the highest level of residential transactions, where 4,729 dwellings were sold in the 12 months to May 2020, 8.9% of which were new dwellings.

- This was followed by Fingal and South Dublin with the next highest level of purchases at 3,261 and 2,680 respectively.
- Limerick City accounted for the lowest number of transactions (516) followed by Waterford City (549) and Galway City (690).
- Across the 12 months to May 2020, the highest average house price was in Dún Laoghaire-Rathdown (€601,112), while the lowest was in Waterford City (€177,231).
- Outside of the Capital, Galway City was the city council with the highest average property price, at €296,087.

The Dublin postcode with the highest level of residential transactions was Dublin 15, where 1,315 properties were sold in the 12 months to May 2020.

- Dublin 24 (1,020) and Dublin 18 (764) had the second and third strongest level of purchasing activity.
- Fewer than 100 residential transactions took place in Dublin 17 and Dublin 20, where sales of 72 and 89 properties respectively occurred over the 12 months to May 2020.
- New properties accounted for the highest proportion of transactions in Dublin 24 (41.5%), while no new properties were sold in Dublin 1, Dublin 10 and Dublin 17.
- Over the 12 months to May 2020, the highest average property price was recorded in Dublin 6 at €737,429, which increased by 3.1% vis-à-vis the corresponding period to May 2019.
- The Dublin postcode with the lowest average house price was Dublin 10 (€228,829), which declined 4.2% on the same period last year.
- Four of the 22 Dublin postcodes recorded average house prices below the national average - Dublin 10, 11, 17 and 22.

Table 4: Residential Property Transactions and Average House Price by City Council Areas

CITY AUTHORITY	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
DUBLIN CITY	4,729	8.9%	€432,058
FINGAL	3,261	34.0%	€402,177
SOUTH DUBLIN	2,680	33.2%	€365,336
DÚN LAOGHAIRE-RATHDOWN	2,338	17.5%	€601,112
CORK CITY	902	9.3%	€290,576
GALWAY CITY	690	6.5%	€296,087
WATERFORD CITY	549	13.3%	€177,231
LIMERICK CITY	516	5.6%	€190,116

Source: CSO. Data is based on residential property transactions data for the 12 months to May 2020.

Table 5: Residential Property Transactions and Average House Price by Dublin Postcode

DUBLIN POSTCODES	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
D01: DUBLIN 1	193	0.0%	€309,326
D02: DUBLIN 2	136	13.2%	€464,706
D03: DUBLIN 3	362	4.1%	€515,746
D04: DUBLIN 4	401	5.7%	€730,673
D05: DUBLIN 5	376	8.8%	€419,947
D06: DUBLIN 6	350	7.4%	€737,429
D07: DUBLIN 7	479	1.0%	€362,213
D08: DUBLIN 8	471	1.9%	€377,495
D09: DUBLIN 9	529	9.5%	€413,422
D10: DUBLIN 10	111	0.0%	€228,829
D11: DUBLIN 11	513	21.2%	€268,226
D12: DUBLIN 12	500	3.6%	€335,400
D13: DUBLIN 13	560	32.3%	€482,321
D14: DUBLIN 14	444	13.7%	€597,748
D15: DUBLIN 15	1,315	32.6%	€366,464
D16: DUBLIN 16	504	17.7%	€483,929
D17: DUBLIN 17	72	0.0%	€262,500
D18: DUBLIN 18	764	31.8%	€522,513
D20: DUBLIN 20	89	4.5%	€337,079
D22: DUBLIN 22	341	14.4%	€280,938
D24: DUBLIN 24	1,020	41.5%	€325,588
D6W: DUBLIN 6W	228	13.6%	€564,912

Source: CSO based on residential property transactions data for the 12 months to May 2020



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Appendix

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

Table 6: Residential Property Transactions and Average House Price by Eircode Area

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
A41: BALLYBOUGHAL	22	81.8%	€500,000
A42: GARRISTOWN	22	45.5%	€368,182
A45: OLDTOWN	7	0.0%	€457,143
A63: GREYSTONES	521	45.5%	€458,541
A67: WICKLOW	407	52.3%	€336,118
A75: CASTLEBLANEY	66	12.1%	€163,636
A81: CARRICKMACROSS	75	9.3%	€180,000
A82: KELLS	310	6.1%	€185,806
A83: ENFIELD	82	9.8%	€258,537
A84: ASHBOURNE	224	46.9%	€320,089
A85: DUNSHAUGHLIN	427	69.1%	€353,162
A86: DUNBOYNE	50	4.0%	€362,000
A91: DUNDALK	555	25.4%	€218,018
A92: DROGHEDA	976	31.1%	€249,795
A94: BLACKROCK	466	5.2%	€706,867
A96: GLENAGEARY	550	14.4%	€660,364
A98: BRAY	318	5.0%	€401,258
C15: NAVAN	675	31.4%	€262,519
E21: CAHIR	58	3.4%	€134,483
E25: CASHEL	72	13.9%	€161,111
E32: CARRICK-ON-SUIR	73	0.0%	€158,904
E34: TIPPERARY	127	4.7%	€136,220
E41: THURLES	205	1.0%	€151,707
E45: NENAGH	172	8.1%	€173,837
E53: ROSCREA	78	1.3%	€146,154
E91: CLONMEL	241	2.9%	€181,743
F12: CLAREMORRIS	230	7.0%	€132,609
F23: CASTLEBAR	187	15.0%	€157,754
F26: BALLINA	305	6.9%	€140,328
F28: WESTPORT	180	11.1%	€195,000
F31: BALLINROBE	53	5.7%	€149,057
F35: BALLYHAUNIS	64	3.1%	€93,750
F42: ROSCOMMON	154	5.2%	€150,649
F45: CASTLEREA	224	8.5%	€91,518
F52: BOYLE	96	5.2%	€127,083
F56: BALLYMOTE	90	5.6%	€125,556
F91: SLIGO	551	10.2%	€162,613
F92: LETTERKENNY	411	9.0%	€152,798

Appendix continued

Table 6: Residential Property Transactions and Average House Price by Eircode Area continued

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
F93: LIFFORD	362	5.5%	€127,072
F94: DONEGAL	314	9.9%	€132,484
H12: CAVAN	217	8.3%	€150,691
H14: BELTURBET	103	4.9%	€119,417
H16: COOTEHILL	49	8.2%	€136,735
H18: MONAGHAN	109	0.0%	€150,459
H23: CLONES	22	0.0%	€95,455
H53: BALLINASLOE	186	4.3%	€146,237
H54: TUAM	208	8.7%	€179,808
H62: LOUGHREA	90	4.4%	€186,667
H65: ATHENRY	112	15.2%	€240,179
H71: CLIFDEN	31	3.2%	€180,645
H91: GALWAY	1,305	15.5%	€290,498
K32: BALBRIGGAN	296	23.0%	€266,892
K34: SKERRIES	122	17.2%	€450,820
K36: MALAHIDE	480	46.0%	€524,167
K45: LUSK	95	47.4%	€316,842
K56: RUSH	130	48.5%	€346,154
K67: SWORDS	478	35.4%	€349,372
K78: LUCAN	636	49.8%	€359,277
N37: ATHLONE	346	4.0%	€188,439
N39: LONGFORD	356	3.4%	€129,775
N41: CARRICK-ON-SHANNON	261	6.9%	€120,307
N91: MULLINGAR	510	7.3%	€195,098
P12: MACROOM	108	12.0%	€204,630
P14: CROOKSTOWN	12	33.3%	€316,667
P17: KINSALE	156	35.3%	€409,615
P24: COBH	165	26.1%	€236,970
P25: MIDLETON	308	15.3%	€250,325
P31: BALLINCOLLIG	298	36.9%	€326,846
P32: RYLANE	16	18.8%	€275,000
P36: YOUGHAL	125	4.0%	€180,800
P43: CARRIGALINE	328	35.4%	€329,878
P47: DUNMANWAY	78	3.8%	€173,077
P51: MALLOW	470	7.0%	€177,872
P56: CHARLEVILLE	75	1.3%	€150,667
P61: FERMOY	129	7.0%	€192,248
P67: MITCHELSTOWN	50	6.0%	€180,000
P72: BANDON	122	10.7%	€218,033

Appendix continued

Table 6: Residential Property Transactions and Average House Price by Eircode Area continued

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
P75: BANTRY	101	1.0%	€185,149
P81: SKIBBEREEN	117	0.9%	€231,624
P85: CLONAKILTY	96	11.5%	€265,625
R14: ATHY	170	2.9%	€170,000
R21: MHUINE BHEAG	39	0.0%	€164,103
R32: PORTLAOISE	582	11.2%	€182,818
R35: TULLAMORE	255	7.8%	€192,157
R42: BIRR	125	3.2%	€148,000
R45: EDENDERRY	72	6.9%	€156,944
R51: KILDARE	152	38.2%	€255,263
R56: CURRAGH	85	12.9%	€301,176
R93: CARLOW	437	12.8%	€183,066
R95: KILKENNY	461	6.1%	€225,380
T12: CORK SOUTHSIDE	1,132	15.2%	€327,120
T23: CORK NORTHSIDE	487	20.9%	€261,191
T34: CARRIGNAVAR	10	0.0%	€280,000
T45: GLANMIRE	208	29.8%	€311,058
T56: WATERGRASSHILL	64	50.0%	€287,500
V14: SHANNON	61	1.6%	€150,820
V15: KILRUSH	128	9.4%	€143,750
V23: CAHERCIVEEN	102	6.9%	€171,569
V31: LISTOWEL	121	6.6%	€155,372
V35: KILMALLOCK	128	7.0%	€161,719
V42: NEWCASTLE WEST	99	3.0%	€151,515
V92: TRALEE	488	6.4%	€178,484
V93: KILLARNEY	388	13.1%	€229,124
V94: LIMERICK	1,559	16.4%	€226,940
V95: ENNIS	597	9.9%	€202,513
W12: NEWBRIDGE	246	22.8%	€277,236
W23: CELBRIDGE	709	38.9%	€361,072
W34: MONASTEREVIN	102	48.0%	€244,118
W91: NAAS	1,047	45.8%	€323,114
X35: DUNGARVAN	194	22.7%	€225,258
X42: KILMACTHOMAS	37	8.1%	€194,595
X91: WATERFORD	890	12.8%	€195,169
Y14: ARKLOW	173	1.2%	€207,514
Y21: ENNISCORTHY	319	2.8%	€171,160
Y25: GOREY	373	16.9%	€232,172
Y34: NEW ROSS	148	2.0%	€153,378
Y35: WEXFORD	521	13.8%	€202,303

Source: CSO based on residential property transactions data for the 12 months to May 2020.

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 and the Department of Housing, Planning 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 predominantly focus on individual 'dwellings'.

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

- Address Point for each dwelling and building type.
- Dwellings by Building 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.
- Buildings Under Construction.
- Address points (dwellings) by Town and County.

This report provides an up to date national assessment of the stock of residential buildings in the State.

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:

- An accurate standardised postal address
- Details for each building type (commercial or residential)
- A unique 8-digit identity number or fingerprint
- 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.

EY-DKM Economic Advisory Services

This report is prepared by EY-DKM Economic Advisory Services.

EY-DKM Economic Advisory Services, provides a full suite of economic services in the Irish market, helping both public and private sector clients understand the current and future environments they operate in, and allowing vitally important scenario planning and decision-making.

EY-DKM Economic Advisory combines vast experience in the market as an essential source of sectoral understanding, offering services such as economic forecasting, economic impact analysis, cost benefit analysis and sector specific economic analysis.

Connect to GeoDirectory for data and facts