GEOVIEW
RESIDENTIAL BUILDINGS REPORT

Q4 2018

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

As we approach the New Year, and with the housing supply challenge continuing to be top of the Government's agenda, it is imperative that policy makers have reliable and up-to-date data that allows them to make informed decisions. GeoView's Residential building 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 of the Irish housing stock.

FACTS AT A GLANCE

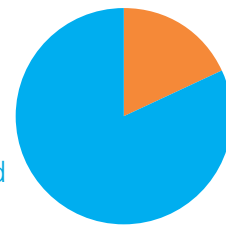**1,993,672** Total stock of residential dwellings

665,593 Detached dwellings account for 33.4% of the total stock

551,905 Terraced housing account for 27.7% of the total stock

↑**53,521** Total number of property transactions in the 12 months to October 2018

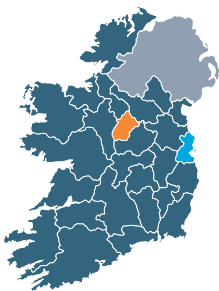**79%** Second-hand dwellings

21% New dwellings

↑€**284,546** Average national property price

€425,830 Co. Dublin had highest average property price

€106,813 Co. Longford had lowest average property price

↑**10,836** Buildings under construction, December 2018

3,896 Co. Dublin had the highest number of buildings under construction
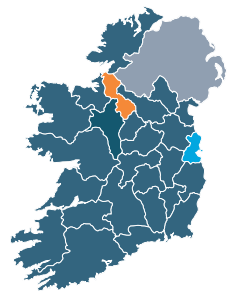
19 Co. Leitrim had the lowest number of buildings under construction
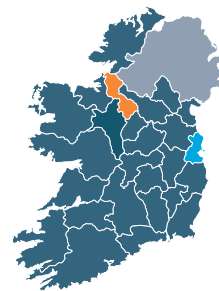
↑**20,371** Residential commencements 12 months to October 2018

7,308 Co. Dublin had the highest number of residential commencements

18 Co. Leitrim had the lowest number of residential commencements

Executive Summary

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

21,207 residential addresses were added to the GeoDirectory database
As of December 2018, there were over 1,993,672 residential dwellings in Ireland. Detached dwellings accounted for the largest share (33.4%), followed by terraced (27.7%) and semi-detached (24.4%) dwellings. Apartments, which are defined as a dwelling which exists in a building of 5 or more dwellings, amounted to 182,097, which was an increase of 1.4% on the corresponding figure last year. A total of 21,207 residential addresses were added to the GeoDirectory database in the twelve months to December 2018, representing 1.1% of the total residential stock. The majority were added in the Greater Dublin Area (53.8%) while just over one-third added in the Capital itself (35.2%).

Construction activity continues to be concentrated on the East coast
Encouragingly, the GeoDirectory database showed continued growth in new construction activity. A total of 10,836 buildings were classified as being under construction in the GeoDirectory database in December 2018, compared with the December 2017 figure of 7,457. This represents a significant increase of 3,379 buildings or 45% compared to the previous year. Dublin accounted for the largest proportion of new construction activity, with 36% of all buildings under construction located in the Capital, while the Greater Dublin Area accounted for just over half of new building activity. Compared to their corresponding shares last year, both regions registered an increase in their respective shares of total construction activity. On this basis, the GeoDirectory data indicates that new construction activity continues to be concentrated on the East coast.

Total commencements amounted to 20,371 in the 12 months to August 2018, an increase of 20.2% on the same period last year, according to data from the Department of Housing, Planning, Community and Local Government. 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.

A total of 95,076 residential units were classified as vacant
The average vacancy rate across the State was 4.8 per cent, unchanged from the corresponding rate in December 2017. Leitrim had the highest percentage of vacant units in the State at 15.8%, albeit this was down of 0.6 percentage points (pp) on the corresponding share in December 2017. Dublin had the lowest vacancy rate at 1.1%, although this was up 0.3pp on the previous year.

Average house price in Dublin was €425,830, up 4.6% year-on-year
The national average house price was €284,546, in the 12 months to October 2018, representing a year-on-year increase of €22,485 or 8.6%. When Dublin is excluded this figure falls to €207,135, while in the Capital itself, the average house price was €425,830. With the exception of Wicklow (€355,092) and Kildare (€294,635), all other counties registered house prices below the national average, while Meath, Cork, Galway and Louth were the only other counties to have an average house price above €200,000. The county with the lowest average price during this period was Longford at €106,813, just below Leitrim (€113,093) and Roscommon (€121,170).

Focussing specifically on the Capital, the Dublin postcode with the highest level of residential transactions was Dublin 15, where 1,424 properties were sold in the 12 months to October 2018. Dublin 24 (947) and Dublin 13 (934) had the second and third strongest levels of purchasing activity in the Capital. The weakest level of purchasing activity was in Dublin 20, where only 84 property transactions were recorded over the course of the year. Of the 22 Dublin postcodes, only 4 registered average house prices below the national average. The postcode with the highest average property price was Dublin 4 at €803,390, while the lowest average house price was in Dublin 10 €226,042).
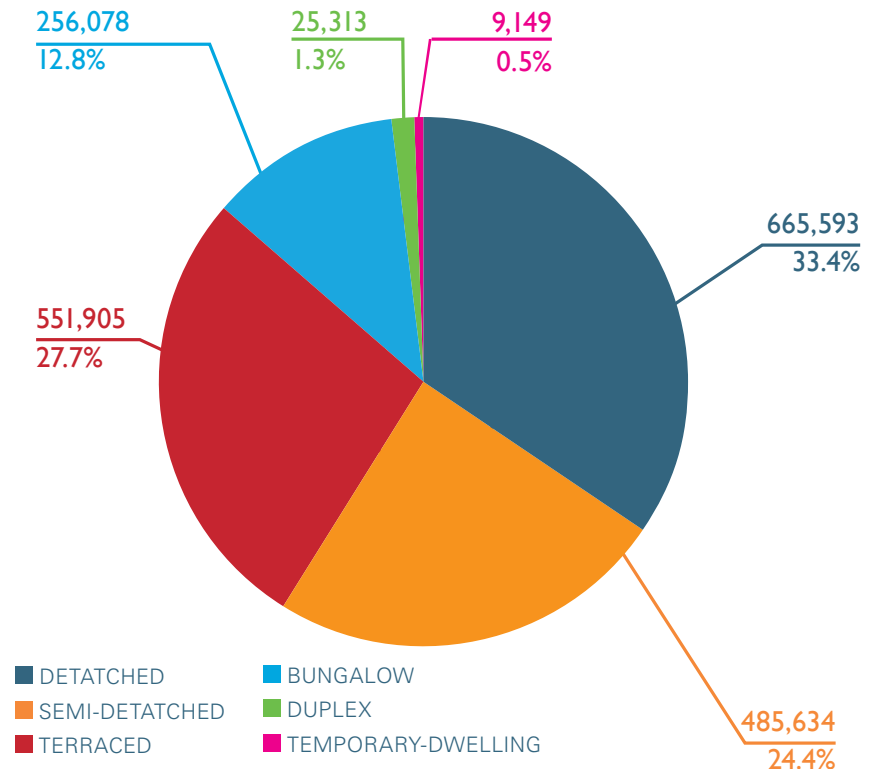
In terms of city councils, the highest average house price was in Dún Laoghaire-Rathdown (€620,430), while the lowest was in Waterford City (€154,770). Outside of the capital, the city council with the highest average price was Galway City, at €275,148.

Classification of Residential Dwellings

There was a total of 1,993,672 residential dwellings across the State in December 2018, according to the GeoDirectory database.

- Detached dwellings accounted for the largest share of residential stock at 33.4 %, followed by terraced (27.7%) and semi-detached (24.4%) dwellings.

- Terraced and semi-detached dwellings were more common in urban counties, whereas detached dwellings and bungalows were particularly prominent in rural counties.

- Detached dwellings totalled 665,593, with notably high shares of residential stock recorded in Leitrim (65.5%), Donegal (56.1%), Cavan (51.5%) and Sligo (50.8%).

- There was a total of 551,905 terraced dwellings, with this type of housing particularly prevalent in Dublin (48.6%), Louth (31.9%) and Waterford (30%).

- Bungalows totalled 256,078 and were most common in rural counties such as Roscommon (28.6%), Kerry (26.2%) and Longford (23.4%).

Figure 1. Residential Dwellings by Building Type in Ireland, December 2018

DETATCHED · BUNGALOW · SEMI-DETATCHED · DUPLEX · TERRACED · TEMPORARY-DWELLING

256,078 / 12.8% · 25,313 / 1.3% · 9,149 / 0.5% · 665,593 / 33.4% · 551,905 / 27.7% · 485,634 / 24.4%

Source: GeoDirectory Database
Note: Percentage shares may not sum to 100% due to rounding.

Stock of Apartments by County

There were 182,097 apartments in Ireland, which equated to 9.1 % of the total residential stock. Compared to the previous year, this represented an increase of 2,567 or 1.4%.

- When Dublin is excluded, apartments as a percentage of the total residential stock falls to 4.6%.

- Dublin accounted for the vast majority of the national total, with 115,847 or 63.6% of all apartments located in the Capital.

- Cork had the next highest share, accounting for 7.5% of the national total, followed by Galway at 3.9%.

- Dublin had the highest proportion of apartments relative to its own residential stock at 21.5%. This was followed by Westmeath (7.6%) and Limerick (7%).

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, December 2018

9.1% APARTMENTS AS % OF TOTAL RESIDENTIAL STOCK

TIPPERARY 2.0%, ROSCOMMON 2.0%, KILKENNY 2.1%, OFFALY 2.2%, WEXFORD 2.3%, MONAGHAN 2.3%, MAYO 2.9%, DONEGAL 3.0%, CAVAN 3.2%, LAOIS 3.2%, KERRY 3.3%, LEITRIM 3.5%, CLARE 3.6%, LONGFORD 4.0%, MEATH 4.1%, CARLOW 4.2%, WICKLOW 4.5%, LOUTH 4.6%, KILDARE 6.0%, CORK 6.1%, GALWAY 6.4%, SLIGO 6.5%, WATERFORD 6.8%, LIMERICK 7.0%, WESTMEATH 7.6%, DUBLIN 21.5%
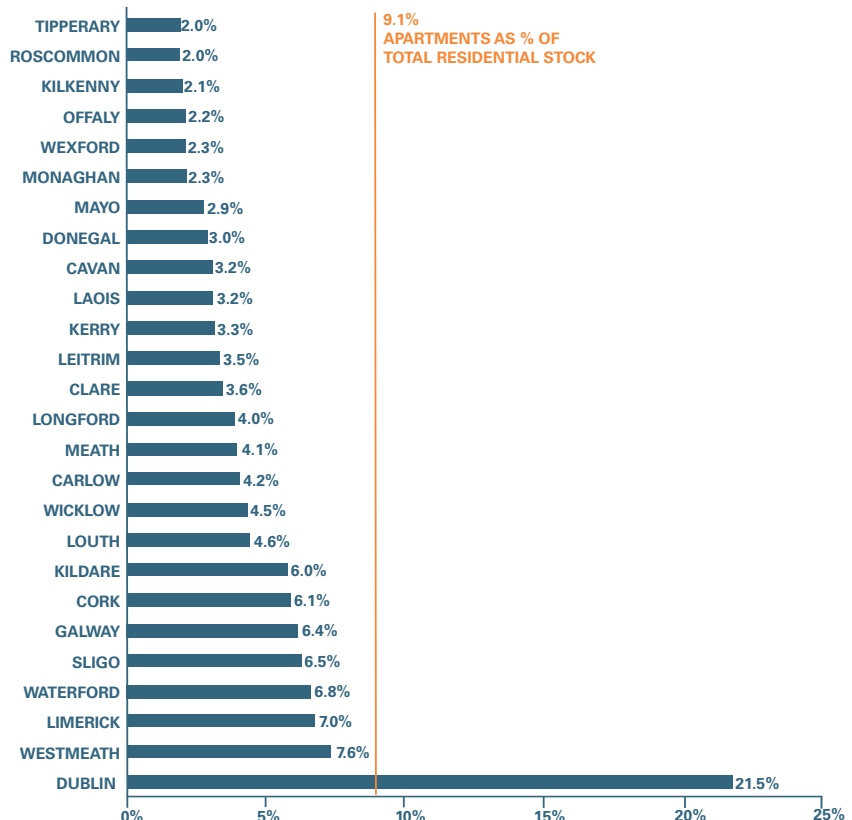
Source: GeoDirectory Database

Additions to the GeoDirectory Database by County

A total of 21,207 new addresses* were added to the GeoDirectory database in the 12 months to December 2018, equating to 1.1% of the total residential stock.
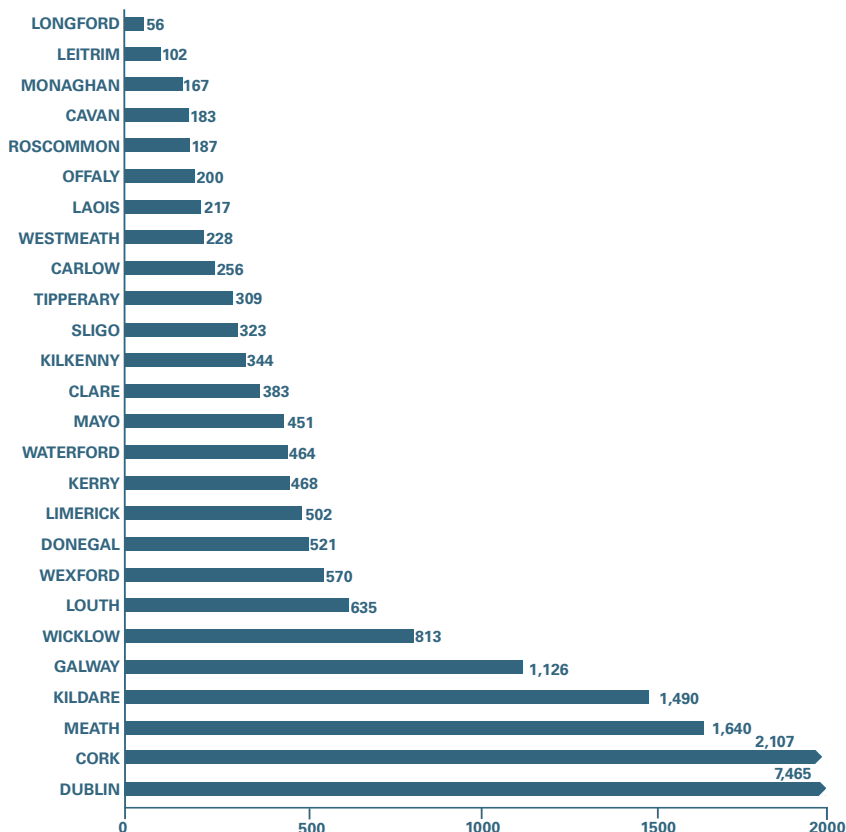
- The highest number of new addresses were added in Dublin (7,465 or 35.2% of State total), followed by Cork (2,107 or 9.9%) and Meath (1,640 or 7.7%).

- The number of new addresses added in each of the remaining counties accounted for 7% or less of the national total.

- The Greater Dublin Area accounted for just over 50% of the total new addresses added in the State, which corresponded to 11,408 address points.

- Leinster accounted for the vast majority of new additions across the provinces, representing 65.6% of the overall total.

- In contrast, Connacht and Munster accounted for 10.3 and 20 % of total new additions.

- Looking across the country, Longford added the fewest number of new addresses with 56 addresses added in the past 12 months.

- This was followed by Leitrim and Monaghan, where 102 and 167 addresses were added respectively.

*New Addresses added also include new student accommodation units, which would be concentrated In Dublin.

Note. *As the Cork and Dublin figures exceed the value of the graph they are represented by arrow shaped bars.*

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

County	New Addresses
LONGFORD	56
LEITRIM	102
MONAGHAN	167
CAVAN	183
ROSCOMMON	187
OFFALY	200
LAOIS	217
WESTMEATH	228
CARLOW	256
TIPPERARY	309
SLIGO	323
KILKENNY	344
CLARE	383
MAYO	451
WATERFORD	464
KERRY	468
LIMERICK	502
DONEGAL	521
WEXFORD	570
LOUTH	635
WICKLOW	813
GALWAY	1,126
KILDARE	1,490
MEATH	1,640
CORK	2,107
DUBLIN	7,465

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	1.1%	1.2%
CAVAN	0.6%	0.9%
CLARE	0.7%	1.8%
CORK	0.9%	9.9%
DONEGAL	0.6%	2.5%
DUBLIN	1.4%	35.2%
GALWAY	1.0%	5.3%
KERRY	0.6%	2.2%
KILDARE	1.8%	7.0%
KILKENNY	0.9%	1.6%
LAOIS	0.7%	1.0%
LEITRIM	0.6%	0.5%
LIMERICK	0.6%	2.4%
LONGFORD	0.3%	0.3%
LOUTH	1.3%	3.0%
MAYO	0.7%	2.1%
MEATH	2.3%	7.7%
MONAGHAN	0.7%	0.8%
OFFALY	0.7%	0.9%
ROSCOMMON	0.6%	0.9%
SLIGO	1.0%	1.5%
TIPPERARY	0.5%	1.5%
WATERFORD	0.9%	2.2%
WESTMEATH	0.6%	1.1%
WEXFORD	0.8%	2.7%
WICKLOW	1.5%	3.8%

Source: GeoDirectory Database

Analysis of Construction Levels by County

As we approach the new year, housing supply continues to be the focus of Government policy. Understanding where construction is taking place and its impact on the housing stock should help policy makers make better decisions.

A total of 10,836 buildings were classified as being under construction in the GeoDirectory database in December 2018, compared with the December 2017 figure of 7,457. This represents an increase of 3,379 buildings or 45%.

- Dublin continues to account for the bulk of new construction activity, with 36% of all buildings under construction located in the Capital.

- Dublin's share of total construction activity was up 5.5pp on the previous year's share.

- Construction activity was also strong in Cork and Meath, which accounted for 9.5 and 9.1% of total activity respectively.

- All remaining counties registered shares below 6%, with the lowest proportions recorded in Leitrim (0.2%), Longford (0.4%) and Sligo (0.5%).

- The Greater Dublin Area accounted for 55.1% of total construction activity, an increase of 5.1pp on the corresponding share last year.

- Given the above trends, it is not surprising that Leinster recorded the largest share of new construction activity, accounting for 68.7% of the overall total.

- Ulster and Connacht recorded the lowest shares of activity, accounting for 4.9 and 7.5% respectively. Both of these provinces have seen their respective shares of construction activity fall over the past year

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, December 2018
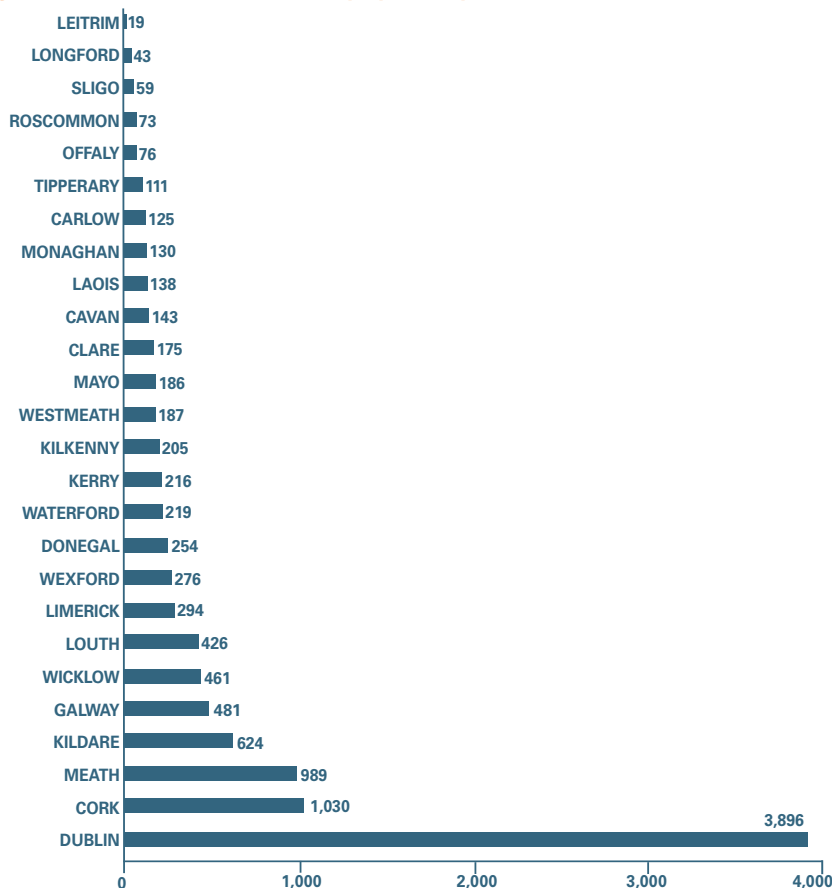
Source: GeoDirectory Database

Table 2. Percentage of Construction Activity by County, December 2018

| COUNTY	% OF STATE CONSTRUCTION ACTIVITY
DUBLIN	36.0%
CORK	9.5%
MEATH	9.1%
KILDARE	5.8%
GALWAY	4.4%
WICKLOW	4.3%
LOUTH	3.9%
LIMERICK	2.7%
WEXFORD	2.5%
DONEGAL	2.3%
WATERFORD	2.0%
KERRY	2.0%
KILKENNY	1.9%
WESTMEATH	1.7%
MAYO	1.7%
CLARE	1.6%
CAVAN	1.3%
LAOIS	1.3%
MONAGHAN	1.2%
CARLOW	1.2%
TIPPERARY	1.0%
OFFALY	0.7%
ROSCOMMON	0.7%
SLIGO	0.5%
LONGFORD	0.4%
LEITRIM	0.2%

Source: GeoDirectory Database

Analysis of Commencements Data

A total of 20,371 units were commenced in the 12 months to August 2018, equating to an increase of 20.2% or 3,426 units on the same figure last year.

- Commencements, which provide a reliable indication of future building activity, remain notably concentrated on the East Coast.

- The Greater Dublin Area and the Capital itself accounted for 57.4 and 35.9% respectively of total commencements.

- Leinster accounted for the vast majority of commencements, representing 70.4% of total activity, albeit down 0.9pp on the same period last year.

- In contrast, Ulster and Connacht only accounted for 4.1 and 6.4% respectively of total activity during this period.

- In absolute terms, the counties with the highest levels of commencements over the twelve months were Dublin (7,308) and Cork (2,001). The only other counties to register above 1,000 units were Meath (1,793), Kildare (1,452) and Wicklow (1,140), all in the Greater Dublin Area

- Commencements were considerably lower in rural counties such as Leitrim (18), Longford (77) and Sligo (103).

Note. As the Dublin figure exceeds the value of the graph it is represented by an arrow shaped bar.

Figure 5. Residential Commencements by County, 12 months to August 2018
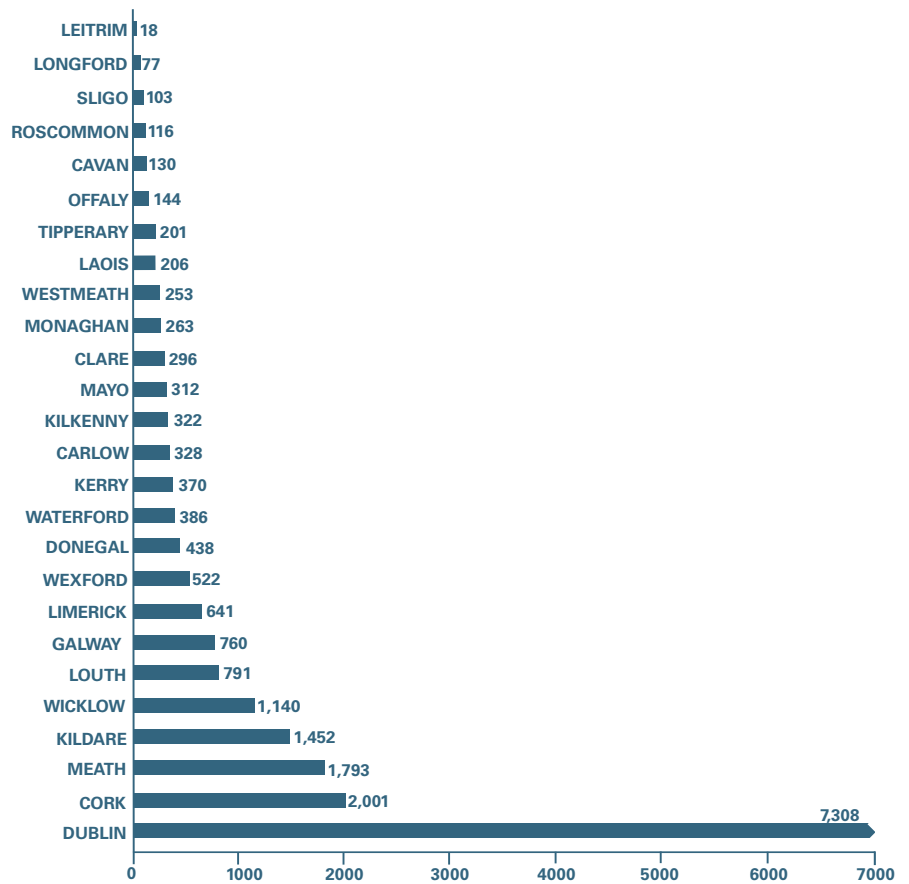
Source: Department of Housing, Planning and Local Government. www.housing.gov.ie.

Commencement definition

The Department of Housing, Planning and Local Government (DHPLG) provides official data on the number of buildings under construction in Ireland. The DHPLG monitors residential commencements, which represent notifications to a Building Control Authority that a person intends to commence residential development work. The system of data collection changed in March 2014 when the Building Control Management System (BCMS) was established. Under the BCMS system, works must commence on site within 28 days of the notice being provided. These statistics are based on the number of residential dwelling units, while data from GeoDirectory is based on buildings.

Housing Statistics

A total of 20,371 dwellings were commenced in the 12 months to August 2018, according to the DHPLG. Though not strictly comparable, the GeoDirectory database indicates that 10,836 buildings (each of which can be one or more dwellings) were classified as being under construction as of December 2018. We understand that the commencements figure may be somewhat overstated due to some double counting. Industry sources suggest the overstatement in the DHPLG data could be in the region of 15 to 20%. Furthermore, one measure is at a point in time (GeoDirectory) while the other is over a twelve month period (DHPLG).

CSO's "New Dwelling Completions" in June 2018 linked data on domestic connections from ESB Networks with data from building energy rating datasets, Revenue, GeoDirectory and the Census of Population. Following engagement with the ESB, the CSO were able to breakdown the original ESB connections series and separate out "Non-Dwelling" connections to the ESB Network, which would be primarily farm buildings and reconnections after more than two years of disconnection.

Taking these changes into account, the latest CSO Completions Index showed there were 4,673 new dwelling completions in Q3 2018, up 23.4% on the same period last year. This brings the total number of new dwellings completed in 2018 so far to 12,582, an increase of 27.7% to the corresponding period in 2017 when 9,856 dwellings were completed. In total, there were 17,161 new dwellings built in the twelve months to Q3 2018.
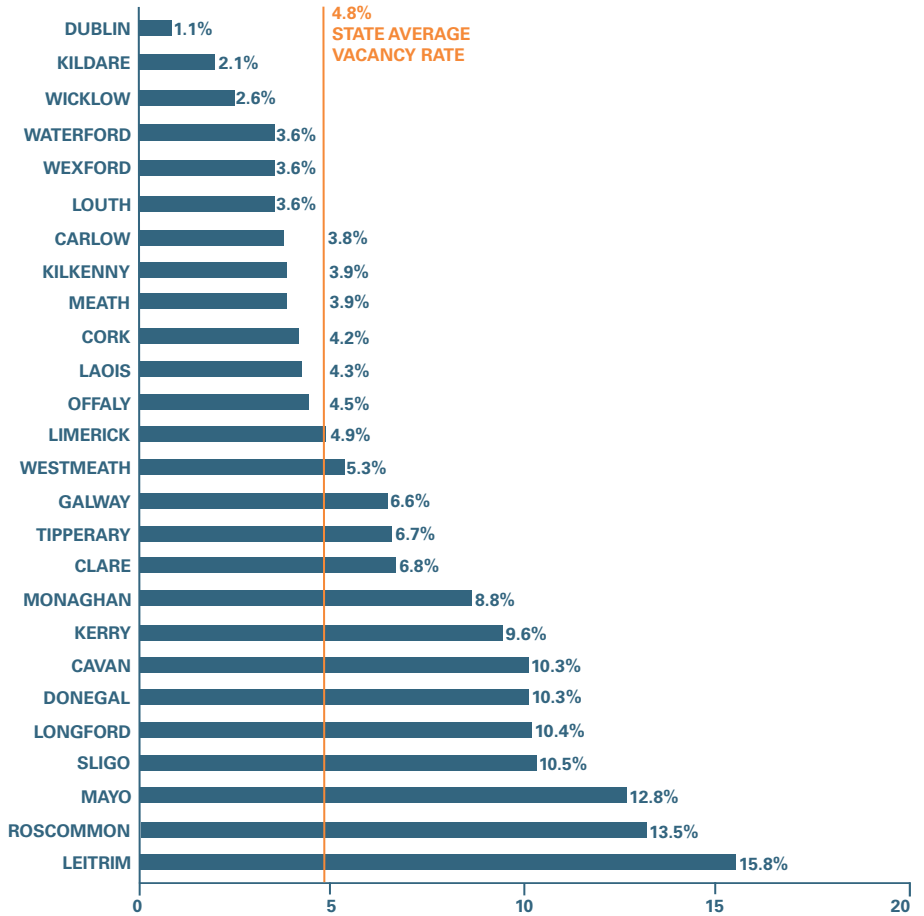
Composition of Housing Stock

Vacancy rates

The average vacancy rate across the State was 4.8%, unchanged from the corresponding rate in December 2017.

- Leitrim had the highest percentage of vacant units in the State at 15.8%, albeit this represented a year-on-year decline of 0.6pp.
- Other counties to record high vacancy rates included Roscommon (13.5%), Mayo (12.8%), and Sligo (10.5%).
- Dublin had the lowest vacancy rate at 1.1%, although this was 0.3pp higher than in the previous year.
- A total of 19 of the 26 counties experienced a decline in their residential vacancy rates over the course of the year.
- 10 of the 12 counties to record vacancy rates below the national average were located in Leinster.
- The three counties with the lowest vacancy rates were all based in the Greater Dublin Area, namely, Dublin (1.1%), Kildare (2.1%) and Wicklow (2.6%).

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

Figure 6: Vacancy Rate (%) by County, December 2018

4.8%
STATE AVERAGE
VACANCY RATE

County	Vacancy Rate
DUBLIN	1.1%
KILDARE	2.1%
WICKLOW	2.6%
WATERFORD	3.6%
WEXFORD	3.6%
LOUTH	3.6%
CARLOW	3.8%
KILKENNY	3.9%
MEATH	3.9%
CORK	4.2%
LAOIS	4.3%
OFFALY	4.5%
LIMERICK	4.9%
WESTMEATH	5.3%
GALWAY	6.6%
TIPPERARY	6.7%
CLARE	6.8%
MONAGHAN	8.8%
KERRY	9.6%
CAVAN	10.3%
DONEGAL	10.3%
LONGFORD	10.4%
SLIGO	10.5%
MAYO	12.8%
ROSCOMMON	13.5%
LEITRIM	15.8%

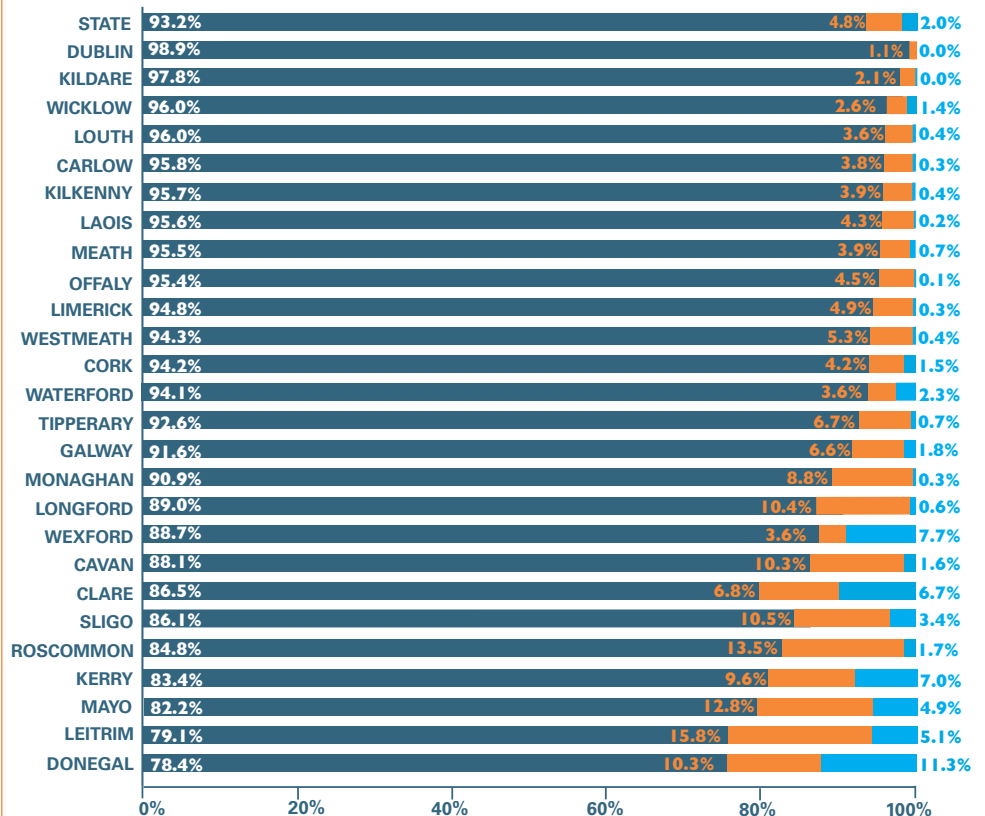Source: GeoDirectory Database

Breakdown of housing stock

Figure 7 provides a breakdown of the housing stock between occupied dwellings, holiday homes and vacant units.

- The highest occupancy rates were based in counties such as Dublin (98.9%), Kildare (97.8%), Wicklow and Louth (both 96%).
- 13 of the 26 counties registered occupancy rates below the national average of 93.2%.
- The only counties to record occupancy rates below 80 %, were Leitrim (79.1%) and Donegal (78.4%).
- Holiday homes were particularly prominent in counties that are popular with tourists, namely Donegal (11.3%), Wexford (7.7%), Kerry (7%) and Clare (6.7%).

Note: Stock figures excludes under construction and derelict

- ■ OCCUPIED RATE
- ■ VACANCY RATE
- ■ HOLIDAY HOMES RATE

Figure 7: Composition of Housing Stock by County, Percentage Shares, December 2018

County	Occupied	Vacancy	Holiday Homes
STATE	93.2%	4.8%	2.0%
DUBLIN	98.9%	1.1%	0.0%
KILDARE	97.8%	2.1%	0.0%
WICKLOW	96.0%	2.6%	1.4%
LOUTH	96.0%	3.6%	0.4%
CARLOW	95.8%	3.8%	0.3%
KILKENNY	95.7%	3.9%	0.4%
LAOIS	95.6%	4.3%	0.2%
MEATH	95.5%	3.9%	0.7%
OFFALY	95.4%	4.5%	0.1%
LIMERICK	94.8%	4.9%	0.3%
WESTMEATH	94.3%	5.3%	0.4%
CORK	94.2%	4.2%	1.5%
WATERFORD	94.1%	3.6%	2.3%
TIPPERARY	92.6%	6.7%	0.7%
GALWAY	91.6%	6.6%	1.8%
MONAGHAN	90.9%	8.8%	0.3%
LONGFORD	89.0%	10.4%	0.6%
WEXFORD	88.7%	3.6%	7.7%
CAVAN	88.1%	10.3%	1.6%
CLARE	86.5%	6.8%	6.7%
SLIGO	86.1%	10.5%	3.4%
ROSCOMMON	84.8%	13.5%	1.7%
KERRY	83.4%	9.6%	7.0%
MAYO	82.2%	12.8%	4.9%
LEITRIM	79.1%	15.8%	5.1%
DONEGAL	78.4%	10.3%	11.3%

Source: GeoDirectory Database
Note: Percentage shares may not sum to 100% due to rounding.

Analysis of Transactions and Average Property Prices

A total of 53,521 residential properties were purchased in the 12 months to October 2018, an increase of 5.8% or 2,924 transactions on the same period last year.

- Of this total, 20.7% or 11,097 were classified as new properties, an increase of 2.7pp on the corresponding share in the previous twelve months.

- Purchasing activity was particularly high in urban counties such as Dublin (18,947 dwellings), Cork (5,403) and Kildare (2,796).

- The only other counties to register more than 2,000 transactions were Galway (2,398), Meath (2,372) and Limerick (2,074).

- The lowest volume of transactions was recorded in rural counties such as Leitrim (443), Longford (411) and Monaghan (348).

- The Greater Dublin Area accounted for 47.8% of total transactions, an increase of 1.7pp on its equivalent share in the previous twelve months.

- Meath continues to have the highest proportion of new dwellings at 39%, followed by Kildare (33.4%) and Louth (28%).

- The national average house price was €284,546, representing an annual increase of €22,485 or 8.6%.

- When Dublin is excluded this figure falls to €207,135, while in the Capital itself, the average house price was €425,830.

- Other counties to record house prices above the State average included Wicklow (€355,092) and Kildare (€294,635).

- Meath, Cork, Galway and Louth were the only other counties to have an average house price above €200,000.

- The county with the lowest average price was Longford at €106,813, followed by Leitrim (€113,093) and Roscommon (€121,170).

The following Tables provide a summary of residential property transactions over the 12 months to October 2018, 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	18,947	27.3%	€425,830
CORK	5,403	17.4%	€248,362
KILDARE	2,796	33.4%	€294,635
GALWAY	2,398	10.4%	€226,188
MEATH	2,372	39.0%	€272,513
LIMERICK	2,074	13.0%	€185,969
WEXFORD	1,682	10.8%	€180,678
WICKLOW	1,463	25.0%	€355,092
KERRY	1,559	12.1%	€165,491
WATERFORD	1,392	13.7%	€170,690
DONEGAL	1,242	9.5%	€124,396
TIPPERARY	1,424	9.4%	€141,854
LOUTH	1,401	28.0%	€211,706
CLARE	1,149	15.1%	€188,860
MAYO	1,123	7.4%	€138,201
WESTMEATH	967	7.2%	€169,390
LAOIS	773	16.6%	€168,564
CAVAN	752	14.4%	€134,840
KILKENNY	735	5.2%	€197,823
ROSCOMMON	718	13.2%	€121,170
OFFALY	574	6.1%	€152,962
SLIGO	763	14.7%	€148,493
CARLOW	612	10.8%	€161,275
LEITRIM	443	8.8%	€113,093
LONGFORD	411	5.8%	€106,813
MONAGHAN	348	18.4%	€158,908
STATE	**53,521**	**20.7%**	**€284,546**
STATE EXCLUDING DUBLIN	**34,574**	**17.1%**	**€207,135**

Source: CSO

Analysis of Transactions and Average Property Prices continued

Dublin City registered the highest level of residential transactions across the city council areas, where a total of 5,475 dwellings were sold in the 12 months to October 2018.

- Fingal and Dún Laoghaire-Rathdown had the next highest level of purchasing activity, with a total of 3,656 and 2,741 properties respectively purchased in these areas.

- Waterford City recorded the lowest number of transactions (566) followed by Limerick City (658) and Galway City (845).

- The highest average house price was in Dún Laoghaire-Rathdown (€620,430), while the lowest was in Waterford City (€154,770).

- Outside of the capital, the city council with the highest average price was Galway City, at €275,148.

The Dublin post code with the highest level of residential transactions was Dublin 15, where 1,424 properties were sold in the 12 months to October 2018

- Dublin 24 (947) and Dublin 13 (934) had the second and third strongest level of purchasing activity.

- The weakest level of residential transactions was in Dublin 20, where only 84 property transactions were recorded over the course of the year.

- New properties accounted for the highest proportion of transactions in Dublin 13 (55.7%), while Dublin 20 and Dublin 10 failed to register any new property sales.

- The highest average property price was recorded in Dublin 4 at €803,390, up 9.1% on the previous year.

- The Dublin postcode with the lowest average house price was Dublin 10 (€226,042); albeit this represented a notable annual increase of 15%.

- Of the 22 Dublin postcodes, only 4 recorded average house prices below the national average.

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	5,475	14.4%	€449,041
FINGAL	3,656	37.8%	€373,687
DÚN LAOGHAIRE-RATHDOWN	2,741	23.9%	€620,430
SOUTH DUBLIN	2,805	35.4%	€359,109
CORK CITY	1,007	5.9%	€259,384
GALWAY CITY	845	8.9%	€275,148
LIMERICK CITY	658	3.6%	€166,565
WATERFORD CITY	566	12.0%	€154,770

Source: CSO based on residential property transactions data for the 12 months to October 2018.

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	234	1.3%	€311,966
D02: DUBLIN 2	155	3.9%	€466,452
D03: DUBLIN 3	455	11.0%	€483,297
D04: DUBLIN 4	472	4.9%	€803,390
D05: DUBLIN 5	331	4.8%	€404,230
D06: DUBLIN 6	562	29.7%	€731,673
D07: DUBLIN 7	508	5.9%	€367,126
D08: DUBLIN 8	650	5.5%	€345,846
D09: DUBLIN 9	509	13.6%	€422,200
D10: DUBLIN 10	96	0.0%	€226,042
D11: DUBLIN 11	410	12.7%	€276,341
D12: DUBLIN 12	494	6.5%	€343,320
D13: DUBLIN 13	934	55.7%	€410,707
D14: DUBLIN 14	553	27.7%	€605,967
D15: DUBLIN 15	1,424	37.0%	€351,896
D16: DUBLIN 16	553	27.1%	€502,351
D17: DUBLIN 17	92	1.1%	€251,087
D18: DUBLIN 18	841	31.5%	€546,373
D20: DUBLIN 20	84	0.0%	€329,762
D22: DUBLIN 22	404	24.3%	€267,079
D24: DUBLIN 24	947	34.8%	€302,006
D6W: DUBLIN 6W	306	16.0%	€603,922

Source: CSO based on residential property transactions data for the 12 months to October 2018.

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	6	33.3%	€650,000
A42: GARRISTOWN	13	7.7%	€400,000
A45: OLDTOWN	11	0.0%	€263,636
A63: GREYSTONES	461	43.6%	€458,785
A67: WICKLOW	296	35.5%	€311,149
A75: CASTLEBLANEY	56	3.6%	€139,286
A81: CARRICKMACROSS	79	13.9%	€174,684
A82: KELLS	389	9.5%	€175,321
A83: ENFIELD	108	12.0%	€251,852
A84: ASHBOURNE	341	62.5%	€313,783
A85: DUNSHAUGHLIN	256	51.2%	€327,344
A86: DUNBOYNE	48	2.1%	€381,250
A91: DUNDALK	644	32.9%	€211,335
A92: DROGHEDA	1010	29.2%	€240,990
A94: BLACKROCK	527	6.3%	€723,719
A96: GLENAGEARY	716	27.5%	€668,994
A98: BRAY	285	4.9%	€407,018
C15: NAVAN	679	22.7%	€238,586
E21: CAHIR	64	4.7%	€104,688
E25: CASHEL	89	2.2%	€133,708
E32: CARRICK-ON-SUIR	94	3.2%	€144,681
E34: TIPPERARY	142	3.5%	€121,831
E41: THURLES	228	1.3%	€126,754
E45: NENAGH	231	17.3%	€158,442
E53: ROSCREA	80	3.8%	€130,000
E91: CLONMEL	244	5.3%	€71,311
F12: CLAREMORRIS	219	8.2%	€115,068
F23: CASTLEBAR	213	7.5%	€139,437
F26: BALLINA	344	6.1%	€125,581
F28: WESTPORT	225	9.8%	€190,222
F31: BALLINROBE	46	4.3%	€141,304
F35: BALLYHAUNIS	68	5.9%	€89,706
F42: ROSCOMMON	161	10.6%	€136,025
F45: CASTLEREA	243	2.9%	€78,601
F52: BOYLE	105	13.3%	€109,524
F56: BALLYMOTE	77	6.5%	€101,299
F91: SLIGO	617	11.7%	€151,378

Appendix continued

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

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
F93: LIFFORD	366	4.4%	€115,027
F94: DONEGAL	285	15.1%	€119,649
H12: CAVAN	245	6.5%	€130,612
H14: BELTURBET	118	11.9%	€100,847
H16: COOTEHILL	27	25.9%	€114,815
H18: MONAGHAN	126	6.3%	€158,730
H23: CLONES	21	0.0%	€76,190
H53: BALLINASLOE	193	7.3%	€135,233
H54: TUAM	215	13.0%	€155,349
H62: LOUGHREA	119	8.4%	€148,739
H65: ATHENRY	101	11.9%	€226,733
H71: CLIFDEN	49	2.0%	€155,102
H91: GALWAY	1384	9.9%	€267,847
K32: BALBRIGGAN	324	28.4%	€241,049
K34: SKERRIES	168	50.0%	€420,833
K36: MALAHIDE	490	38.2%	€494,490
K45: LUSK	91	31.9%	€303,297
K56: RUSH	69	2.9%	€305,797
K67: SWORDS	619	41.7%	€323,910
K78: LUCAN	712	54.2%	€336,657
N37: ATHLONE	377	6.6%	€178,515
N39: LONGFORD	396	5.6%	€112,626
N41: CARRICK-ON-SHANNON	342	12.6%	€115,789
N91: MULLINGAR	525	8.2%	€180,190
P12: MACROOM	104	7.7%	€198,077
P14: CROOKSTOWN	14	0.0%	€235,714
P17: KINSALE	150	26.7%	€406,667
P24: COBH	139	5.8%	€200,719
P25: MIDLETON	284	12.3%	€236,268
P31: BALLINCOLLIG	254	33.1%	€323,622
P32: RYLANE	19	0.0%	€236,842
P36: YOUGHAL	165	15.2%	€165,455
P43: CARRIGALINE	322	39.8%	€306,832
P47: DUNMANWAY	66	15.2%	€169,697
P51: MALLOW	495	6.5%	€148,687
P56: CHARLEVILLE	83	1.2%	€139,759
P61: FERMOY	131	6.1%	€170,992
P67: MITCHELSTOWN	58	15.5%	€172,414
P72: BANDON	129	19.4%	€210,078

Appendix continued

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

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
P75: BANTRY	111	6.3%	€178,378
P81: SKIBBEREEN	171	8.2%	€208,187
P85: CLONAKILTY	107	9.3%	€231,776
R14: ATHY	187	1.6%	€155,080
R21: MHUINE BHEAG	49	14.3%	€177,551
R32: PORTLAOISE	565	9.7%	€167,788
R35: TULLAMORE	250	6.4%	€167,200
R42: BIRR	142	7.7%	€133,099
R45: EDENDERRY	73	12.3%	€165,753
R51: KILDARE	178	39.3%	€252,247
R56: CURRAGH	83	26.5%	€285,542
R93: CARLOW	466	12.0%	€177,039
R95: KILKENNY	484	4.3%	€212,603
T12: CORK SOUTHSIDE	1186	13.2%	€309,949
T23: CORK NORTHSIDE	522	12.8%	€231,801
T34: CARRIGNAVAR	19	0.0%	€310,526
T45: GLANMIRE	184	34.8%	€307,609
T56: WATERGRASSHILL	83	51.8%	€271,084
V14: SHANNON	67	0.0%	€138,806
V15: KILRUSH	154	16.2%	€135,714
V23: CAHERCIVEEN	78	5.1%	€169,231
V31: LISTOWEL	157	14.6%	€129,299
V35: KILMALLOCK	142	7.7%	€152,817
V42: NEWCASTLE WEST	108	19.4%	€148,148
V92: TRALEE	565	7.1%	€158,584
V93: KILLARNEY	448	12.3%	€214,509
V94: LIMERICK	1739	12.7%	€198,217
V95: ENNIS	563	10.5%	€181,883
W12: NEWBRIDGE	208	10.6%	€255,288
W23: CELBRIDGE	726	30.9%	€362,121
W34: MONASTEREVIN	136	49.3%	€216,176
W91: NAAS	1007	38.2%	€308,640
X35: DUNGARVAN	184	19.0%	€213,043
X42: KILMACTHOMAS	44	2.3%	€172,727
X91: WATERFORD	961	12.1%	€170,656
Y14: ARKLOW	217	8.3%	€198,618
Y21: ENNISCORTHY	335	4.2%	€171,045
Y25: GOREY	427	11.9%	€211,241
Y34: NEW ROSS	177	6.2%	€135,593
Y35: WEXFORD	531	13.6%	€183,804

Source: CSO based on residential property transactions data for the 12 months to October 2018.

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 has been prepared by EY-DKM Economic Advisory Services, a leading provider of economic analysis in Ireland.

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

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