GEOVIEW

RESIDENTIAL BUILDINGS REPORT

Q2 2019

The report is based on GeoDirectory's comprehensive database of a little over 2 million residential building records and provides a unique and up-to-date analysis of the Irish housing market.

In addition to detailed data about vacancy rates in every county, this report includes the first data on derelict buildings across the State.

At a time when the supply of housing is the focal point of Government policy, it is imperative that policy makers have reliable and up-to-date data that allows them to make informed decisions on the Irish Residential market.

FACTS AT A GLANCE

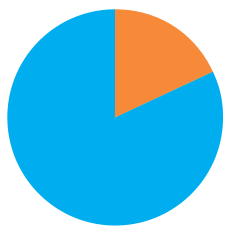
2,009,089 Total stock of residential dwellings

657,937 Detached dwellings account for 32.7% of the total stock

556,879 Terraced housing account for 27.7% of the total stock

↑**54,709**
Total number of property transactions in the 12 months to June 2019

79% Second-hand dwellings

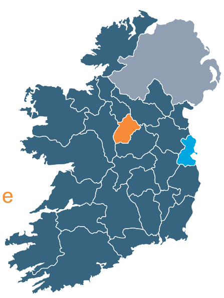


21% New dwellings

↑**€289,146**
Average national property price

€432,327
Co. Dublin had the highest average property price

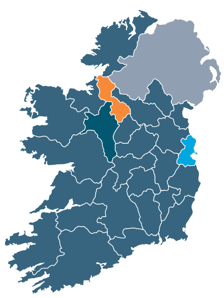
€115,330
Co. Longford had the lowest average property price



↑**14,107**
Buildings under construction, June 2019

4,251
Co. Dublin had the highest number of buildings under construction

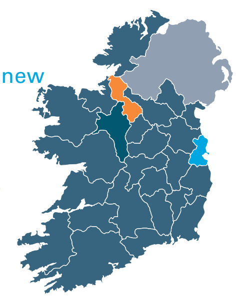
24
Co. Leitrim had the lowest number of buildings under construction



↑**24,773**
New addresses added to the GeoDirectory database

7,319
Co. Dublin had the highest number of new addresses added

93
Co. Leitrim had the lowest number of new addresses added



GEO DIRECTORY

Backed by: an post, osi Ordnance Survey Ireland

Executive Summary

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

Total stock of residential properties exceeds 2 million in the GeoDirectory database

As of June 2019, there were over 2,009,089 residential dwellings in Ireland. Of this total, detached dwellings accounted for the largest share (32.7%) followed by terraced dwellings (27.7%) and semi-detached dwellings (24.4%). The share of detached dwellings has seen a decline of 1.2 percentage points (pp). Apartments, which are defined as dwellings which exists in buildings of 5 or more dwellings, amounted to 184,535, which was an increase of 1.3% on the corresponding figure last year. A total of 24,773 residential addresses were added to the GeoDirectory database in the twelve months to June 2019, representing 1.2% of the total residential stock. More than half were added in the Greater Dublin Area (51.4%) while just over a third were added in the Capital itself (29.5%).

Construction activity records a 52.5% YOY growth with concentration in the Greater Dublin Area

A total of 14,107 buildings were classified as being under construction in the GeoDirectory database in June 2019, compared with the previous figure of 9,251 (June 2018). This represents a significant increase of 4,856 buildings or 52.5%. Dublin accounted for the largest proportion of new construction activity, with 30.1% 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 saw their respective shares of total construction activity rise. On this basis, the GeoDirectory data suggests that new construction activity continues to be concentrated on the Greater Dublin Area. Data from the Department of Housing, Planning, Community and Local Government also showed that commencements amounted to 23,479 in the 12 months to April 2019, an increase of 27.7% on the same period last year. 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 95,068 residential units were classified as being vacant

The average vacancy rate across the State was 4.8%, unchanged from the corresponding rates in June and December 2018. Leitrim had the highest percentage of vacant units in the State at 15.2%, albeit this was down 0.6 pp on the corresponding share in December 2018. Dublin had the lowest vacancy rate at 1.2%.

Average house price in Dublin was €432,327, up 4.5% year-on-year

In the 12 months to April 2019, the national average house price was €289,146 representing a year-on-year increase of€15,940 or 5.8%. When Dublin is excluded this figure falls to €214,678 while in the Capital itself, the average house price was €432,327. With the exception of Wicklow (€341,217) and Kildare (€297,356) 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 €115,330, followed closely by Leitrim (€116,468) and Donegal (€122,953).

Focussing specifically on the Capital, the Dublin postcode with the highest level of residential transactions was Dublin 15, where 1,441 properties were sold in the 12 months to April 2019. Dublin 24 (1,029) and Dublin 18 (781) had the second and third strongest level of purchasing activity in the Capital. The weakest level 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 in Dublin 4 at €760,992, while the lowest average house price was in Dublin 10 (€233,663).

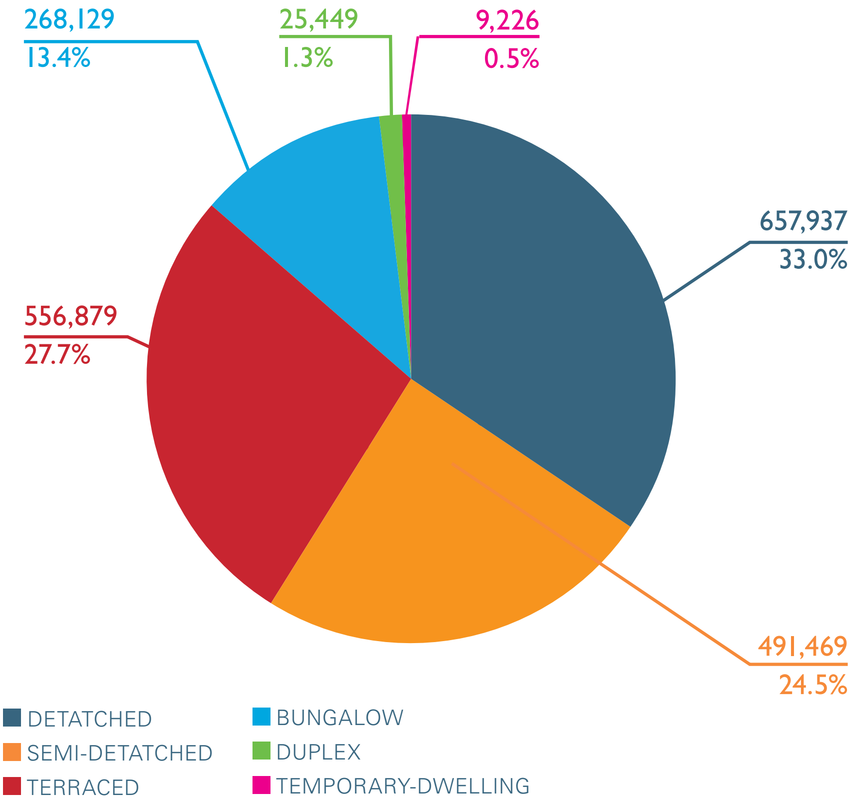
In terms of city councils, the highest average house price was in Dún Laoghaire-Rathdown (€625,993), while the lowest was in Waterford City (€166,929). Outside of the capital, the highest average house price was in Galway City, at €290,931.

Classification of Residential Dwellings

According to the GeoDirectory data, there was a total of 2,009,809 residential dwellings across the State in June 2019.

- Detached dwellings accounted for the largest share of residential stock at 32.7%, followed by terraced dwellings (27.7%) and semi-detached dwellings (24.5%).
- 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 657,973, with notably high shares of residential stock recorded in Leitrim (62.3%), Donegal (54.1%), Cavan (50.8%) and Sligo (50.0%).
- There was a total of 556,879 terraced dwellings, with this type of housing particularly prevalent in Dublin (48.6%), Louth (32.0%) and Waterford (30.1%).
- Bungalows totalled 268,129 and were most common in rural counties such as Roscommon (33.0%), Mayo (27.2%) and Kerry (27.0%).

Figure 1. Residential Dwellings by Building Type in Ireland, June 2019



Source: GeoDirectory Database

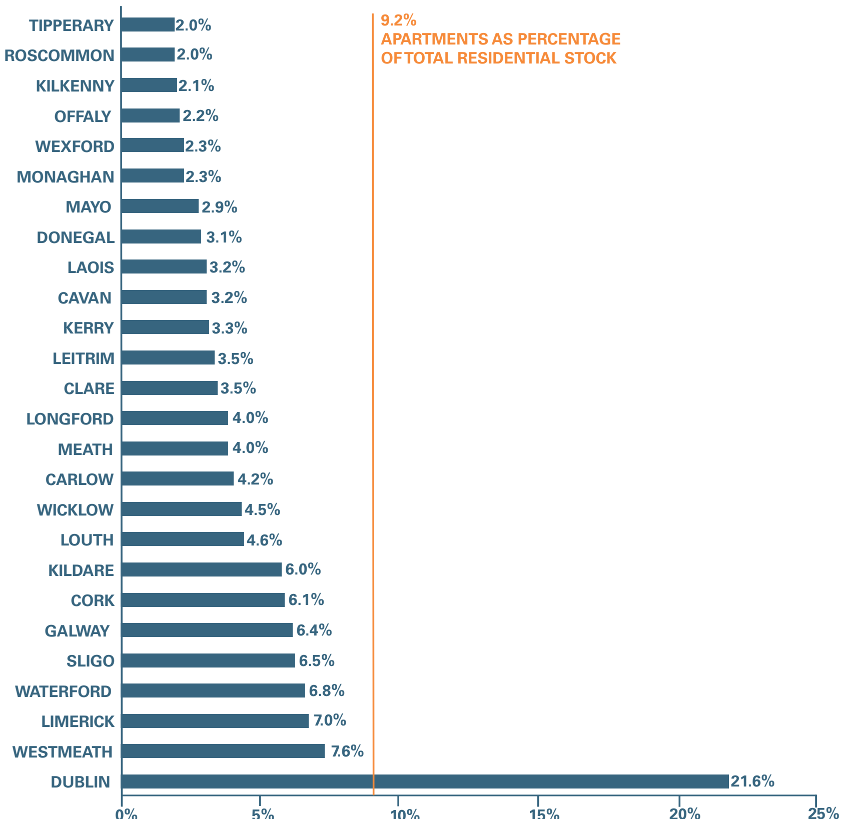
Stock of Apartments by County

There were 184,535 apartments in Ireland, which equated to 9.2% of the total residential stock. Compared to the previous year, this represented an increase of 2,483 or 1.3%.

- 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 117,869 (63.9%) 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 3.8%.
- Dublin had the highest proportion of apartments relative to its own residential stock at 21.6%. This was followed by Westmeath (7.6%) and Limerick (7.0%).

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 2019



Source: GeoDirectory Database

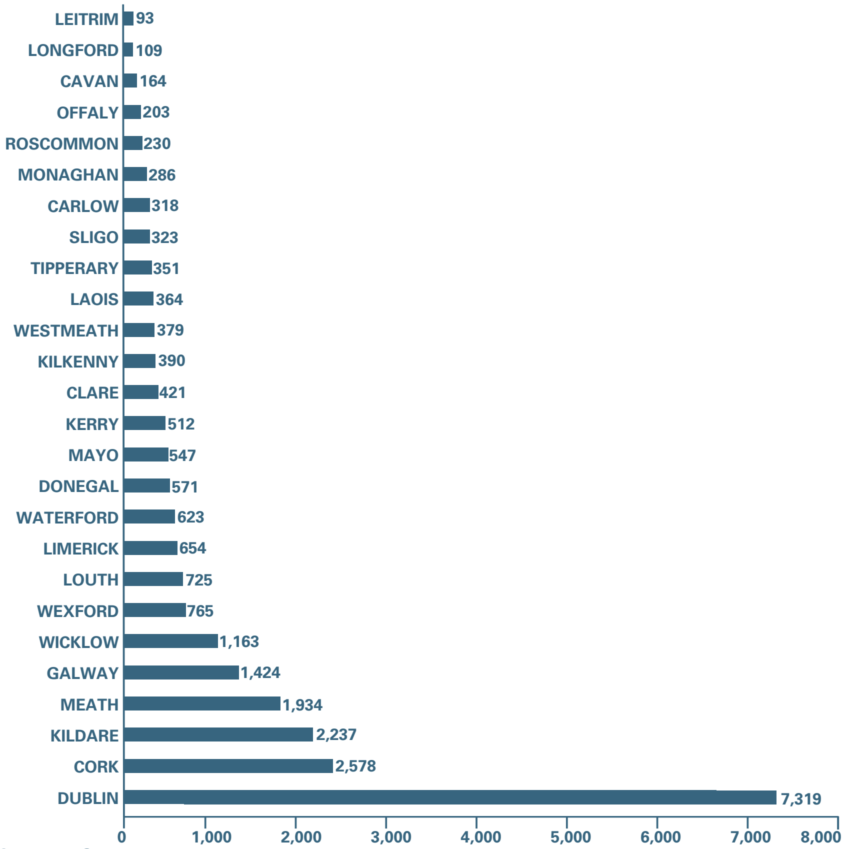
Additions to the GeoDirectory Database by County

In the 12 months to June 2019, a total of 24,773 new addresses* were added to the GeoDirectory database, equating to 1.2% of the total residential stock.

- Of this total, the highest number of new addresses were added in Dublin (7,319 or 29.5% of State total), followed by Cork (2,578 or 10.4%) and Kildare (2,327 or 9.4%).
- 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.
- In terms of provinces, Leinster accounted for the vast majority of new additions, representing 64.6% of the overall total.
- In contrast, Connacht and Munster accounted for 10.6% and 20.7% of total new additions.
- On a county basis, Leitrim added the fewest number of new addresses with 93 addresses added in the past 12 months.
- This was followed by Longford and Cavan where 109 and 164 addresses were added respectively.

**New Addresses added also include new student accommodation units.*

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	1.4%	1.3%
CAVAN	0.5%	0.7%
CLARE	0.8%	1.7%
CORK	1.1%	10.4%
DONEGAL	0.7%	2.3%
DUBLIN	1.3%	29.5%
GALWAY	1.3%	5.7%
KERRY	0.7%	2.1%
KILDARE	2.8%	9.4%
KILKENNY	1.0%	1.6%
LAOIS	1.1%	1.5%
LEITRIM	0.5%	0.4%
LIMERICK	0.8%	2.6%
LONGFORD	0.6%	0.4%
LOUTH	1.4%	2.9%
MAYO	0.9%	2.2%
MEATH	2.7%	7.8%
MONAGHAN	1.2%	1.2%
OFFALY	0.7%	0.8%
ROSCOMMON	0.8%	0.9%
SLIGO	1.0%	1.3%
TIPPERARY	0.5%	1.4%
WATERFORD	1.2%	2.5%
WESTMEATH	1.1%	1.5%
WEXFORD	1.1%	3.1%
WICKLOW	2.1%	4.7%

Source: GeoDirectory Database

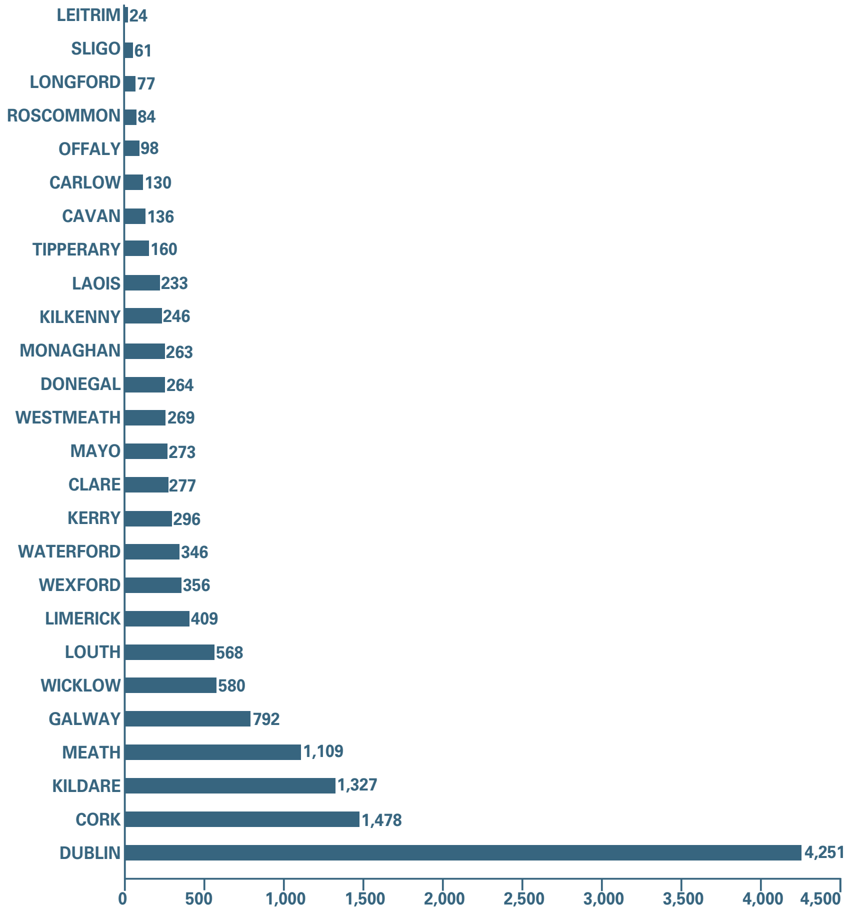
Analysis of Construction Levels by County

Housing supply continues to be the focus of Government policy, therefore accurately highlighting changes in the level of construction activity across Ireland is essential in allowing policy makers to make informed decisions. In total, 14,107 buildings were classified as being under construction in the GeoDirectory database in June 2019, compared with the June 2018 figure of 9,251. This represents a significant increase of 4,856 buildings or 52.5%.

- Dublin continues to account for the bulk of new construction activity, with 30.1% of all buildings under construction located in the Capital.
- However, Dublin's share of total construction activity declined by 5.8pp on the previous year's share.
- Construction activity was also strong in Cork, Meath and Kildare, with these counties accounting for 10.5%, 7.9% and 9.4% of total activity respectively.
- All remaining counties registered shares below 6%, with the lowest proportions recorded in Leitrim (0.2%), Sligo (0.4%) and Longford (0.5%).
- The Greater Dublin Area accounted for 51.5% of total construction activity, a decrease of 3.6pp on corresponding share last year.
- Leinster was the province with the largest share of new construction activity, accounting for 65.5% of the overall total.
- Connacht and Ulster recorded the lowest shares of activity, accounting for 8.7% and 4.7% respectively. Over the past year, Ulster has seen a fall in its share of construction activity.

**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 2019



Source: GeoDirectory Database

Table 2. Percentage of Construction Activity by County, June 2019

COUNTY	% OF STATE CONSTRUCTION ACTIVITY
CARLOW	0.9%
CAVAN	1.0%
CLARE	2.0%
CORK	10.5%
DONEGAL	1.9%
DUBLIN	30.1%
GALWAY	5.6%
KERRY	2.1%
KILDARE	9.4%
KILKENNY	1.7%
LAOIS	1.7%
LEITRIM	0.2%
LIMERICK	2.9%
LONGFORD	0.5%
LOUTH	4.0%
MAYO	1.9%
MEATH	7.9%
MONAGHAN	1.9%
OFFALY	0.7%
ROSCOMMON	0.6%
SLIGO	0.4%
TIPPERARY	1.1%
WATERFORD	2.5%
WESTMEATH	1.9%
WEXFORD	2.5%
WICKLOW	4.1%

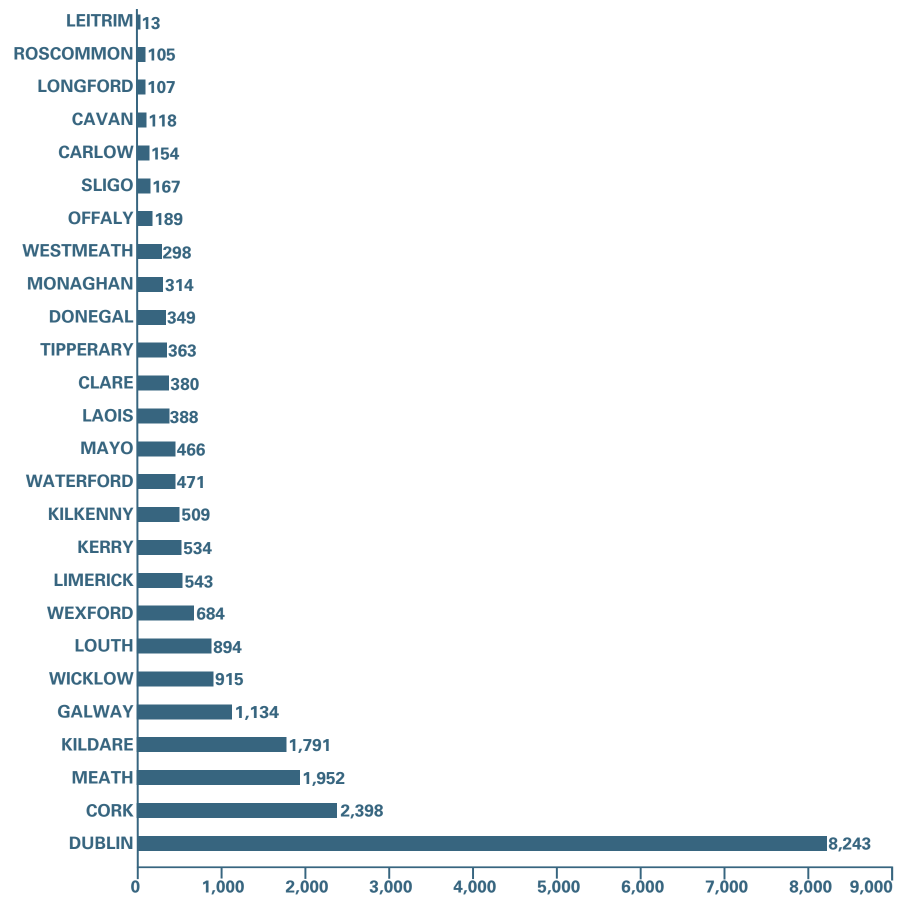
Source: GeoDirectory Database

Analysis of Commencements Data

The 12-month running total for commencements amounted to 23,479 units in April 2019, equating to an increase of 27.7% or 5,087 units on the same figure last year.

- Commencements, which provide a reliable indication of future building activity, remain concentrated in the Greater Dublin Area.
- The Greater Dublin Area and the Capital itself accounted for 58.7% and 35.1% of total commencements.
- In terms of provinces, Leinster accounted for the vast majority of commencements, representing 68.7% of total activity. This was down 1.7pp in the same period last year.
- In contrast, Ulster only accounted for 3.3% of total activity during this period.
- In absolute terms, the counties with the highest commencement levels during this period were Dublin (8,243), Cork (2,398) and Meath (1,952). The only other counties to register above 1,000 units were Kildare (1,791) and Galway (1,134).
- Commencements were considerably lower in rural counties such as Leitrim (13), Roscommon (105) and Longford (107).

Figure 5. Residential Commencements by County, 12 months to April 2019



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

According to the DHPLG, a total of 23,479 dwellings were commenced in the 12 months to April 2019. Though not strictly comparable, the GeoDirectory database indicates that 14,107 buildings (each of which can be one or more dwellings) were classified as being under construction as of April 2019. 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).

Looking at CSO data, the latest data on completions showed there were 4,275 new dwelling completions in Q1 2019, up by 23.2% in the same period last year. The total number of new dwellings completed in 2018 was 18,023, an increase of 25% from 2017. In the twelve months to Q1 2019, there were 18,828 new dwellings built.
The CSO linked data from ESB Networks domestic connections with building energy rating datasets, Revenue, GeoDirectory and the Census of Population data. Engagement with the ESB has allowed the CSO to adjust the old ESB connections series and separate out "Non-Dwelling" connections to the ESB Network, which would be primarily farm buildings and reconnections to the ESB networks after more than two years of disconnection.

Composition of Housing Stock

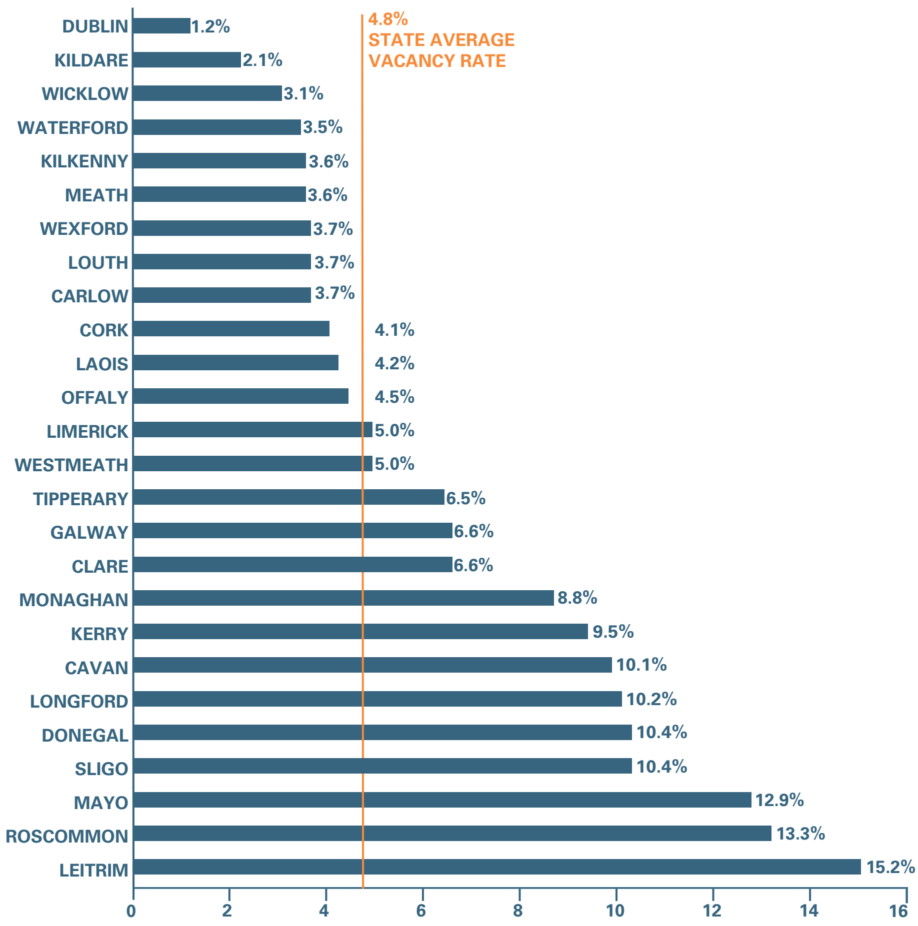
Vacancy rates

The average vacancy rate across the State was 4.8%, unchanged from the corresponding rate in December 2018.

- Leitrim had the highest percentage of vacant units in the State at 15.2%, albeit this represented a year-on-year decline of 0.6pp.
- Other counties to record high vacancy rates included Roscommon (13.3%), Mayo (12.9%) and Sligo (10.4%).
- Dublin had the lowest vacancy rate at 1.2%, although this was 0.1 pp higher than the previous year's share.
- In the last 6 months, 18 out of the 26 counties experienced a decline in their residential vacancy rates.
- Of the 12 counties to record vacancy rates below the national average, 10 were located in Leinster.
- The three counties with the lowest vacancy rates were all based in the Greater Dublin Area, namely, Dublin (1.2%), Kildare (2.1%) and Wicklow (3.1%).

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

Figure 6: Vacancy Rate (%) by County, June 2019



Source: GeoDirectory Database

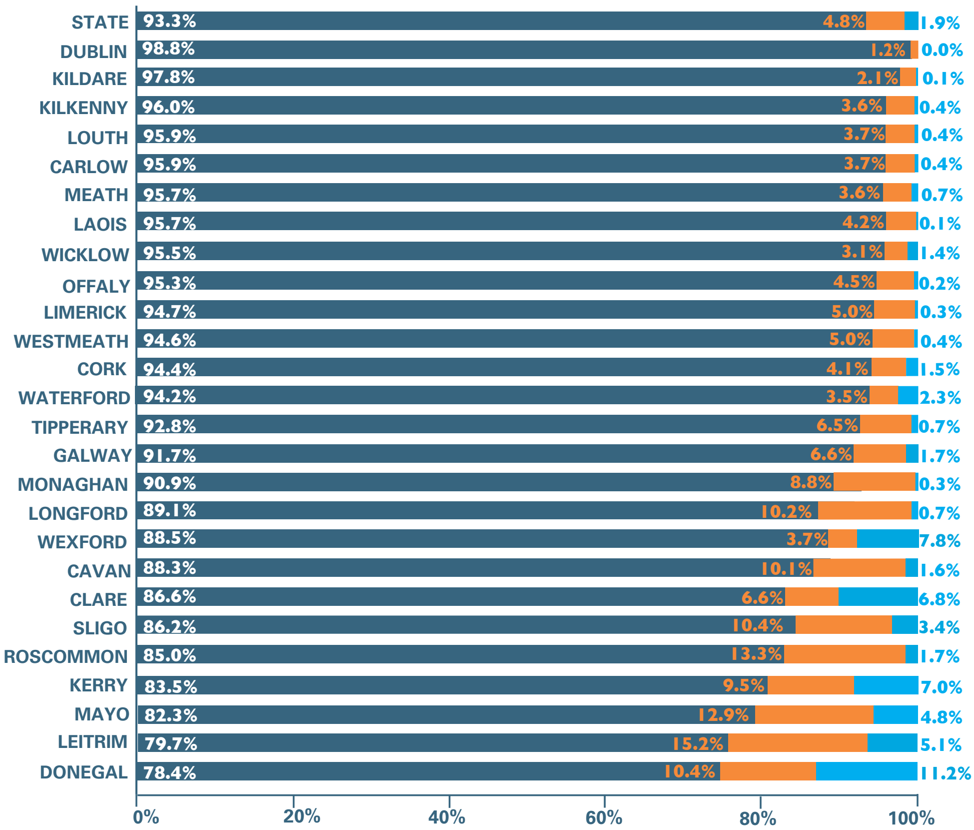
Breakdown of housing stock

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 (98.8%), Kildare (97.8%), Kilkenny and Louth (both 96%).
- In total, 13 of the 26 counties registered occupancy rates below the national average of 93.3%.
- The only counties to record occupancy rates below 80%, were Leitrim (79.7%) and Donegal (78.4%).
- Holiday homes were particularly prominent in counties that are popular with tourists, namely Donegal (11.2%), Wexford (7.8%), Kerry (7%) and Clare (6.7%).

Note: Stock figures excludes under construction and derelict

Figure 7: Composition of Housing Stock by County, Percentage Shares, June 2019



Source: GeoDirectory Database

OCCUPIED RATE
VACANCY RATE
HOLIDAY HOMES RATE

Derelict Address Points

The first data on derelict buildings across the State has been assembled by GeoDirectory. It shows that there were 28,359 derelict address point in the State in June 2019. This is a reduction of 604 in the four years since June 2015.

The vast majority (92.6%) are located in rural locations. However, the following analysis focuses on urban locations, which cover the largest 1,300 towns in Ireland. Moreover, It is in many of the urban areas that the major pressures exist for the housing market. This category also recorded the largest decline in absolute terms.

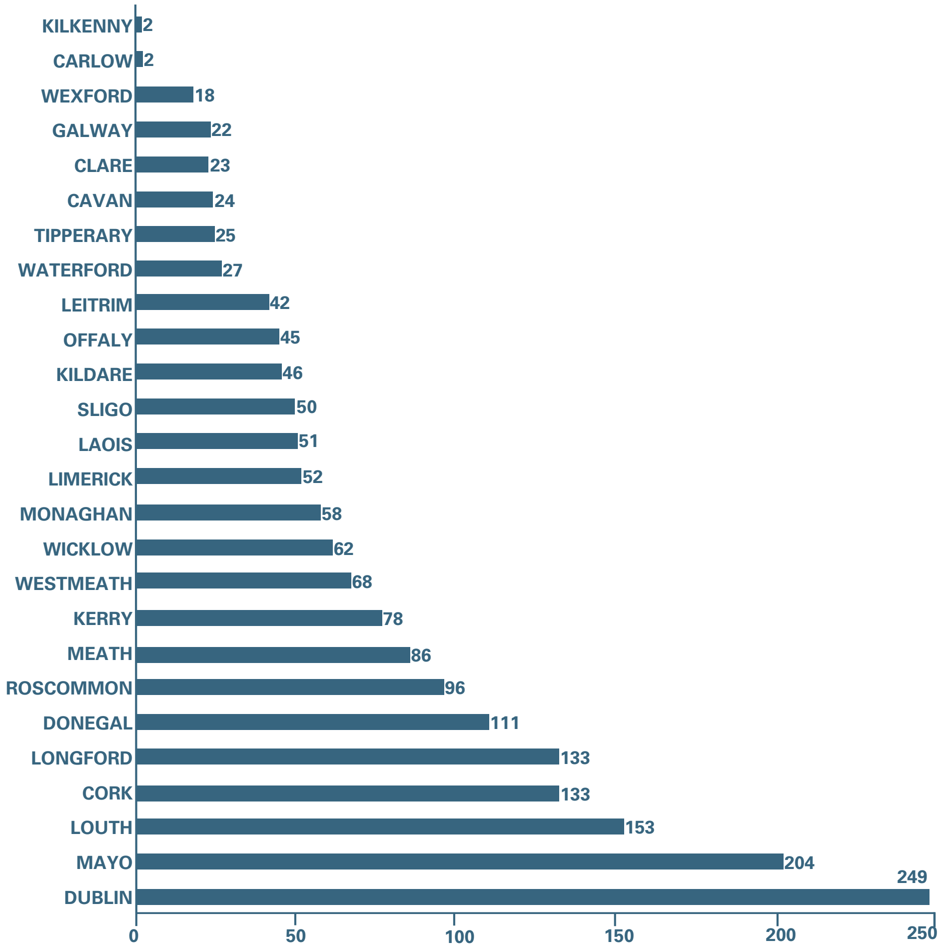
- Thus taking the largest 1,300 towns in Ireland, the total number of derelict address points was 1,860 in June 2019. This figure is 501 less than the corresponding total in June 2015.
- At 249 Dublin has the highest proportion of derelict address points in the State, down from 329 in 2015.
- Other counties to record relatively high levels include Mayo (204), Louth (153), Cork and Longford (133 each) and Donegal (111).

Table 3: Total Derelict Address Points in June 2015 and June 2019

	2015		2019		2015-2019	
	NUMBER	% SHARE	NUMBER	% SHARE	CHANGE (NO)	% CHANGE
RURAL LOCALITY	26,322	90.8%	26,288	92.6%	-34	-0.1%
URBAN LOCALITY	2,361	8.1%	1,860	6.6%	-501	-21.2%
VILLAGE	161	0.6%	114	0.4%	-47	-29.2%
NOT CLASSIFIED	119	0.4%	97	0.3%	-22	-18.5%
TOTAL DERELICT ADDRESS POINTS	**28,963**	**100%**	**28,359**	**100%**	**-604**	**-2.1%**

Source: GeoDirectory Database

Figure 8: Derelict Urban Address Points by County, June 2019



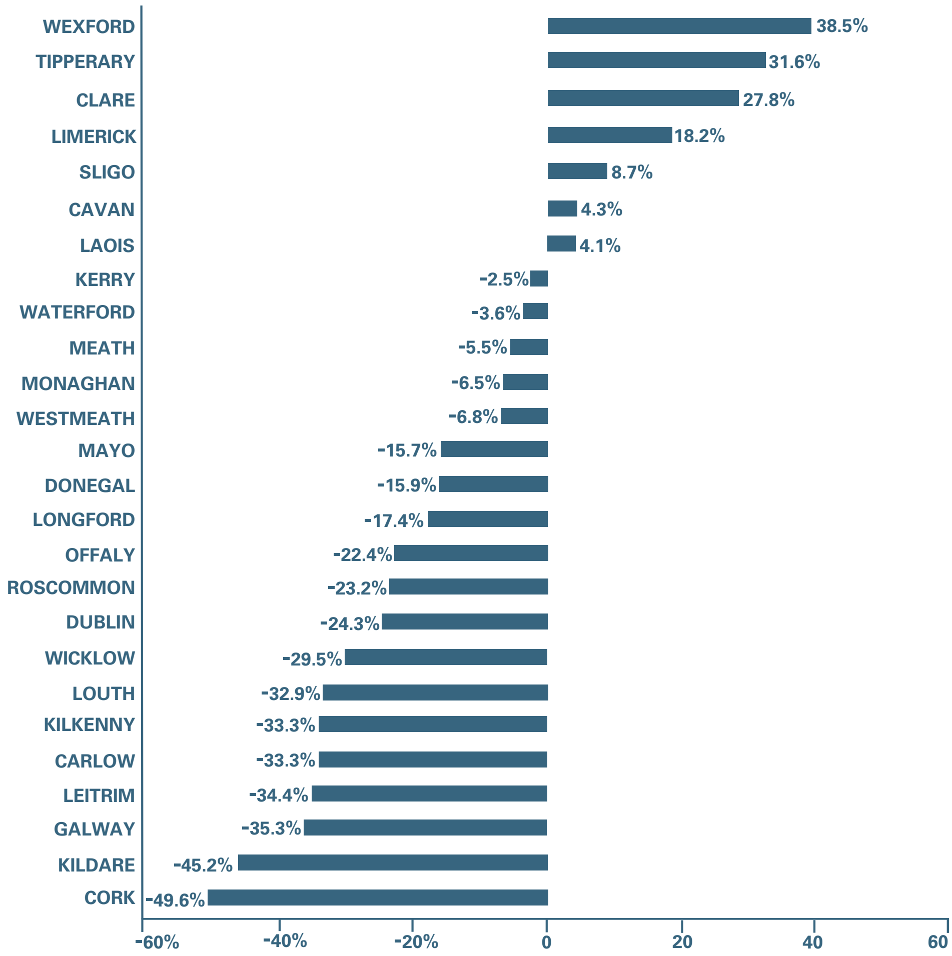
Source: GeoDirectory Database

Derelict Address Points continued

- Other counties that register growth from 2015 to 2018 were Tipperary (6 units, +32%), Clare (5 units, +28%), Sligo (4 units, +9%) and Laois (2 units, +4%)
- Cork registered the largest decline in absolute terms from 2015 to 2019, decreasing by 131 units (50%)
- Other counties to register large declines were Dublin (80 units, 24%), Louth (75 units, 33%), Kildare (38 units, 45%), Mayo (38 units, 16%), Roscommon (29 units, 23%) and Wicklow (26 units, 29.5%)
- All provinces recorded a decline in the number of derelict address points, with Leinster leading the way (265 fewer by 2019), followed by Munster (115), Connacht (97) and Ulster (24).
- Leinster had the largest number of derelict address points (915) followed by Connacht (414), Munster (338) and Ulster (193).

Derelict buildings have to date been excluded from the stock figures. The definition of derelict is boarded up, not in use and in need of substantial repair to be made into a habitable dwelling.

Figure 9: Derelict Address Points % change from 2015 to 2019



Source: GeoDirectory Database

Analysis of Transactions and Average Property Prices

A total of 54,709 residential properties were purchased in the 12 months to April 2019, an increase of 4.7% or 2,459 transactions on the same period last year.

- Of this total, 21.1% were classified as new properties, an increase of 2.1pp in the corresponding share last year.
- Purchasing activity was particularly high in urban counties such as Dublin (18,718 dwellings), Cork (5,916) and Kildare (2,988).
- The only other counties to register more than 2,000 transactions were Galway (2,488), Meath (2,562) and Limerick (2,055).
- The lowest volume of transactions was recorded in rural counties such as Leitrim (419), Longford (424) and Monaghan (395).
- The Greater Dublin Area accounted for 47.5% of total transactions, an increase of 0.4pp in its corresponding share last year.
- Meath continues to have the highest proportion of new dwellings at 40.2%, followed by Kildare (34.7%) and Louth (29.5%).
- The national average house price was €289,146, representing an annual increase of€15,940 or 5.8%.
- When Dublin is excluded this figure falls to €214,679, while in the Capital itself, the average house price was€432,327.
- Other counties to record house prices above the State average included Wicklow (€341,217) and Kildare (€297,356).
- 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 €115,330, followed by Leitrim (€116,468) and Donegal €122,953).

The following Tables provide a summary of residential property transactions over the 12 months to April 2019, along with the average price in each area. The data is provided for counties, city council areas and Dublin postal code areas.

Table 4: Residential Property Transactions and Average House Price by County

COUNTIES	TOTAL TRANSACTIONS	OF WHICH NEW DWELLINGS %	AVERAGE PROPERTY PRICE (€)
CARLOW	665	18.0%	€166,917
CAVAN	759	13.7%	€144,928
CLARE	1,115	11.3%	€180,897
CORK	5,916	18.6%	€262,052
DONEGAL	1,368	12.2%	€122,953
DUBLIN	18,718	27.0%	€432,327
GALWAY	2,488	11.5%	€240,715
KERRY	1,409	11.4%	€180,199
KILDARE	2,988	34.7%	€297,356
KILKENNY	799	7.0%	€206,884
LAOIS	811	18.4%	€168,557
LEITRIM	419	7.9%	€116,468
LIMERICK	2,055	12.6%	€199,659
LONGFORD	424	6.8%	€115,330
LOUTH	1,572	29.5%	€214,758
MAYO	1,139	6.7%	€139,947
MEATH	2,526	40.2%	€280,681
MONAGHAN	395	15.4%	€153,165
OFFALY	578	5.0%	€161,938
ROSCOMMON	770	11.4%	€123,506
SLIGO	827	12.1%	€146,917
TIPPERARY	1,440	8.7%	€150,625
WATERFORD	1,417	15.9%	€181,863
WESTMEATH	909	6.8%	€178,548
WEXFORD	1,739	13.7%	€184,704
WICKLOW	1,463	25.4%	€341,217
STATE	**54,709**	**21.1%**	**€289,146**
STATE EXCLUDING DUBLIN	**35,991**	**18.0%**	**€214,679**

Source: CSO

Analysis of Transactions and Average Property Prices continued

Of the city councils, Dublin City registered the highest level of residential transactions, with a total of 5,363 dwellings sold in the 12 months to April 2019.

- Fingal and South Dublin had the next highest level of purchasing activity, with a total of 3,649 and 2,985 properties purchased in these areas.
- Waterford City recorded the lowest number of transactions (508) followed by Limerick City (621) and Galway City (816).
- The highest average house price was in Dún Laoghaire-Rathdown (€625,993), while the lowest was in Waterford City (€166,929).
- Outside of the capital, the city council with the highest average price was Galway City, at €290,931.

The Dublin postcode with the highest level of residential transactions was Dublin 15, with 1,441 properties sold in the 12 months to April 2019.

- Dublin 24 (1,029) and Dublin 13 (774) 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 (46.3%), while Dublin 20 and Dublin 10 failed to register any significant new property sales.
- The highest average property price was recorded in Dublin 4 at€760,992, down by 1.9% in the previous year.
- The Dublin postcode with the lowest average house price was Dublin 10 (€233,663); albeit this represented a notable annual increase of 9%.
- Of the 22 Dublin postcodes, only 4 recorded average house prices below the national average.

Table 5: Residential Property Transactions and Average House Price by City Council Areas

CITY AUTHORITY	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
CORK CITY	1,050	8.2%	€279,333
DUBLIN CITY	5,363	13.4%	€445,441
DÚN LAOGHAIRE-RATHDOWN	2,543	22.1%	€625,993
FINGAL	3,649	34.1%	€381,502
GALWAY CITY	816	7.5%	€290,931
LIMERICK CITY	621	6.9%	€190,338
SOUTH DUBLIN	2,985	38.5%	€365,226
WATERFORD CITY	508	6.3%	€166,929

Source: CSO. Data is based on residential property transactions data for the 12 months to April 2019.

Table 6: Residential Property Transactions and Average House Price by Dublin Postcode

DUBLIN POSTCODES	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
D01: DUBLIN 1	210	1.0%	€294,286
D02: DUBLIN 2	151	4.6%	€447,020
D03: DUBLIN 3	404	7.4%	€512,871
D04: DUBLIN 4	499	4.0%	€760,922
D05: DUBLIN 5	385	8.1%	€414,545
D06: DUBLIN 6	450	19.3%	€742,444
D07: DUBLIN 7	519	2.7%	€359,345
D08: DUBLIN 8	568	3.3%	€361,092
D09: DUBLIN 9	582	16.2%	€409,450
D10: DUBLIN 10	101	0.0%	€233,663
D11: DUBLIN 11	435	14.9%	€283,448
D12: DUBLIN 12	482	9.1%	€351,660
D13: DUBLIN 13	774	46.3%	€438,760
D14: DUBLIN 14	509	21.6%	€588,802
D15: DUBLIN 15	1,441	33.4%	€360,583
D16: DUBLIN 16	523	29.3%	€497,514
D17: DUBLIN 17	88	2.3%	€251,136
D18: DUBLIN 18	781	29.6%	€562,356
D20: DUBLIN 20	84	0.0%	€345,238
D22: DUBLIN 22	406	19.7%	€276,847
D24: DUBLIN 24	1,029	39.1%	€312,925
D6W: DUBLIN 6W	290	15.9%	€622,759

Source: CSO based on residential property transactions data for the 12 months to April 2019

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 7: Residential Property Transactions and Average House Price by Eircode Area

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
A41: BALLYBOUGHAL	9	55.6%	€477,778
A42: GARRISTOWN	19	42.1%	€357,895
A45: OLDTOWN	9	0.0%	€244,444
A63: GREYSTONES	453	45.5%	€442,384
A67: WICKLOW	294	32.0%	€303,401
A75: CASTLEBLANEY	63	4.8%	€128,571
A81: CARRICKMACROSS	88	6.8%	€182,955
A82: KELLS	391	12.3%	€182,609
A83: ENFIELD	95	2.1%	€264,211
A84: ASHBOURNE	274	52.6%	€316,058
A85: DUNSHAUGHLIN	296	59.1%	€348,649
A86: DUNBOYNE	54	1.9%	€409,259
A91: DUNDALK	678	29.5%	€208,260
A92: DROGHEDA	1,068	31.9%	€246,161
A94: BLACKROCK	532	8.5%	€720,489
A96: GLENAGEARY	613	27.2%	€691,191
A98: BRAY	272	3.3%	€385,662
C15: NAVAN	717	29.0%	€251,464
E21: CAHIR	68	2.9%	€139,706
E25: CASHEL	107	3.7%	€137,383
E32: CARRICK-ON-SUIR	91	0.0%	€143,956
E34: TIPPERARY	134	3.7%	€122,388
E41: THURLES	209	1.4%	€143,541
E45: NENAGH	225	9.8%	€166,667
E53: ROSCREA	84	3.6%	€126,190
E91: CLONMEL	242	5.0%	€178,099
F12: CLAREMORRIS	209	7.2%	€111,962
F23: CASTLEBAR	224	10.3%	€146,429
F26: BALLINA	340	5.3%	€127,647
F28: WESTPORT	209	9.1%	€199,522
F31: BALLINROBE	35	2.9%	€157,143
F35: BALLYHAUNIS	82	4.9%	€100,000
F42: ROSCOMMON	175	9.7%	€143,429
F45: CASTLEREA	250	2.4%	€84,800
F52: BOYLE	123	9.8%	€122,764
F56: BALLYMOTE	79	6.3%	€106,329
F91: SLIGO	602	13.8%	€162,957
F92: LETTERKENNY	429	6.8%	€134,732

Appendix continued

Table 7: Residential Property Transactions and Average House Price by Eircode Area

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
F93: LIFFORD	375	5.1%	€118,667
F94: DONEGAL	314	15.3%	€121,656
H12: CAVAN	240	5.8%	€141,250
H14: BELTURBET	114	15.8%	€109,649
H16: COOTEHILL	33	21.2%	€145,455
H18: MONAGHAN	106	3.8%	€163,208
H23: CLONES	21	0.0%	€80,952
H53: BALLINASLOE	191	5.8%	€135,079
H54: TUAM	227	14.5%	€166,520
H62: LOUGHREA	135	5.9%	€170,370
H65: ATHENRY	101	12.9%	€234,653
H71: CLIFDEN	49	4.1%	€157,143
H91: GALWAY	1,422	10.1%	€276,582
K32: BALBRIGGAN	365	31.2%	€251,507
K34: SKERRIES	157	41.4%	€413,376
K36: MALAHIDE	545	43.5%	€494,495
K45: LUSK	109	35.8%	€307,339
K56: RUSH	81	12.3%	€308,642
K67: SWORDS	651	39.8%	€332,258
K78: LUCAN	829	57.3%	€350,543
N37: ATHLONE	375	6.1%	€184,800
N39: LONGFORD	397	4.3%	€117,380
N41: CARRICK-ON-SHANNON	331	9.7%	€119,335
N91: MULLINGAR	516	7.2%	€179,070
P12: MACROOM	119	14.3%	€205,882
P14: CROOKSTOWN	13	0.0%	€269,231
P17: KINSALE	160	35.6%	€420,625
P24: COBH	108	4.6%	€203,704
P25: MIDLETON	330	18.5%	€243,636
P31: BALLINCOLLIG	267	36.0%	€329,963
P32: RYLANE	17	0.0%	€252,941
P36: YOUGHAL	150	8.0%	€172,667
P43: CARRIGALINE	338	40.2%	€301,775
P47: DUNMANWAY	86	19.8%	€176,744
P51: MALLOW	539	4.3%	€158,071
P56: CHARLEVILLE	98	0.0%	€140,816
P61: FERMOY	128	3.9%	€170,313
P67: MITCHELSTOWN	51	11.8%	€166,667
P72: BANDON	148	24.3%	€227,027

Appendix continued

Table 7: Residential Property Transactions and Average House Price by Eircode Area

AREAS	TOTAL TRANSACTIONS	% OF WHICH NEW DWELLINGS	AVERAGE PROPERTY PRICE (€)
P75: BANTRY	125	5.6%	€183,200
P81: SKIBBEREEN	177	5.1%	€221,469
P85: CLONAKILTY	119	6.7%	€232,773
R14: ATHY	177	0.0%	€163,277
R21: MHUINE BHEAG	52	17.3%	€169,231
R32: PORTLAOISE	587	10.6%	€171,721
R35: TULLAMORE	236	3.8%	€183,051
R42: BIRR	118	4.2%	€149,153
R45: EDENDERRY	88	4.5%	€157,955
R51: KILDARE	188	33.5%	€249,468
R56: CURRAGH	69	14.5%	€273,913
R93: CARLOW	438	13.5%	€185,616
R95: KILKENNY	490	6.5%	€229,796
T12: CORK SOUTHSIDE	1,205	13.9%	€325,809
T23: CORK NORTHSIDE	543	14.7%	€244,199
T34: CARRIGNAVAR	21	0.0%	€295,238
T45: GLANMIRE	206	23.3%	€304,854
T56: WATERGRASSHILL	89	58.4%	€285,393
V14: SHANNON	71	1.4%	€159,155
V15: KILRUSH	154	10.4%	€127,922
V23: CAHERCIVEEN	55	9.1%	€156,364
V31: LISTOWEL	142	4.2%	€143,662
V35: KILMALLOCK	146	6.8%	€156,164
V42: NEWCASTLE WEST	109	5.5%	€138,532
V92: TRALEE	505	5.9%	€163,960
V93: KILLARNEY	430	13.5%	€227,907
V94: LIMERICK	1,648	13.0%	€215,231
V95: ENNIS	598	10.7%	€194,147
W12: NEWBRIDGE	202	3.0%	€250,495
W23: CELBRIDGE	794	35.4%	€360,327
W34: MONASTEREVIN	111	60.4%	€236,036
W91: NAAS	1,061	37.9%	€316,117
X35: DUNGARVAN	218	21.6%	€201,376
X42: KILMACTHOMAS	43	4.7%	€172,093
X91: WATERFORD	890	8.7%	€185,506
Y14: ARKLOW	214	6.1%	€209,813
Y21: ENNISCORTHY	360	7.2%	€173,611
Y25: GOREY	393	11.5%	€210,687
Y34: NEW ROSS	181	2.2%	€149,171
Y35: WEXFORD	556	13.1%	€190,468

Source: CSO based on residential property transactions data for the 12 months to April 2019.

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

Following the acquisition of DKM Economic Consultants by EY Ireland in January 2018, 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.