



PPTR.IE Q2 REPORT

PREPARED BY

RCH Technologies

NATIONAL

At the end of Q2, national residential property prices continue to rise in double digits.

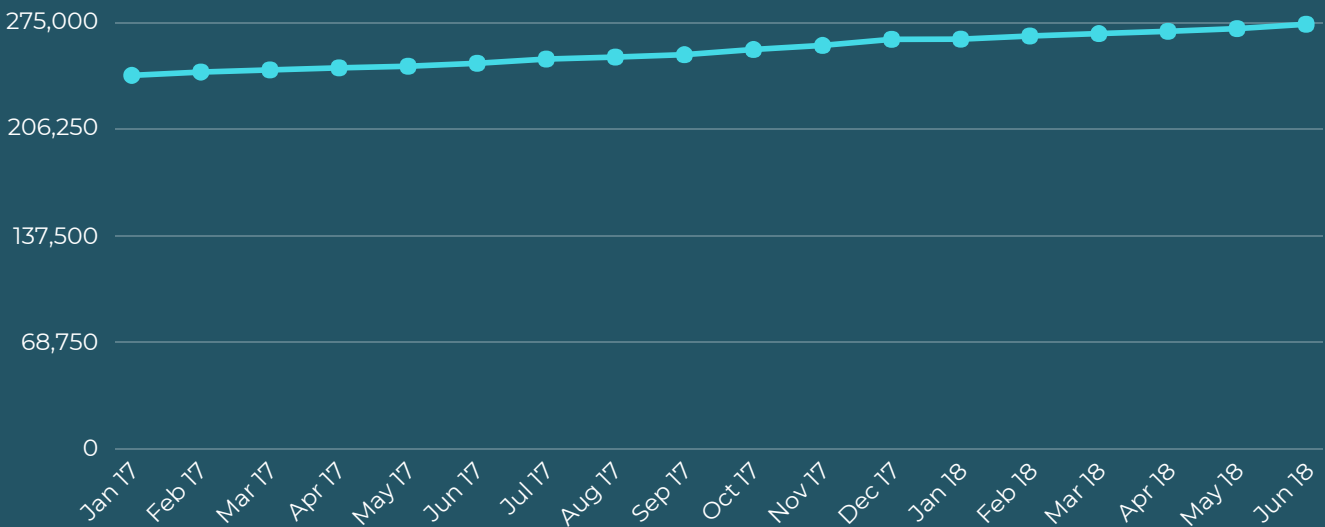
The year on year average property transaction price now stands at €273,530 nationally, up 10.2% from €248,330 at the same period in 2017.

10.2%

Year on year increase

€273K

Average property transaction price



The number of transactions also continues to rise with just over 55K transactions in the past twelve months.

This compares to a low of 17,940 transactions in the twelve months leading up to October 2011.

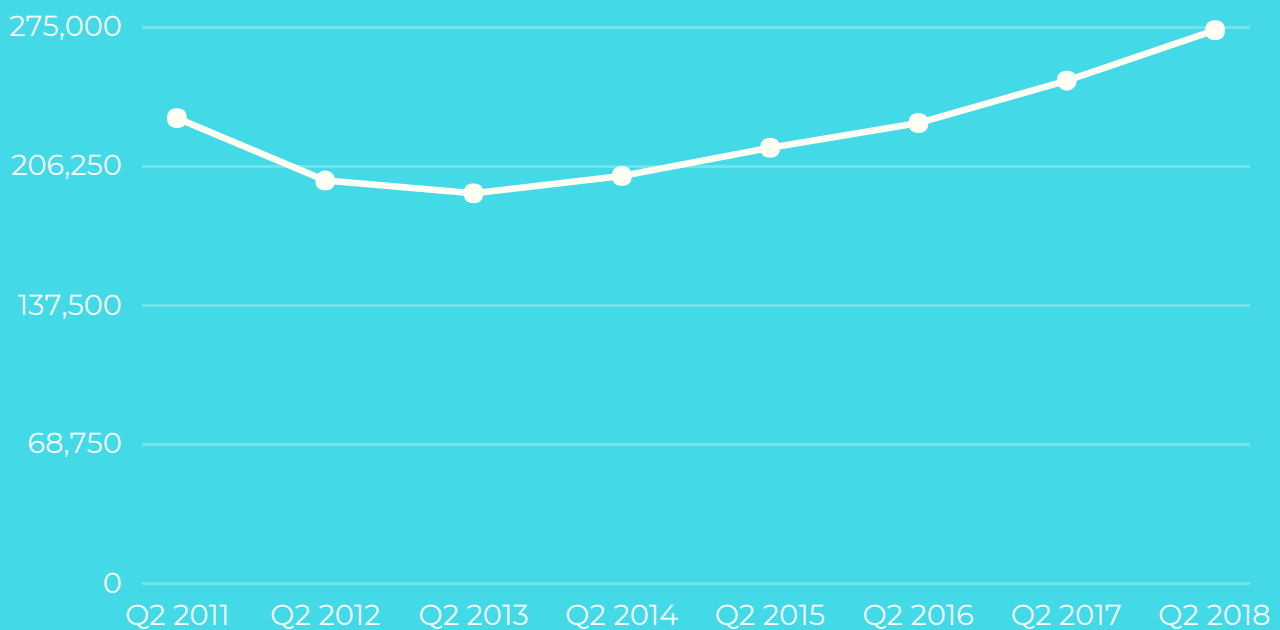


THE RECOVERY

Though increases are visible in every county in the state, the rate of increase is not uniform across the country. Counties such as Westmeath (+20.7%), Offaly (+18.8%) and Roscommon (+14.9%) show high year on year percentage gains, while Monaghan (+3.4%), Sligo (+4.2%) and Kilkenny (+5.2%) show the lowest percentage gains.

At a national level, prices have been increasing since Q3 2013 when the rate of decrease had shrunk to -0.3% from a low of -13.5% in Q1 & Q2 2012.

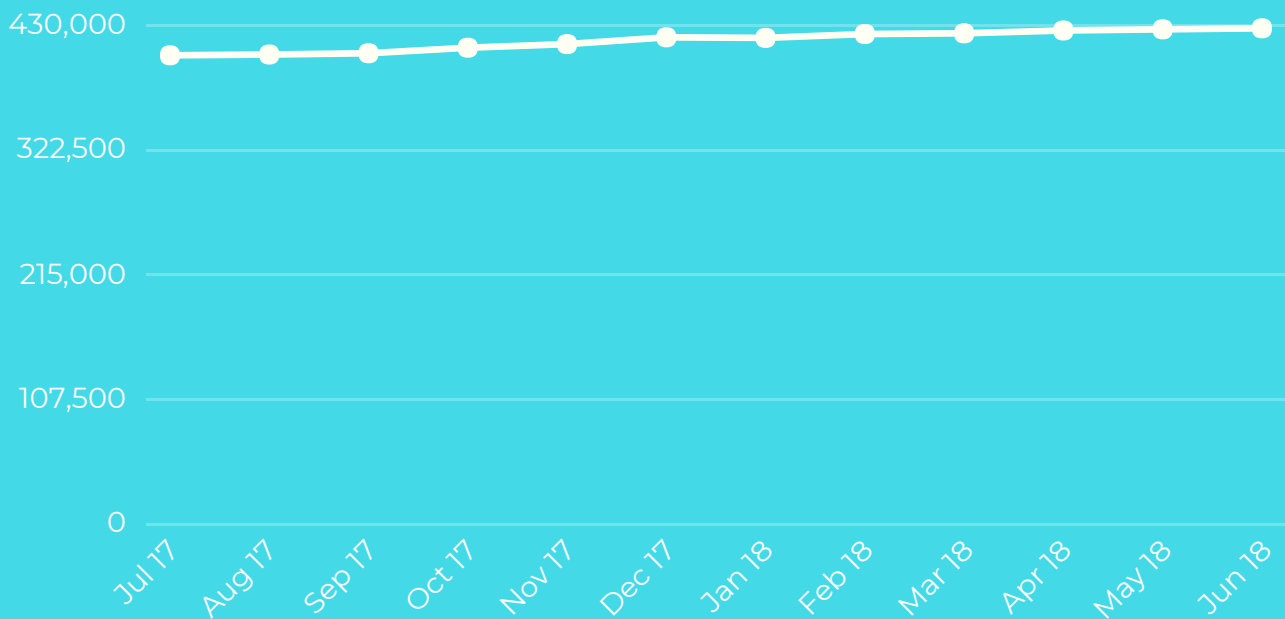
While some counties showed a return to growth in 2013, for others the recovery did not take place until 2015.



At its lowest point, average property sales prices had dropped to €191K nationally. The current figure of €273.5K represents a 43% increase from the bottom of the market in late 2011.

+43%

DUBLIN



Residential property prices remain strong in Dublin, with year on year growth consistently in the range of +6% to +7.5% over the past twelve months.

A noticeable slowdown in the rate of increase over the past six months may lead to this rate easing over the remainder of the year.

€426,690

Average Property Price

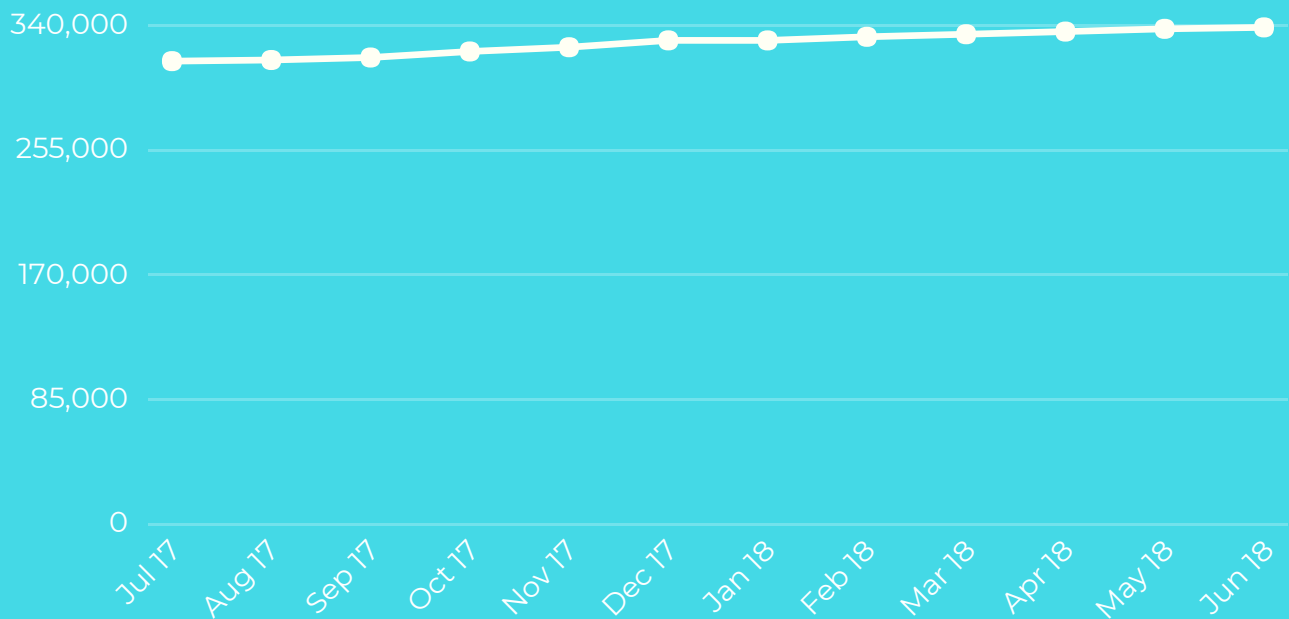
+6.6%

Year on Year Increase

18.5K

Year on Year Sales

LEINSTER



The counties of the greater Dublin area have the highest average sales prices in Leinster, with Wicklow (€337K) and Kildare (€278K) both above the national average.

Counties Westmeath and Offaly show the highest percentage increase in the region with +20.7% and +18.8% respectively.

Longford, with an average sales price of €98K, has the lowest average in the country.

€338,010

Average Property Price

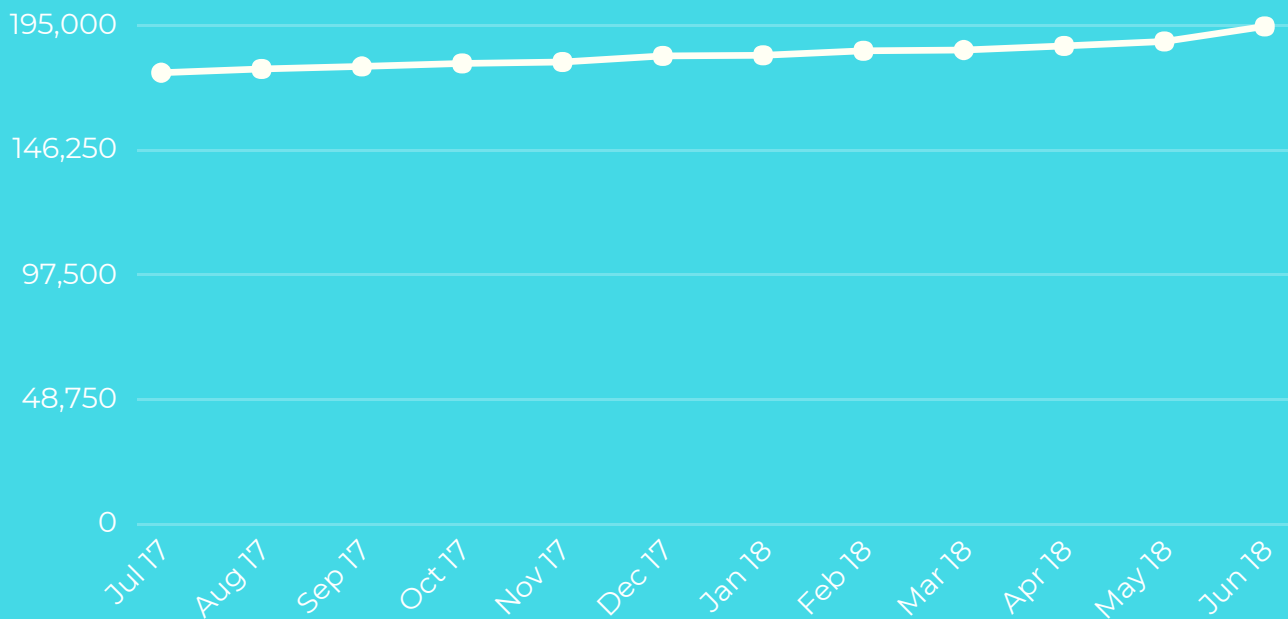
+8.3%

Year on Year Increase

32.8K

Year on Year Sales

MUNSTER



Cork, with an average sales price of €240K, has the highest average property transaction amount in the region, followed by Limerick on €179K.

Waterford shows the highest percentage increase in Munster with a year on year growth of +16.5%. Limerick and Cork also show high growth rates of +14.5% and +11.7%.

€194,230

Average Property Price

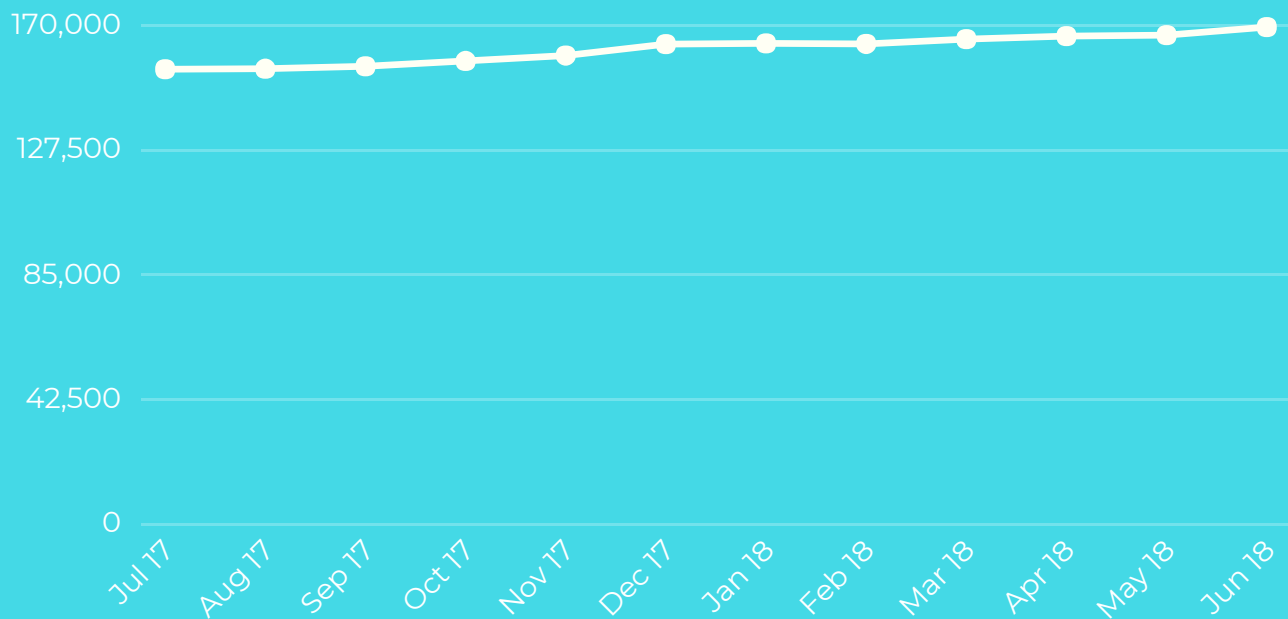
+11.4%

Year on Year Increase

13.8K

Year on Year Sales

CONNACHT



The highest sales prices for Connacht are in Galway, with an average price of €220K.

Leitrim has the lowest average property transaction price at €108K.

Roscommon shows the highest growth rate of all counties in Connacht with a rate of +14.9%.

€169,100

Average Property Price

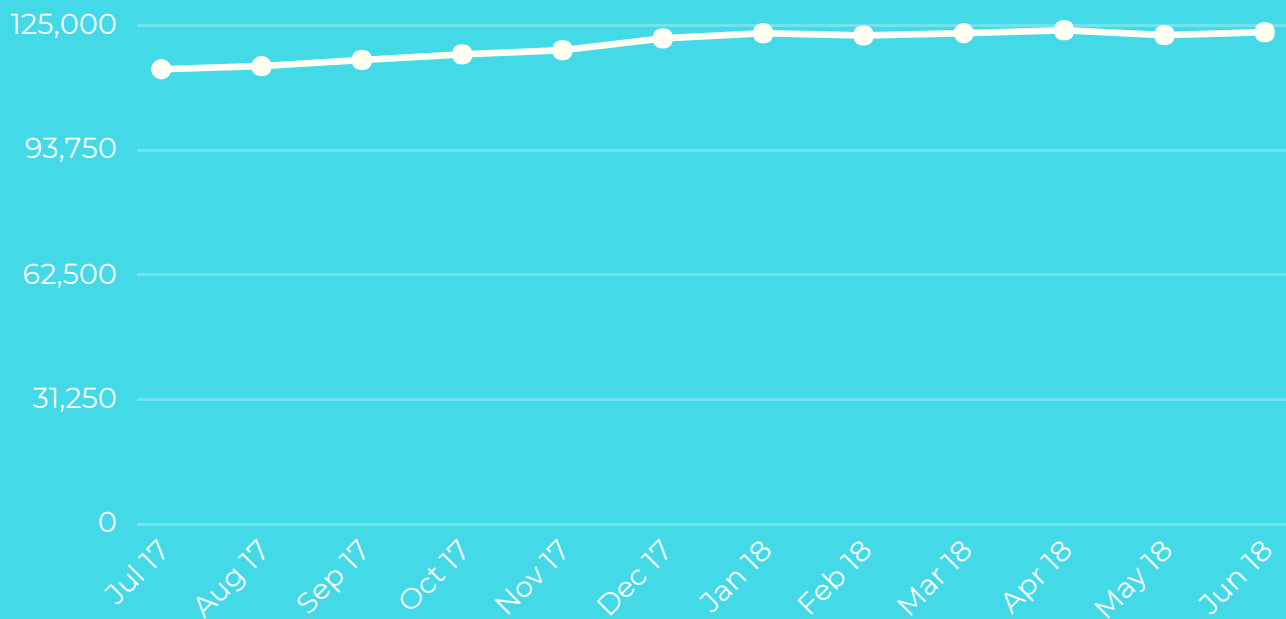
+11.5%

Year on Year Increase

5.9K

Year on Year Sales

ULSTER



Consisting of Donegal, Monaghan and Cavan, this is the smallest grouping of counties as a collective.

Of the three, Monaghan has the highest average sales price of €136K.

Donegal has the lowest average sales price of the three at €118K.

€123,060

Average Property Price

+8.3%

Year on Year Increase

2.5K

Year on Year Sales

ABOUT THE AUTHOR



PPTR.IE was created by RCH Technologies CEO Jonathan Roche to provide advanced search, filtering and custom exports of Ireland's property price register. It generates statistics in real time, providing insights into transaction prices, volume and percentage change on a county, regional or national level, and on a monthly, quarterly, year-on-year or year-to-date basis.

RCH Technologies is a technology consulting company specializing in cloud software solutions, big data, performance analytics and optimization.

PPTR.IE is built using ReactJS and Spring Boot, and is deployed on Salesforce.com's Heroku cloud platform.

All public APIs are available on request.

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