

Property Barometer Q3 2012



myhome.ie

Measuring the
Property Market

Analysis by Caroline Kelleher,
DKM Economic Consultants

Contents

- 3** Introduction + Highlights
- 4** Market Analysis
- 8** County by County Analysis:
Market Index
- 13** Urban Spotlight
- 16** Indices + Methodology



Angela Keegan, MyHome.ie MD

Introduction

“The pace of decline nationally is moderating while asking prices in Dublin recorded an increase.”

Welcome to the third edition of the MyHome.ie Property Barometer for 2012.

The latest edition of the MyHome.ie Property Barometer provides further evidence of the emergence of some stabilisation in the residential property market. The pace of decline nationally is moderating with asking prices in Quarter 3 declining by 2.2% compared to 3.2% in the previous quarter.

After six years of constant price falls, asking prices in Dublin recorded an increase of 1.6% in Q3. The availability of stock is tightening in a number of areas, especially in the capital where stock is down 20% in the space of 3 months. That kind of fall is something we have not seen in many years.

We have always said that any recovery in house prices would begin in the capital and we believe that process is now underway.

Key Highlights

1. In Q3 2012 mix-adjusted asking prices nationally declined by 2.2%, compared with a decline of 3.2% in the previous quarter.
2. Dublin mix-adjusted property prices showed an increase of 1.6% compared to a fall of 4.7% in the previous quarter. This is the first increase recorded using this measure since Q3 2006.
3. Asking prices nationally are down 50% compared with the peak in Q4 2006, while asking prices in Dublin are down 55% over the same period.
4. The average mix-adjusted asking price for a national residential property now stands at €206,911 and €239,722 in Dublin.
5. An analysis of CSO and MyHome.ie data indicates that the year-on-year decline in transaction prices has been more moderate than in asking prices.
6. The stock of available residential properties for sale in the capital has reduced by 20% over the last quarter from 5,960 to 4,780.
7. The average time for properties to go ‘sale agreed’ in the cities - including Dublin, Galway, Cork and Limerick - stands at 5 months while the provinces range from 8 months to 11 months.
8. Mortgage drawdowns have increased quarter-on-quarter with 2,837 property transaction related mortgage drawdowns in Q2 2012, up 28% from Q1, according to recent data from The Irish Banking Federation.

Market Analysis



“A tentative moderation in the downward trend in prices has been recorded for a number of months”

Caroline Kelleher, DKM Economic Consultants

MyHome.ie Property Barometer, Q3 2012

As the debate about a property tax and a national property register gathers momentum, trends in property prices are very closely observed. A tentative moderation in the downward trend in prices has been recorded for a number of months now and this is confirmed again in this issue.

Rate of decline in asking prices continues to moderate in Q3 2012

Mix-adjusted property prices nationally declined by 2.2% in Q3 2012 compared with a decline of 3.2% in the previous quarter. This generated an average mix-adjusted asking price nationally of €206,911, which is 50.1% below the peak in Q4 2006.

	Average price Q3 2012	% Change Q3 2012	Annual % change	% Change since peak
National	€206,911	- 2.2%	- 14.3%	- 50.1%
Dublin	€239,722	1.6%	- 13.0%	- 55.1%
New	€216,071	- 1.9%	- 6.8%	- 41.5%
Second Hand	€208,723	- 2.1%	- 14.3%	- 50.7%

Rate of decline in asking prices moderates in Q3 2012

Dublin actually showed an increase in average mix-adjusted property prices between Q2 and Q3 of 2012, compared to a fall of 4.7% in the previous quarter. Dublin recorded the first increase in this measure since Q3 of 2006. The average mix-adjusted property price in Dublin was €239,722, 55.1% below the peak in Q4 2006.

New properties continued to record a modest quarterly rate of decline in the quarter at 1.9%, just up from the previous quarter, when it was 1.2%. The decline in mix-adjusted second-hand property prices has slowed down to 2.1% (from 3.2% in the previous quarter), similar to the experience for all properties across the State.

The difference between asking prices in Dublin and the national average mix adjusted asking price has edged up again marginally to 15.9% (from 11.5% above the national mix-adjusted property price in Q2 2012). However, this compares to almost 30% at the peak.

CSO Property Price Index displays similar trend

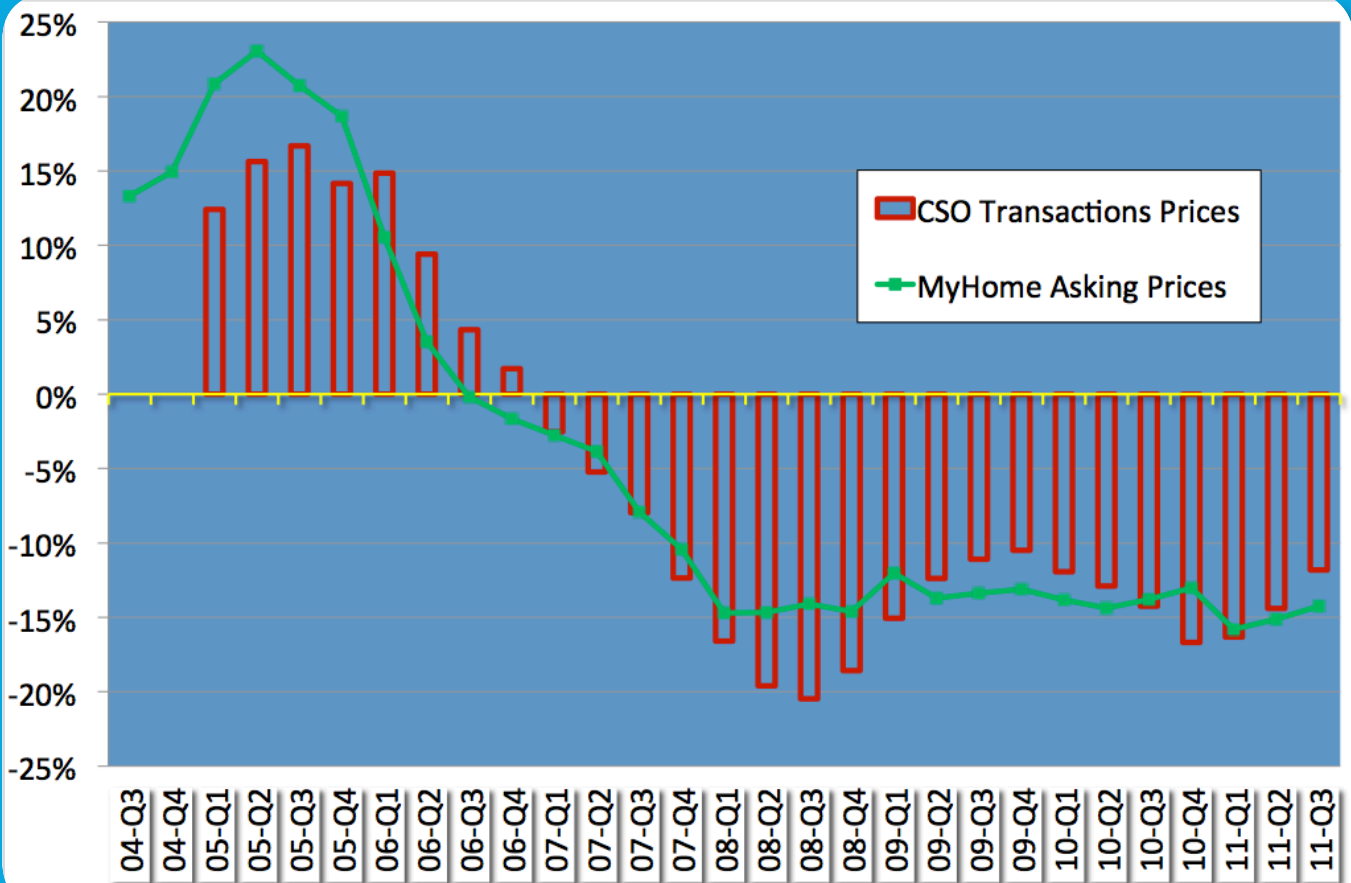
According to the latest **CSO Residential Property Price Index**, transaction prices nationally were down by 11.8% in August compared with 13.9% twelve months previously.

It is important to point out that the MyHome dataset measures asking prices as opposed to transaction prices. In recent years, transaction prices have been below asking prices as the prices that buyers are willing

to pay or can afford in a recession tend to be much lower than what vendors aspire to. Thus comparisons on short-term movements in both indices, while inescapable, are not entirely valid. The other difficulty with making comparisons is that the MyHome.ie data is quarterly not monthly. Bearing these caveats in mind, it is instructive to compare the two data series, as shown in the next chart, which gives the year-on-year percentage changes for both measures.

Market Analysis

CSO Transactions Prices versus MyHome.ie Asking Prices: Annual % changes (by quarter)



Note: The CSO figure for Q3 is the August 2012 annual figure of -11.8%, as the September figure is not yet available.

The underlying annual percentage changes in property prices over the long term follow a remarkably similar trend for both transactions prices and asking prices. In the two most recent quarters, the y-o-y decline in transaction prices has been more moderate than in asking prices.

Residential property prices, as measured by the CSO RPPI, rose by 0.5% in the month of August. This compares with an increase of 0.2% recorded in July and a decline of 1.6% recorded in August of last year.

The next table gives further comparisons between the two measures. It is important to note again that the CSO's RPPI measures transaction prices, whereas MyHome.ie collects asking prices for properties by type and county.

MyHome.ie: Annual decline nationally in Q3 2012 was 14.3% and 13% in Dublin

CSO: Annual decline nationally in August 2012 was 11.8% and 13.8% in Dublin

MyHome.ie: Decline nationally from the peak to Q3 2012 was 50.1% and 55% in Dublin

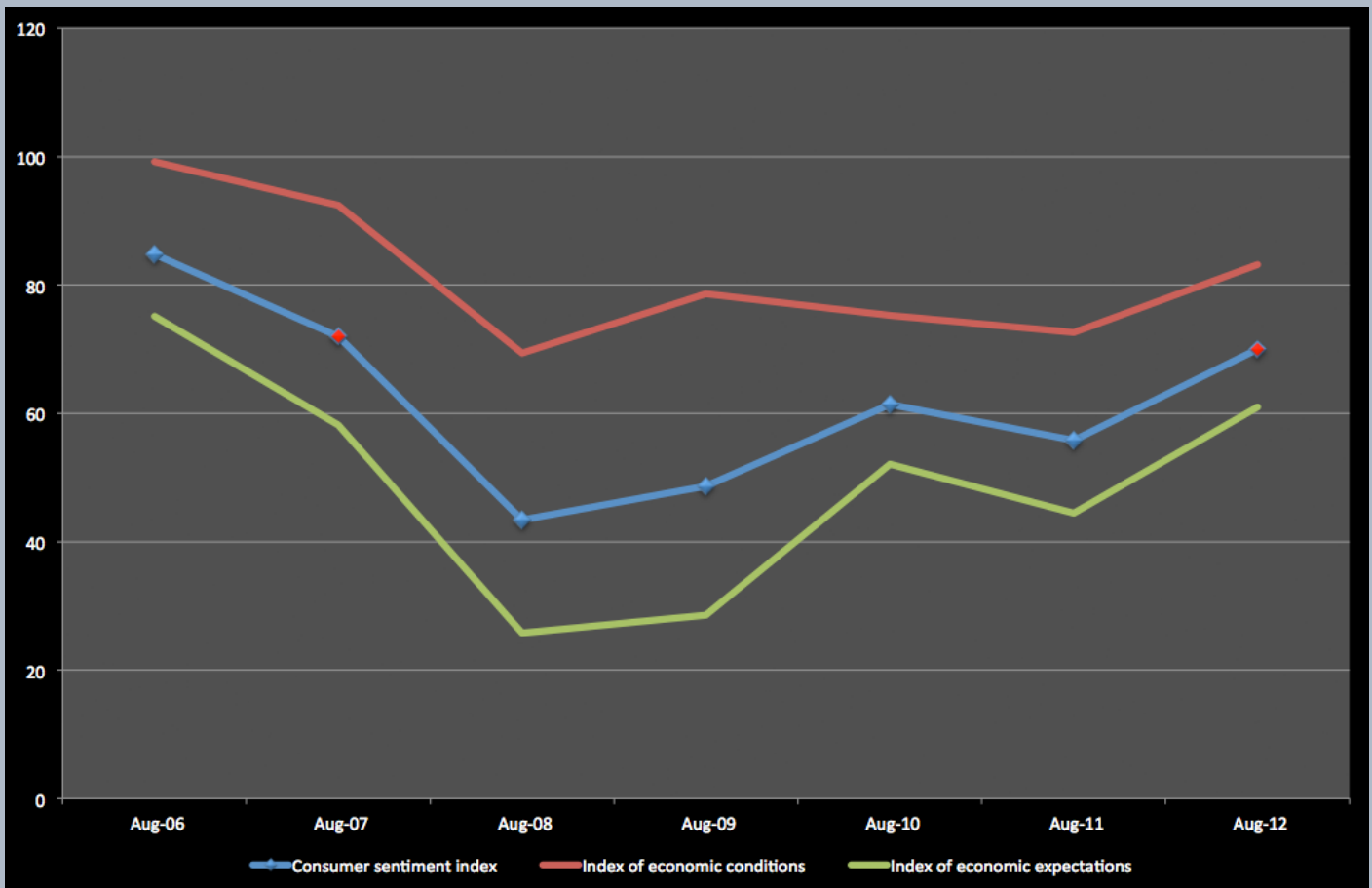
CSO: Decline nationally from the peak in August 2012 was 50% and 57% in Dublin

Consumer sentiment in August 2012 strongest in about five years

The property market in Q3 2012 is overshadowed by a number of uncertainties and market failures. The difficulty of getting finance for the purchase of a home has pushed many aspiring buyers into the rental market. The 2011 Census showed that the number of households which rented from either a private landlord or a voluntary body rose by 63.3% and stood at 320,319 in 2011. As a result, the overall home ownership rate dropped sharply from 74.7% in 2006 to 69.7% in 2011¹.

This signifies a pent-up demand for home ownership which can only be released if consumers feel confident about the future and their ability to afford and maintain a home. One measure of this confidence is the Consumer Sentiment Index. As the chart shows, the Consumer Sentiment Index has been improving steadily over the last three months, reaching 70.0 in August, which is equivalent to a 14.2% rise over the past year. This represents the highest level since October 2007.

Consumer Sentiment Index in August 2012 the strongest in five years, but consumers still cautious



Source: KBC Bank Ireland/ESRI

While consumers are still very cautious in their spending, fewer seem to expect that the economic conditions would worsen materially over the next twelve months. A stabilisation of economic expectation is very encouraging, but any such improvement can be easily shed over the coming months, as the uncertainties about property tax, water charges and any further austerity measures contained in Budget 2013 leave their impressions. In particular, the recent discussion about the potential level of property tax that each household may face, together with impending increases in utility bills may well put a further dampener on the market. The sooner the tax uncertainties are removed, the sooner the property market will be able to function again.

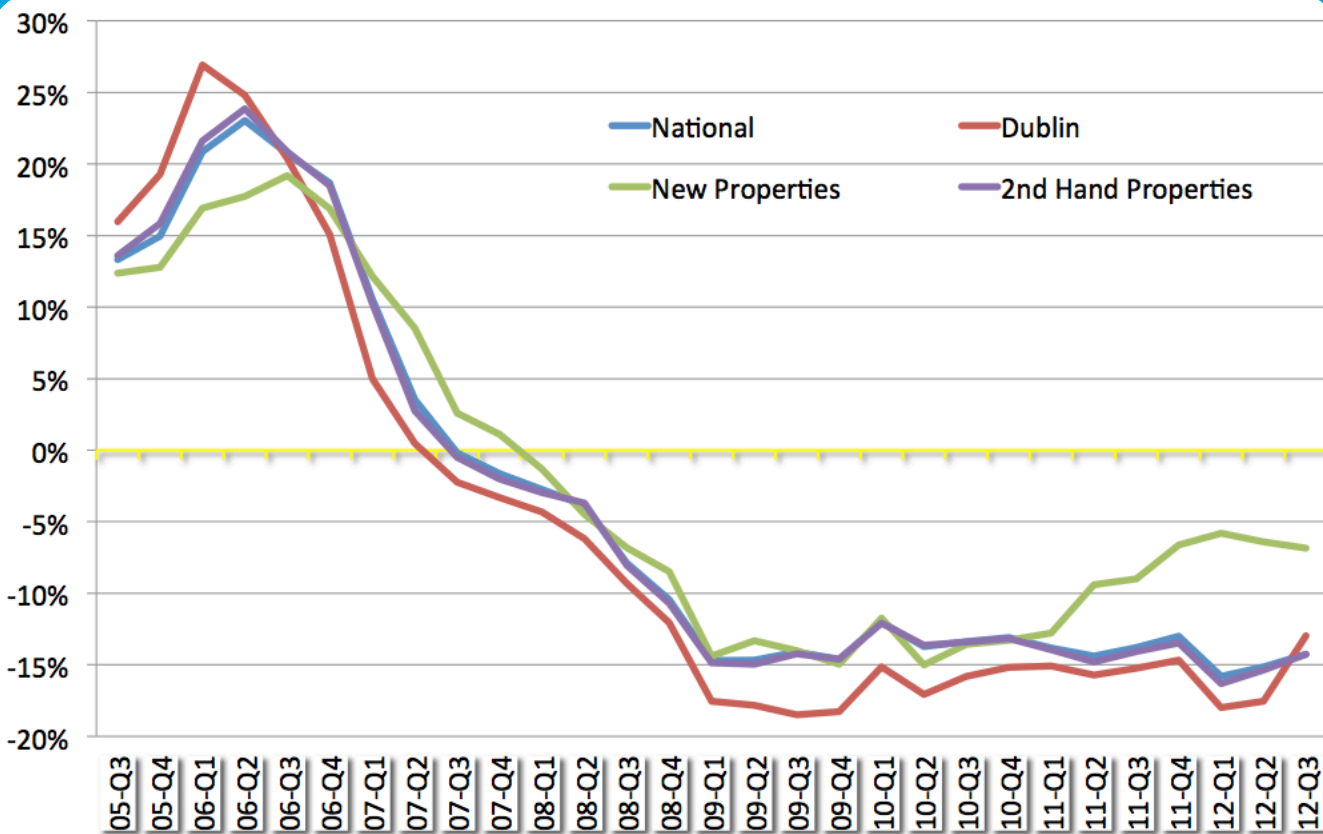
Mortgage drawdowns increase quarter-on-quarter

Recent media reports have again highlighted the continued difficulty households face in accessing mortgage finance. The Irish Banking Federation data suggest a slight improvement with 2,837 property transaction related mortgage drawdowns in Q2 2012, up 28 % from Q1, but still 43% below the level prevailing in 2010.

¹ CSO (August 2012), Census 2012 Profile 4 [The Roof over our Heads](#)

Mix adjusted asking prices:

Moderation in annual rate of decline for all properties continues, new properties flattening



Moderating asking price trend continues

The emerging trend of moderating median asking prices, as measured by MyHome.ie, continued in the last quarter. Some areas, in particular Dublin, have even shown a rise in prices, which is encouraging. Both 3 bed semi detached and 4 bed semi detached properties registered an increase in median asking prices in the Dublin region. Nationally, the asking price for 3 bed semi detached houses has stayed constant for the past three quarters, and 2 bed apartment prices also seem to have stabilised. These types of properties are typically sought after by First Time Buyers (FTB), who have for a long time been the key drivers of the property market.

International experience shows that house prices can remain unchanged for a number of years before they start to pick up again (as happened in Ireland in the late 1980s). Could it be that we are approaching that phase in the cycle and that the free fall in prices has come to a halt?

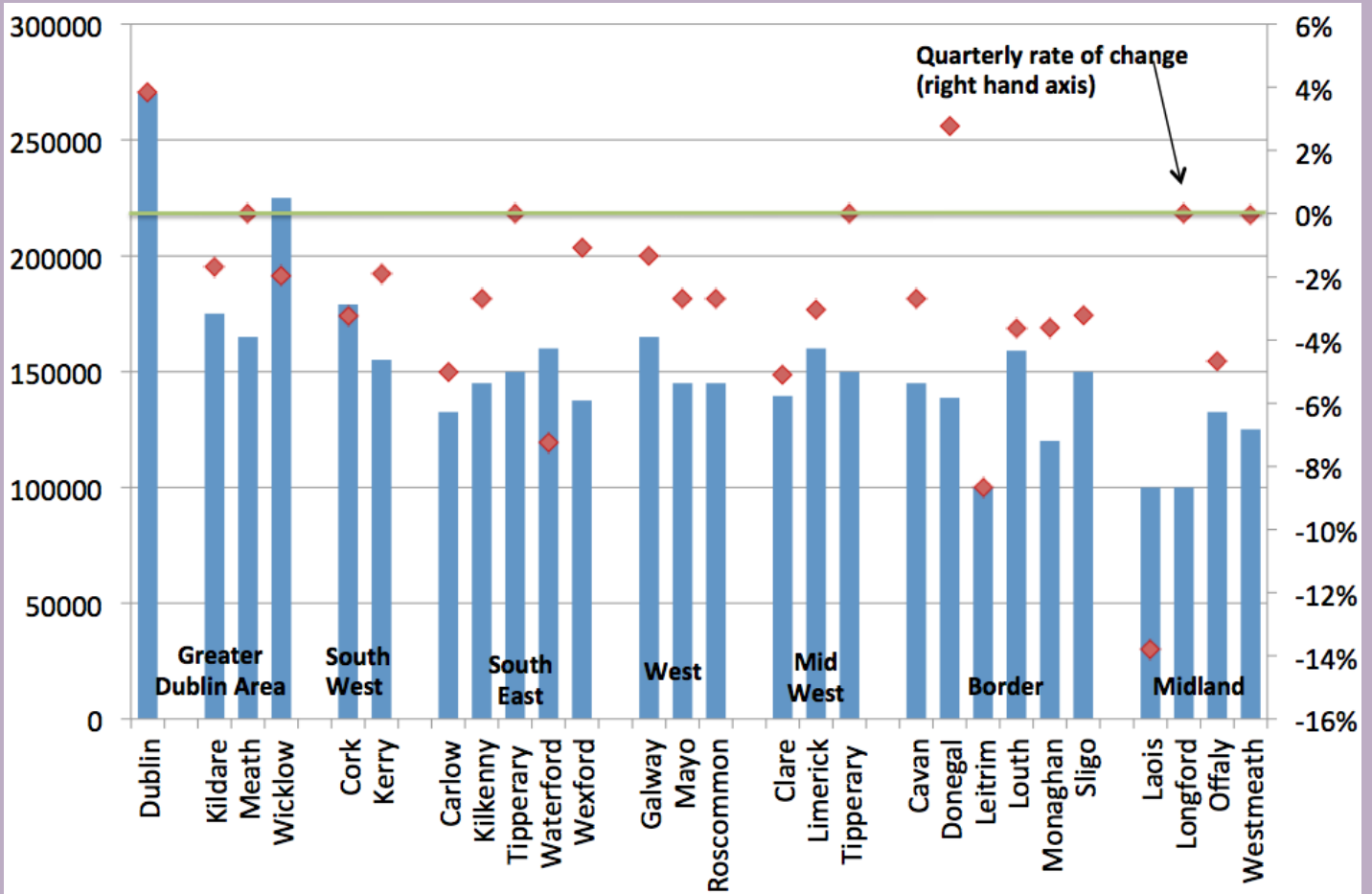
Clearly a number of factors are at play. On the positive side, affordability has continued to improve for FTB, as illustrated by the ESB/DKM Affordability Index. However, demand remains very weak: less than 4,600 units were completed in the first seven months of 2012, a fall of 26% over the same period in 2011. Between 187,000 and 380,000 households are in negative equity, many thousands are in arrears. Expectations of further falls in house prices, uncertainties about future taxes and charges faced by households, coupled with worries about job security and lack of employment opportunities have meant that transactions are postponed. On top of that, the difficulties with access to finance continue for those willing to purchase a property.

Whether the tentative signs of stabilisation will survive the icy winds of yet another austerity budget will be eagerly observed by all.

County Analysis - 3 bed semis

“Asking prices are lowest in the Midland counties.”

Median asking prices across the regions for 3 bed semi-detached properties, Q3 2012



Nationally, asking prices overall for 3 bed semi-detached properties have not changed since Q1 2012. Asking prices are 5.1% lower than at the same time last year. On a county basis, the prices of 3 bed semi-detached properties were unchanged in three counties in the quarter: **Meath** (€165,000), **Tipperary** (€150,000) and **Longford** (€100,000).

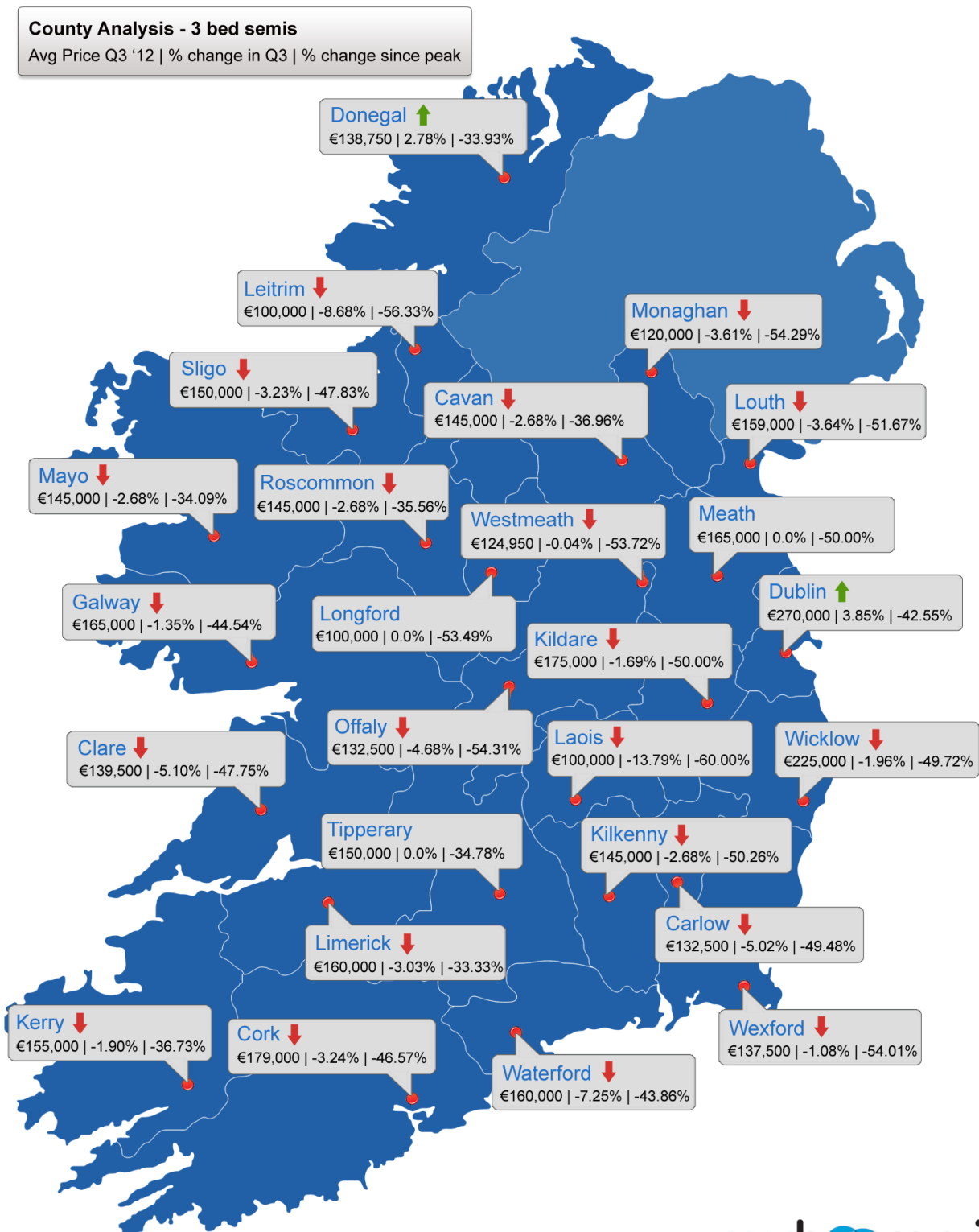
Two counties showed an increase in median asking prices: in county **Donegal** (€138,800) prices increased by 3% over the last quarter, and **Dublin** (€270,000) saw a 4% rise in the median asking prices for 3 bed semis. A distinct regional pattern emerged from the data:

- ⇒ In absolute terms, median asking prices remained lowest in the Midlands, notably in **Longford** (€100,000, no change) and **Laois** (€100,000, -14%).
- ⇒ **Leitrim** (€100,000, -9%) had the lowest asking prices in the Border Region.
- ⇒ In the South East, asking prices were lowest in **Carlow** (€132,500, -5%) and **Wexford** (€137,500, -1%).
- ⇒ **Dublin** (€270,000, up 4%) and **Wicklow** (€225,000, -2%) had the most expensive 3 bed semi-detached properties in the Greater Dublin Area.

In **Dublin**, the median asking price for 3 bed semi-detached properties increased for the third quarter in a row, which translates into a 1.9% y-o-y increase. Dublin asking prices are now 42.6% below the peak.

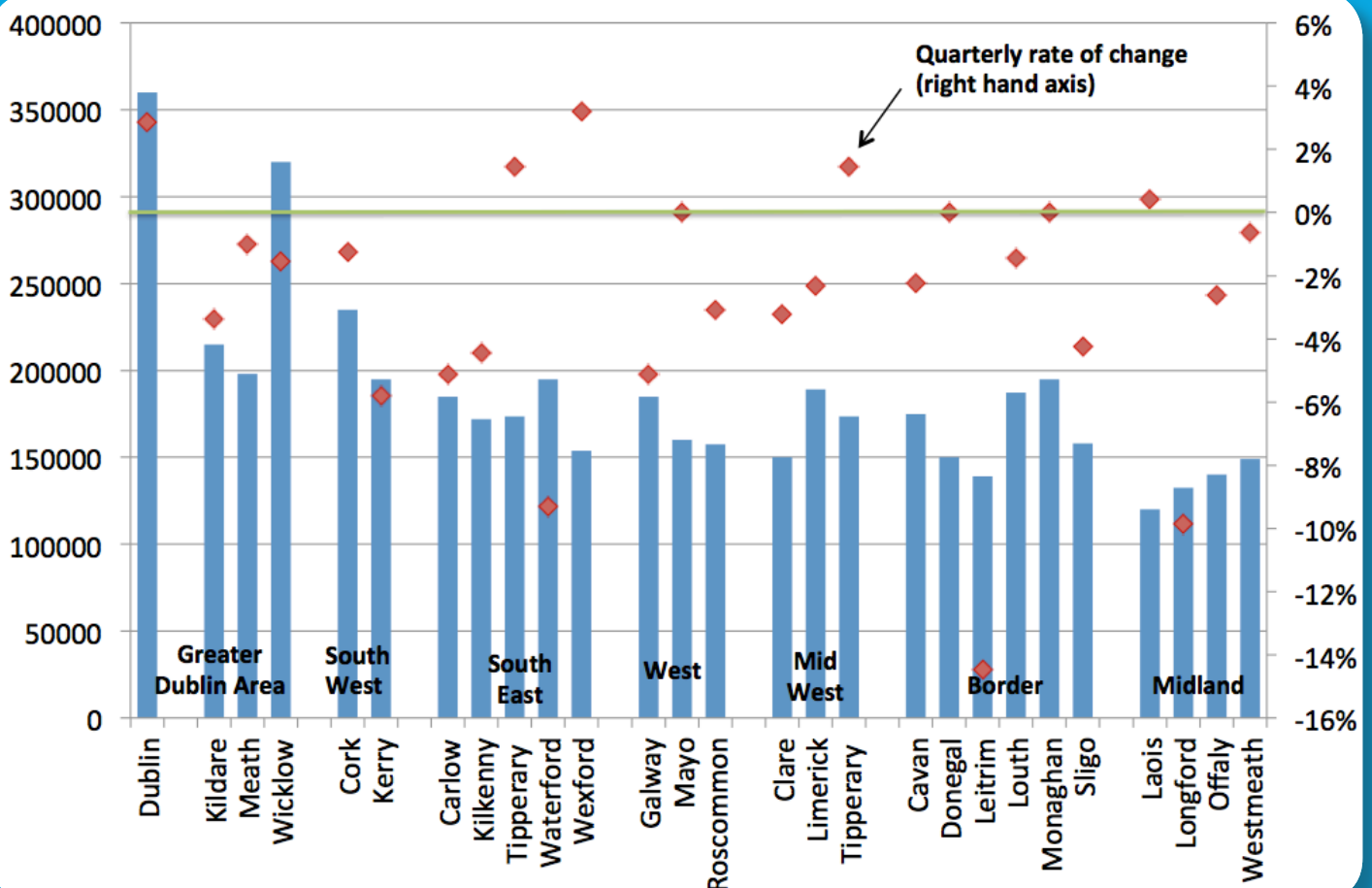
% change in asking prices Q3 2012

Our county by county analysis of 3 bedroom semi detached properties shows the median changes in asking prices in each county. The median is the “middle” price. It can be thought of as the price of the house which is more expensive than exactly half of the other houses. We find that it is superior to the average in estimating the price of a typical house.



County Analysis - 4 bed semis

Median asking prices across the regions for 4 bed semi-detached properties, Q3 2012



Nationally, asking prices for 4 bed semi-detached properties displayed a similar pattern as in the previous quarter. Prices were at or below €150,000 in the Midland counties, with **Laois** (€120,000, 0.4%) recording the lowest asking price across the country. The next lowest price was recorded in **Longford** (€132,500, -10%).

Asking prices in two other counties were below €150,000: **Offaly** (€140,000, -3%), **Westmeath** (€149,000, -1%), while **Clare** and **Donegal** were at €150,000 (-3% and no change over Q2 respectively).

The median asking prices for 4 bed semi-detached properties were stable in three counties, some of which have already been referred to above: **Donegal** (€150,000), **Mayo** (€160,000), **Monaghan** (€195,000), while **Laois** (€120,000, 0.4%), **Tipperary** (€173,500, +1%), **Dublin** (€360,000, +3%) and **Wexford** (€154,000, +3%) recorded increases in asking prices in the quarter for 4 bed semi-detached properties.

The highest asking prices for 4 bed semi-detached properties were reported in the Greater Dublin Area: **Dublin** (€360,000) and **Wicklow** (€320,000).

County Analysis - 4 bed semis

Market index prepared by Graham Neary, Technical Analyst

4 Bed Semi			
	Median Price Q3 2012	% Change Q3 2012	Annual % Change
Leinster			
Dublin	€360,000	2.86%	-2.56%
Meath	€198,000	-1.00%	-14.66%
Kildare	€215,000	-3.37%	-13.65%
Wicklow	€320,000	-1.54%	-4.48%
Longford	€132,500	-9.86%	-26.39%
Offaly	€140,000	-2.61%	-17.65%
Westmeath	€149,000	-0.63%	-14.83%
Laois	€120,000	0.42%	-31.43%
Louth	€187,250	-1.45%	-14.11%
Carlow	€185,000	-5.13%	-7.27%
Kilkenny	€172,000	-4.44%	-21.82%
Wexford	€153,750	3.19%	-16.89%
Munster			
Waterford	€195,000	-9.30%	-13.91%
Kerry	€195,000	-5.80%	-10.14%
Cork	€235,000	-1.26%	-6.00%
Clare	€150,000	-3.23%	-14.29%
Limerick	€189,000	-2.33%	-12.09%
Tipperary	€173,500	1.46%	-0.86%
Connaught & Ulster			
Galway	€185,000	-5.13%	-22.92%
Mayo	€160,000	0.0%	-11.11%
Roscommon	€157,500	-3.08%	-7.35%
Sligo	€158,000	-4.24%	-11.73%
Leitrim	€139,000	-14.46%	-22.78%
Donegal	€150,000	0.00%	-6.25%
Cavan	€175,000	-2.23%	-5.41%
Monaghan	€195,000	0.0%	-11.36%

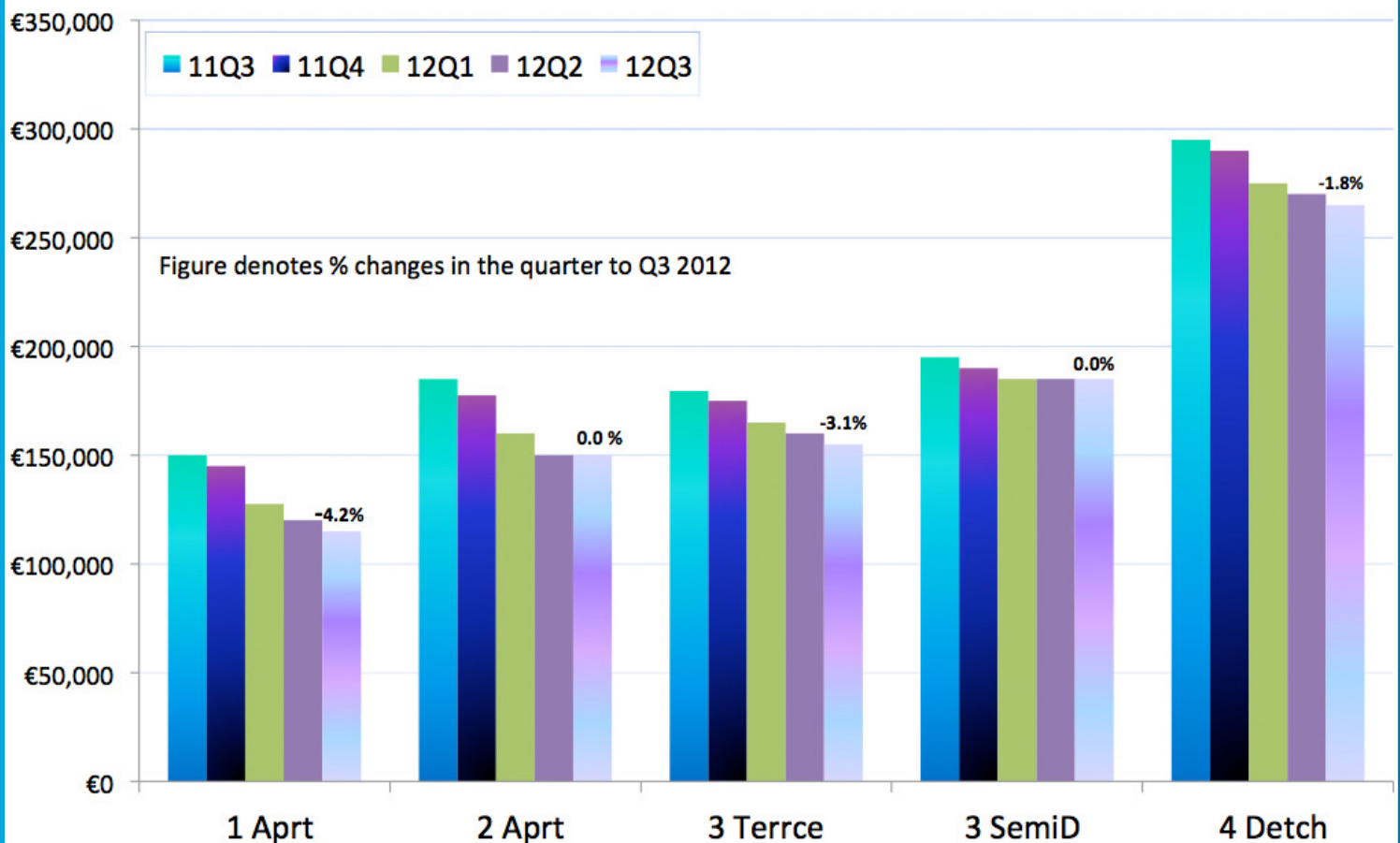
Median asking prices for property types nationally

The analysis of the MyHome.ie dataset by property type shows that price reductions have moderated for all types of property over the last quarter. Asking prices for 2 bed apartments were constant (compared to a 6.3% fall over the previous quarter). The fall in the asking price for 1 bed apartments also lost some momentum (-4.2% in Q3 2012 versus -5.9% in Q2 2012).

“Asking prices for 3 bed semi-detached properties have remained constant for the past three quarters, at €185,000 nationally.”

For the third quarter in a row, asking prices were unchanged for 3 bed semi-detached, while 4 bed detached properties again only declined by 1.8% in the quarter.

Median asking prices for property types nationally



Urban spotlight

Around the Country

Galway City

After combined drops of over -12.5% in the first half of the year, Galway City's decline of -1.27% in Q3 was much more modest. Median prices now stand at €195,000 - the same figure as the county as a whole - but its fall from the peak of -56.67 is the largest of any urban area outside of Dublin North City and Dublin South City.

Median Price Q3 2012	€195,000
% Change Q3 2012	-1.27%
Annual % Change	-14.29%
% Change since peak	-56.67%
Time to sale agreed	5 months

Limerick City

While the quarterly fall in Limerick City of -3.03% was the largest in Q3 outside of Waterford, the city has suffered a much more modest decline since the peak than other areas, with its drop of 43.86% the lowest figure of any of Ireland's main cities.

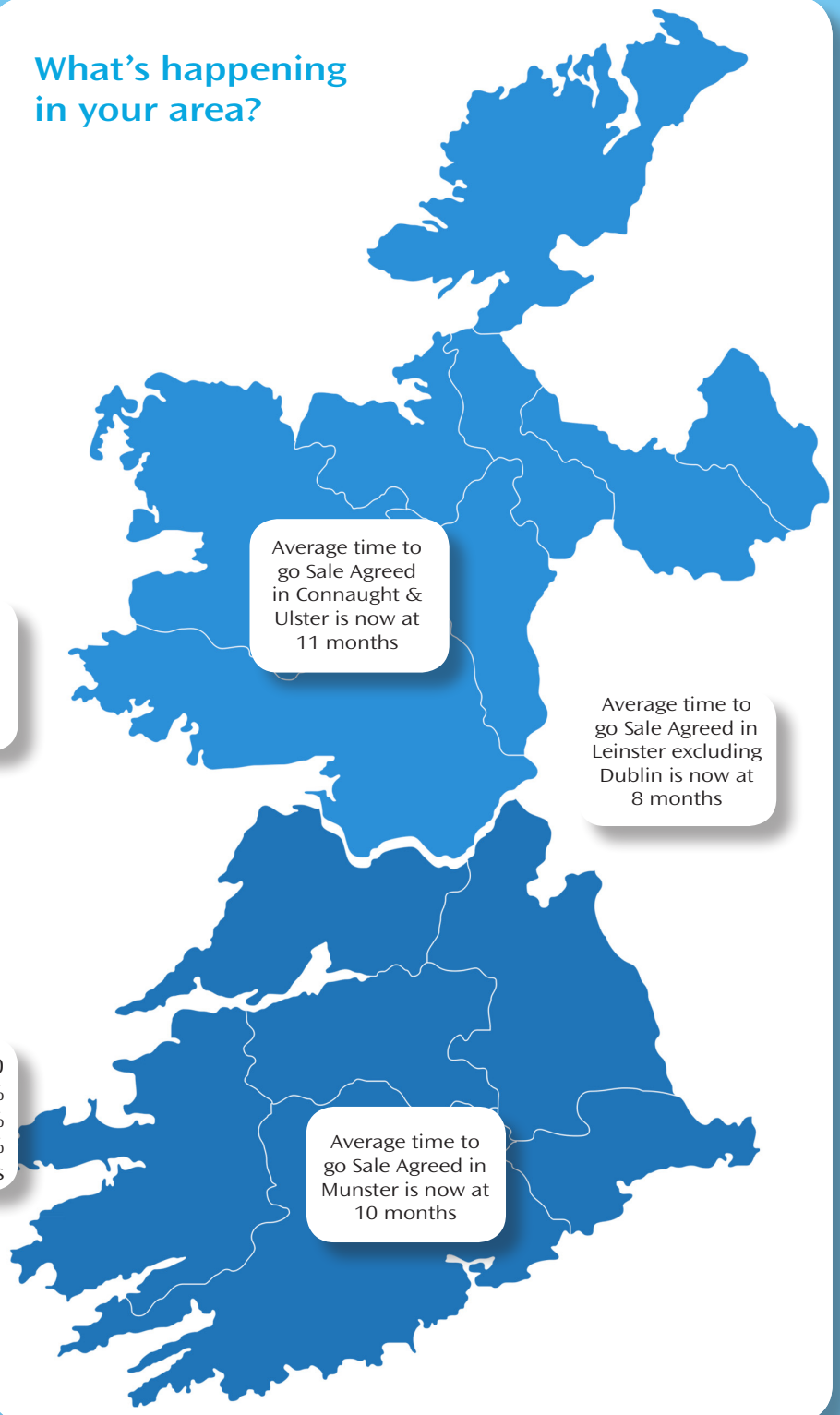
Median Price Q3 2012	€160,000
% Change Q3 2012	-3.03%
Annual % Change	-13.51%
% Change since peak	-43.86%
Time to sale agreed	5 months

Cork City

Median asking prices were almost unchanged in Cork City in the quarter (-0.5%) at €199,000. The slight drop means though that prices in Cork have now fallen below the €200,000 mark for the first time - exactly three years on from Q3 2009 when it fell below €300,000.

Median Price Q3 2012	€199,000
% Change Q3 2012	-0.50%
Annual % Change	-11.56%
% Change since peak	-47.63%
Time to sale agreed	6 months

What's happening in your area?



Waterford City

Waterford City suffered one of the largest declines in the quarter, with its fall of -5.88% bringing its median price to €160,000. That has put the city on a par with Limerick City for the first time since Q2 2009.

Median Price Q3 2012	€160,000
% Change Q3 2012	-5.88%
Annual % Change	-15.79%
% Change since peak	-50.54%
Time to sale agreed	6 months

Dublin Spotlight

Dublin (All)

Three Dublin areas have shown an increase in asking prices in the last quarter, while in Dublin North prices grew by 2% over the last year. Overall median asking prices in Dublin have seen a slight improvement over the past quarter (+0.4%) and stood at €250,000 in Q3 2012.

Median Price Q3 2012	€250,000
% Change Q3 2012	0.40%
Annual % Change	-5.66%
% Change since peak	-47.37%
Time to sale agreed	5 months

North County Dublin

The median price in North County Dublin now stands at €249,950, after taking its second increase in as many quarters. After taking an increase of 2.1% for the first time since Q3 2007 in the last quarter, it jumped a further 2% this time around. This means prices in the year have also risen by 2%.

Median Price Q3 2012	€249,950
% Change Q3 2012	2.02%
Annual % Change	2.02%
% Change since peak	-45.07%
Time to sale agreed	5 months

Dublin North City

Dublin's North City took the biggest hit of all the urban areas in the quarter, falling by 12.8% to €130,000. This was a blow for the area after an increase of 2.8% in Q2. The North City has also taken the biggest fall since the peak at 67.1%. It is now the cheapest urban area to buy property for the ninth straight quarter in a row.

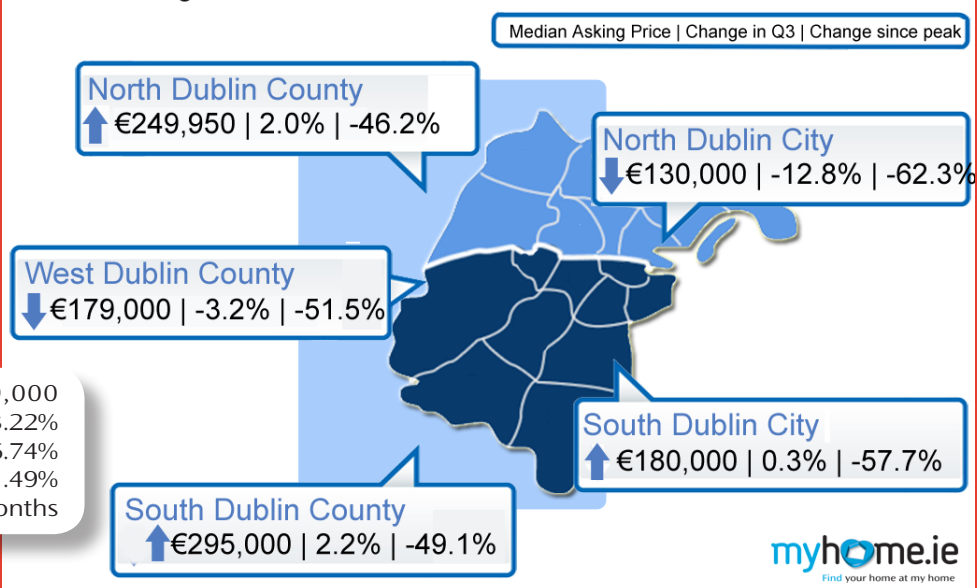
Median Price Q3 2012	€130,000
% Change Q3 2012	-12.75%
Annual % Change	-18.75%
% Change since peak	-67.09%
Time to sale agreed	5 months

Dublin West

Prices in Dublin West fell by 3.2% in the quarter to €179,000. That means the median asking price in this area is below Dublin South City (€180,000) for the first time this year since Q4 2011.

Median Price Q3 2012	€179,000
% Change Q3 2012	-3.22%
Annual % Change	-16.74%
% Change since peak	-51.49%
Time to sale agreed	7 months

Median Asking Prices in Dublin



South County Dublin

The median price in Dublin South took the largest jump during the quarter - up 2.2% to €295,000, the same figure it was in Q1 2012. It remains the dearest place in the country to buy a home.

Median Price Q3 2012	€295,000
% Change Q3 2012	2.19%
Annual % Change	-7.81%
% Change since peak	-49.14%
Time to sale agreed	5 months

Dublin South City

After an increase of 2.6% in the previous quarter, Dublin South City continued to make modest strides with a 0.3% increase this time around - leaving its median price at €180,000, which was up €500 on the previous quarter.

Median Price Q3 2012	€180,000
% Change Q3 2012	0.28%
Annual % Change	-20.00%
% Change since peak	-57.65%
Time to sale agreed	5 months

Availability of stock in the capital continues to decline

The figures for Dublin in our latest barometer make for interesting reading with stock dropping by almost a fifth. During the quarter the number of Dublin properties on MyHome.ie has fallen from 5,960 to 4,780. That equates to a drop of 19.8% in the space of just three months.

At the same time, the time it takes for a property to go sale agreed once it has come on the market has remained roughly static at five months in all areas of the capital.

The fact that the number of properties available to buy has fallen by almost a fifth while sale agreed times have held their ground and prices have gone up, suggests that demand is rising.

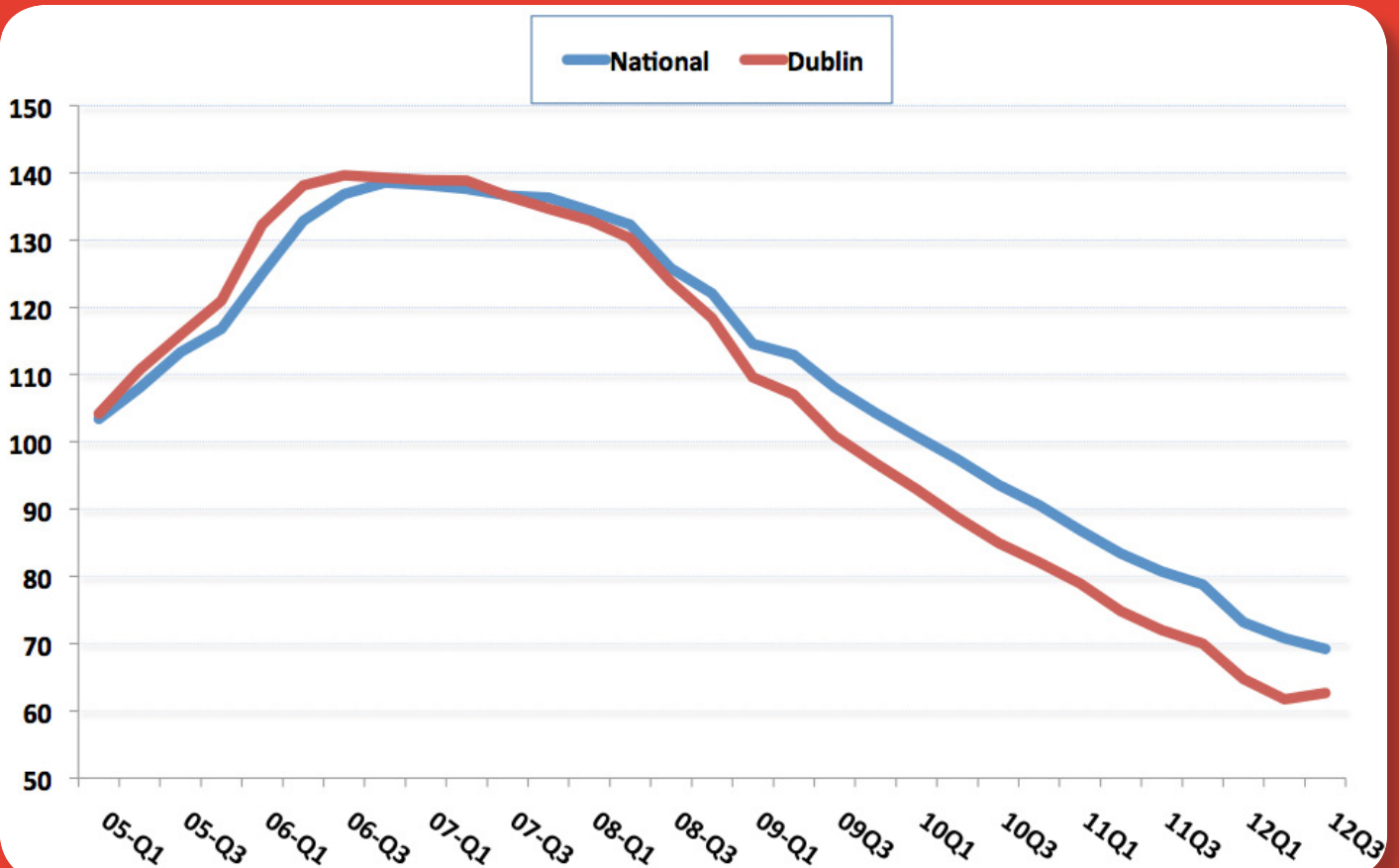
The lack of stock is undoubtedly contributing to the increase in prices witnessed in three Dublin areas (North County, South County and South City). The fact that prices are up slightly, stock is down and sale agreed time has remained static not only suggests a return of some confidence to the market but also highlights that there is a shortage of stock available in the capital.

While the average time for a property to go sale agreed in Leinster is just over six months, this increases to eight months when Dublin is excluded.

This suggests a marked increase in activity in the capital, albeit on a smaller scale and choosing from a much smaller portfolio of properties. In fact, when the number of properties available at the start of this quarter (5,960) is calculated against the number of properties that went sale agreed, it means that 24.6%, or just under a quarter, of all properties in Dublin on MyHome.ie went sale agreed between Q2 and Q3.

“The number of Dublin properties has fallen from 5,960 to 4,780. That equates to a drop of 19.8% in the space of just three months.”

Mixed adjusted indices: National vs Dublin



About the Report

INDICES	Q1 2007	Q2 2007	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009
National	138.16	137.57	136.58	136.30	134.35	132.29	125.80	122.08	114.59	112.90	108.08	104.25
Dublin	138.89	138.80	136.50	134.64	132.90	130.23	123.81	118.40	109.58	107.03	100.90	96.76
New	135.91	137.85	137.37	136.16	134.13	131.68	128.00	124.59	114.83	114.14	110.07	105.95
2nd Hand	138.60	137.59	136.59	136.43	134.50	132.50	125.60	121.84	114.50	112.69	107.74	104.02
% Change	Q1 2007	Q2 2007	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009
National	-0.30%	-0.43%	-0.72%	-0.21%	-1.43%	-1.53%	-4.91%	-2.96%	-6.13%	-1.48%	-4.27%	-3.54%
Dublin	-0.25%	-0.06%	-1.66%	-1.36%	-1.29%	-2.01%	-4.93%	-4.37%	-7.44%	-2.33%	-5.73%	-4.11%
New	0.92%	1.43%	-0.35%	-0.88%	-1.49%	-1.83%	-2.79%	-2.66%	-7.83%	-0.61%	-3.56%	-3.74%
2nd Hand	-0.46%	-0.73%	-0.73%	-0.12%	-1.42%	-1.48%	-5.21%	-3.00%	-6.02%	-1.59%	-4.39%	-3.45%
Standard Price	Q1 2007	Q2 2007	Q3 2007	Q4 2007	Q1 2008	Q2 2008	Q3 2008	Q4 2008	Q1 2009	Q2 2009	Q3 2009	Q4 2009
National	413133	411373	408420	407565	401739	395597	376180	365057	342666	337603	323180	311727
Dublin	531320	530979	522157	515053	508397	498194	473612	452921	419205	409448	3859a93	370137
New	364039	369248	367959	364713	359268	352707	342850	333730	307590	305716	294835	283795
2nd Hand	421055	418002	414966	414468	408598	402545	381578	370139	347857	342343	327321	316019

Asking prices versus Transactions prices

During the boom period when prices (and incomes) were rising and the number of buyers exceeded the number of sellers, transactions prices would have been significantly higher than asking prices, whereas now in recessionary times, asking prices are typically what vendors aspire to. As the market has adjusted downwards over the past four years and transactions have plummeted, asking prices have also had to adjust downwards. In today's market characterised by oversupply in some locations and a lack of mortgage finance, transactions prices tend to be below asking prices as what buyers are willing to pay or can afford is much lower now than during the boom years. The gap should narrow, however, as sellers become more realistic and as the demand/supply balance is addressed.

MyHome.ie Property Barometer: The Method

The trends presented in this report are based on actual asking prices of properties advertised on MyHome.ie with comparisons by quarter over the last eight years. This represents the majority of properties for sale in Ireland from leading estate agents nationwide.

The series in this report have been produced using a combination of statistical techniques. Our data is collected from quarterly snapshots of active, available properties on MyHome.ie.

Our main indices have been constructed with a

widely-used regression technique which adjusts for change in the mixture of properties for sale in each quarter. Since the supply of property in each quarter has a different combination of types, sizes and locations, the real trends in property prices are easily obscured.

Our method is designed to reflect price change independent of this variation in mix.

For detailed statistics at the local level, we also provide a wide selection of median asking prices broken down by county or by urban location.

Next MyHome.ie
Property Barometer:
Q4 2012

INDICES	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012
National	100.81	97.41	93.63	90.59	86.86	83.40	80.71	78.80	73.14	70.78	69.19
Dublin	92.97	88.77	84.95	82.07	78.94	74.82	72.01	70.02	64.74	61.69	62.66
New	101.34	97.01	95.15	91.88	88.40	87.88	86.59	85.80	83.26	82.25	80.67
2nd Hand	100.65	97.32	93.28	90.33	86.61	82.91	80.15	78.17	72.47	70.18	68.70
% Change	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012
National	-3.30%	-3.37%	-3.88%	-3.24%	-4.11%	-3.99%	-3.23%	-2.36%	-7.19%	-3.23%	-2.24%
Dublin	-3.91%	-4.52%	-4.30%	-3.39%	-3.82%	-5.22%	-3.76%	-2.76%	-7.54%	-4.72%	1.58%
New	-4.35%	-4.27%	-1.91%	-3.44%	-3.79%	-0.58%	-1.48%	-0.91%	-2.96%	-1.21%	-1.93%
2nd Hand	-3.24%	-3.31%	-4.15%	-3.16%	-4.12%	-4.27%	-3.34%	-2.47%	-7.29%	-3.16%	-2.11%
Standard Price	Q1 2010	Q2 2010	Q3 2010	Q4 2010	Q1 2011	Q2 2011	Q3 2011	Q4 2011	Q1 2012	Q2 2012	Q3 2012
National	301449	291278	279970	270886	259745	249385	241334	235642	218705	211651.3	206910.8
Dublin	355657	339598	324985	313965	301984	286227	275478	267865	247676	235983.4	239722.1
New	271437	259845	254871	246108	236780	235400	231923	229809	223009	220314.2	216071.7
2nd Hand	305767	295657	283395	274429	263127	251893	243483	237474	220173	213214.4	208723.2

myhome.ie

Find your home at my home

myhome.ie

Follow Us:



facebook.com/myhome.ie
twitter.com/myhomeproperty
blogs.myhome.ie

Market Analysis
Ernestine Woelger
Ernestine.Woelger@dkm.ie

Data Analysis
Graham Neary
nearyg@gmail.com

Layout & Design
James Rogers
james@myhome.ie

Copyright © MyHome.ie