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## Irish house price inflation continues to slow

The latest MyHome property report shows that asking prices nationally rose by 2.1% in Q2 2019, with annual inflation falling to 2.4% – its slowest pace since 2014. Prices in Dublin rose by only 0.5% in Q2 2019, the weakest second-quarter gain since 2012, with annual inflation now negative at -0.6%.

### Asking prices, Dublin and national

	Price(€)	% change quarter-on-quarter	% change year-on-year
National	<b>276,000</b>	<b>2.1%</b>	<b>2.4%</b>
Dublin	<b>382,000</b>	<b>0.5%</b>	<b>-0.6%</b>
ex-Dublin	<b>231,000</b>	<b>3.2%</b>	<b>4.4%</b>

Source: MyHome.ie

Ireland's economy continues to perform well, with employment up 3.7% in the year to Q1 2019, tax returns still buoyant and wage growth accelerating above 3%.

Crucially, Ireland's economy has been driven by foreign direct investment, export growth and a slow rebound among indigenous companies, but the recovery in homebuilding is still in its infancy.

## Waterford house prices show solid gain

The average asking price for 3-bedroom semi-detached houses was €169,500 in Waterford, up 2.7% on the year. This is a solid gain, but slower than double-digit gains in 2017 and 2018, illustrating the period of 'catch-up' in Waterford is slowing coming to an end.

In contrast, average prices of 2-bedroom apartments are up 15% on last year, albeit to only €90,000. In Waterford city, average asking prices were €125,000, up 2% on the year, but again a slower pace of increase than in previous years.

The average asking price across Waterford for all property types was €175,000, up from €165,000 two years ago, leaving the county as still the second least expensive across Munster, compared with Clare (€195,000), Cork (€245,000), Kerry (€185,000), Limerick (€198,000) and Tipperary (€168,500).



## Housing supply continues to gradually improve

The number of homes listed for sale in June 2019 on MyHome was 22,600, up 4.5% on the same period of 2018. The improvement is especially marked in Dublin, with 5,400 homes listed for sale on MyHome – up 9% on last year.

The number of homes listed for sale in Waterford county increased by 5% while the number in Waterford city jumped by 10% year on year.

**Waterford County** June 2019 = **1,064**

v

June 2018 = **1,013**



**Waterford City** June 2019 = **357**

v

June 2018 = **324**



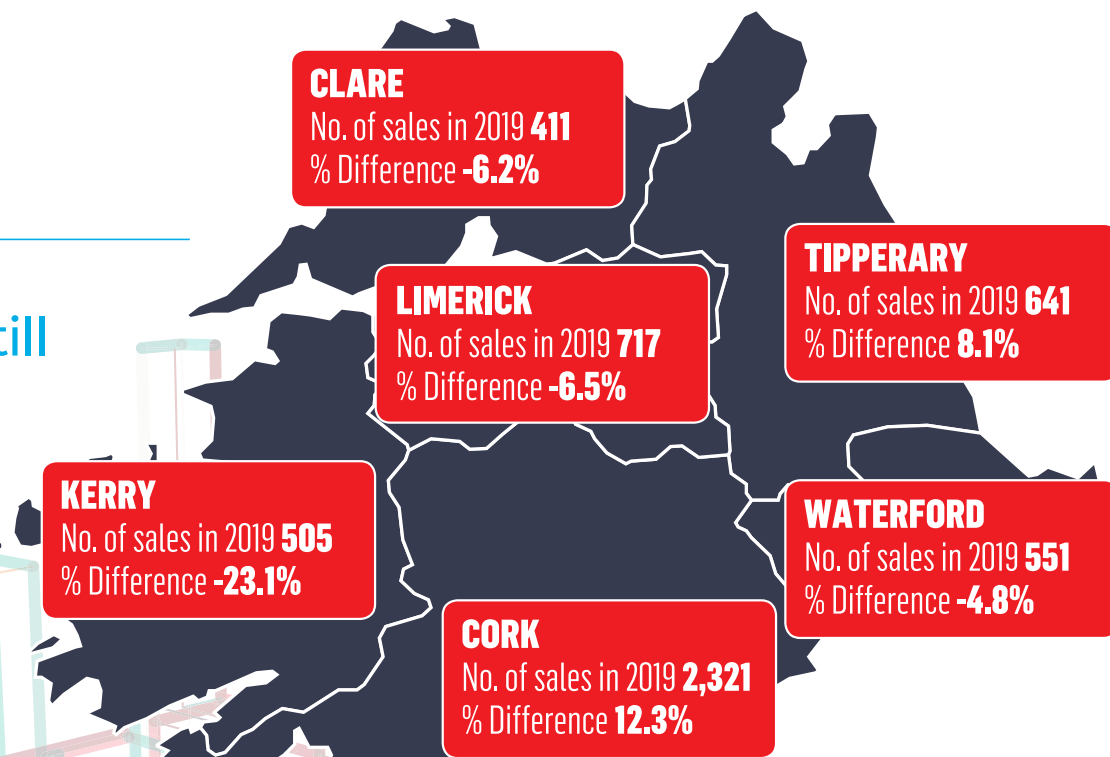
**Rockett's Castle** in Portlaw is the most expensive home for sale in Waterford and is also the most viewed property in the county on MyHome.ie

## The most popular searches amongst House Hunters searching for a home in Waterford on MyHome.ie in 2019

Area	Most popular searches
Waterford	Dungarvan
	Tramore
	Lismore
	Dunmore East

## Property Price Register analysis Munster

The level of residential property sales in Munster increased 0.9% in the first five months of 2019 according to an analysis of the Property Price Register carried out by leading property website MyHome.ie



## Housing completions are still showing strong growth

The 22,600 homes for sale reflect improving liquidity within the existing stock of 2m homes in Ireland. However, this does not capture the pick-up in homebuilding. Housing completions equalled 4,300 in Q1 2019, up 23% on the year, in Waterford house completions equalled 76 in Q1 2019 up 11% on the year.

No of sales Jan-May 2019 v  
Jan-May 2018

% Annual difference

**myhome.ie**

Waterford Property report

MyHome.ie report in partnership with

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