

MyHome.ie Property Report

REGIONAL ANALYSIS

The median price of all properties listed for sale on the MyHome website was €278,000, up 4.9% on the year.



LEINSTER

The median prices in Louth have seen the strongest gain over the past 12 months, up 15.4% to €225,000 in Q2 2022, closely followed by the 14% rise in Wexford to €245,000.

Offaly has also seen a 9.4% gain to €210,000 and there was an 8.1% rise in Westmeath to €200,000.

Kilkenny saw a single-digit 5.7% rise to €232,500 and prices in Laois rose by 2.7% to €190,000. In contrast, prices in Longford are broadly flat on the year, up just 0.8% to €120,000. Carlow bucked the national trend, down 1.1% on the year to €215,000.

MUNSTER

In Cork, the median price was €265,000, up 6% on the year, and it was €270,000 in Cork city, up 5.7%. Prices in Limerick have been more sedate, up 2.3% to €220,000 and by 2.4% in Limerick city to €215,000. In Clare, prices rose by 2.2% to €230,000. Similarly, prices in Kerry have increased by just 2.3% to €225,000. In Tipperary, they are up 3.1% to €185,000.

In contrast, Waterford has seen a far more aggressive 8.5% rise in the median price to €198,000 over the past 12 months. In Waterford city, prices have increased by 9.4% to €175,000.

KILDARE

6.2% ↑

TO €275,000

MEATH

7.6% ↑

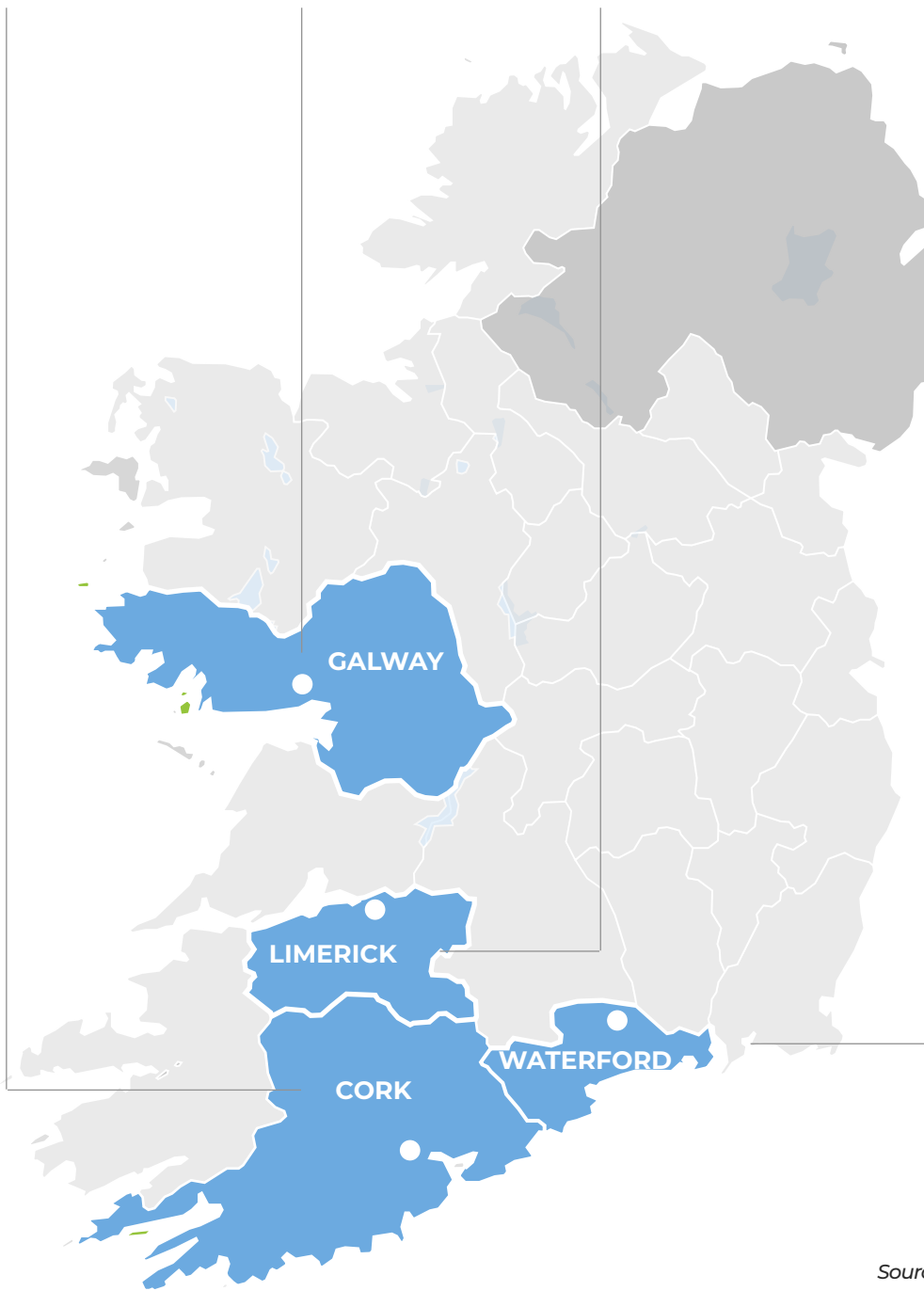
TO €285,000

WICKLOW

10% ↑

TO €385,000

FIGURE 11. MEDIAN ASKING PRICE, ANNUAL % CHANGE Q2 2022



Source: MyHome.ie

MyHome.ie Property Report

REGIONAL ANALYSIS

CONNACHT/ULSTER

In Leitrim, prices have increased by 12.7% to €165,000, by 13.6% in Roscommon to €159,000 and by 12.6% in Sligo to €179,000. In Galway, prices are up 7.8% to €275,000 and up 3.5% in Galway city to €295,000. In May, there has been a 5.7% rise in the median price over the past 12 months to €185,000.

The border counties have seen very sharp price inflation. In Cavan, price inflation in Q2 2022 was 13.4% to €190,000. In Donegal, prices are up an enormous 19.4% to €185,000 and they rose by 12.1% in Monaghan, also to €185,000.

GALWAY

7.8% ↑

TO €275,000

CAVAN

13.4% ↑

TO €190,000



**CONNACHT HAS SEEN SHARP
DOUBLE-DIGIT PRICE RISES IN
SEVERAL COUNTIES.**



FIGURE 12. MEDIAN ASKING PRICE, ANNUAL % CHANGE Q2 2022

↓ CARLOW €215,000 -1.15%	↑ CAVAN €190,000 13.43%	↑ CLARE €230,000 2.22%	↑ CORK €265,000 6.00%	↑ DONEGAL €185,000 19.35%
↑ GALWAY €275,000 7.84%	↑ KERRY €225,000 2.27%	↑ KILDARE €275,000 6.18%	↑ KILKENNY €232,500 5.68%	↑ LAOIS €190,000 2.70%
↑ LEITRIM €165,000 10.74%	↑ LIMERICK €220,000 2.33%	↑ LONGFORD €119,975 0.82%	↑ LOUTH €225,000 15.38%	↑ MAYO €185,000 5.71%
↑ MEATH €285,000 7.55%	↑ MONAGHAN €185,000 12.12%	↑ OFFALY €210,000 9.38%	↑ ROSCOMMON €159,000 13.57%	
↑ SLIGO €179,000 12.58%	↑ TIPPERARY €185,000 3.06%	↑ WATERFORD €198,000 8.47%		
↑ WESTMEATH €200,000 8.11%	↑ WEXFORD €245,000 13.95%			
↑ WICKLOW €385,000 10.00%	↑ DUBLIN €325,000 1.56%			



THE MEDIAN
PRICE UP
4.9%
ON THE YEAR

Source: MyHome.ie

MyHome.ie Property Report

COUNTY ANALYSIS



TWO-BEDROOM APARTMENTS

The median price of two-bedroom apartments in Dublin was €275,000, up 3.8% on the year.

The commuter belt counties have also seen robust increases, with Kildare up 5.7% to €185,000, Meath up 5.4% to €195,000 and Wicklow rising 3.6% to €285,000.

In Cork, prices have increased by 4.7% over the past 12 months to €199,000 and they have risen 7.1% in Galway to €225,000. Prices for two-bedroom apartments have increased in 23 of the 26 counties.

TWO BED APARTMENT

23/26

PRICE INCREASE NATIONWIDE

COUNTY	Q2 2022	Q/Q	ANNUAL
Carlow	150,000	7.53%	25.00%
Cavan	97,500	0.00%	8.33%
Clare	140,000	3.70%	12.00%
Cork	199,000	2.05%	4.74%
Donegal	124,750	10.89%	51.21%
Galway	225,000	2.27%	7.14%
Kerry	160,000	9.03%	7.20%
Kildare	185,000	2.78%	5.71%
Kilkenny	165,000	-1.49%	19.35%
Laois	140,000	7.69%	12.00%
Leitrim	119,900	11.53%	27.55%
Limerick	160,000	0.00%	6.84%
Longford	75,000	0.00%	7.91%
Louth	175,000	3.24%	20.69%
Mayo	120,000	7.87%	0.00%
Meath	195,000	2.63%	5.41%
Monaghan	122,500	11.36%	13.95%
Offaly	67,000	-20.24%	-15.19%
Roscommon	60,000	0.00%	14.29%
Sligo	127,000	5.83%	33.68%
Tipperary	104,750	7.71%	25.07%
Waterford	110,000	0.00%	11.11%
Westmeath	140,000	6.87%	10.24%
Wexford	149,000	2.76%	-0.32%
Wicklow	285,000	3.64%	3.64%
Dublin	275,000	3.77%	3.77%

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COUNTY ANALYSIS

MYHOME.IE



FOUR-BEDROOM SEMI-DETACHED

In Dublin, the median price for four-bedroom, semi-detached houses rose to €500,000 for the first time, up 5.5% on the year.

Prices in Wicklow rose at a faster pace, up 10.5% to €477,500. In Kildare, prices rose at a more sedate 3.4% to €310,000 and in Meath by 3.5% to €310,000.

In Cork, the median price was €325,000, up 3.2% on the year and by 3% in Galway to €285,000. Prices for four-bedroom, semi-detached houses have increased in 24 counties over the past year.

FOUR BED
SEMI-DET

↑ 5.5%

PRICE INCREASE IN DUBLIN

COUNTY	Q2 2022	Q/Q	ANNUAL
Carlow	239,500	6.44%	3.23%
Cavan	197,000	0.00%	10.06%
Clare	235,000	0.00%	3.30%
Cork	325,000	1.56%	4.84%
Donegal	182,500	-8.52%	22.48%
Galway	285,000	2.52%	4.59%
Kerry	210,000	-1.18%	0.00%
Kildare	310,000	3.33%	5.08%
Kilkenny	280,000	1.82%	13.13%
Laois	210,000	2.69%	0.00%
Leitrim	187,450	24.97%	25.81%
Limerick	260,000	0.00%	-2.80%
Longford	139,000	1.09%	22.20%
Louth	275,000	0.00%	10.00%
Mayo	190,000	2.98%	12.09%
Meath	310,000	5.08%	8.77%
Monaghan	216,000	8.00%	20.00%
Offaly	225,000	-2.17%	18.42%
Roscommon	154,500	4.75%	3.00%
Sligo	209,000	12.97%	31.03%
Tipperary	199,950	-2.46%	-2.46%
Waterford	235,000	2.62%	6.82%
Westmeath	249,950	0.00%	25.30%
Wexford	240,000	2.56%	20.15%
Wicklow	477,500	0.53%	2.69%
Dublin	500,000	4.17%	5.26%

MyHome.ie Property Report

REPORT METHODOLOGY

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 a local level, we also provide a wide selection of median asking prices broken down by county or by urban location. For analysis of the Property Price Register prices were adjusted upwards to account for VAT where necessary, and only full market value prices were used.

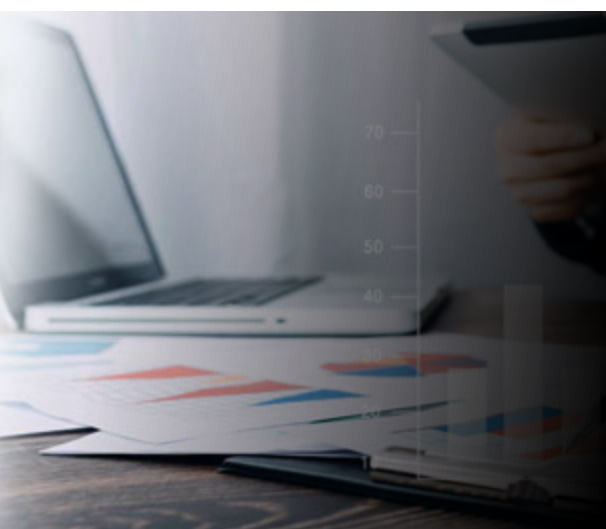


**THE REAL TRENDS
IN PROPERTY
PRICES ARE EASILY
OBSCURED**





OUR DATA IS COLLECTED FROM
QUARTERLY SNAPSHOTS OF
ACTIVE, AVAILABLE PROPERTIES
ON MYHOME.IE.



Graham is an independent financial analyst who specialises in investment consulting services. He previously managed portfolios for an international mutual organisation in London with over £14 billion in assets under management and one million members across Canada, the US and the UK. He has eight years of financial marketplace experience, holds a degree in mathematics from Trinity College Dublin, and is a CFA Charterholder (Chartered Financial Analyst).



Graham Neary
CFA, Dublin

MyHome.ie Property Report

Q2 2022 HIGHLIGHTS

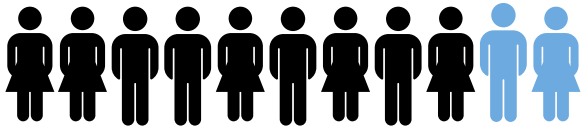


SUMMARY

	Q2 2021	Q2 2022	% change
NUMBER OF PROPERTIES ON THE SITE	12,687	12,685	0%
NUMBER OF PROPERTIES SOLD FROM PPR. PPR UPDATE	20,534	21,198	↑ 3.2%
NUMBER OF NEW PROPERTIES ON THE MARKET	9,167	10,513	↑ 12.8%
NATIONAL TIME TO SALE AGREED	3.8 months	2.6 months	↓ 31.6%
NATIONAL AVERAGE ASKING PRICE	€303K	€320K	↑ 5.6%

6.6%

Q2 homebuyers were bidding up transaction prices 6.6% above asking



20% of approved mortgage applicants failing to secure property

15%

new listings for sale up 15% on Q1 2021

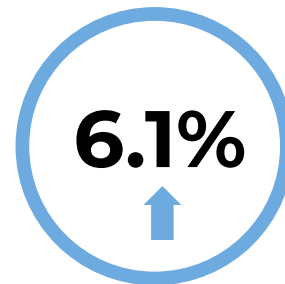
Asking prices



NATIONAL
€320,000



DUBLIN
€403,000



EX-DUBLIN
€270,000

National time to sale agreed

2.6 months

The median price of all properties listed for sale on the MyHome website, up 4.9% on the year

€278,000