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Ireland's leading
property portal

Q2 | 2024



PROPERTY REPORT

myhome.ie/reports

in association with Bank of Ireland



MyHome.ie Property Report

SUMMARY

7.3%

ASKING PRICES RISE 7.3% IN
2023

6%

SOLD PRICE PREMIUM OVER
ASKING PRICE

12,488

LISTINGS IN Q2, BELOW
PANDEMIC LEVELS

11 WEEKS

TIME TO SALE AGREED
DECREASES TO 11 WEEKS IN
Q2 2024

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MYHOME.IE

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MyHome.ie Property Report



Asking price inflation rose to a solid 7.3% in Q2 2024



The latest MyHome.ie Property Price Report, in association with Bank of Ireland, shows that there has been no let-up in property market momentum in the second quarter, with annual asking price inflation accelerating to 7.3%.

This notable figure is replicated both in Dublin and elsewhere around the country, with annual inflation running at 7.2% in the capital and 7.6% in the rest of Ireland.

Overwhelming demand has been a consistent feature in the property market for some time now and affordability is ever more stretched, with average earnings in the economy climbing by almost 5% over the year, along with a similar rise in the average mortgage approval value.

The loosening of mortgage lending rules has seen first-time buyers in particular take on more debt, which has also contributed to rising prices.

We are seeing properties being sold for 6% over the asking price now, compared to just 1% a year ago. This underlines the fierce competitiveness among homebuyers for properties, along with consistently poor supply.

This report shows that the number of homes listed

for sale is climbing, but we are nowhere near the levels needed to satisfy the demand generated by a buoyant labour market. The number of properties listed for sale on MyHome.ie was just 12,500 at the end of June, still close to the historic low in Q1 2024 and down 11% on 2023.

In our last report, we noted that homebuilding activity continues to pick up. This trend has continued in Q2, with 32,121 housing starts in the first five months of 2024. As we know, it will take time for this activity to have a meaningful impact on the market, but it is certainly a step in the right direction.

With demand so strong and supply still sluggish, we are now forecasting a high single digit inflation in the order of 5-6% for 2024.

As always, MyHome.ie will continue to offer the most compelling insights into the market, and I hope you enjoy our latest report.

JOANNE GEARY
MANAGING DIRECTOR, MYHOME.IE

MyHome.ie Property Report

COMMENTARY

Asking price inflation heats up heading into 2024

This quarter's MyHome report shows asking price inflation accelerating again to 7.3% in the year to Q2 2024, broad based across Dublin (7.2%) and the rest of Ireland (7.6%). This is the fastest pace of asking price inflation since the summer of 2022. Furthermore, our analysis also shows that such is the competition for homes amongst homebuyers that residential transactions in May were being settled by 6% on average above the original asking price.

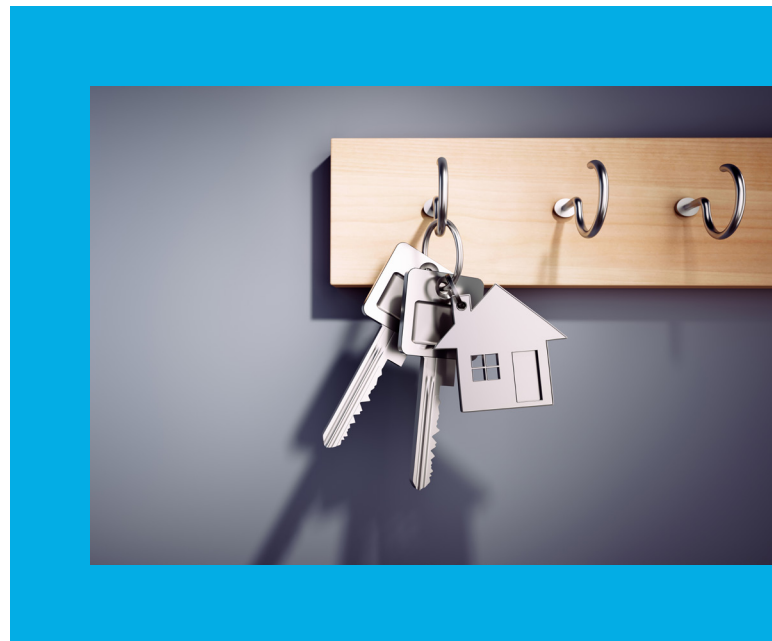
Hence, a mid-to-high single digit rise in Irish residential property prices, exceeding 5% now looks likely in 2024. Why has house price inflation regained momentum so fast, despite stretched affordability, ECB rate hikes and price falls in early 2023.

Certainly, the supply situation remains very difficult, just 12,500 properties listed for sale at end-June, still close to the historic low in Q1 2024 and down 11% on 2023. To some extent this appears to reflect a hangover from 2023, when reports of falling house prices, stretched affordability and ECB rates led many would-be vendors to incorrectly fear demand was soft.

This trend may reverse, but will take time. There were 9,967 new listings for sale in Q2 2024, down 4.3% on the same period of 2023. There is no doubt the lack of stock is hurting transactional activity. Residential transaction volumes through January-May were down 3% on the same period of 2022. Clearly, this reflects no lack of demand, rather competition for the limited pool of homes has heated up. The average time to sale agreed was just over eleven weeks in Q2 2024, again close to a record low.

It is natural to consider developments in Irish house prices in nominal terms. That is, asking the question whether house price inflation is in positive or negative territory. However, affordability is best judged relative to incomes. On that point, the 4.7% rise in average earnings to €50,300 in the year to Q1 2024 was always likely to push up house prices. Indeed, the average mortgage approval in April was €313,000, also up 4.6% on the year.

Another dynamic affecting pricing is the relaxation of



Such is the competition for homes amongst homebuyers that residential transactions in May were being settled by 6% on average above the original asking price.

the Central Bank of Ireland's mortgage lending rules. The share of first-time-buyers with a loan-to-income (LTI) ratio on their mortgage loan between 3.5-4x, grew from just 6% in 2022 to 36% in 2023. Prior to the relaxation of the rules 59% of first-time-buyers had an LTI ratio just below the then 3.5x regulatory threshold. First-time-buyers are now likely to 'bunch' in a similar fashion, a higher share taking out loans close to the new 4x limit in 2024.



The median loan-to-income ratio for first-time-buyers in 2023 was 3.44



There were 32,121 housing starts in the first five months of 2024.

7.3%

Asking prices rose by 7.3% on the quarter

4%

Forecasting house price inflation in 2024

The median loan-to-income ratio for first-time-buyers in 2023 was 3.44. Whilst, up slightly from, 3.36x in 2022, this degree of leverage is conservative compared to European countries or the UK. During the Celtic Tiger era, the median first-time-buyer LTI ratio peaked at 4.4x in 2008. Remarkably, 10% of first-time-buyers in 2007-2008 had a loan-to-income ratio on their mortgage higher than 5.5x. This illustrates the degree of leverage in the mortgage market now is low by historical standards.

A more optimistic note comes from the latest housing commencements data - 32,121 starts in the first five months of 2024. True, this number has been inflated by homebuilders rushing to get ahead of the expected expiration of the waiver on development levies. Nonetheless, the 52,000 starts in the twelve months to May, suggest there may be more capacity in the construction sector than had been appreciated. Although the outlook is now highly uncertain, due to the volatile starts data, our forecast now is for completions to rise to 37,000 units in 2024 and 42,000 in 2025.



Conall MacCoille
Chief Economist
Bank of Ireland Group

MyHome.ie Property Report

ASKING PRICES

Asking price inflation accelerates to 7.3%

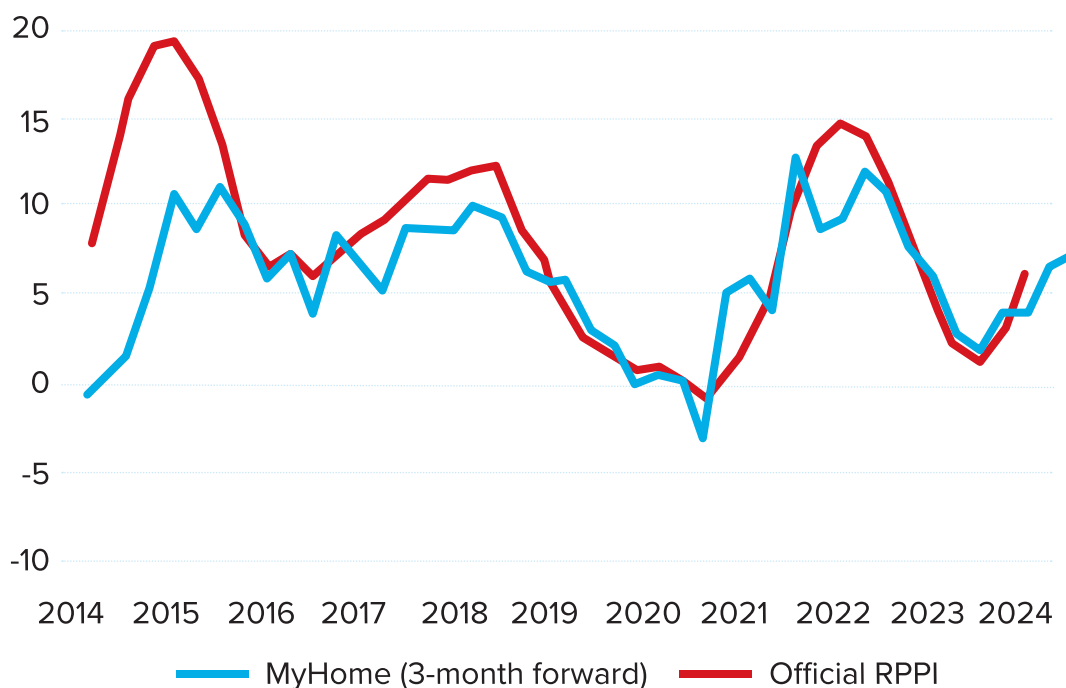
The latest MyHome report shows asking prices rose by 5% in Q2 2024, up 7.3% on the year. This represents an acceleration in the pace of asking price inflation from 6.5% in Q1 2024. Furthermore, the pick-up in the pace of asking price inflation has been broad based across Dublin (7.2%) and the rest of Ireland (7.6%).

The second quarter of the calendar year is particularly important for asking prices, set ahead of the busy summer trading season, before the market cools heading into the winter. The clear message from the MyHome report is that house prices have gained further

momentum. A high single digit gain in of the order of 5-6% in 2024 now looks likely.

It's worth pointing out that the MyHome asking price inflation numbers have proven to be a good guide to developments in the CSO's official measure of transaction prices. It typically takes 5-6 months between a property first being listed on MyHome to being recorded as a transaction. Hence, that the CSO's Residential Property Price Index rose by 6.3% in the year to Q1 2024 isn't a surprise, demonstrating the leading signal given from the MyHome asking price data, seen earlier in 2023.

FIGURE 1. MYHOME ASKING PRICE INFLATION, YEAR ON YEAR %



Source: MyHome.ie

ASKING
PRICE
INFLATION
accelerates to
7.3% in Q2
2024

FIGURE 2. MYHOME ASKING PRICE, NEW LISTINGS AND MIX-ADJUSTED CHANGES

	MEDIAN PRICE	QOQ %	YOY %
National	€365,000	5.1%	7.3%
Dublin	€465,000	3.3%	7.2%
Ex-Dublin	€310,000	6.7%	7.6%

Source: MyHome.ie



ASKING PRICE
INFLATION DUBLIN

3.3%

Q2 2024



ASKING PRICE
INFLATION NATIONWIDE

5.1%

PRICES, Q2 2024



ASKING PRICE
INFLATION EX-DUBLIN

6.7%

Q2 2024



FIRST-TIME BUYER
MORTGAGE APPROVAL

6.4%

Q2 2024



MyHome.ie Property Report

COMPETITION FOR HOMES HEATS UP

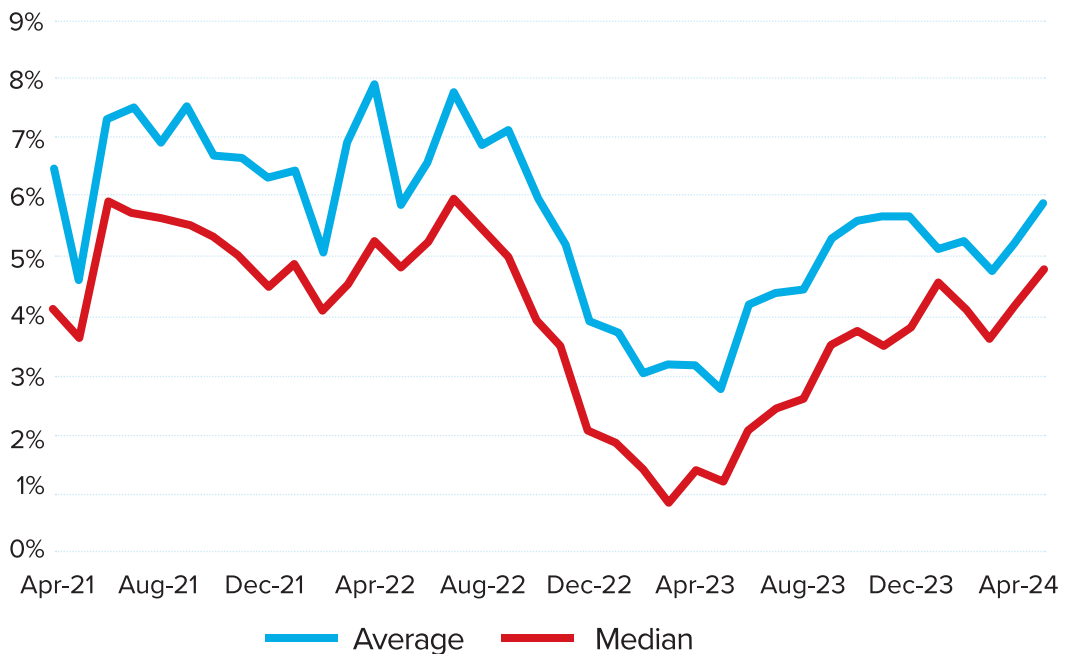
We can track close to 50% of transactions on a regular basis through from their initial asking price on MyHome to their final transaction price recorded on the Property Price Register.

Figure 3 shows that in May, transactions were being settled 4.8% above the original asking price, at the median. This is the largest premium above asking seen since the summer of 2022 when double-digit house price inflation was recorded, demonstrating the intense competition for homes amongst buyers.

The average premium across the entire housing market was 6% in May. In Dublin, competition for homes is particularly acute. The median and average premia between asking and transaction prices in the capital, in May were 7% and 8% respectively.

It is still too early to discern clear trends in June. However, initial estimates based on a limited number of transactions suggest the premium between asking and transaction prices rose further in June.

FIGURE 3: MEDIAN GAP BETWEEN ASKING AND TRANSACTION PRICES



Source: MyHome and Property Price Register

HOUSING MARKET GRINDS TIGHTER

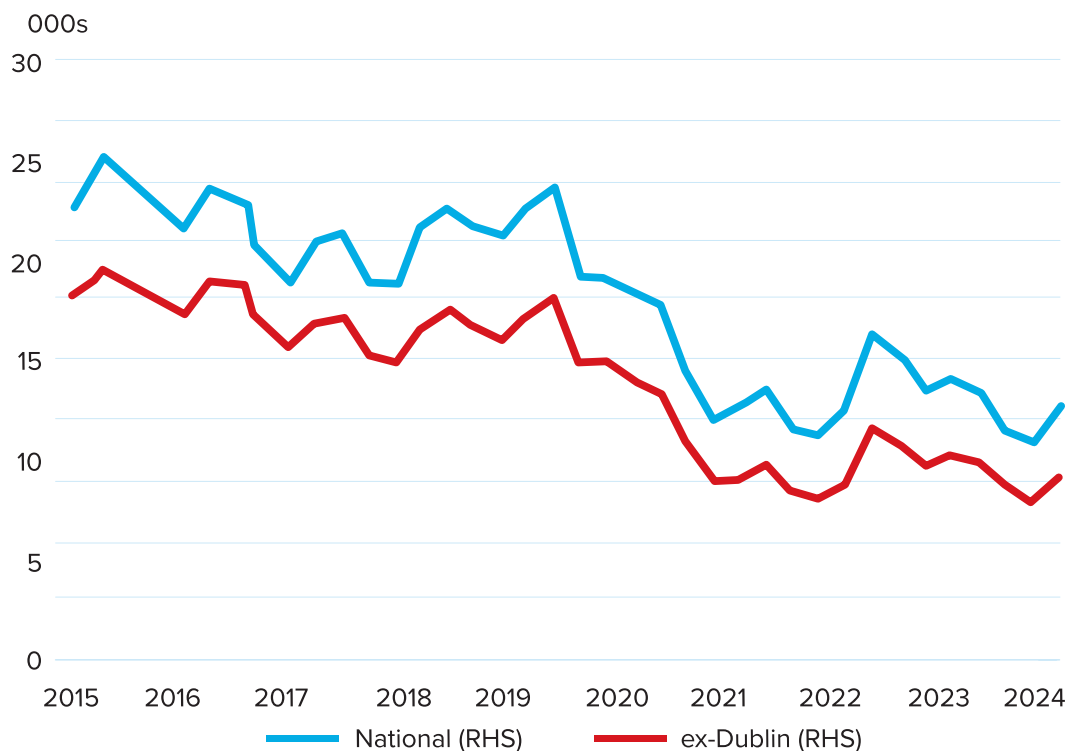
There were 12,500 properties listed for sale on MyHome at end-Q2 2024. This is some improvement on the 10,900 historic low recorded in Q1 2024. However, the number of properties listed for sale is still down 11% on the year. In Dublin there were 3,500 homes for sale, down 8%, and 9,000 in the rest of Ireland, down 12.2%.

It's worth remembering the market is turning over at a faster pace than in previous years, such as the lack of stock on estate agents' books. The average time to sale agreed was just over eleven-and-a-half weeks in Q2 2024, again close to a record low.

Nonetheless, the lack of stock now looks to be holding back residential transactional activity. We estimate residential transaction volumes through January-May were down 3% on the same period of 2022. Part of the explanation may be that would-be vendors were put off by reports in 2023 of falling house prices, ECB rate hikes and soft demand, but are now only slowly coming back to the market.

However, any improvement in liquidity in the existing home market will take time. There were 9,967 new listings for sale in Q2 2024, still down 4.3% on the same period of 2023.

FIGURE 4: STOCK OF PROPERTIES LISTED FOR SALE ON MYHOME



Source: MyHome.ie

MORTGAGE LENDING DATA SHOWS PROSPECTIVE HOMEBUYERS TAKING ON MORE DEBT

Banking Payments Federation Ireland (BPFI) data show that homebuyers continue to take on higher levels of mortgage debt. In April, the average mortgage approval was €313,000, up 4.6% on the year. Similarly, the average mortgage drawdown in Q1 2024 was €298,000, up 4.4% on the year. Indeed, these rates of growth are similar to the 4.7% rise in average earnings to €50,300 in Q1 2024. Put simply, the strength of Ireland's labour market, accompanied by steady wage growth is driving Irish house prices higher.

However, the Irish housing market is also being affected by the relaxation of the Central Bank's mortgage lending rules. The proportion of first-time-buyers with a loan-to-

income (LTI) on their mortgage loan between 3.5-4x, has grown from just 6% in 2022 to 36% in 2023. This process of first-time-buyers taking on additional leverage will likely continue into H2 2024.

The Central Bank has recently published fresh data on the characteristics of mortgage lending. This shows between 2018-2023 the average property value for first-time-buyers (with mortgage debt) rose by 27% to €360,000 but was accompanied by a 20% increase in average incomes to €88,000. Over the same period there has been a small rise in the average loan-to-income ratio to 3.3x.

FIGURE 5. AVERAGE MORTGAGE LOANS

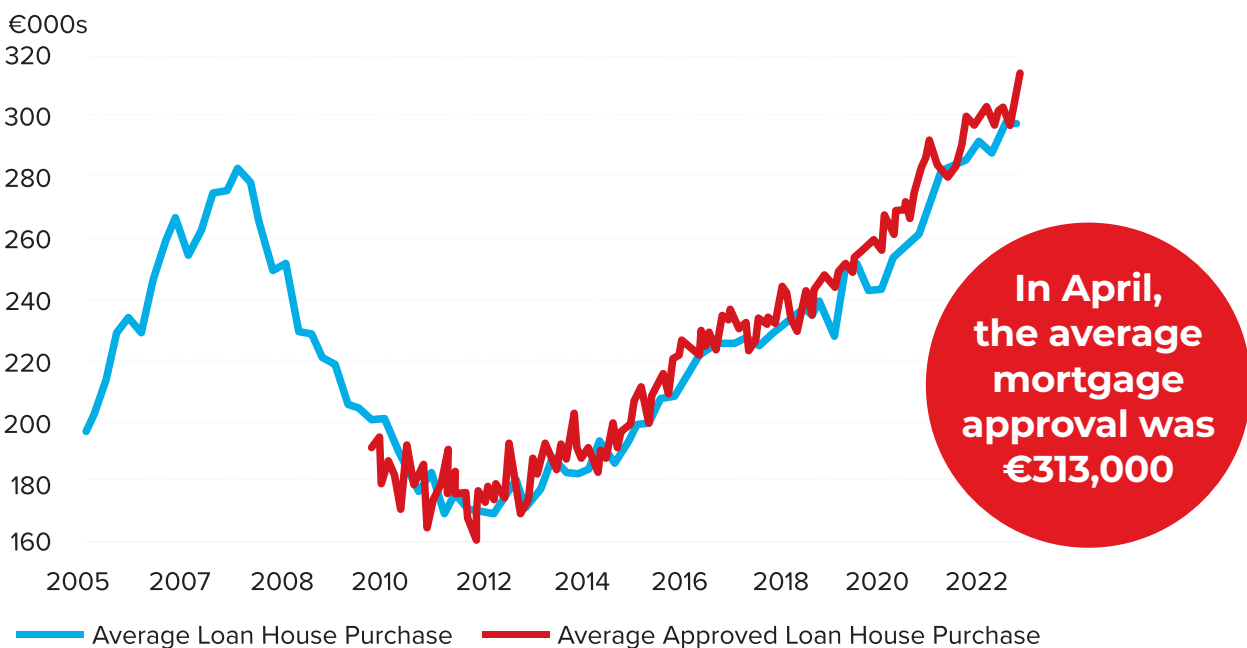


FIGURE 6. FIRST-TIME-BUYER CHARACTERISTICS

	2018	2019	2020	2021	2022	2023
First time buyer loan characteristics						
Loan size (€)	223,485	232,013	241,541	248,998	268,642	285,394
Property value (€)	283,996	289,763	298,539	313,646	339,122	359,885
Loan-to-value (%)	80	81	82	81	80	80
Income(€)	73,536	75,843	78,853	79,535	85,031	88,090
Loan-to income (€)	3.1	3.1	3.1	3.2	3.2	3.3
Loan term (years)	29.0	29.0	29.4	29.0	28.8	29.3
Property size (sq.ft)	1,497	1,570	1,402	1,409	1,317	1,282
Interest rate (%)	3.1	2.9	2.8	2.7	2.6	3.9
Borrower age (years)	34.0	34.4	34.3	34.6	35.2	35.3
Joint applicant (%)	71.7	73.2	71.3	68.3	72.5	71.4



PROPERTY VALUE FOR FIRST-TIME-BUYERS (WITH MORTGAGE DEBT) ROSE BY 27% BETWEEN 2018-2023

RENT PRICE INFLATION SOFTENS TO 4.9% IN MAY

The Residential Tenancies Board (RTB) data on rent inflation on new tenancies eased slightly to 9% in Q4 2023. However, on this measure rents fell by 0.1% on the quarter, to €1,595 on average per month. In Dublin rents were up 6.5% on the year, a more modest pace of increase.

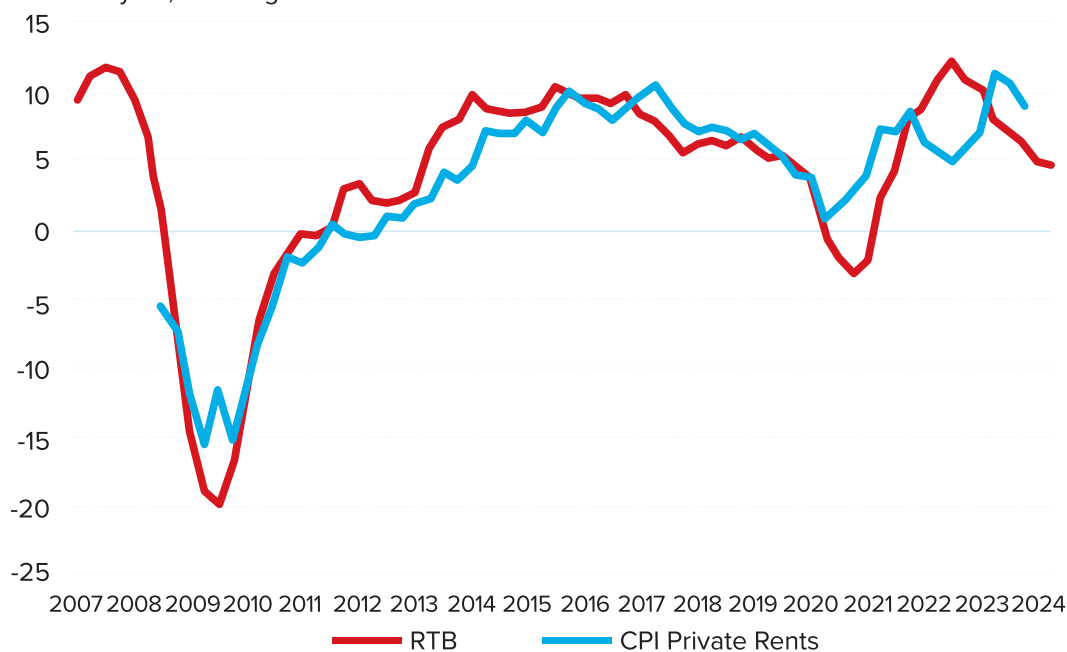
However, rents on existing tenancies show more modest inflation, up 5.9% to €1,374 on average. It's worth bearing in mind this measure is more representative

of conditions in the rental market. There were 39,333 existing tenancies renewed in Q4 2023, whereas just 11,895 new tenancies commenced in that quarter.

The more timely CPI private rents index is based on a survey of estate agents and is intended to capture rents on both new and existing tenancies. The CPI private rents index rose by 0.4% in May, up 4.9% on the year. Again, this is a softer pace of rental inflation, close to current rates of average earnings growth in the Irish economy.

FIGURE 7: RENT PRICE INFLATION

Year-on-year, % change



Source: Central Statistics Office and Residential Tenancies Board

6.5%

YOY RENTAL
INCREASE
IN DUBLIN

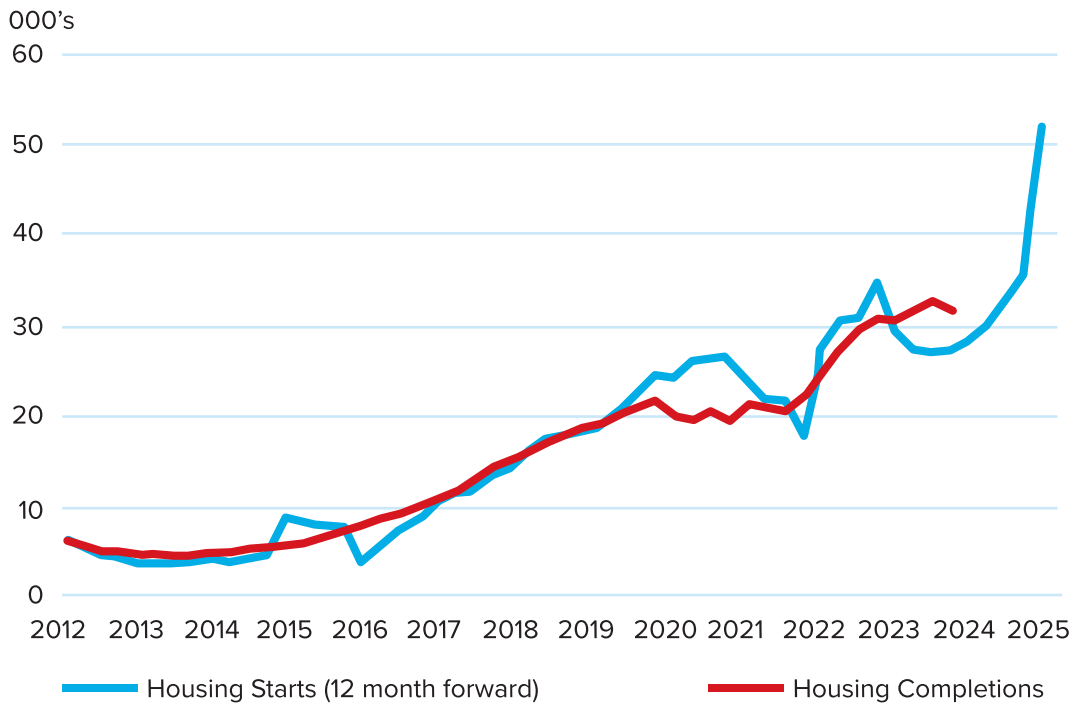
4.9%

AVERAGE
MONTHLY
RENT UP YOY
NATIONWIDE

Rents still
growing
rapidly

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FIGURE 8: IRISH HOUSING STARTS AND COMPLETIONS



Source: Central Statistics Office and Department of Housing

HOMEBUILDING ACTIVITY CONTINUES TO PICK-UP

Housing completions got off to a soft start in 2024. There were 5,841 completions in Q1 2024, down 12% on the year. However, house completions were effectively flat on the year, down -0.7%, whereas apartment completions were down 33%. The earlier than usual timing of Easter may also have played a role in depressing the completions figures early in 2024.

In contrast, the expected expiration of the waiver on development levies has led to a surge in housing commencements. There were 30,138 starts in the first

four months of 2024, up 204% on the same period of 2023. However, starts fell back sharply to just 1,983 in May, down 35% on the year. Starts will likely remain weak in the coming months.

Hence, the outlook for completions is now especially uncertain, the starts data potentially suggesting there is more capacity in the homebuilding sector than appreciated, but clearly showing very volatile trends in 2024. Our forecast is that housing completions will rise to 37,000 in 2024, 42,000 in 2025 and 45,000 in 2026.

PROPERTY PRICE REGISTER ANALYSIS

The Property Price Register (PPR) indicates that 63,100 residential transactions worth €25.5bn, or €403,000 on average, were recorded in 2023. This represented a modest 0.7% rise in residential transaction volumes. Unfortunately transactional activity has remained muted in early 2024. We estimate transaction volumes in the first five months of 2024 were down 3% on the same period of 2024.

- There were €25.5bn, or 63,100 residential transactions recorded in 2023, the highest number since the global financial crisis.

- We estimate this represents a modest 0.7% growth rate on 2022
- So far €8.2bn of residential transactions have been recorded through January-May 2024, we estimate this represents a 3% contraction in volume terms.

€8.2bn
in transactions
in Q2 2024

SUMMARY:

63,100

TRANSACTIONS
WORTH €25.5BN
WERE RECORDED IN
2023

0.7%

GROWTH IN VOLUME
TERMS ON THE SAME
PERIOD OF 2022

€403,000

AVERAGE RESIDENTIAL
TRANSACTION LAST YEAR

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DUBLIN ANALYSIS

Dublin RPPI inflation accelerated to 7.2% in March 2024, rebounding sharply from the negative rates recorded in early 2023, following the consecutive eight months of price falls from the summer of 2022.

The MyHome asking price data suggest RPPI inflation will likely accelerate in the coming months. Dublin asking prices rose 3.3% in Q2 2024, up 7.2% on the year. Furthermore, at the median Dublin residential transactions in May were being settled 6% above the original asking prices.



ANNUAL INFLATION
DUBLIN CITY

7.2%

Q2 2024



PRICE
GROWTH

3.3%

IN THE YEAR TO Q2 2024

REGIONAL ANALYSIS

The median asking price on new instructions to sale in Dublin was €465,000 in Q2 2024, up 11% on the year. The picture in the commuter belt counties was mixed.

Kildare prices were also up sharply, by 7.1% on the year to €300,000 at the median. However, there was a more sedate gain in Meath, up 1.7% to €300,000 and also in Wicklow, up 2.3% to €399,000.

LEINSTER

Most counties in Leinster are seeing at least mid-single digit percentage gains in asking prices. Prices in Carlow were up 8.7% to €250,000 and by 11.5% in Offaly to €237,000. Similarly, Westmeath prices have increased by 10.6% over the past twelve months to €249,000.

There was a more modest 4.6% rise in Kilkenny to €250,000 and 5% increase in Laois to €210,000. Louth prices were also up 4.2% to €250,000. Wexford remains the most expensive county outside the commuter belt, prices up 5.8% on the year to €275,000. In contrast, prices were flat in Longford at €145,000.

MUNSTER

Asking prices in Clare and Limerick saw double-digit 10% and 11% gains respectively to €275,000 and €260,000. There were also sharp 7% gains in Cork and Tipperary to €295,000 and €215,000 respectively. However, prices were up only 1.6% in Kerry to €249,000. In Waterford prices were up 4.3% to €219,000.

In Cork city prices were up 9% on the year to €300,000 and by 6.4% in Limerick city to €250,000. In Waterford city there was a more modest 1.7% rise to €182,000 at the median.

KILDARE

7.1% ↑

TO €300,000

MEATH

1.7% ↑

TO €300,000

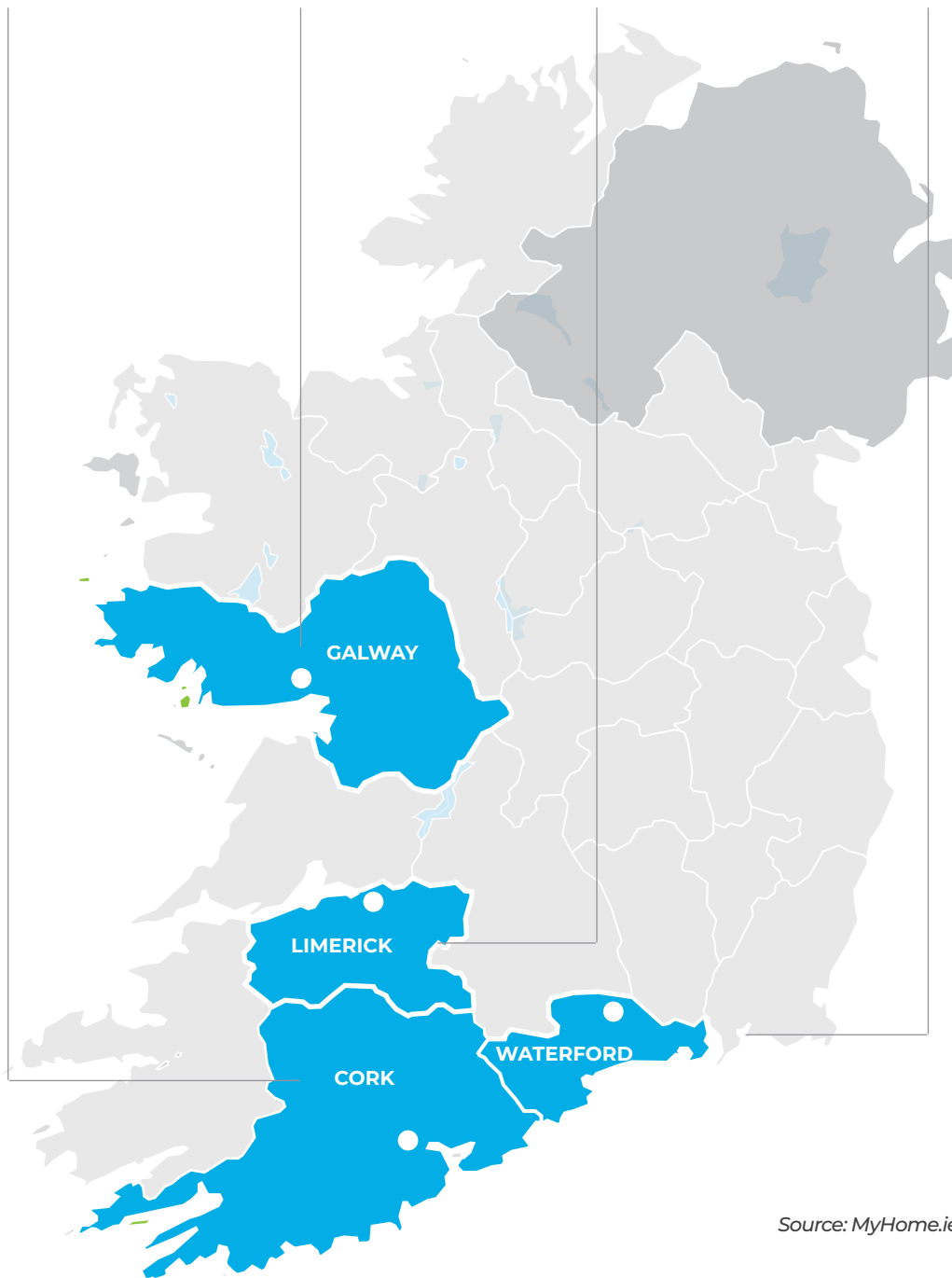
WICKLOW

2.3% ↑

TO €399,000

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FIGURE 9. MEDIAN ASKING PRICE, ANNUAL % CHANGE Q1 2024



Source: MyHome.ie

REGIONAL ANALYSIS

CONNACHT/ULSTER

The median price in Galway was €310,000, up 5% in the year to Q2 2024. In Galway city prices were up 8.5% on the year to €320,000 at the median. There was also a sharp 9.5% rise in Roscommon prices to €185,000. Prices in Sligo were up 3.7% on the year to €197,000 and by 1.6% in Mayo to €198,000.

However, the median price in Leitrim was flat at €175,000. In both Cavan and Donegal, the median price were up 7.5% to €215,000. In Monaghan, prices were up 1.3% to €197,500

GALWAY CITY

5%



TO €310,000

SLIGO

3.7%



TO €197,000



IN MONAGHAN, PRICES WERE UP AT €197,500

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FIGURE 10. 3 BED SEMI DETACHED MEDIAN ASKING PRICE, ANNUAL % CHANGE Q2 2024

CARLOW ↑ €230,000 4.6%	CAVAN ↕ €195,000 8.3%	CLARE ↑ €249,000 8.5%	CORK ↑ €300,000 7.1%	DONEGAL ↓ €167,000 -1.5%
GALWAY ↑ €297,500 8.2%	KERRY ↑ €210,000 5.5%	KILDARE ↑ €290,000 14.3%	KILKENNY ↑ €235,000 5.6%	LAOIS ↑ €210,000 5.0%
LEITRIM ↕ €170,000 0%	LIMERICK ↑ €260,000 10.6%	LONGFORD ↕ €140,000 0%	LOUTH ↑ €250,000 2%	MAYO ↓ €173,500 -0.9%
MEATH ↑ €295,000 3.5%	MONAGHAN ↑ €187,500 4.2%	OFFALY ↑ €200,000 5.3%	ROSCOMMON ↑ €169,000 10.8%	
SLIGO ↑ €199,000 5%	TIPPERARY ↑ €195,000 2.6%	WATERFORD ↑ €229,000 4.1%		
WESTMEATH ↑ €235,000 11.9%	WEXFORD ↕ €235,000 0%			
WICKLOW ↕ €395,000 2.6%	DUBLIN ↑ €395,000 5.3%			



12,488
NUMBER OF
PROPERTIES LISTED
ON MYHOME.IE
Q2 2024

Source: MyHome.ie

COUNTY ANALYSIS



TWO-BEDROOM APARTMENTS

The median price of a two-bedroom apartment in Dublin was €290,000 in Q2 2024.

The median price of a 2-bedroom apartment in Dublin was €290,000 in Q2 2024, up 5.5% on the year. However, prices in Kildare were up only 2.6% to €200,00 and up only 1.6% in Wicklow to €300,000. In contrast, Meath saw a 9% gain to €212,500.

Cork also saw a substantial 7% rise in the median price to €230,000. In Galway prices were up only 13% to €266,500. Across Ireland, twenty one counties recorded positive price growth in the second quarter of 2024. Four-bedroom, semi-detached

TWO-BED, APARTMENT

5.5%



DUBLIN AREA

COUNTY	Q1 2024	Q/Q %	ANNUAL %
Carlow	157,500	5.00%	5.00%
Cavan	129,000	3.20%	8.86%
Clare	165,000	6.45%	13.79%
Cork	230,000	4.55%	6.98%
Donegal	177,500	65.12%	37.07%
Galway	266,500	11.04%	13.40%
Kerry	212,000	26.57%	8.72%
Kildare	199,975	5.25%	2.55%
Kilkenny	175,000	0.00%	0.00%
Laois	150,000	0.00%	3.45%
Leitrim	147,450	0.00%	9.63%
Limerick	175,000	0.00%	0.00%
Longford	90,000	0.00%	1.12%
Louth	177,000	1.14%	2.91%
Mayo	150,000	0.00%	7.14%
Meath	212,475	6.24%	8.96%
Monaghan	130,000	0.00%	0.00%
Offaly	145,000	0.00%	38.76%
Roscommon	95,000	3.26%	11.76%
Sligo	135,000	5.88%	8.00%
Tipperary	110,000	10.28%	0.00%
Waterford	130,000	4.00%	4.00%
Westmeath	159,000	2.58%	0.00%
Wexford	169,000	-3.43%	1.20%
Wicklow	300,000	0.00%	1.69%
Dublin	290,000	1.75%	5.45%

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COUNTY ANALYSIS



FOUR-BEDROOM SEMI-DETACHED

Cork prices were up by 1.3% on the year to €385,000 in Q2, 2024.

The median price of 4-bedroom semi-detached houses in Dublin was up 3.8% on the year, to €550,000. Meath prices were up 1.6% to €320,000 and were flat in Wicklow at €495,000. However, Kildare saw the median price up 13% on the year to €365,000.

In Cork prices were up 1.3% to €385,000 and were flat in Limerick at €320,000. However, Galway saw a sharp 15% increase in the median price to €350,000.

FOUR-BED SEMI-DETACHED

3.8%



PRICE INCREASE IN DUBLIN

COUNTY	Q1 2024	Q/Q %	ANNUAL%
Carlow	275,000	3.77%	7.84%
Cavan	220,000	4.76%	0.00%
Clare	274,500	3.58%	9.80%
Cork	385,000	1.32%	10.00%
Donegal	235,000	0.00%	18.39%
Galway	350,000	14.75%	12.90%
Kerry	236,500	10.00%	-3.47%
Kildare	365,000	13.18%	12.31%
Kilkenny	315,000	5.00%	5.00%
Laois	232,500	-1.06%	-1.90%
Leitrim	217,475	11.53%	17.55%
Limerick	320,000	0.00%	8.47%
Longford	164,750	2.97%	3.62%
Louth	289,950	0.00%	3.74%
Mayo	225,000	11.39%	2.27%
Meath	320,000	1.59%	5.79%
Monaghan	240,000	0.21%	6.67%
Offaly	250,000	0.40%	9.17%
Roscommon	187,000	10.32%	8.72%
Sligo	225,000	-2.17%	1.12%
Tipperary	230,000	15.03%	9.52%
Waterford	272,000	2.64%	8.80%
Westmeath	280,000	0.00%	7.71%
Wexford	280,000	0.00%	1.82%
Wicklow	495,000	0.00%	0.00%
Dublin	550,000	3.77%	3.77%

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 of data in this report has 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 different combination of types, sizes and locations, the real trends in property prices are easily obscured.

Our method is designed to reflect price changes 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**



MyHome.ie Property Report



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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

Q2 2024 HIGHLIGHTS



SUMMARY

	Q2 2023	Q2 2024	% change
NUMBER OF PROPERTIES ON THE SITE	14,036	12,488	↓ 11%
NUMBER OF PROPERTIES SOLD FROM PPR (AS OF MAY 31ST)	22,601	21,084	↓ 6.7%
NUMBER OF NEW PROPERTIES ON THE MARKET	9,396	8,723	↓ 7.2%
NATIONAL TIME TO SALE AGREED	3.3 months	2.9 months	
NATIONAL AVERAGE ASKING PRICE	€297,173	€309,862	

MyHome.ie Property Report

4.6%

The average mortgage approval increased to €313,000

5,841



completions in Q1 2024
down 12% on the year

Asking prices



NATIONAL
€365,000



DUBLIN
€465,000



EX-DUBLIN
€310,000

National time to sale agreed

11 weeks

The median price of all properties listed for sale on the MyHome website, up 6.5 % on the year

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