

# The Housing Market

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Threats, Uncertainties and Market Opportunities

Sherry  
FitzGerald



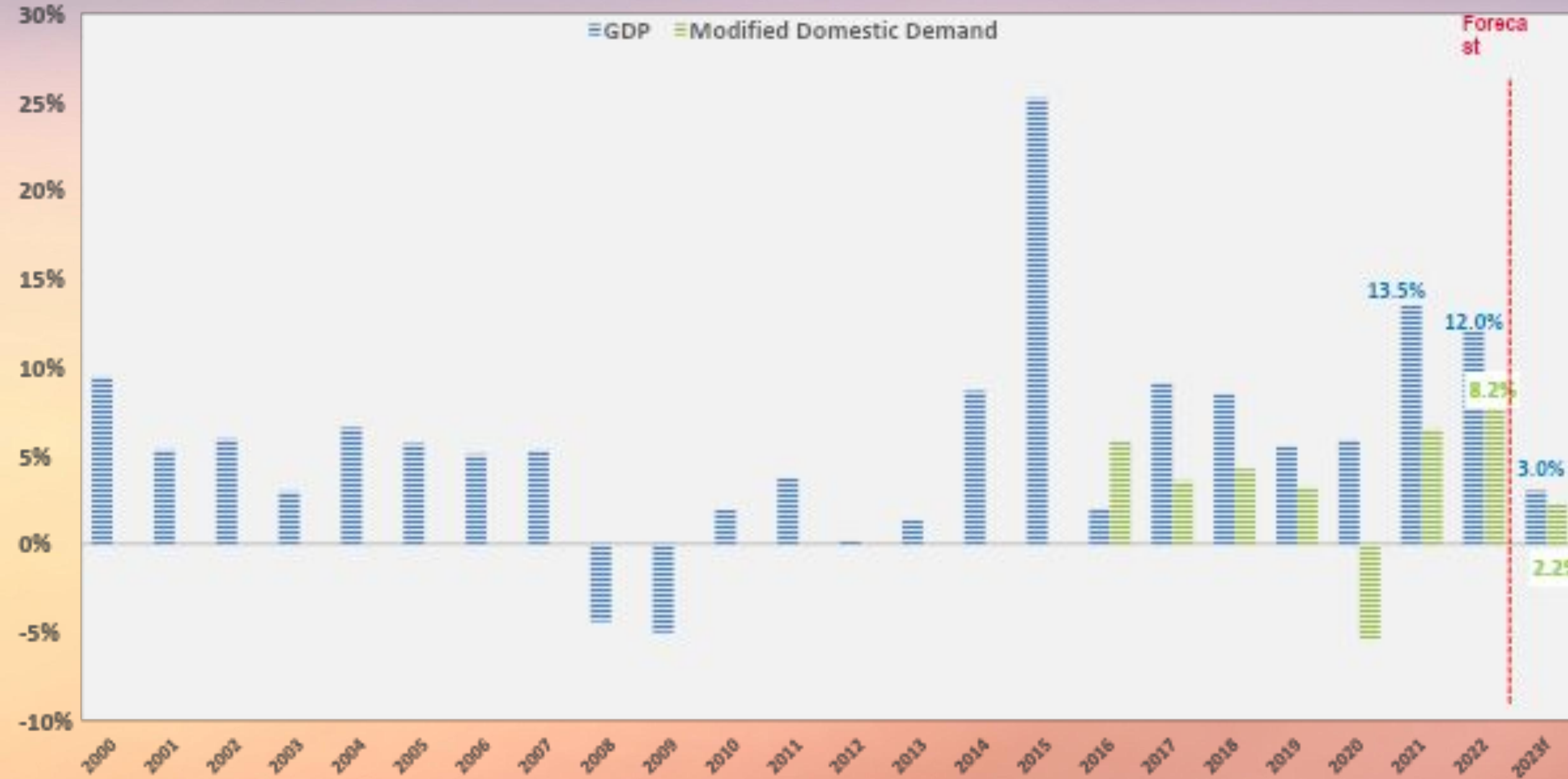


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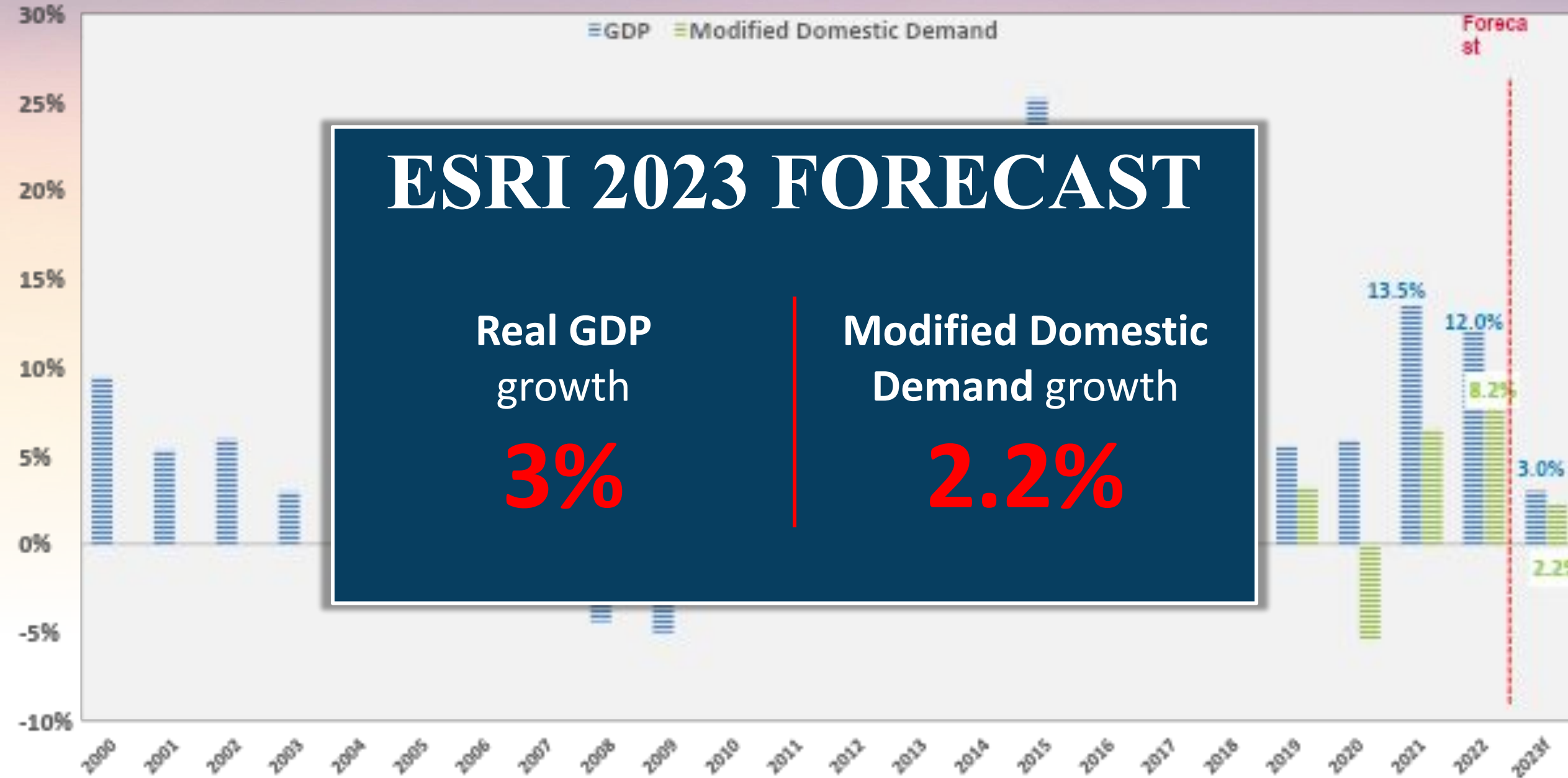




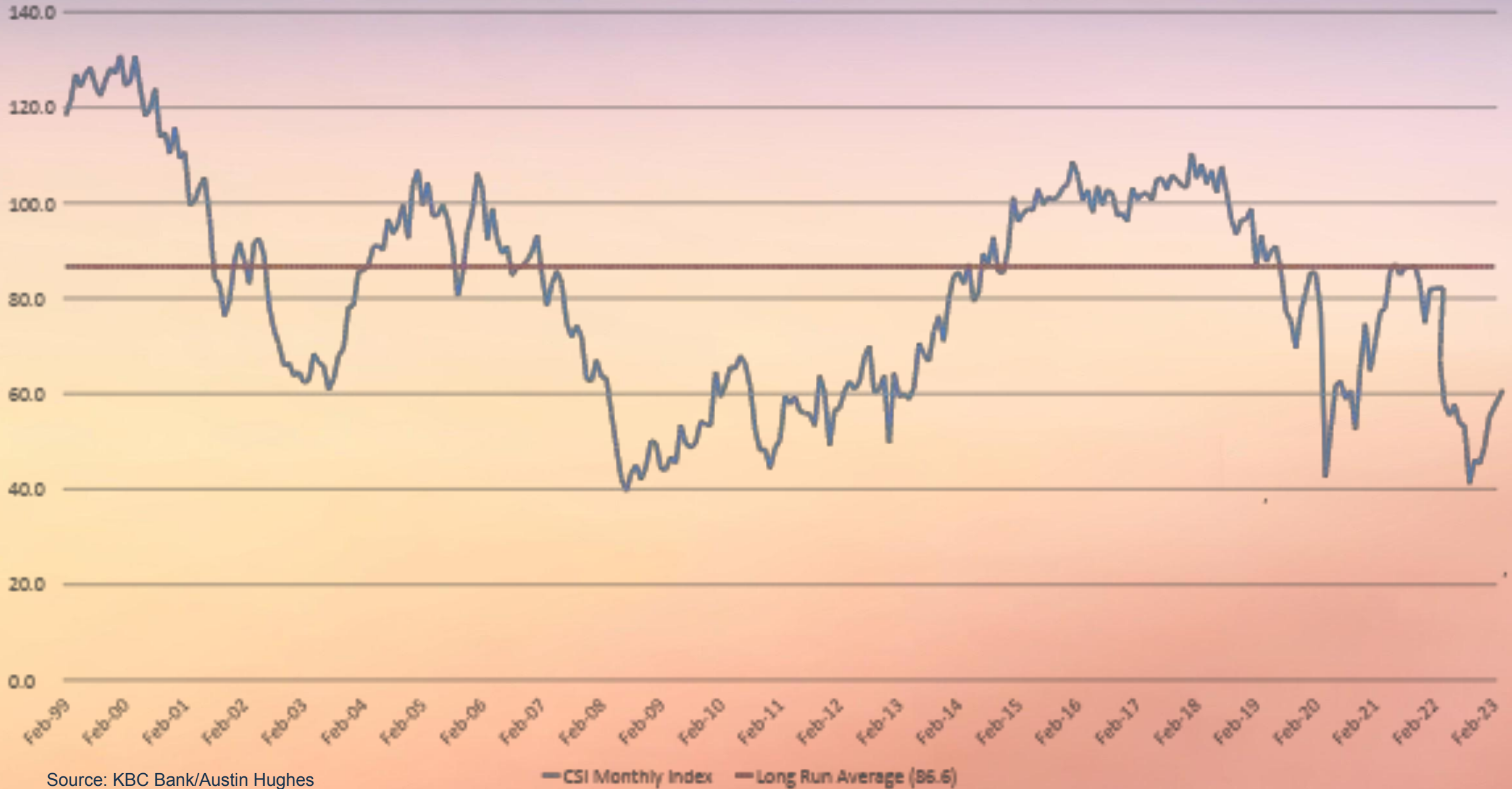
# GDP & MODIFIED DOMESTIC DEMAND FORECASTS



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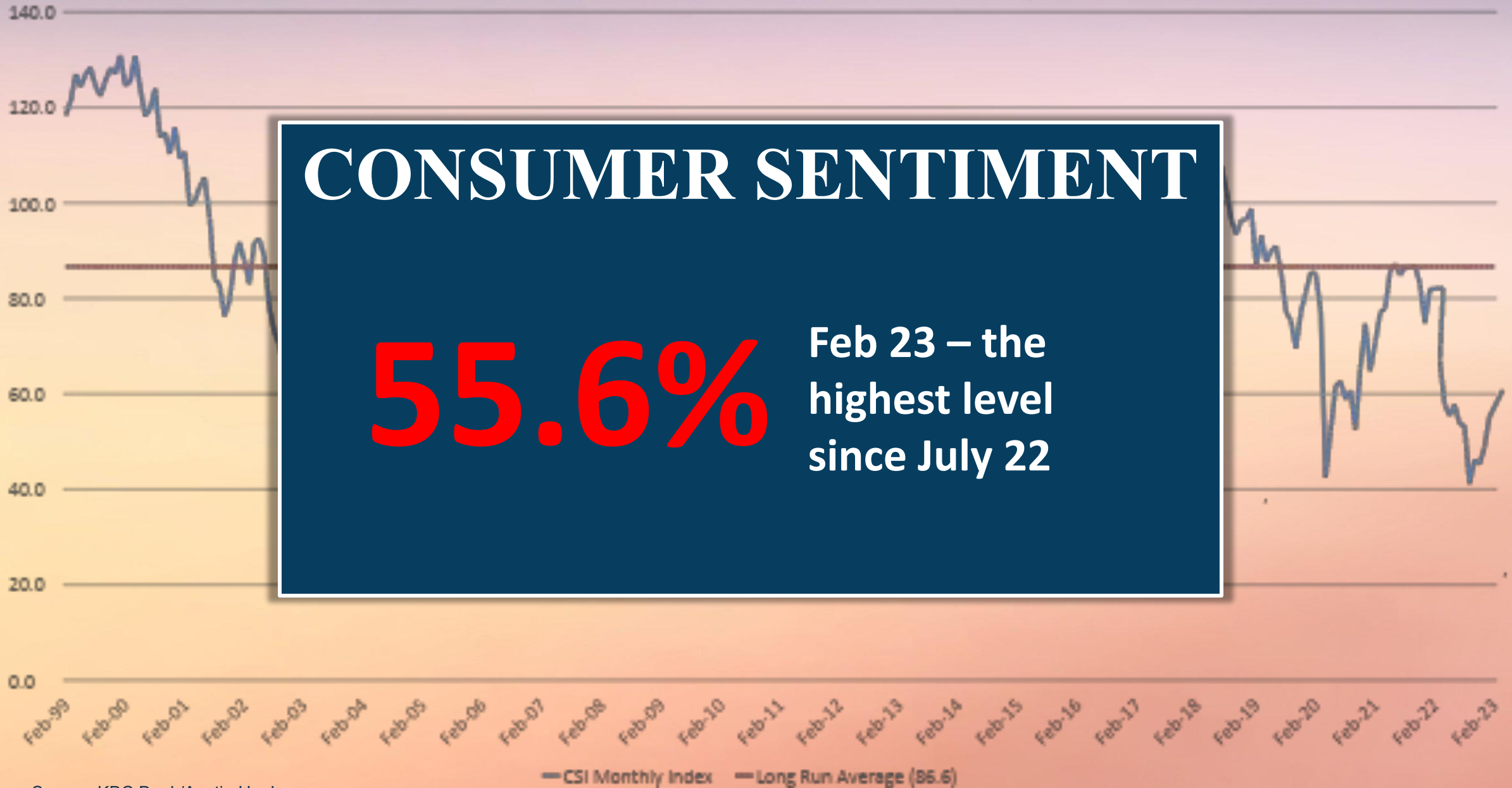


# CONSUMER SENTIMENT INDEX – FEB 99 TO FEB 23



Source: KBC Bank/Austin Hughes

# CONSUMER SENTIMENT INDEX – FEB 99 TO FEB 23



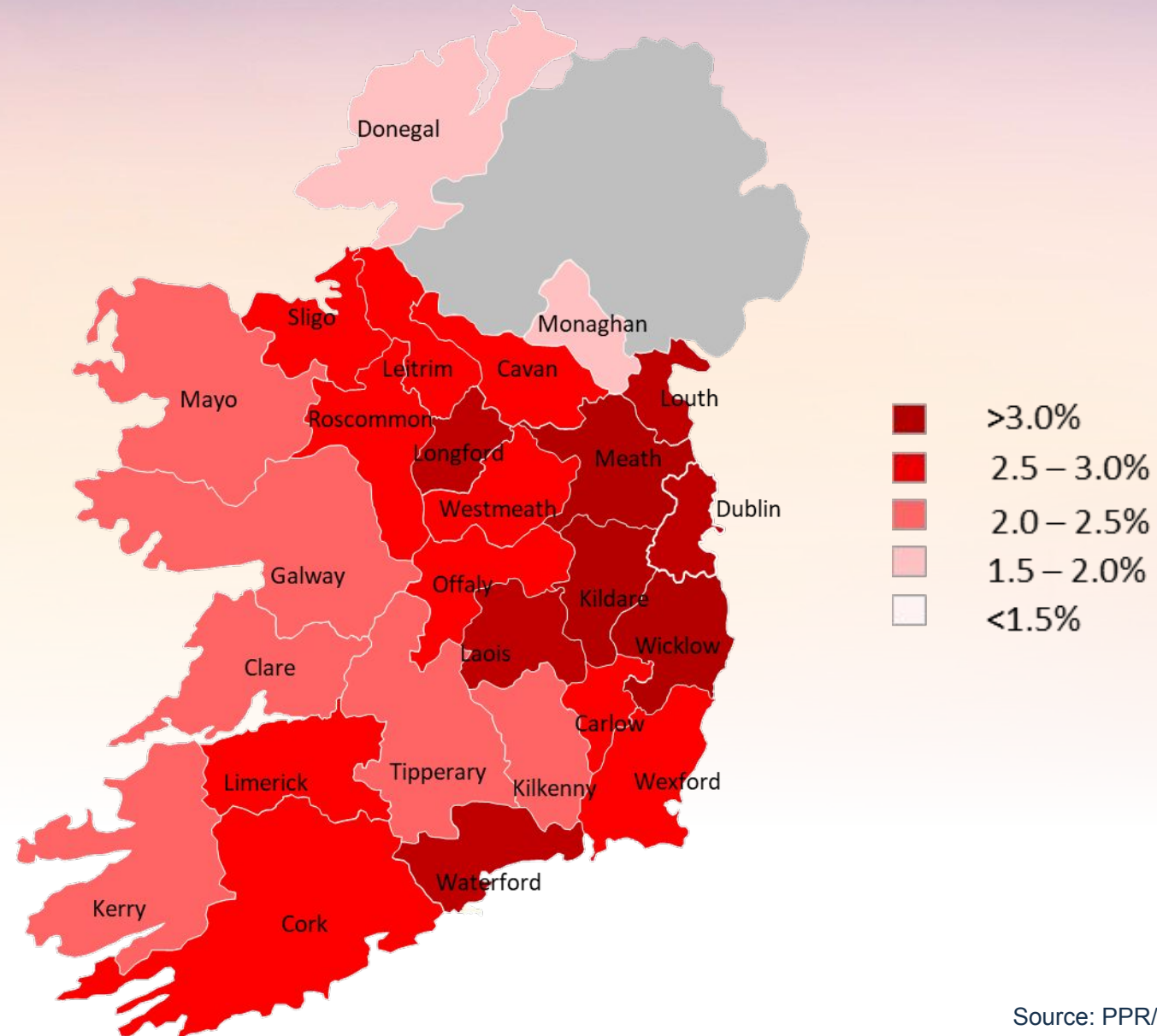
# RESIDENTIAL MARKET





# MARKET ACTIVITY – VOLUMES 2021

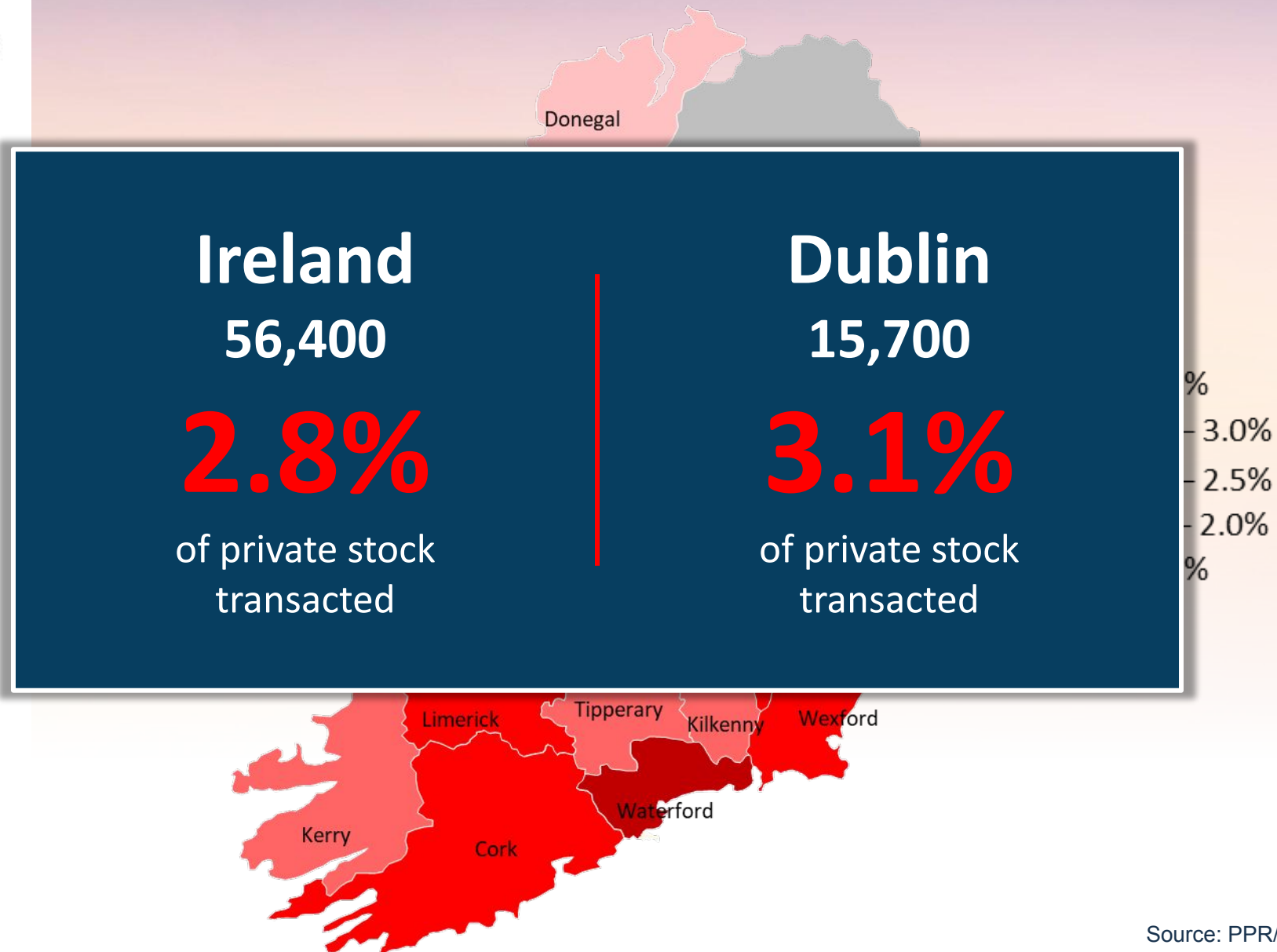
County	% of Housing Stock Sold
Kildare	3.8%
Wicklow	3.5%
Meath	3.3%
Waterford	3.3%
Laois	3.3%
Longford	3.3%
Louth	3.1%
Dublin	3.1%
Wexford	3.0%
Westmeath	2.9%
Leitrim	2.9%
Sligo	2.9%
Roscommon	2.9%
Carlow	2.9%
Cork	2.7%
Cavan	2.7%
Offaly	2.6%
Limerick	2.6%
Tipperary	2.5%
Clare	2.4%
Galway	2.4%
Kilkenny	2.4%
Mayo	2.3%
Kerry	2.2%
Donegal	2.0%
Monaghan	1.6%
<b>State</b>	<b>2.8%</b>





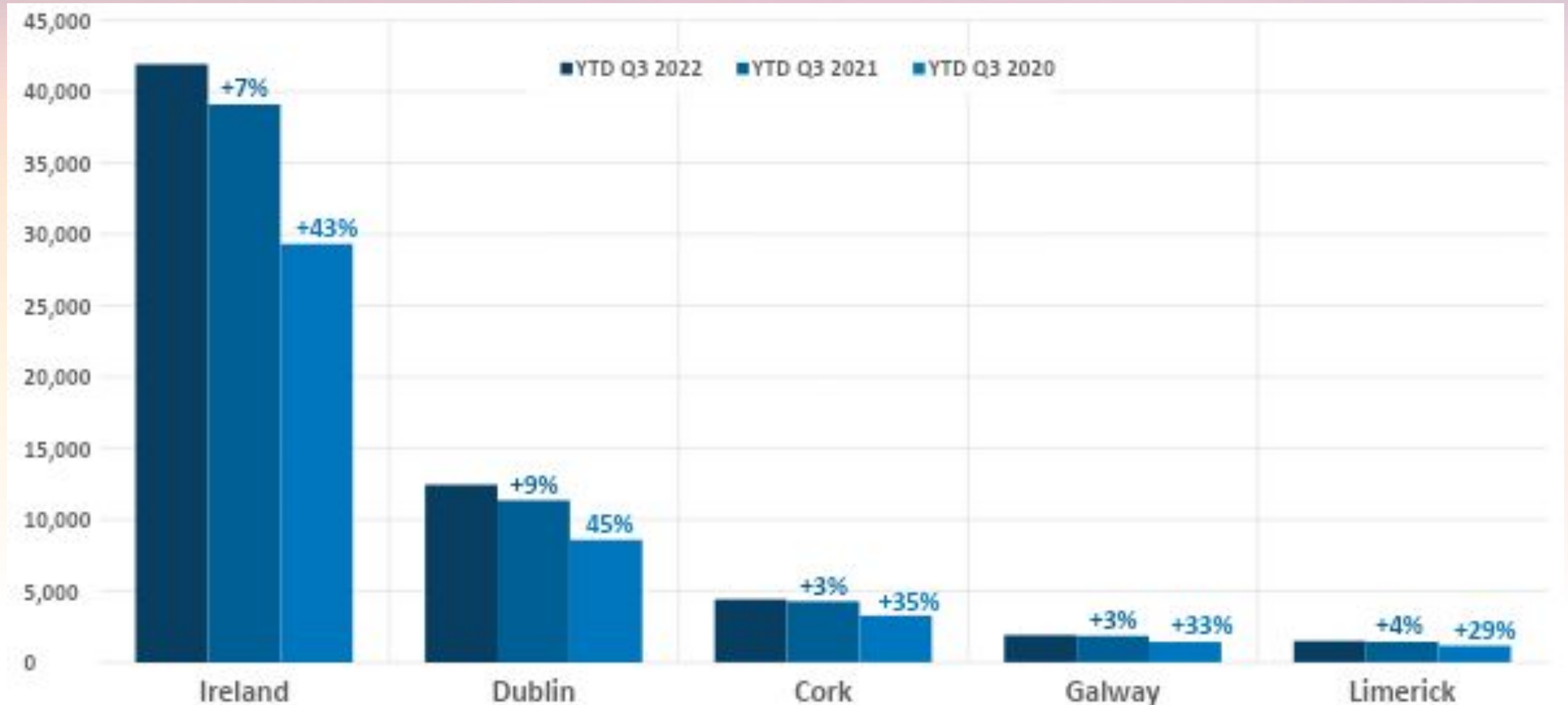
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# VOLUME OF SALES

YTD Q3 2022 VS YTD Q3 2021 & 2020



\*Excludes multi-family/block sales and rounded

Source: PPR/Sherry FitzGerald Research

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YTD Q3 2022 VS YTD Q3 2021 & 2020

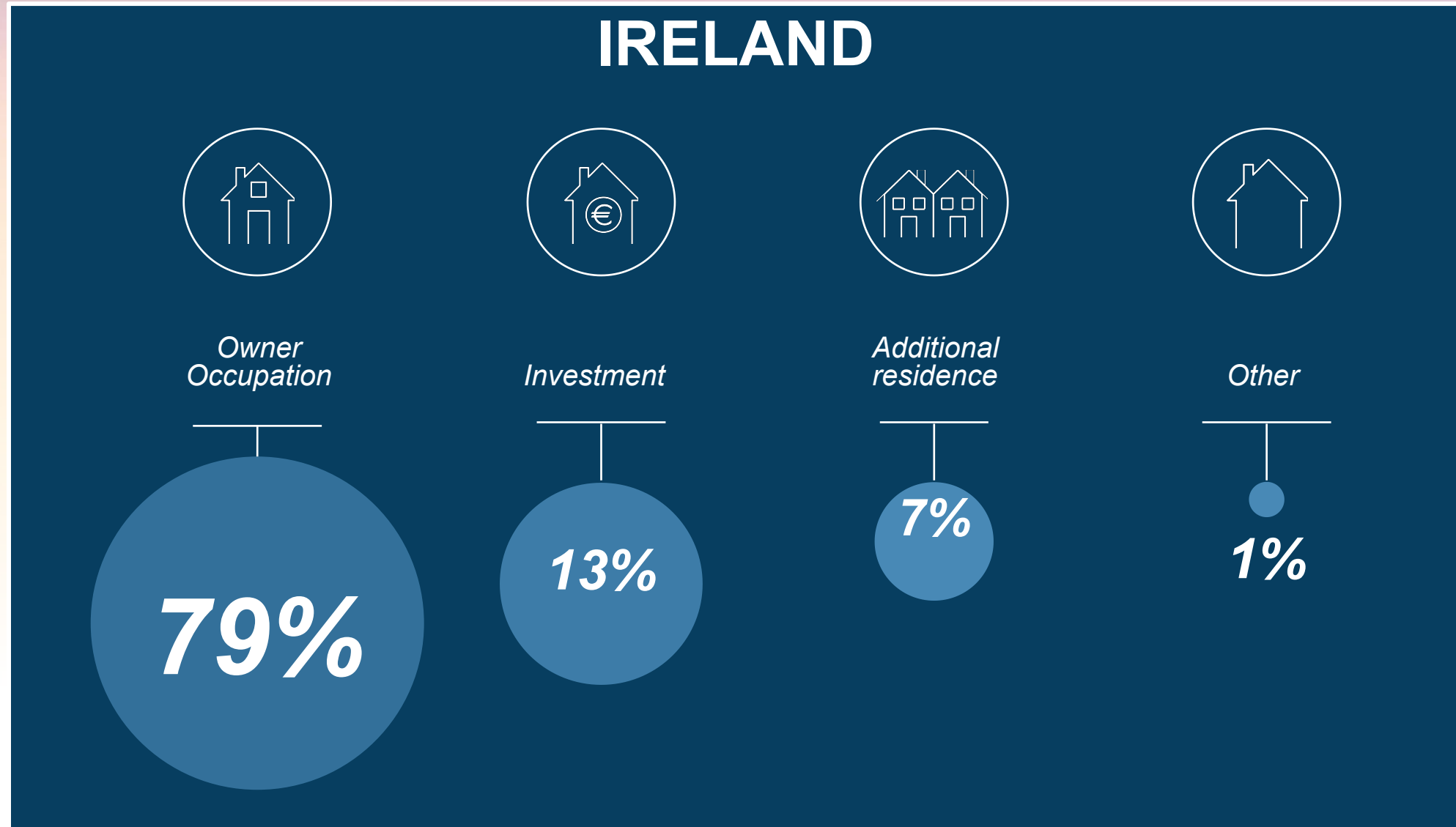


\*Excludes multi-family/block sales and rounded

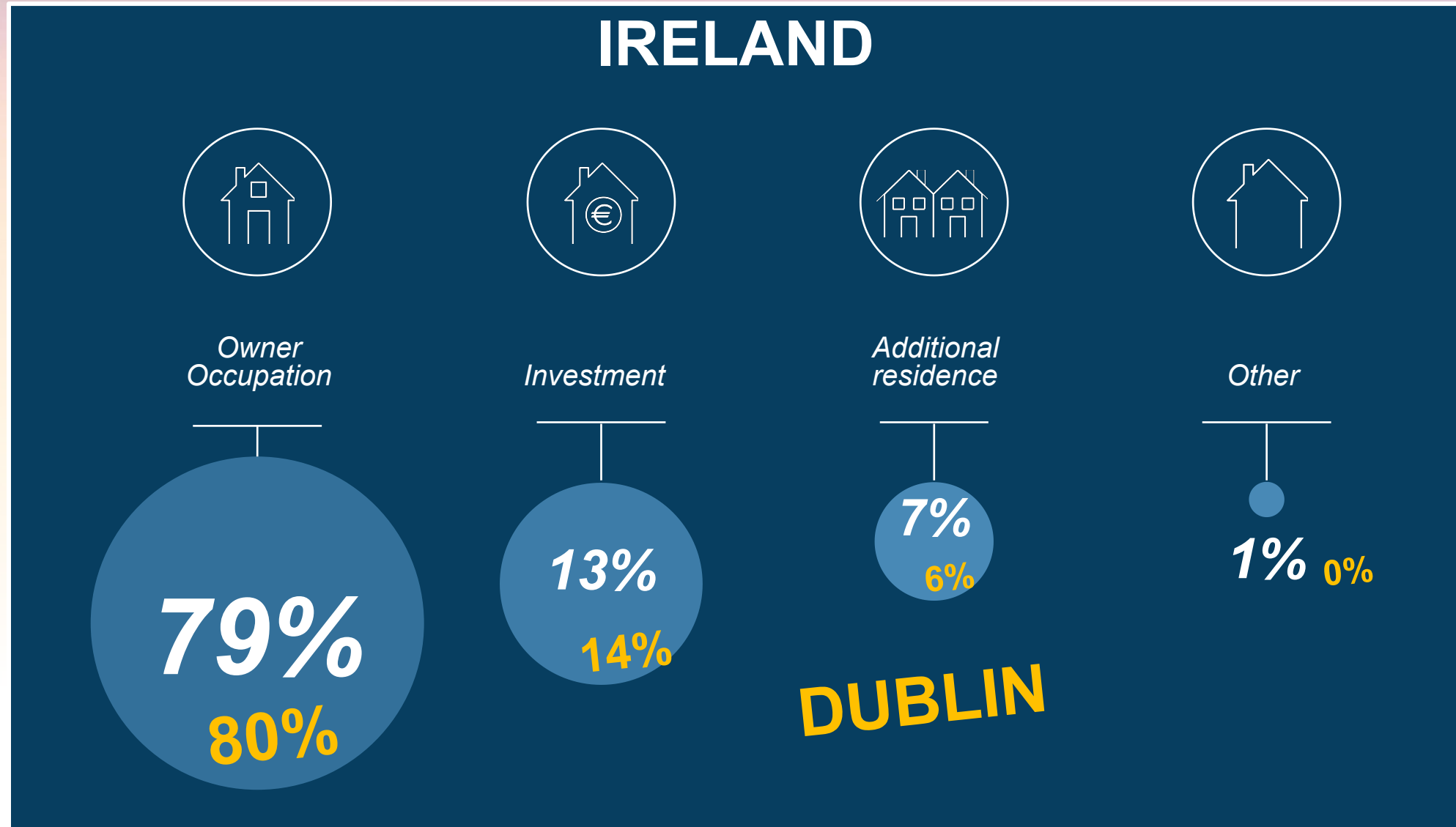
Source: PPR/Sherry FitzGerald Research



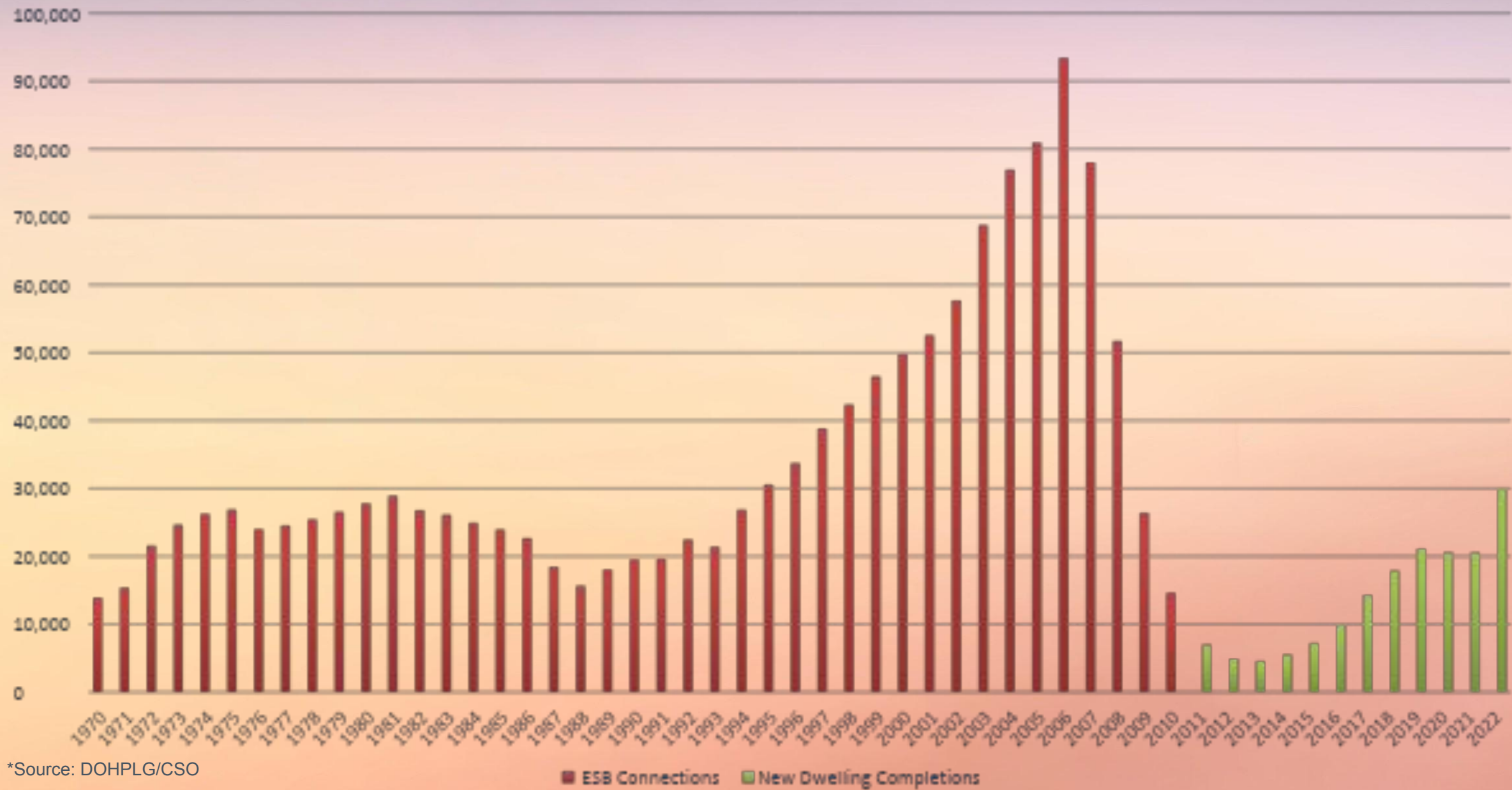
# 2<sup>ND</sup> HAND STOCK 2022 – PROFILE OF PURCHASER



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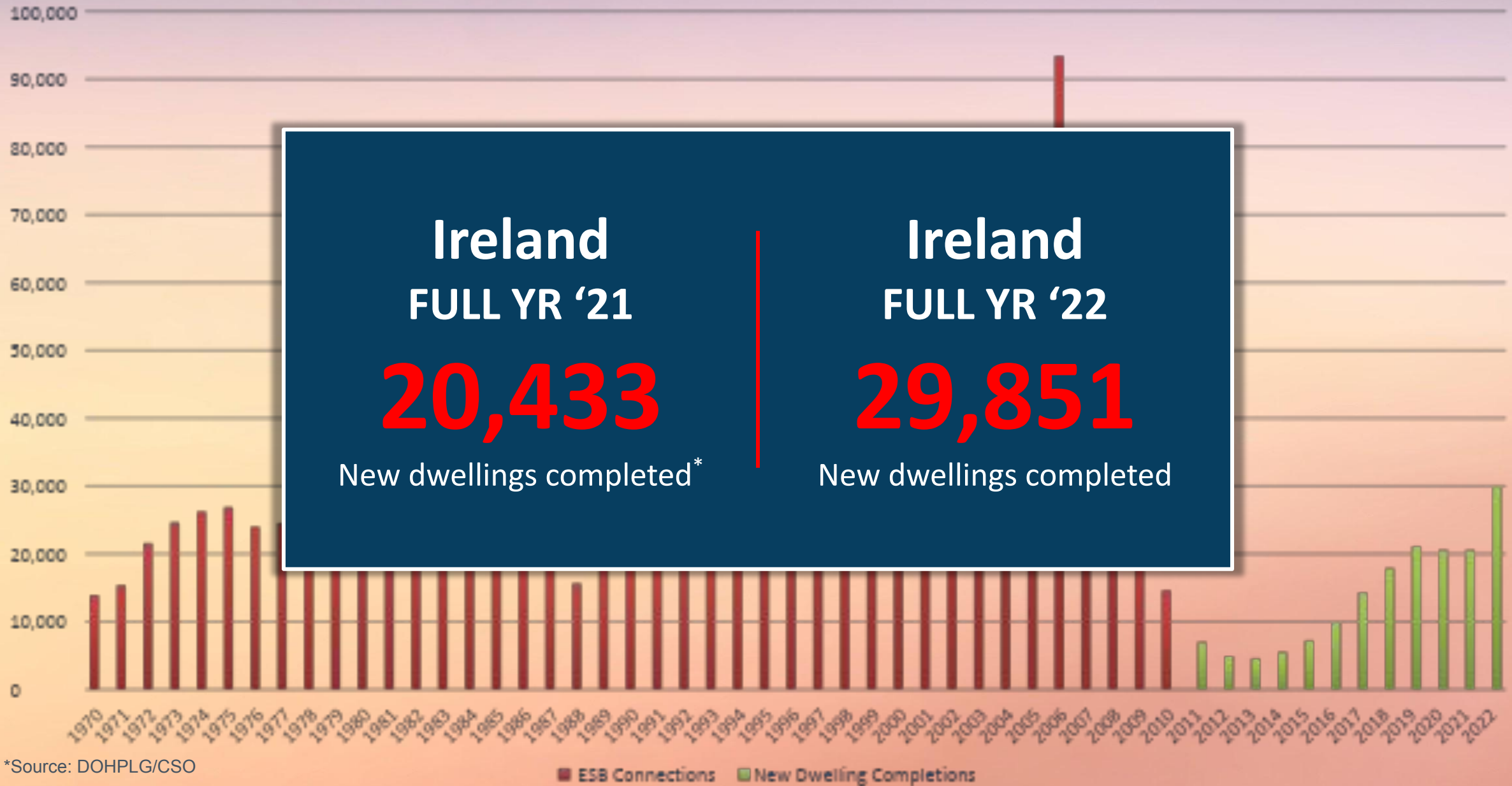
# HOUSING COMPLETIONS 1971 TO 2022



\*Source: DOHPLG/CSO



# HOUSING COMPLETIONS 1971 TO 2022



\*Source: DOHPLG/CSO



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Statistics  
Office

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CENSUS 2022  
[www.cso.ie](http://www.cso.ie)

# Census 2022 Preliminary Results

## Population



2016 4,761,865

2022  
5,123,536

Total Change  
361,671



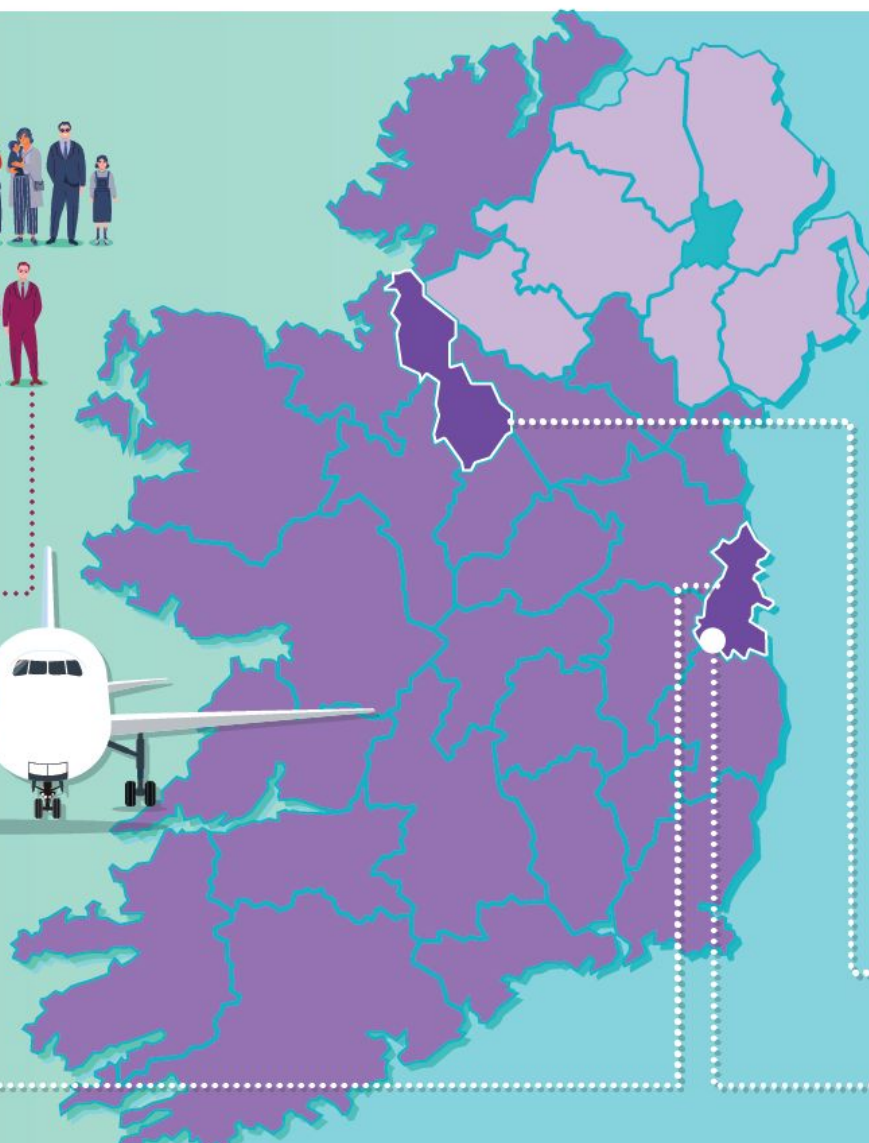
Natural  
Increase  
171,338

Net  
Migration  
190,333



Largest  
Inward  
Migration  
Dublin at  
+46,559

First time  
the **population**  
exceeds 5 million  
in a census since 1851



## Housing



2016 2,003,645

Total Change  
120,945

2022  
2,124,590



Occupied  
Homes  
1,858,526



Vacant  
Homes  
166,752



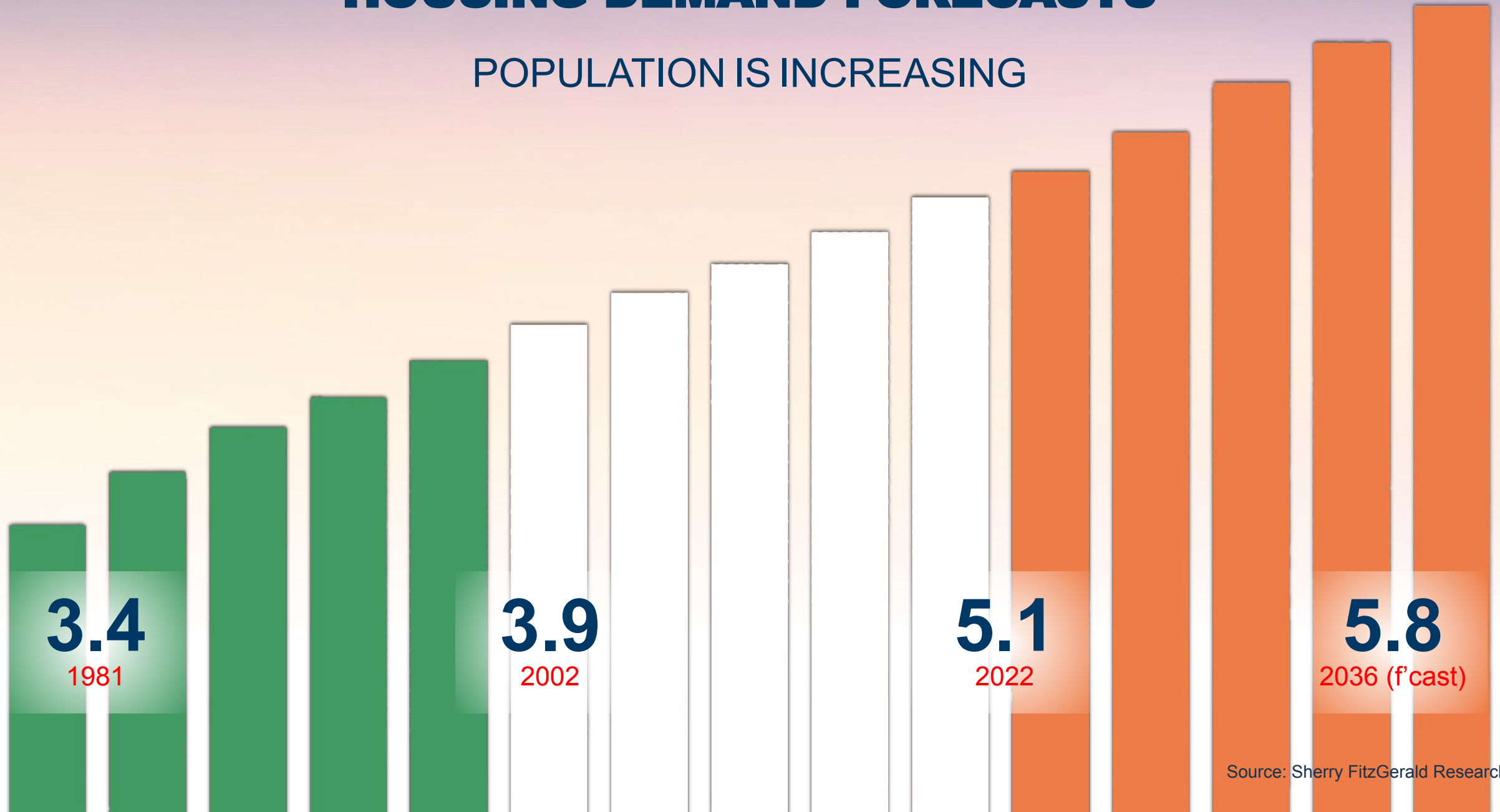
Vacancy  
Rate: 7.8%  
Percentage  
Change: -9%

Lowest % Vacant  
South Dublin | 4%

Highest % Vacant  
Leitrim | 16%

# HOUSING DEMAND FORECASTS

POPULATION IS INCREASING



Source: Sherry FitzGerald Research



# HOUSING DEMAND FORECASTS

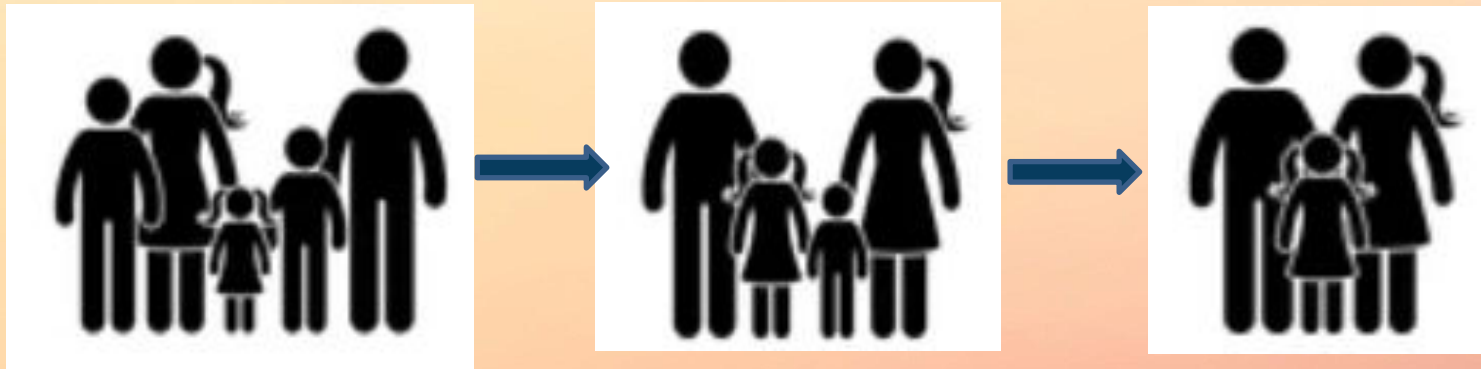
## POPULATION IS INCREASING



**5,812,497**

Forecasted Population  
in 2036

## AVERAGE HOUSEHOLD SIZE IS DECREASING



**2.30**

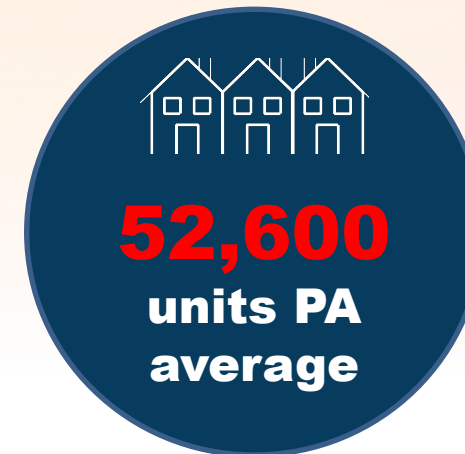
Forecasted Average  
Household Size  
in 2036



# FUTURE DEMAND – DEMOGRAPHIC PROJECTIONS

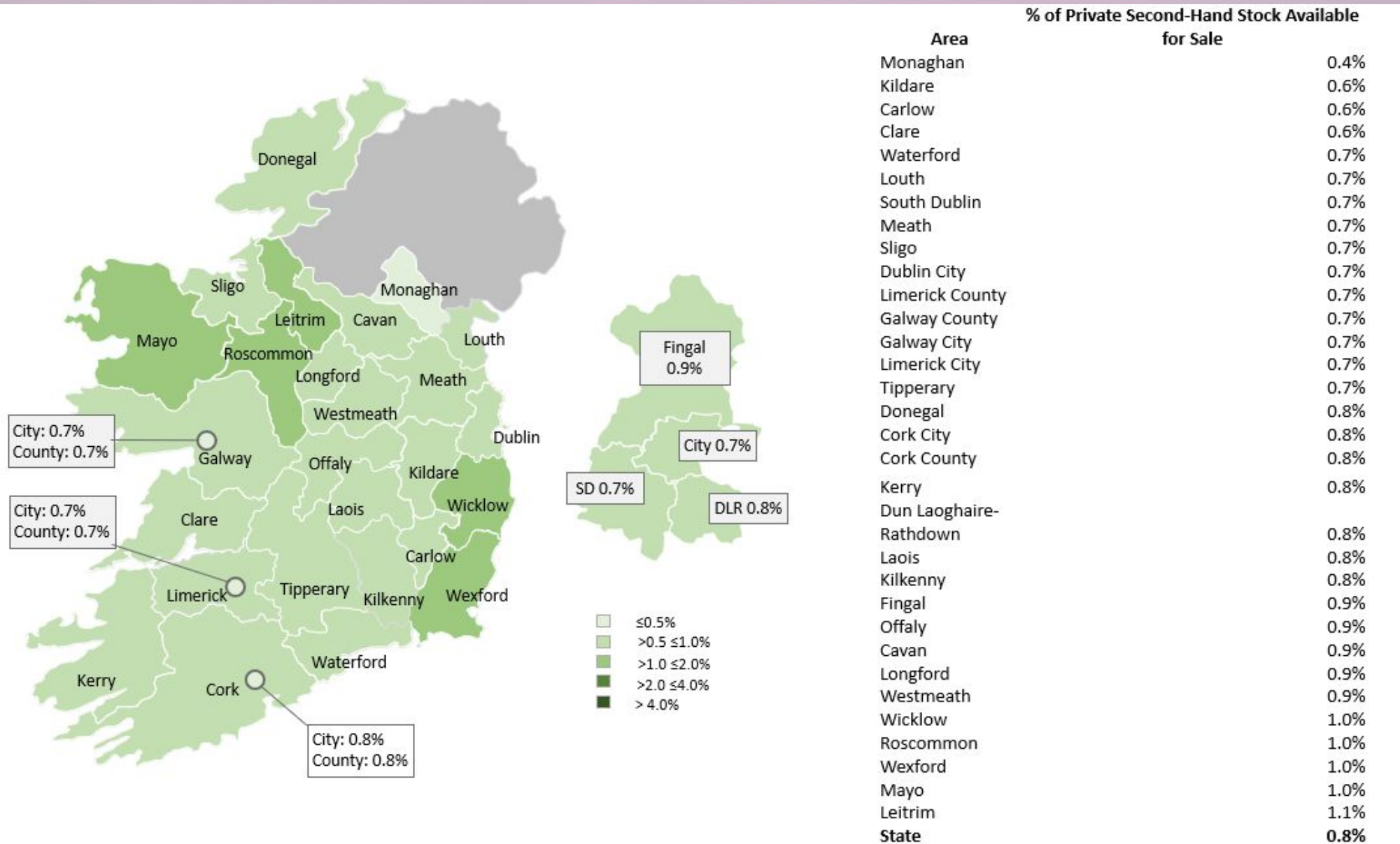


Years	Housing Demand
2022 - 26	51,700
2027 - 31	50,122
2032 - 36	55,932



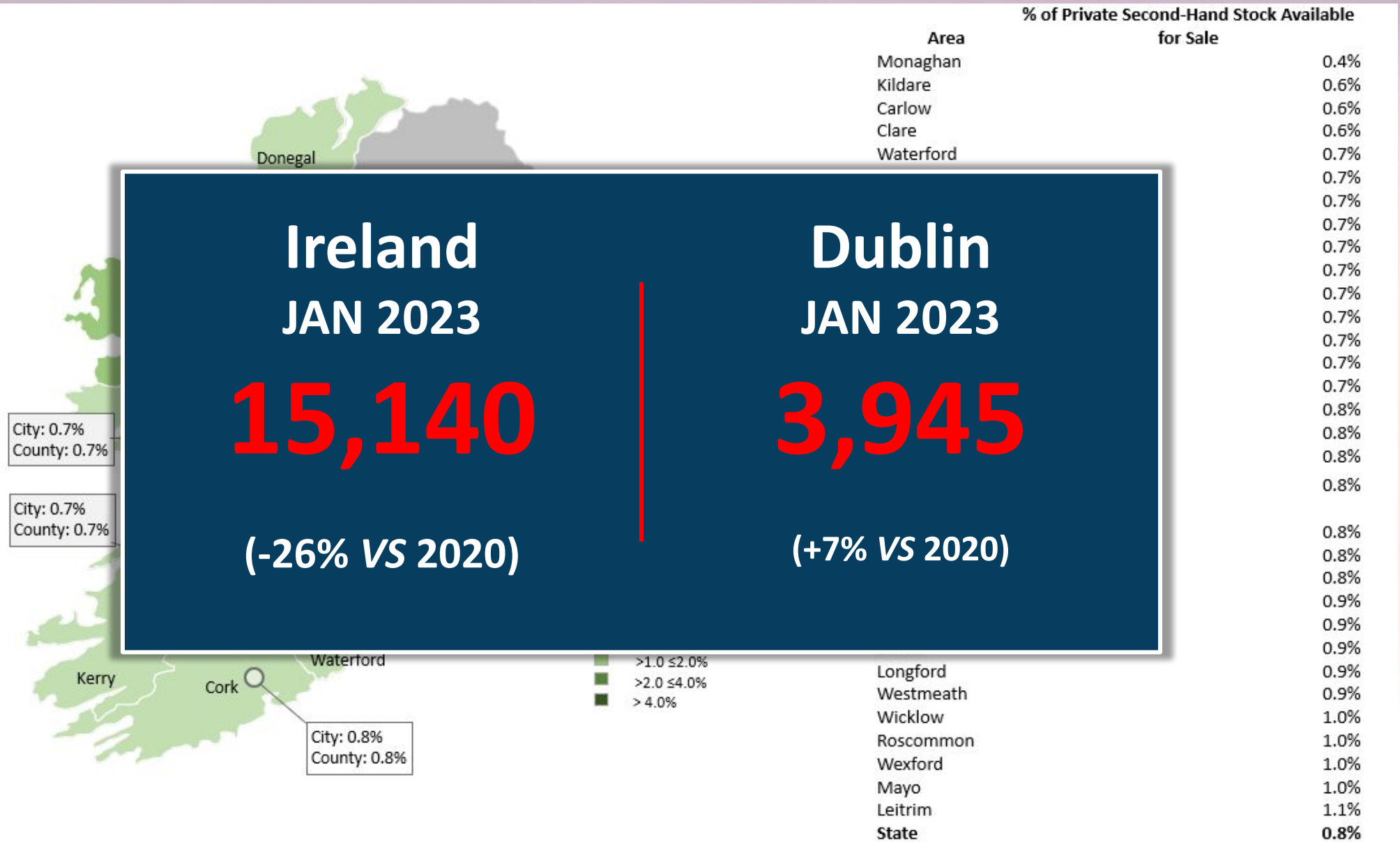
**Ireland -  
Total**

# PRIVATE STOCK ADVERTISED FOR SALE – JAN 2023

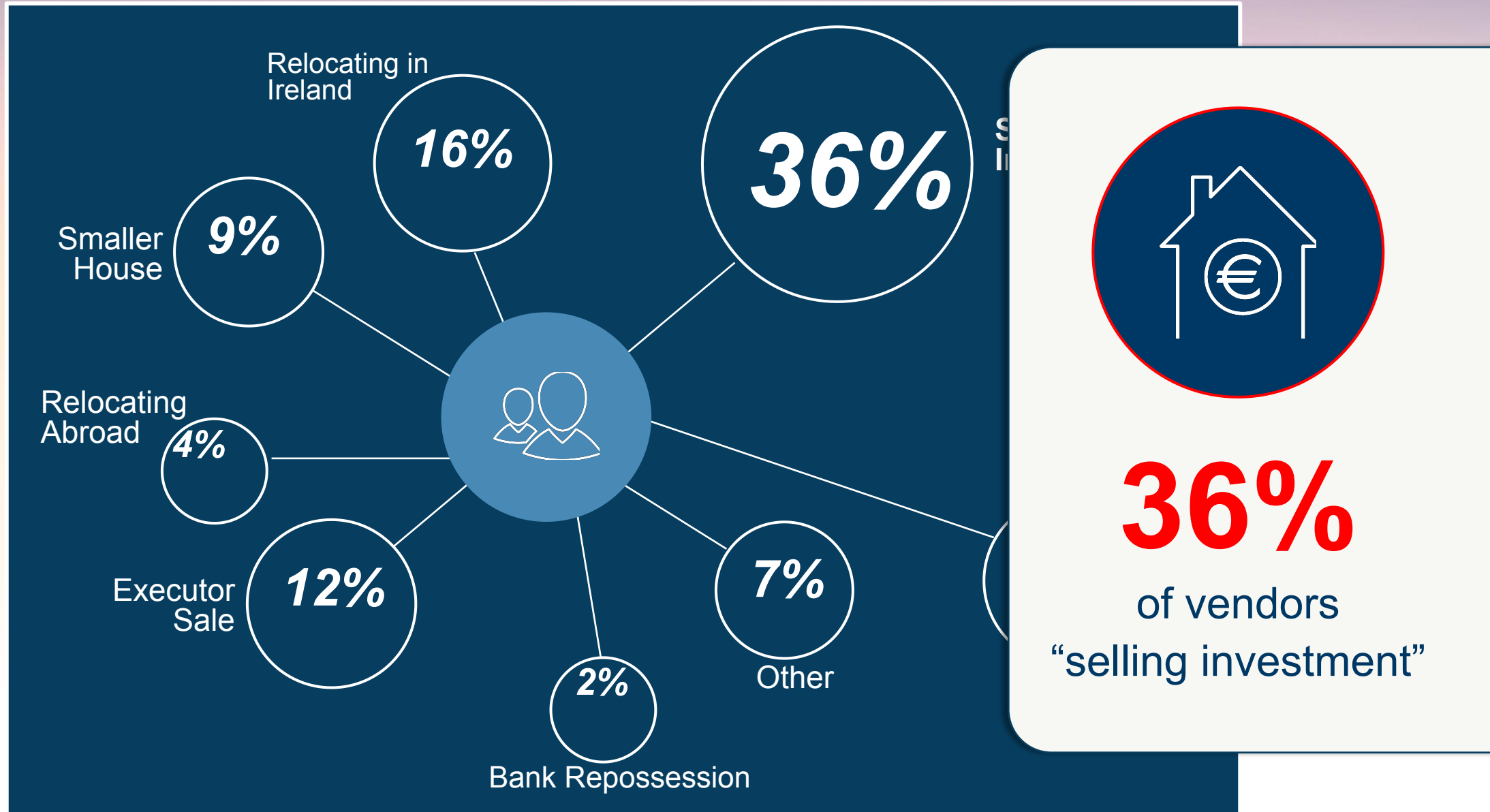




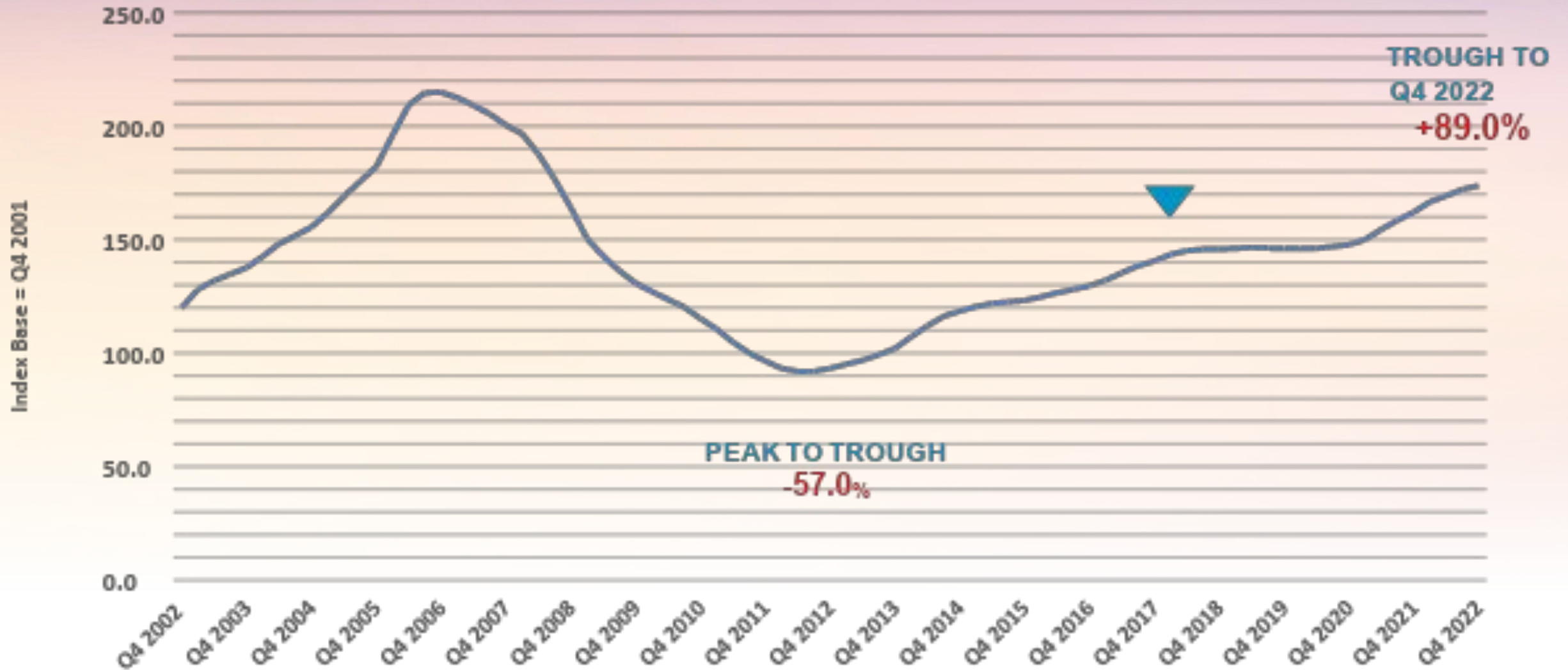
# PRIVATE STOCK ADVERTISED FOR SALE – JAN 2023



# VENDOR ANALYSIS – 2022

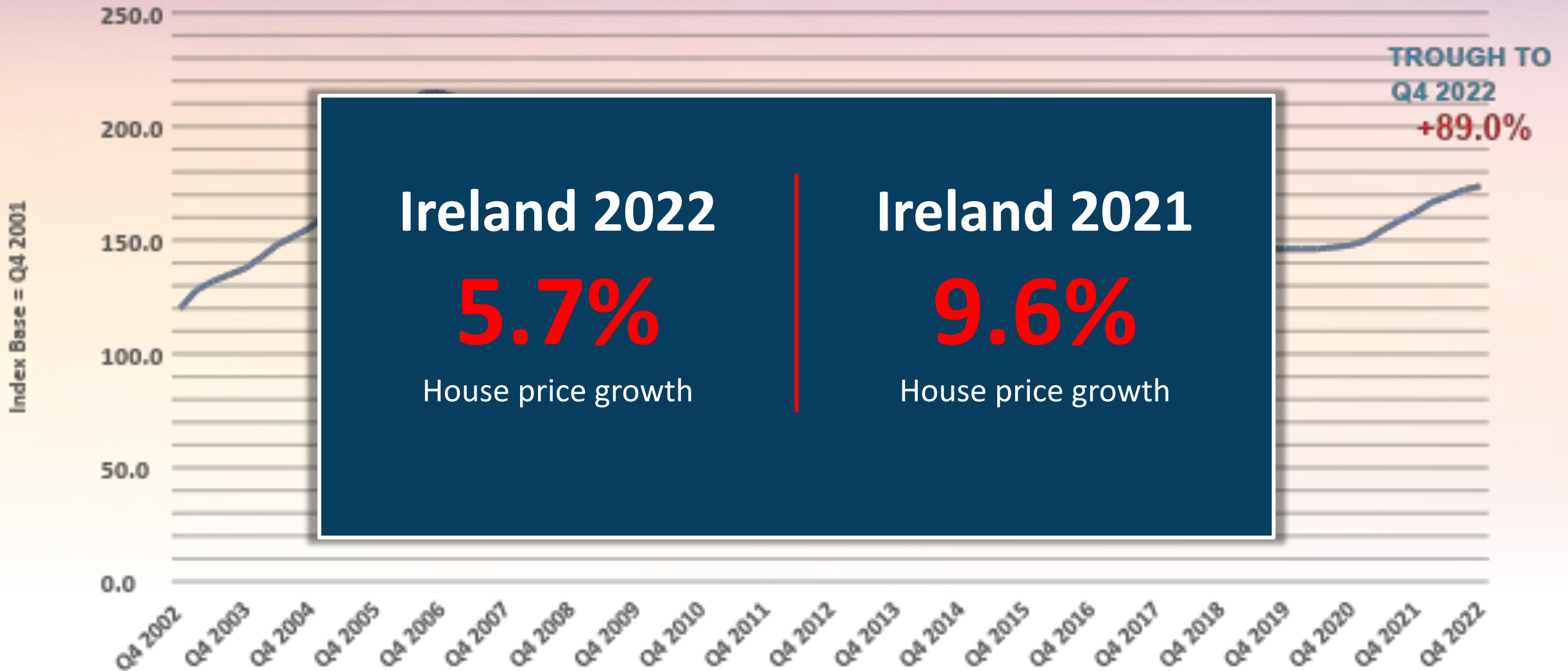


# ALL IRELAND BAROMETER – 2<sup>ND</sup> HAND HOUSE PRICES

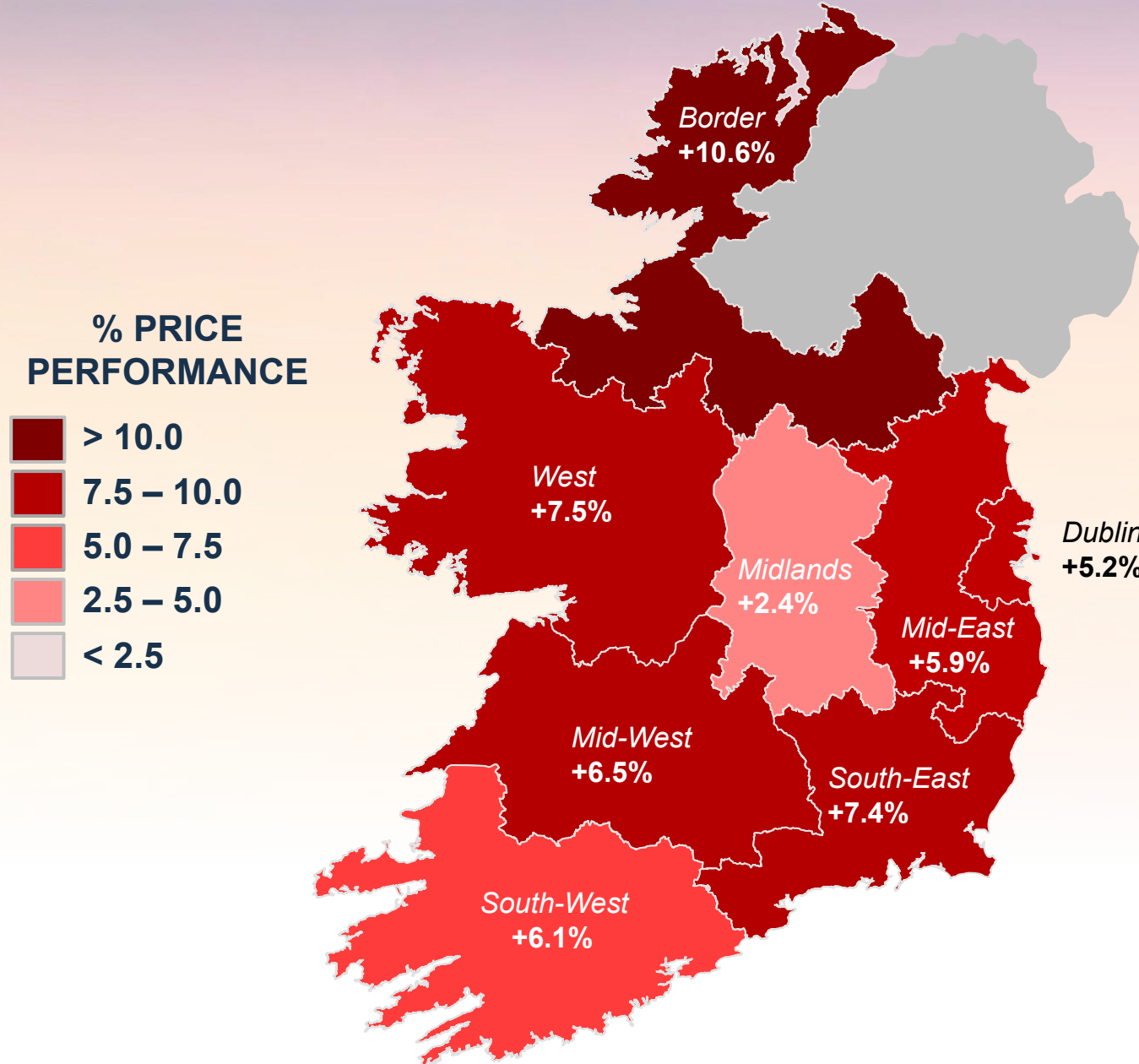




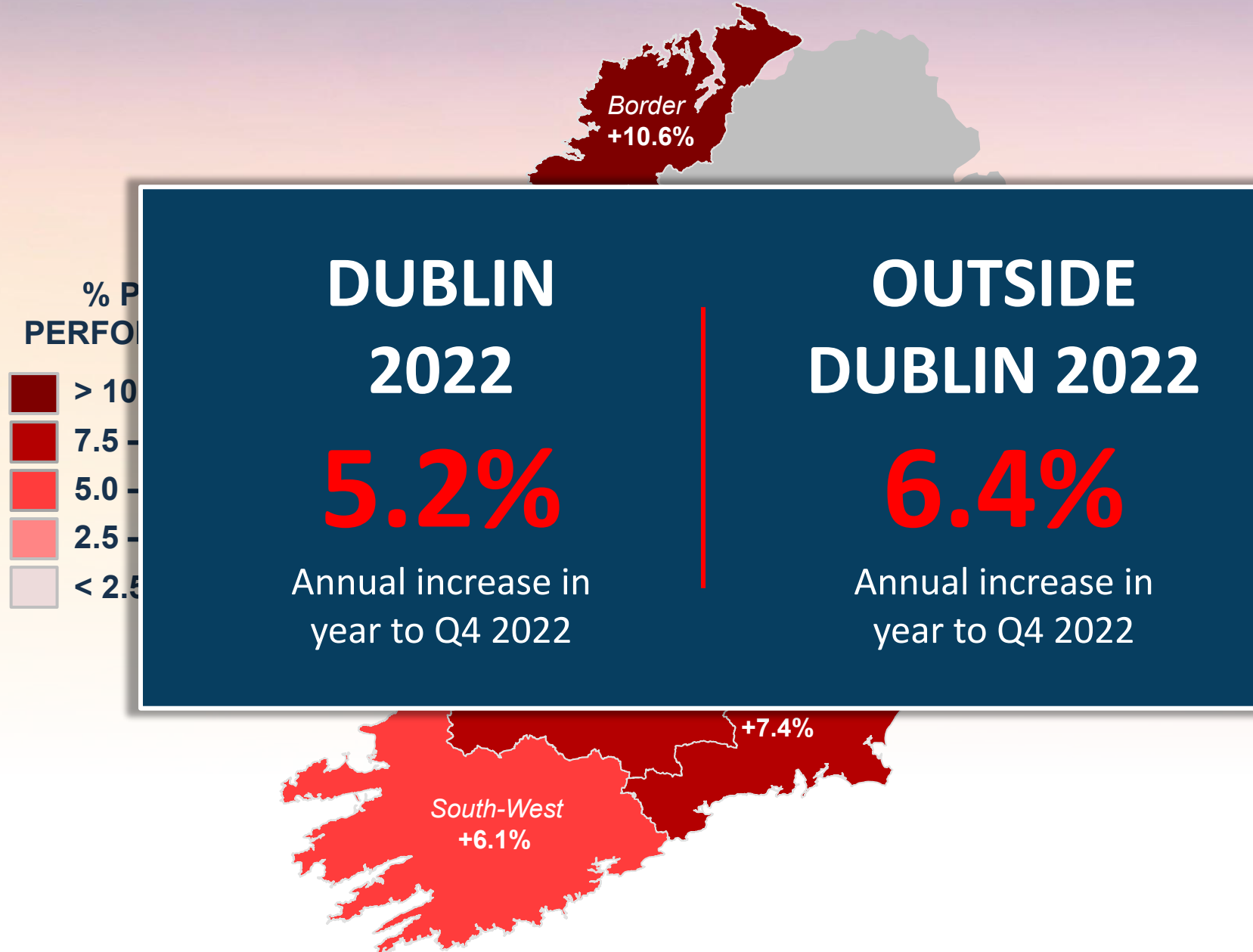
# ALL IRELAND BAROMETER – 2<sup>ND</sup> HAND HOUSE PRICES



# SECOND-HAND HOUSE PRICES – Q4 21 TO Q4 22



# SECOND-HAND HOUSE PRICES – Q4 21 TO Q4 22





# PRIVATE RENTAL SECTOR

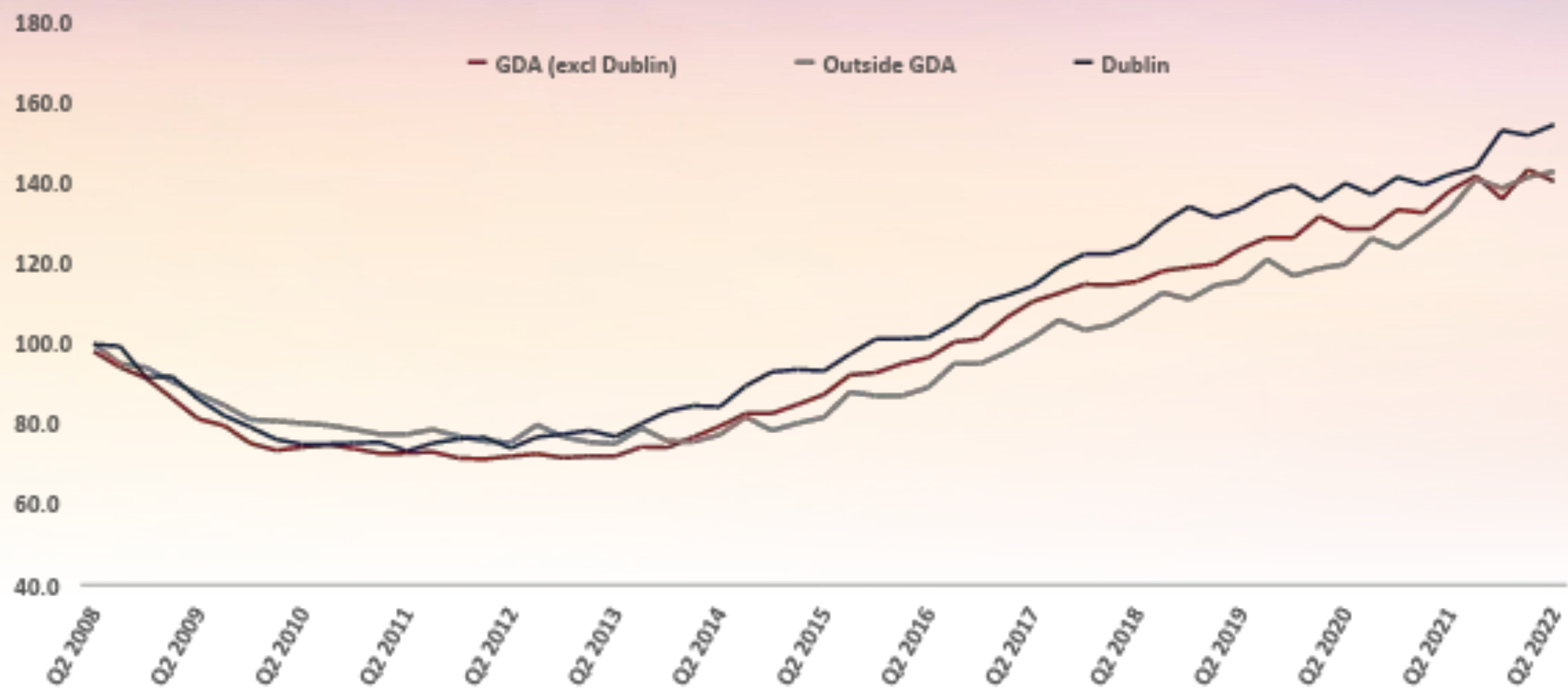




# RESIDENTIAL INVESTMENT – 10 YEAR TIME SERIES

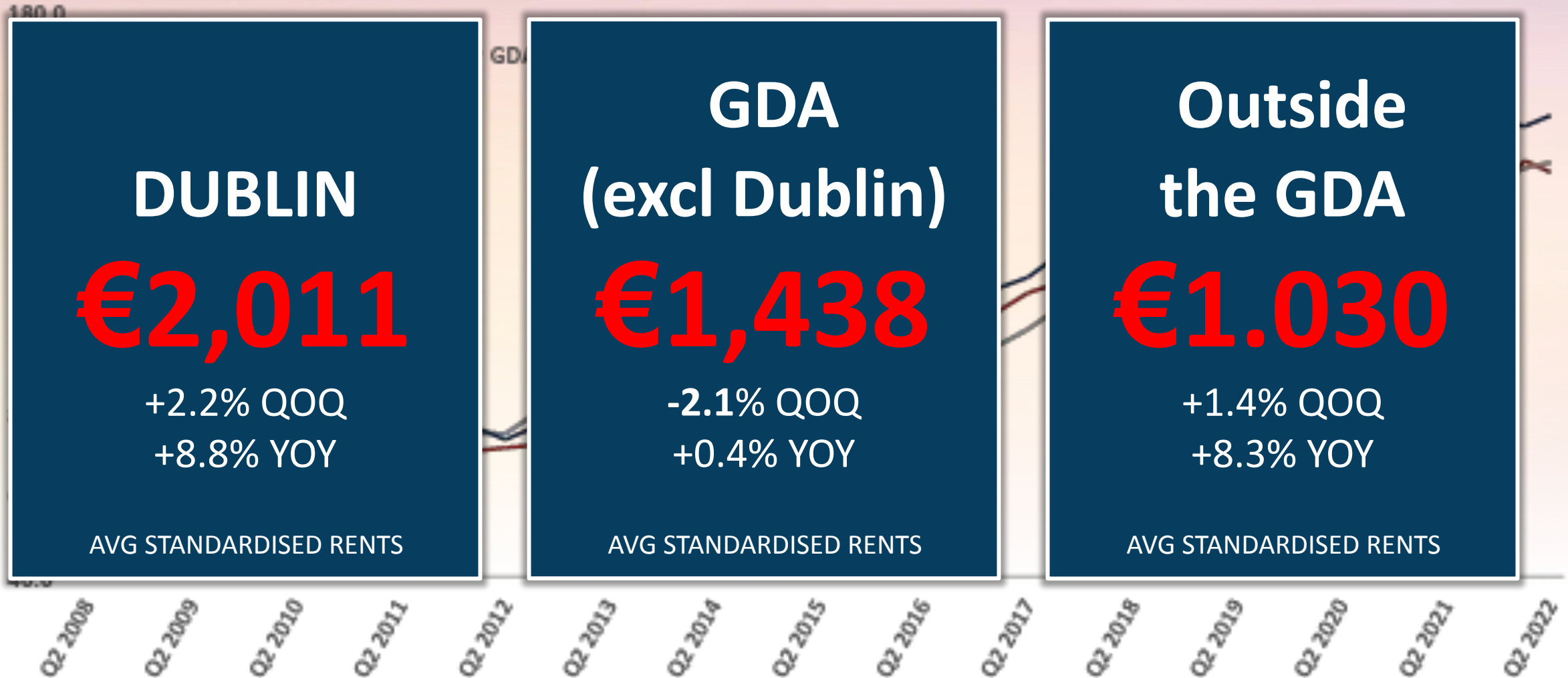


# RTB INDEX – ALL PROPERTY INDEX, Q2 2008 TO Q2 2022





# RTB INDEX – ALL PROPERTY INDEX, Q2 2008 TO Q2 2022



# THANK YOU

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Sherry FitzGerald

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FitzGerald