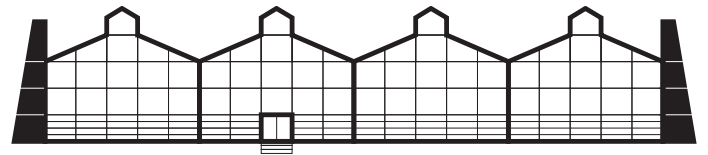
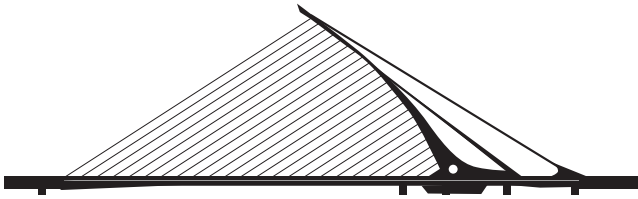


The Docklands Residential Update July 2017

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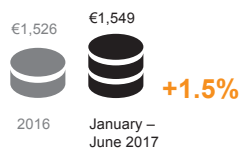


Apartment Lettings

This information is based on letting agreements concluded by Owen Reilly between January and June 2017.

Average monthly rents

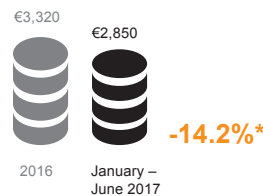
One Bedroom Apartments



Two Bedroom Apartments



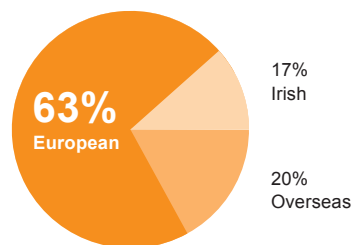
Three Bedroom Apartments



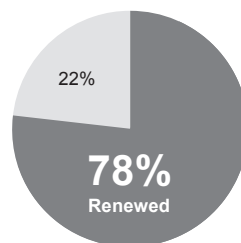
*Low number of transactions

Mid-year rent inflation
+3.9%

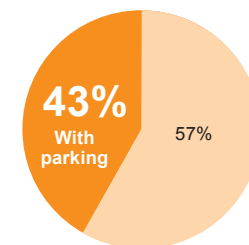
Tenant nationality



Rental renewals in 2017



Rentals with parking in 2017



2017 (January - June)

Average Rental Yield

6.3%

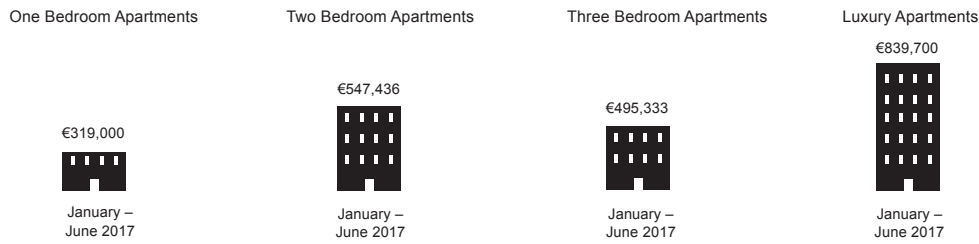


Mid-year Price inflation (Per square metre)

9.4%



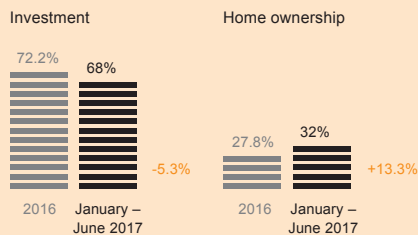
Average apartment prices



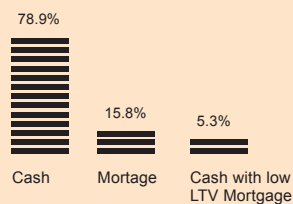
Average prices per square metre (square foot)



Buyer profile – purpose of purchase



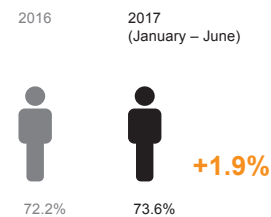
Buyer profile in 2017 (January – June) – finance



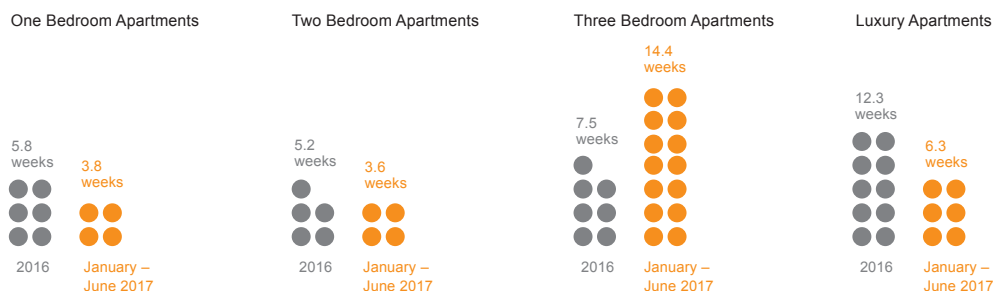
Buyer nationality



Irish buyers in 2016 and 2017



Weeks on market



The Dublin Docklands micro-economy continues to thrive. The new Central Bank HQ on North Wall Quay has brought 1,700 employees to the area and significant job announcements made this year will add additional numbers to the local workforce. South Docklands has received a great filip with the announcement that investment bank JP Morgan will buy 345,000 square feet of office space at Capital Dock on Sir John Rogerson's Quay and bring 500 additional jobs.

Sale transactions continue to affirm Dublin Docklands as Dublin city centre's prime residential market; against a backdrop of low stock, our transactions highlighted very fast sales in the one and two-bedroom categories, mid-year price inflation of 9.4%, an average price per square metre of €6,604 (€614 per sqft) and, notwithstanding the effect of the 2016 rent cap legislation, we have continued to see rent inflation in the one and two-bedroom categories. Attesting to the market potential and strong rental sector, 68% of our buyers were investors. The next generation office and residential development planned last year is now in evidence throughout Docklands – most prominently on North Wall Quay and at Grand Canal Dock. Meanwhile, plans for a new urban quarter at Poolbeg in the south east of Docklands have been further advanced to provide for the fast track planning of 3,500 homes.

The information in this document is based on our transactions only and our observations of the market. However, Docklands comprises unique and diverse neighbourhoods and features many very different apartment developments; we will be pleased to provide more detailed breakdowns or background information in relation to particular areas or developments.

Owen Reilly provide a professional estate agency service throughout South Dublin and Dublin's city centre and Docklands.

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