



Our Portobello office at Camden Market on Grantham Street

As a professional estate agency, Owen Reilly offers expertise across the full breadth of the property sector. Established in 2008, the firm acts for clients with interests in property throughout South Dublin and in Dublin's city centre and Docklands. The firm's core services encompass Sales, Letting and Property Management; we augment this with specialist services specific to the residential and commercial sectors.

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Portobello Review

The residential property market in 2017

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The information provided is intended to give a general overview only and is of a general nature; please apply to us directly for more details or for a specific valuation in relation to your own property. If you are already dealing with another estate agent in connection with a sale or letting, please disregard this message and our apologies for the intrusion.

PSR Licence Number 002370



Asking Prices in 2017

Price Ranges

Property Type	Price Range
1 Bedroom	€275,000 – €345,000
2 Bedroom	€250,000 – €725,000
3 Bedroom	€345,000 – €925,000
4 Bedroom	€550,000 – €1,195,000

Average Asking Prices

Property Type	Price Per Sq M	Price Per Sq Ft
Apartments	€5,698	€529
Houses	€5,306	€493

Information from propertyweek.ie and from psr.ie

Strong Selling Prices

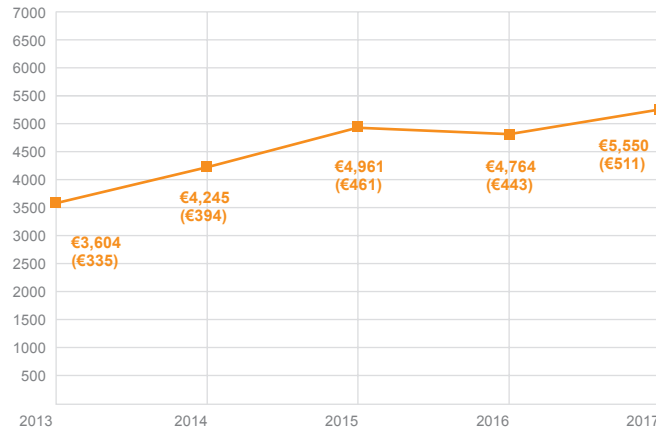
€1,140,000	€1,010,000	€980,000	€893,000
23 Harrington Street	3 Grantham Street	20 Stamer Street	9 Pleasants Street
Type: Pre '63 - 15 units Closed: April '17	Type: 5 bed end of terrace Closed: December '17	Type: Pre '63 -11 units Closed: December '17	Type: 3 bed period terrace Closed: February '17

Information from psr.ie

Market Observations

Upward trend in Portobello

Average prices per square metre since 2013



Portobello prices have increased 52% since 2013

Information from propertyweek.ie

Portobello now a premium location

The Portobello residential market performed very strongly in 2017 underpinned by a lack of supply. Asking prices were up over 10% on 2016 and some strong selling prices were achieved with properties selling above €1 million. Portobello now rivals Ranelagh as a sought-after neighbourhood by young professionals and families who want to enjoy a relaxed residential environment within walking distance of the city centre.

Number of properties advertised for sale

2013	2014	2015	2016	2017
23	29	48	39	54

Information from propertyweek.ie

Strong selling prices reflects increasing desirability

All property Portobello listings will attract strong interest from first times buyers, investors and families trading up. Whilst the supply of properties listed for sale increased on 2016, this is still below demand which is evidenced in very busy viewings. With an unrivalled social infrastructure, we expect desire for property in Portobello to only increase. We predict values in Portobello will increase approximately 8% in 2018.

Find out how much your house is worth in 2018

We are now open in Portobello over a year and are very interested to inspect properties of all types; we are experts at property valuations and we would be very pleased to value your property without any obligation. Please contact us if you are considering selling in 2018.

February 2018