



Analysis of the Dublin Luxury Apartment Market May 2017

owenreilly

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luxury apartment market

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We have analysed sale transactions in the Dublin luxury apartment market over the last twelve months. The available data tells us that this is a small, niche market that has seen remarkable recovery in recent times – with headline prices that have been well above expectations, pointing to latent demand in a relatively small market with limited supply.

Not surprisingly, 9 out of every 10 luxury apartments sold were located in Dublin 2 and Dublin 4. The average sale price across Dublin was €1,097,131, while the average price per sq. ft. was €689. These figures were significantly surpassed in Dublin 4 where the average price per sq. ft. was just short of €800. We expect to see continued growing demand at the high end of the market. Based on our research, buyers in this market are looking specifically for residences of exceptional quality in exclusive post codes – with multiple car spaces and privacy also featuring as important criteria.

Most Important Factors for Buyers
Trading Down

Based on our research they were:

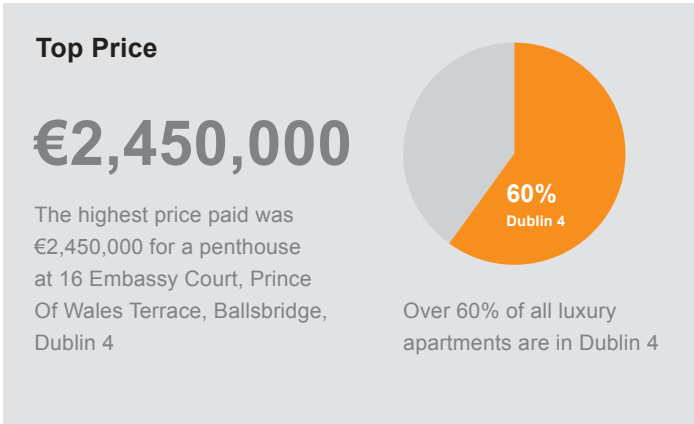
1.
Price

2.
Location

3.
Design/
space

4.
Privacy

5.
Parking



Insights

Average size*

1,666 Sq. Ft.

Average Price

€1,097,131

Almost 40% of sales were above

€1 million

All of Top ten prices were in

Dublin 2 and Dublin 4

Price Per Sq Ft *
Headline Price

€1,186

The highest price per sq. ft. was €1,186 for a penthouse at 18 Lower Baggot Street

Average Price

€689

The average price per sq. ft. for luxury apartments across Dublin was €689

Buyer Profile

75%
investors

In the city centre 75% are investors, while owner occupiers are stronger in suburban locations

100%
cash

In the city centre all purchasers bought with cash and all were Irish (where buyer data is available)

Headline Price Per Sq. Ft. *

City Centre	Apt. 22, 18 Lower Baggot St., D 2	€ 1,186
South Dublin	Apt. 4, 55 Percy Place, D 4	€ 987
North Dublin	14 Sutton Castle, The Baily, Sutton, D 13	€ 528
Docklands	26 Gallery Quay, Grand Canal Dock, D 2	€ 1,059
Dublin 4	Apt. 4, 55 Percy Place, D 4	€ 987

Luxury Apartments by Area

	Highest Price	Highest Per Sq. Ft.	Avg. Price	Avg. Per Sq. Ft.
City Centre	€ 2,285,000	€ 1,186	€ 1,141,200	€ 596
South Dublin	€ 2,450,000	€ 987	€ 1,091,734	€ 728
North Dublin	€ 1,140,000	€ 528	€ 988,333	€ 401
Docklands	€ 1,610,000	€ 1,059	€ 1,112,917	€ 553
Dublin 4	€ 2,450,000	€ 987	€ 1,138,050	€ 796
All	€ 2,450,000	€ 1,186	€ 1,097,131	€ 689

* Price Per Sq. Ft. and Apartment Size data is based only on properties where floor area is available.