



Quarterly Housing Statistics Quarter 3 2007

28 December 2007

Total Housing Completions

56,405 units were completed nationally in the first nine months of 2007, of which 12,957 units were completed in Dublin and 18,324 units in Greater Dublin Area. These figures are based on the number of electricity meters installed by ESB Networks.

(Tables 1 and 2)

[The most recent data available to end November 2007 reveal that 71,598 housing units have been completed, similar to the 2005 completions figure. While there are indications of some easing in housing activity from last year's record, almost 1,600 units are currently being completed each week. Further breakdown of these figures is available on the Department's website.]

Affordable Housing Provision

1,781 units (including 193 units delivered on State/Local authority lands element of the Affordable Housing Initiative and sales of 70 houses purchased directly by the Affordable Homes Partnership) were provided under the various affordable housing schemes in the first nine months 2007.

(Tables 3 and 4)

Part V Social and Affordable Housing Provision

Part V of the Planning and Development Acts 2000 – 2006 continued to gather momentum, with 1,538 units of social and affordable housing provided in the first nine months of 2007, up 11% on the same period in 2006. A further 5,456 units were in progress at the end of September 2007, some 34% up on the same period in 2006.

(Table 4)

Social Rented Housing Provision

Total output of social houses newly completed or acquired in the first nine months of 2007 amounted to 5,736 units (4,675 Local Authority; 1,061 Voluntary & Co-operative housing) with a further 796 new units acquired under the Rental Accommodation Scheme. This represents an increase of over 46% in the overall number of social housing units completed.

A total of 6,670 social housing dwellings were started or acquired in the first nine months of 2007. A further 11,259 social housing units were in progress at the end of September 2007.

(Tables 5 to 7)

House Prices

Loan approval data, returned by the mortgage lending institutions, indicates that the average price of a new house (including apartments) in Quarter 3 2007 was €319,214, which was an increase of 3.2% on the average price reported the same quarter in 2006.

The average price for a second-hand house (including apartments) nationally in Quarter 3 2007 was €374,392, a decrease of -4.0% on the average price reported the same quarter in 2006.

In Dublin, the average price for a new house (including apartments) in Quarter 3 2007 was €412,324, a decrease of -3.2% on the average price reported the same quarter in 2006.

The average price for a second-hand house (including apartments) in Dublin was €489,749, a decrease of -10.8% on the average price reported the same quarter in 2006.

(Tables 8 and 9)

Methodological Note

Average House prices are derived from data supplied by the mortgage lending agencies on loans approved by them. In comparing house price figures from one period to another, account should be taken of the fact that changes in the mix of houses (including apartments) will affect the average figures.

The Department is currently developing a mix-adjusted house price index which will take account of different property, location and purchaser characteristics. It is envisaged that first publication will be in 2008, and will include retrospective indices.

Other features of this release:

- **Housing Loans:**

- Loan approvals – 20,294 loans, with a total value of ?5603.5 million, were approved for house purchases, in Quarter 3 2007. These represented decreases of -18.3% in volumes and -25.9% in value, compared to the Quarter 3 2006.

(Tables 10)

- Loan payments – 21,318 loans, with a total value of ?5146.9 million, were paid for house purchases, in Quarter 3 2007. These represented decreases of -25.4% in volumes and -27.3% in value, compared to the Quarter 3 2006.

(Table 11)

- **Residential Commencements:**

- 41,271 new housing units were started nationally in the first nine months of 2007, of which 7,801 units were in Dublin and 12,702 units in Greater Dublin Area. This is a decrease of -31% on the number started in the first nine months of 2006.

(Table 12)

Revisions to Q2 2007:

This release includes revisions to both the average price of second hand houses and the loans approved data in Quarter 2 2007 that were published on 26 September 2007. This followed investigations with some of the lending institutions, which resulted in revised data being supplied by them.

A historical housing statistics series is also available on the Department website at www.environ.ie

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Table 1 House Completions by Sector

Period	Social Housing		Private Houses	Total
	Local Authority Houses	Voluntary & Co-Operative Houses		
2005	4,209	1,350	75,398	80,957
2006	3,968	1,240	88,211	93,419
2005				
Q1	548	327	{33,383	{35,307
Q2	828	221		
Q3	940	343	17,804	19,087
Q4	1,893	459	24,211	26,563
2006				
Q1	570	184	21,140	21,894
Q2	956	416	20,633	22,005
Q3	870	333	21,368	22,571
Q4	1,572	307	25,070	26,949
2007				
Q1	869	283	18,866	20,018
Q2	1,022	237	17,701	18,960
Q3	1,251	541	15,635	17,427
<i>Annual percentage change</i>				
2006	-5.7%	-8.1%	17.0%	15.4%
2006				
Q1	4.0%	-43.7%	n/a	n/a
Q2	15.5%	88.2%	n/a	n/a
Q3	-7.4%	-2.9%	20.0%	18.3%
Q4	-17.0%	-33.1%	3.5%	1.5%
2007				
Q1	52.5%	53.8%	-10.8%	-8.6%
Q2	6.9%	-43.0%	-14.2%	-13.8%
Q3	43.8%	62.5%	-26.8%	-22.8%
Notes:-				
(a) Total house completions are based on the number of ESB domestic connections. These figures do not take account of work in progress in housing construction. Due to circumstances beyond the Department's control it has not been possible to obtain a separate set of figures for the first two quarters of 2005.				
(b) Local authority house completions do not include second-hand houses acquired by them. New units acquired under Part V of the Planning & Development Acts 2000-2006 for local authority rental purposes are included.				
(c) Voluntary & co-operative housing consists of housing provided under the capital loan & subsidy and capital assistance schemes.				

**Table 2: Total and Private House Completions by County
1 January to 30 September 2007**

County Councils (including Borough & Town Councils)	Total House Completions	Private House Completions
Carlow	916	735
Cavan	1,546	1,512
Clare	1,570	1,473
Cork County	5,362	5,057
Cork City	937	830
Cork Total	6,299	5,887
Donegal	3,081	2,707
D/L.-Rathdown	2,167	2,056
Fingal	3,641	3,487
South Dublin	2,548	2,388
Dublin City	4,601	3,932
Dublin Total	12,957	11,863
Galway County	2,668	2,518
Galway City	543	501
Galway Total	3,211	3,019
Kerry	2,033	1,894
Kildare	2,314	2,237
Kilkenny	1,107	1,029
Laois	1,543	1,358
Leitrim	777	775
Limerick County	1,571	1,440
Limerick City	239	196
Limerick Total	1,810	1,636
Longford	1,120	1,080
Louth	1,146	1,073
Mayo	1,735	1,559
Meath	1,900	1,674
Monaghan	797	739
North Tipperary	768	735
Offaly	883	826
Roscommon	1,059	1,037
Sligo	907	848
South Tipperary	875	783
Waterford County	808	767
Waterford City	318	282
Waterford Total	1,126	1,049
Westmeath	1,211	1,163
Wexford	2,261	2,172
Wicklow	1,153	1,039
Conversions	300	300
TOTALS	56,405	52,202

Note:- Total house completions are based on the number of new dwellings connected by ESB Networks to the electricity supply and may not accord precisely with local authority boundaries.

Table 3:

Affordable Housing Schemes
1 January to 30 September 2007

County Councils (including Borough & Town Councils)	Shared Ownership			Affordable Housing (1999) Scheme		
	No. of transactions completed	No. of approvals in principle issued but transactions not yet completed	No. of applications received	No. of houses provided	No. of houses in progress	Houses proposed
Carlow	0	0	5	19	12	15
Cavan	0	2	7	0	0	0
Clare	1	4	10	0	15	11
Cork County	21	54	74	10	279	272
Cork City	0	18	45	0	37	174
Cork Total	21	72	119	10	316	446
Donegal	5	7	34	8	32	0
D/L-Rathdown	0	1	1	0	36	16
Fingal	0	415	1,557	26	394	120
South Dublin	0	0	0	18	0	0
Dublin City	30	144	300	56	335	1,631
Dublin Total	30	560	1,858	100	765	1,767
Galway County	0	3	3	0	13	12
Galway City	0	0	0	41	30	135
Galway Total	0	3	3	41	43	147
Kerry	2	6	24	6	23	6
Kildare	64	90	137	19	62	61
Kilkenny	7	4	15	6	8	8
Laois	14	8	17	35	165	62
Leitrim	0	0	3	0	0	0
Limerick County	1	0	3	0	0	10
Limerick City	0	0	3	0	0	0
Limerick Total	1	0	6	0	0	10
Longford	0	1	7	0	0	0
Louth	0	0	3	6	114	8
Mayo	1	0	0	2	50	23
Meath	3	2	12	0	32	0
Monaghan	1	1	2	0	20	0
North Tipperary	2	7	21	0	0	24
Offaly	1	1	5	0	22	40
Roscommon	1	0	7	0	0	0
Sligo	2	7	14	6	0	8
South Tipperary	5	5	3	0	0	0
Waterford County	0	0	0	0	32	0
Waterford City	3	36	15	0	0	0
Waterford Total	3	36	15	0	32	0
Westmeath	0	0	21	10	45	57
Wexford	1	1	1	68	81	77
Wicklow	0	0	1	10	35	15
TOTALS	165	817	2,350	346	1,872	2,785

Table 4:

Part V. Planning and Development Acts 2000 - 2006
1 January to 30 September 2007

County Councils (including Borough & Town Councils)	Affordable Housing			Social Housing (included in total completions):						TOTAL OUTPUT UNDER PART V		
	No. of units:			No. of units:			No. of units:			No. of units:		
	acquired	in progress	*proposed	acquired	in progress	*proposed	acquired	in progress	*proposed	acquired	in progress	*proposed
Carlow	0	8	28	0	19	0	0	2	0	0	29	28
Cavan	0	25	15	0	8	0	0	0	0	0	33	15
Clare	23	65	4	0	0	0	0	0	0	23	65	4
Cork County	139	473	70	26	123	3	0	11	14	165	607	87
Cork City	78	6	6	0	0	0	0	0	0	78	6	6
Cork Total	217	479	76	26	123	3	0	11	14	243	613	93
Donegal	24	19	0	16	17	0	0	0	0	40	36	0
D/L.-Rathdown	55	108	85	12	0	85	1	142	0	68	250	170
Fingal	117	392	890	0	43	0	0	12	0	117	447	890
South Dublin	129	431	0	18	138	8	38	96	0	185	665	8
Dublin City	110	679	0	69	310	0	121	24	7	300	1,013	7
Dublin Total	411	1,610	975	99	491	93	160	274	7	670	2,375	1,075
Galway County	13	54	63	20	25	27	0	0	0	33	79	90
Galway City	0	13	154	0	12	154	0	18	0	0	43	308
Galway Total	13	67	217	20	37	181	0	18	0	33	122	398
Kerry	19	35	17	9	21	18	14	0	0	42	56	35
Kildare	65	256	6	25	108	2	2	53	0	92	417	8
Kilkenny	19	70	18	6	122	69	0	4	0	25	196	87
Laois	20	77	16	25	70	16	0	6	0	45	153	32
Leitrim	0	0	0	0	0	0	0	0	0	0	0	0
Limerick County	2	25	20	0	0	0	0	5	0	2	30	20
Limerick City	15	10	17	0	0	0	0	0	0	15	10	17
Limerick Total	17	35	37	0	0	0	0	5	0	17	40	37
Longford	20	28	52	0	0	0	0	0	0	20	28	52
Louth	22	27	20	15	40	10	0	16	37	37	83	67
Mayo	11	54	23	0	0	0	0	0	0	11	54	23
Meath	46	163	0	0	6	0	0	12	0	46	181	0
Monaghan	0	0	11	17	39	9	0	62	0	17	101	20
North Tipperary	7	11	17	4	21	12	0	76	0	11	108	29
Offaly	10	35	36	18	38	51	0	0	20	28	73	107
Roscommon	0	37	0	0	13	0	0	0	0	0	50	0
Sligo	10	57	2	4	77	6	0	0	0	14	134	8
South Tipperary	0	106	80	30	62	81	0	11	36	30	179	197
Waterford County	19	44	166	4	68	128	0	0	0	23	112	294
Waterford City	16	0	0	13	0	0	0	0	0	29	0	0
Waterford Total	35	44	166	17	68	128	0	0	0	52	112	294
Westmeath	5	41	16	0	36	8	0	0	2	5	77	26
Wexford	7	25	0	6	22	3	0	0	0	13	47	3
Wicklow	6	49	12	18	28	2	0	17	7	24	94	21
TOTALS	1,007	3,423	1,844	355	1,466	692	176	567	123	1,538	5,456	2,659

Notes:- In addition, 193 units were also delivered directly under AHI in first 9 months 2007 (Fingal-22: South Dublin-59:Wexford Co Co-10: Cork City - 52 and Waterford City-50)

A further 70 units were delivered through the Affordable Homes Partnership in the first 9 months 2007 (Fingal - 36; South Dublin - 5; Dublin City - 2; Meath - 22; Kildare 5). These are the first tranche of sales completed by the AHP, from a total of 502 contracted units.

* No. of units proposed on foot of agreements that have been entered into at 30 September 2007 but not yet started.

**Table 5: Total Output of Social Rented Housing by Local Authority Area
1 January to 30 September 2007**

County Councils (including Borough & Town Councils)	Local Authority Housing			Voluntary & Co-operative Housing#		TOTAL OUTPUT			
	completions	acquisitions	in	completions	in	completions	acquisitions	total	in
	**	*	progress		progress	(A)	(B)	(A)+(B)	Progress
Carlow	121	35	67	60	24	181	35	216	91
Cavan	20	1	140	14	34	34	1	35	174
Clare	78	33	163	19	17	97	33	130	180
Cork County	189	47	477	116	287	305	47	352	764
Cork City	94	251	329	13	66	107	251	358	395
Cork Total	283	298	806	129	353	412	298	710	1,159
Donegal	214	5	369	160	167	374	5	379	536
D/L.-Rathdown	74	1	283	37	144	111	1	112	427
Fingal	142	0	343	12	89	154	0	154	432
South Dublin	160	140	590	0	187	160	140	300	777
Dublin City	399	280	1,398	270	352	669	280	949	1,750
Dublin Total	775	421	2,614	319	772	1,094	421	1,515	3,386
Galway County	143	40	161	7	5	150	40	190	166
Galway City	40	104	108	2	39	42	104	146	147
Galway Total	183	144	269	9	44	192	144	336	313
Kerry	117	43	256	22	151	139	43	182	407
Kildare	71	60	393	6	97	77	60	137	490
Kilkenny	53	36	167	25	49	78	36	114	216
Laois	154	16	135	31	97	185	16	201	232
Leitrim	2	0	44	0	0	2	0	2	44
Limerick County	64	33	95	67	32	131	33	164	127
Limerick City	36	49	35	7	35	43	49	92	70
Limerick Total	100	82	130	74	67	174	82	256	197
Longford	40	42	125	0	15	40	42	82	140
Louth	72	72	373	1	197	73	72	145	570
Mayo	135	2	160	41	93	176	2	178	253
Meath	208	35	65	18	55	226	35	261	120
Monaghan	52	13	67	6	32	58	13	71	99
North Tipperary	33	14	51	0	121	33	14	47	172
Offaly	51	23	144	6	105	57	23	80	249
Roscommon	22	5	133	0	21	22	5	27	154
Sligo	59	33	116	0	14	59	33	92	130
South Tipperary	36	12	241	56	62	92	12	104	303
Waterford County	26	25	154	15	48	41	25	66	202
Waterford City	15	28	327	21	101	36	28	64	428
Waterford Total	41	53	481	36	149	77	53	130	630
Westmeath	33	26	197	15	12	48	26	74	209
Wexford	81	12	372	8	0	89	12	101	372
Wicklow	108	17	404	6	29	114	17	131	433
TOTALS	3,142	1,533	8,482	1,061	2,777	4,203	1,533	5,736	11,259

Notes:- # Voluntary & co-operative housing consists of housing provided under the capital loan & subsidy and capital assistance schemes.
 ** includes units acquired under Part V, Planning and Development Acts 2000-2006 for rental purposes.
 * acquisitions by local authorities of second-hand houses.
 In addition a further 796 new units have been acquired on long-term lease under the Rental Accommodation Scheme in the first 9 months 2007.

**Table 6: Voluntary and Co-operative Housing Output
1 January to 30 September 2007**

County Councils (including Borough & Town Councils)	Capital Loan and Subsidy Scheme*			Capital Assistance Scheme		
	No. of houses:			No. of houses:		
	completed or acquired	in progress	commenced	completed or acquired	in progress	commenced
Carlow	40	0	0	20	24	1
Cavan	0	34	34	14	0	6
Clare	10	1	1	9	16	14
Cork County	94	202	101	22	85	27
Cork City	2	53	25	11	13	24
Cork Total	96	255	126	33	98	51
Donegal	94	43	2	66	124	75
D/L.-Rathdown	36	113	96	1	31	0
Fingal	0	63	0	12	26	12
South Dublin	0	126	94	0	61	61
Dublin City	180	99	97	90	253	115
Dublin Total	216	401	287	103	371	188
Galway County	0	0	0	7	5	7
Galway City	0	8	8	2	31	12
Galway Total	0	8	8	9	36	19
Kerry	22	62	51	0	89	65
Kildare	0	61	16	6	36	14
Kilkenny	0	0	0	25	49	43
Laois	21	89	26	10	8	4
Leitrim	0	0	0	0	0	0
Limerick County	42	5	5	25	27	0
Limerick City	0	0	0	7	35	18
Limerick Total	42	5	5	32	62	18
Longford	0	0	0	0	15	15
Louth	0	172	49	1	25	0
Mayo	16	15	0	25	78	27
Meath	18	23	4	0	32	16
Monaghan	0	0	0	6	32	32
North Tipperary	0	107	76	0	14	0
Offaly	0	46	0	6	59	59
Roscommon	0	0	0	0	21	0
Sligo	0	0	0	0	14	6
South Tipperary	56	56	0	0	6	6
Waterford County	0	18	18	15	30	30
Waterford City	1	9	5	20	92	93
Waterford Total	1	27	23	35	122	123
Westmeath	0	0	0	15	12	0
Wexford	0	0	0	8	0	0
Wicklow	0	8	0	6	21	12
TOTALS	632	1,413	708	429	1,364	794

Note:- * formerly known as Rental Subsidy scheme.
includes units acquired under Part V, Planning and Development Acts 2000-2006 for rental purposes.

**Table 7: Local Authority Housing Output
1 January to 30 September 2007**

County Councils (including Borough & Town Councils)	** Completed	*Acquired	**Commenced	In Progress at 30 Sept. 2007
Carlow	121	35	0	67
Cavan	20	1	18	140
Clare	78	33	133	163
Cork County	189	47	285	477
Cork City #	94	251	36	329
Cork Total	283	298	321	806
Donegal	214	5	169	369
D/L.-Rathdown	74	1	28	283
Fingal	142	0	214	343
South Dublin	160	140	17	590
Dublin City #	399	280	306	1,398
Dublin Total	775	421	565	2,614
Galway County	143	40	91	161
Galway City	40	104	81	108
Galway Total	183	144	172	269
Kerry	117	43	146	256
Kildare	71	60	136	393
Kilkenny	53	36	23	167
Laois	154	16	13	135
Leitrim	2	0	26	44
Limerick County	64	33	27	95
Limerick City	36	49	19	35
Limerick Total	100	82	46	130
Longford	40	42	4	125
Louth	72	72	39	373
Mayo	135	2	70	160
Meath	208	35	30	65
Monaghan	52	13	60	67
North Tipperary	33	14	47	51
Offaly	51	23	24	144
Roscommon	22	5	37	133
Sligo	59	33	50	116
South Tipperary	36	12	125	241
Waterford County	26	25	79	154
Waterford City	15	28	150	327
Waterford Total	41	53	229	481
Westmeath	33	26	115	197
Wexford	81	12	47	372
Wicklow	108	17	194	404
TOTALS	3,142	1,533	2,839	8,482
Notes:-	#	includes new build under regeneration projects.		
	*	acquisitions by local authorities of second-hand houses.		
	**	includes units acquired under Part V, Planning and Development Acts 2000-2006 for local authority rental purposes.		
		In the first nine months 2007 a further 796 new units have been acquired on long-term lease under the RentalAccommodation Scheme.		

Table 8: New House Prices at Loan Approval Stage by Area

Period	Whole Country	Dublin	Cork	Galway	Limerick	Waterford	Other Areas
2005	276,221	350,891	265,644	274,905	226,393	246,914	254,006
2006	305,637	405,957	305,015	286,176	275,411	271,521	276,570
2005							
Q1	264,472	342,304	255,027	265,291	213,717	238,619	242,197
Q2	275,394	346,683	268,938	282,475	220,321	233,445	252,075
Q3	275,810	351,263	262,000	277,394	226,019	243,200	256,012
Q4	287,134	361,242	275,468	273,334	243,861	270,968	263,524
2006							
Q1	294,580	390,629	285,610	284,052	250,330	250,630	269,128
Q2	308,302	397,337	314,696	279,059	298,878	271,284	277,465
Q3	309,206	425,925	317,283	289,497	267,873	281,705	280,568
Q4	313,087	419,330	303,925	294,602	284,078	290,626	281,086
2007							
Q1	320,969	417,800	322,364	304,215	276,361	285,823	293,826
Q2	331,947	426,900	334,160	325,147	290,135	305,560	306,712
Q3	319,214	412,324	332,265	281,270	285,534	293,174	293,265
<i>Annual percentage change</i>							
2006	10.6%	15.7%	14.8%	4.1%	21.7%	10.0%	8.9%
2006							
Q1	11.4%	14.1%	12.0%	7.1%	17.1%	5.0%	11.1%
Q2	11.9%	14.6%	17.0%	-1.2%	35.7%	16.2%	10.1%
Q3	12.1%	21.3%	21.1%	4.4%	18.5%	15.8%	9.6%
Q4	9.0%	16.1%	10.3%	7.8%	16.5%	7.3%	6.7%
2007							
Q1	9.0%	7.0%	12.9%	7.1%	10.4%	14.0%	9.2%
Q2	7.7%	7.4%	6.2%	16.5%	-2.9%	12.6%	10.5%
Q3	3.2%	-3.2%	4.7%	-2.8%	6.6%	4.1%	4.5%
Methodological Note							
<p><i>Average House prices are derived from data supplied by the mortgage lending agencies on loans approved by them. In comparing house price figures from one period to another, account should be taken of the fact that changes in the mix of houses (including apartments) will affect the average figures.</i></p> <p><i>The Department with the assistance of the mortgage lending agencies and the CSO, is currently developing a mix-adjusted house price index which will take account of different property, location and purchaser characteristics.</i></p>							

Table 9: Second-hand House Prices at Loan Approval Stage by Area

Period	Whole Country	Dublin	Cork	Galway	Limerick	Waterford	Other Areas
	3	3	3	3	3	3	3
2005	330,399	438,790	307,007	317,811	232,271	252,765	263,653
2006	371,447	512,461	353,104	336,948	257,958	282,998	294,021
2005							
Q1	304,839	402,698	280,106	301,122	211,667	240,497	243,651
Q2	332,151	440,520	306,369	311,748	241,643	248,647	262,180
Q3	327,864	430,220	309,484	322,827	236,914	255,589	267,035
Q4	351,530	475,430	325,577	331,164	234,393	265,458	277,102
2006							
Q1	348,597	472,996	322,076	332,005	256,243	272,033	279,062
Q2	379,011	516,589	368,016	329,369	255,352	284,724	291,376
Q3	389,871	549,330	371,018	343,892	268,457	289,221	306,244
Q4	375,577	517,865	355,370	343,916	251,420	290,203	303,732
2007							
Q1	379,874	516,211	374,714	340,756	267,257	294,777	301,850
Q2 (r)	386,989	507,544	357,379	342,397	260,796	285,151	331,315
Q3	374,392	489,749	372,774	368,864	291,091	284,476	308,733
Annual percentage change							
2006	12.4%	16.8%	15.0%	6.0%	11.1%	12.0%	11.5%
2006							
Q1	14.4%	17.5%	15.0%	10.3%	21.1%	13.1%	14.5%
Q2	14.1%	17.3%	20.1%	5.7%	5.7%	14.5%	11.1%
Q3	18.9%	27.7%	19.9%	6.5%	13.3%	13.2%	14.7%
Q4	6.8%	8.9%	9.2%	3.9%	7.3%	9.3%	9.6%
2007							
Q1	9.0%	9.1%	16.3%	2.6%	4.3%	8.4%	8.2%
Q2 (r)	2.1%	-1.8%	-2.9%	4.0%	2.1%	0.1%	13.7%
Q3	-4.0%	-10.8%	0.5%	7.3%	8.4%	-1.6%	0.8%
(r) Q2 revised following investigations which resulted in revised returns being received.							
Methodological Note							
<i>Average House prices are derived from data supplied by the mortgage lending agencies on loans approved by them. In comparing house price figures from one period to another, account should be taken of the fact that changes in the mix of houses (including apartments) will affect the average figures.</i>							
<i>The Department with the assistance of the mortgage lending agencies and the CSO, is currently developing a mix-adjusted house price index which will take account of different property, location and purchaser characteristics.</i>							

Table 10: Housing Loans Approved

Period	New Houses		Second-hand Houses		Totals	
	Number	Value 3 m	Number	Value 3 m	Number	Value 3 m
2005	58,104	12971.0	61,933	14782.3	120,037	27753.3
2006	53,895	13994.7	60,698	17387.5	114,593	31382.2
2005						
Q1	12,227	2555.4	12,268	2651.5	24,495	5207.0
Q2	15,617	3447.1	17,045	4079.7	32,662	7526.8
Q3	15,311	3428.2	17,080	4124.4	32,391	7552.6
Q4	14,949	3540.3	15,540	3926.7	30,489	7467.0
2006						
Q1	14,604	3457.4	16,899	4254.0	31,503	7711.5
Q2	16,814	4187.0	18,404	4904.6	35,218	9091.6
Q3	11,148	3142.9	13,691	4418.5	24,839	7561.5
Q4	11,329	3207.4	11,704	3810.3	23,033	7017.7
2007						
Q1	12,132	3065.0	12,466	3382.2	24,598	6447.2
Q2 (r)	11,219	2964.1	13,996	3828.0	25,215	6792.1
Q3	8,949	2358.8	11,345	3244.7	20,294	5603.5
<i>Annual percentage change</i>						
2006	-7.2%	7.9%	-2.0%	17.6%	-4.5%	13.1%
2006						
Q1	19.4%	35.3%	37.7%	60.4%	28.6%	48.1%
Q2	7.7%	21.5%	8.0%	20.2%	7.8%	20.8%
Q3	-27.2%	-8.3%	-19.8%	7.1%	-23.3%	0.1%
Q4	-24.2%	-9.4%	-24.7%	-3.0%	-24.5%	-6.0%
2007						
Q1	-16.9%	-11.3%	-26.2%	-20.5%	-21.9%	-16.4%
Q2 (r)	-33.3%	-29.2%	-24.0%	-22.0%	-28.4%	-25.3%
Q3	-19.7%	-24.9%	-17.1%	-26.6%	-18.3%	-25.9%
<i>Percentage change on previous quarter</i>						
2006						
Q1	-2.3%	-2.3%	8.7%	8.3%	3.3%	3.3%
Q2	15.1%	21.1%	8.9%	15.3%	11.8%	17.9%
Q3	-33.7%	-24.9%	-25.6%	-9.9%	-29.5%	-16.8%
Q4	1.6%	2.1%	-14.5%	-13.8%	-7.3%	-7.2%
2007						
Q1	7.1%	-4.4%	6.5%	-11.2%	6.8%	-8.1%
Q2 (r)	-7.5%	-3.3%	12.3%	13.2%	2.5%	5.3%
Q3	-20.2%	-20.4%	-18.9%	-15.2%	-19.5%	-17.5%
(r) Q2 revised following investigations which resulted in revised returns being received.						

Table 11: Housing Loans Paid

Period	New Houses		Second-hand Houses		Totals	
	Number	Value 3 m	Number	Value 3 m	Number	Value 3 m
2005	53,758	9689.8	53,922	11846.0	107,680	21535.8
2006	55,737	11001.5	55,516	14,493.8	111,253	25495.2
2005						
Q1	10,861	1847.0	10,168	1989.3	21,029	3836.3
Q2	13,313	2321.0	13,727	2846.4	27,040	5167.4
Q3	13,982	2524.9	14,933	3436.3	28,915	5961.2
Q4	15,602	2996.9	15,094	3574.0	30,696	6570.9
2006						
Q1	13,470	2503.3	12,357	2842.3	25,827	5345.6
Q2	14,599	2648.8	14,223	3383.6	28,822	6032.4
Q3	13,534	2798.4	15,024	4285.0	28,558	7083.4
Q4	14,134	3051.0	13,912	3982.9	28,046	7033.9
2007						
Q1	11,312	2342.9	9,869	2,474.0	21,181	4816.9
Q2	12,143	2540.5	10,915	2,771.6	23,058	5312.1
Q3	10,867	2384.8	10,451	2,762.1	21,318	5146.9
<i>Annual percentage change</i>						
2006	3.7%	13.5%	3.0%	22.4%	3.3%	18.4%
2006						
Q1	24.0%	35.5%	21.5%	42.9%	22.8%	39.3%
Q2	9.7%	14.1%	3.6%	18.9%	6.6%	16.7%
Q3	-3.2%	10.8%	0.6%	24.7%	-1.2%	18.8%
Q4	-9.4%	1.8%	-7.8%	11.4%	-8.6%	7.0%
2007						
Q1	-16.0%	-6.4%	-20.1%	-13.0%	-18.0%	-9.9%
Q2	-16.8%	-4.1%	-23.3%	-18.1%	-20.0%	-11.9%
Q3	-19.7%	-14.8%	-30.4%	-35.5%	-25.4%	-27.3%
<i>Percentage change on previous quarter</i>						
2006						
Q1	-13.7%	-16.5%	-18.1%	-20.5%	-15.9%	-18.6%
Q2	8.4%	5.8%	15.1%	19.0%	11.6%	12.8%
Q3	-7.3%	5.6%	5.6%	26.6%	-0.9%	17.4%
Q4	4.4%	9.0%	-7.4%	-7.1%	-1.8%	-0.7%
2007						
Q1	-20.0%	-23.2%	-29.1%	-37.9%	-24.5%	-31.5%
Q2	7.3%	8.4%	10.6%	12.0%	8.9%	10.3%
Q3	-10.5%	-6.1%	-4.3%	-0.3%	-7.5%	-3.1%

Table 12: Commencement Notices Data
1 January to 30 September 2007

Building Control Authorities	Number of Notices Received		Total Number of Residential Units Commenced		Of which, includes Single Houses	
	9 mths 2007	9 mths 2006	9 mths 2007	9 mths 2006	9 mths 2007	9 mths 2006
Carlow	241	216	844	789	208	187
Cavan	408	905	998	2,090	355	585
Clare	429	593	767	1,346	393	523
Cork County	1,661	1,725	4,630	5,745	1,451	1,470
Cork City	69	130	484	947	47	35
Cork Total	1,730	1,855	5,114	6,692	1,498	1,505
Donegal	1,395	1,566	2,448	2,864	1,252	1,352
Dun/L.Rathdown	156	204	2,667	2,161	103	153
Fingal	294	278	1,752	3,400	176	195
South Dublin	151	196	784	2,868	258	134
Dublin City	334	414	2,598	4,300	190	209
Dublin Total	935	1,092	7,801	12,729	727	691
Galway County	1,665	1,348	1,878	1,856	1,131	1,291
Galway City	72	40	694	507	26	23
Galway Total	1,737	1,388	2,572	2,363	1,157	1,314
Kerry	733	948	1,600	1,910	646	827
Kildare	620	730	1,931	3,408	353	376
Kilkenny	373	422	1,014	1,591	338	360
Laois	323	315	1,047	2,321	296	261
Leitrim	224	288	256	655	214	221
Limerick County	579	597	1,572	1,764	506	453
Limerick City	21	70	71	276	36	21
Limerick Total	600	667	1,643	2,040	542	474
Longford	161	240	238	878	146	192
Drogheda	14	10	99	225	5	35
Dundalk	28	17	372	322	3	5
Louth	283	398	588	689	251	332
Louth Total	325	425	1,059	1,236	259	372
Mayo	928	1,104	1,251	1,764	929	1,020
Meath	440	339	2,103	1,167	387	287
Monaghan	306	383	608	1,002	280	353
North Tipperary	350	403	755	893	311	363
Offaly	391	363	836	1,738	341	282
Roscommon	471	548	804	1,137	358	412
Sligo	272	341	578	1,436	258	281
South Tipperary	268	424	708	1,358	241	442
Waterford County	329	357	598	622	305	321
Waterford City	29	39	191	633	14	16
Waterford Total	358	396	789	1,255	319	337
Athlone	20	12	222	197	10	5
Westmeath	398	379	942	962	383	359
Westmeath Total	418	391	1,164	1,159	393	364
Wexford	689	853	1,476	2,652	569	725
Wicklow	319	378	867	1,337	278	310
TOTALS	15,444	17,573	41,271	59,810	13,048	14,416
Notes:-	Data has been collected on a monthly basis from Residential Commencement Notices, received by all of the 37 Building Control Authorities. This series started in January 2004					