



Comhshaol, Oidhreacht agus Rialtas Áitiúil
Environment, Heritage and Local Government



Quarterly Housing Statistics Quarter 3 2008

25 February 2009

Total Housing Completions

39,986 units were completed nationally in the first nine months of 2008, of which 8,862 units were completed in Dublin and 12,737 units in Greater Dublin Area. These figures are based on the number of electricity meters installed by ESB Networks.

(Tables 1 and 2)

[2008 completions are now available and reveal that 51,724 housing units have been completed last year. Further breakdown of these figures is available on the Department's website]

Affordable Housing Provision

3,274 units (including 230 units delivered on State/Local authority lands element of the Affordable Housing Initiative and sales of 213 houses purchased directly by the Affordable Homes Partnership) were provided under the various affordable housing schemes in the first nine months of 2008. This represents an 84% increase in output on the same period in 2007. 44% of affordable units were provided in Dublin.

(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 3,037 units of social and affordable housing provided in the first nine months of 2008, up 97% on the same period in 2007. A further 5,178 units were in progress at the end of September 2008.

(Table 4)

Social Rented Housing Provision

Total output of social houses newly completed or acquired in the first nine months of 2008 amounted to 5,327 units (3,936 Local Authority; 1,391 Voluntary & Co-operative housing) with a further 1,099 new units were acquired under the Rental Accommodation Scheme.

A total of 4,946 (includes 1,099 RAS units) social housing dwellings were started or acquired in the first nine months of 2008, with a further 8,591 social housing units were in progress at the end of September 2008.

(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 2008 was €301,680, down -5.5% on the average price reported in the same quarter in 2007.

The average price for a second-hand house (including apartments) nationally in Quarter 3 2008 was €335,762, down -10.3% on the average price reported in the same quarter in 2007.

In Dublin, the average price for a new house (including apartments) in Quarter 3 2008 was €347,233 and the average price for a second-hand house (including apartments) was €412,152, both down by -15.8% on the average prices reported in the same quarter in 2007.

(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 (incl. Apartments) and the continued slowdown in mortgage market activity will affect the average figures.

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.

Other features of this release:

- **Housing Loans:**

- Loan approvals – 12,629 loans, with a total value of ?3185.5 million, were approved for house purchases, in Quarter 3 2008. These represented decreases of -37.8% in volumes and -43.2% in value, compared to the Quarter 3 2007.

(Tables 10)

- Loan payments – 14,232 loans, with a total value of ?3724.4 million, were paid for house purchases, in Quarter 3 2008. These represented decreases of -35.0% in volumes and -38.1% in value, compared to the Quarter 3 2007.

(Table 11)

- **New House Registrations:**

- Nationally, the number of new houses registered under guarantee schemes for the first nine months of 2008 was 11,093 units, down -66% when compared with the same period in 2007.

(Table 12)

- [New house registrations for 2008 are now available and reveal that 12,676 new house were registered last year. Further breakdown of these figures is available on the Department's website]

- **Residential Commencements:**

- 19,895 new housing units were started nationally in the first nine months of 2008, of which 4,149 units were in Dublin and 5,953 units in Greater Dublin Area. This is a decrease of -52% on the number started in the first nine months of 2007.

(Table 13)

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

Table 1 House Completions by Sector

Period	Social Housing		Private Houses	Total
	Local Authority Houses	Voluntary & Co-Operative Houses		
2006	3,968	1,240	88,211	93,419
2007	4,986	1,685	71,356	78,027
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
Q4	1,844	624	19,154	21,622
2008				
Q1	996	335	12,679	14,010
Q2	1,356	552	11,818	13,726
Q3	1,088	504	10,658	12,250
Annual percentage change				
2007	25.7%	35.9%	-19.1%	-16.5%
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%
Q4	17.3%	103.3%	-23.6%	-19.8%
2008				
Q1	14.6%	18.4%	-32.8%	-30.0%
Q2	32.7%	132.9%	-33.2%	-27.6%
Q3	-13.0%	-6.8%	-31.8%	-29.7%
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 2008**

County Councils (including Borough & Town Councils)	Total House Completions	Private House Completions
Carlow	474	454
Cavan	840	752
Clare	1,051	914
Cork County	3,928	3,569
Cork City	812	662
Cork Total	4,740	4,231
Donegal	1,979	1,796
D/L.-Rathdown	1,784	1,612
Fingal	1,475	1,306
South Dublin	1,395	1,104
Dublin City	4,208	3,337
Dublin Total	8,862	7,359
Galway County	1,730	1,681
Galway City	402	357
Galway Total	2,132	2,038
Kerry	1,460	1,391
Kildare	1,380	1,162
Kilkenny	869	726
Laois	933	780
Leitrim	532	486
Limerick County	1,192	1,131
Limerick City	321	269
Limerick Total	1,513	1,400
Longford	456	422
Louth	928	694
Mayo	1,328	1,215
Meath	1,553	1,437
Monaghan	531	470
North Tipperary	704	679
Offaly	704	623
Roscommon	828	805
Sligo	763	737
South Tipperary	705	605
Waterford County	746	638
Waterford City	267	49
Waterford Total	1,013	687
Westmeath	888	854
Wexford	1,578	1,350
Wicklow	942	788
Conversions	300	300
TOTALS	39,986	35,155

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 2008

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 houses provided	No. of houses in progress	No. of houses proposed
Carlow	0	0	0	0	0
Cavan	2	2	0	0	0
Clare	1	7	28	0	54
Cork County	7	8	57	220	40
Cork City	0	19	0	0	0
Cork Total	7	27	57	220	40
Donegal	11	17	3	35	5
D/L-Rathdown	0	0	0	11	56
Fingal	0	450	35	93	25
South Dublin	0	0	0	0	0
Dublin City	28	150	60	260	227
Dublin Total	28	600	95	364	308
Galway County	2	2	13	0	0
Galway City	0	2	0	30	0
Galway Total	2	4	13	30	0
Kerry	3	6	17	15	20
Kildare	5	44	0	16	25
Kilkenny	5	0	0	0	11
Laois	3	6	48	12	0
Leitrim	0	4	0	0	0
Limerick County	0	9	0	0	10
Limerick City	0	0	18	0	0
Limerick Total	0	9	18	0	10
Longford	0	0	0	0	0
Louth	0	0	59	54	6
Mayo	0	0	8	34	0
Meath	2	2	14	18	0
Monaghan	1	4	1	0	0
North Tipperary	1	10	0	36	0
Offaly	1	0	22	0	0
Roscommon	1	0	0	0	0
Sligo	4	6	0	2	0
South Tipperary	1	4	0	0	0
Waterford County	0	0	8	25	0
Waterford City	2	2	0	0	0
Waterford Total	2	2	8	25	0
Westmeath	0	0	0	45	4
Wexford	0	0	50	0	0
Wicklow	0	0	34	54	78
TOTALS	80	754	475	960	561

Table 4:

**Part V. Planning and Development Acts 2000 - 2006
1 January to 30 September 2008**

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	16	6	24	5	10	22	0	59	4	21	75	50
Cavan	10	11	13	30	9	16	0	0	0	40	20	29
Clare	35	24	4	0	2	0	0	0	12	35	26	16
Cork County	165	566	82	51	144	23	10	27	11	226	737	116
Cork City	0	6	6	0	0	0	1	0	0	1	6	6
Cork Total	165	572	88	51	144	23	11	27	11	227	743	122
Donegal	54	20	12	6	8	3	0	0	0	60	28	15
D/L-Rathdown	244	345	94	29	3	0	77	198	125	350	546	219
Fingal	295	85	688	8	7	0	0	12	0	303	104	688
South Dublin	353	478	80	0	77	0	43	69	91	396	624	171
Dublin City	248	317	180	16	141	131	68	216	7	332	674	318
Dublin Total	1,140	1,225	1,042	53	228	131	188	495	223	1,381	1,948	1,396
Galway County	15	78	65	30	68	9	0	17	0	45	163	74
Galway City	5	169	21	7	169	24	7	0	24	19	338	69
Galway Total	20	247	86	37	237	33	7	17	24	64	501	143
Kerry	40	49	28	9	121	12	0	13	6	49	183	46
Kildare	110	17	62	10	22	20	0	36	0	120	75	82
Kilkenny	20	69	18	34	103	90	0	4	0	54	176	108
Laois	76	111	13	65	119	21	0	0	0	141	230	34
Leitrim	2	0	0	0	0	0	0	0	0	2	0	0
Limerick County	17	5	17	0	0	0	0	5	0	17	10	17
Limerick City	0	3	0	0	0	35	0	0	0	0	3	35
Limerick Total	17	8	17	0	0	35	0	5	0	17	13	52
Longford	29	0	35	0	0	0	0	0	0	29	0	35
Louth	45	63	225	11	14	1	0	43	3	56	120	229
Mayo	20	48	56	3	3	22	0	0	0	23	51	78
Meath	232	248	287	12	31	73	0	37	0	244	316	360
Monaghan	0	3	15	13	36	36	48	17	0	61	56	51
North Tipperary	6	6	8	16	13	35	0	60	0	22	79	43
Offaly	9	17	42	10	37	47	0	0	0	19	54	89
Roscommon	21	0	0	2	75	19	0	8	7	23	83	26
Sligo	15	36	2	9	26	15	0	14	0	24	76	17
South Tipperary	27	38	32	39	54	32	0	6	0	66	98	64
Waterford County	30	21	54	36	11	39	0	0	0	66	32	93
Waterford City	40	18	33	5	13	14	0	0	9	45	31	56
Waterford Total	70	39	87	41	24	53	0	0	9	111	63	149
Westmeath	43	23	6	11	17	20	0	0	0	54	40	26
Wexford	21	10	0	24	55	3	0	0	0	45	65	3
Wicklow	33	40	0	16	17	0	0	2	0	49	59	0
TOTALS	2,276	2,930	2,202	507	1,405	762	254	843	299	3,037	5,178	3,263

Notes:- In addition, 230 units were also delivered directly under AHI in the first 9 months 2008 (Cork County -18; Cork City -103 ; Fingal - 42; Kildare - 53 and Wexford - 14).
A further 213 units were delivered through the Affordable Homes Partnership in the first 9 months 2008 (Fingal - 52; South Dublin - 78; Dublin City - 24; Kildare - 14; Meath - 21 and Wicklow - 24).
* No. of units proposed on foot of agreements that have been entered into at 30 September 2008 but not yet started.

**Table 5: Total Output of Social Rented Housing by Local Authority Area
1 January to 30 September 2008**

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	7	10	18	13	81	20	10	30	99
Cavan	88	13	175	0	34	88	13	101	209
Clare	133	12	252	4	54	137	12	149	306
Cork County	199	26	394	160	173	359	26	385	567
Cork City	100	41	315	50	92	150	41	191	407
Cork Total	299	67	709	210	265	509	67	576	974
Donegal	92	14	235	91	119	183	14	197	354
D/L.-Rathdown	17	4	243	155	51	172	4	176	294
Fingal	75	11	231	94	261	169	11	180	492
South Dublin	165	7	319	126	340	291	7	298	659
Dublin City	702	76	638	169	433	871	76	947	1,071
Dublin Total	959	98	1,431	544	1,085	1,503	98	1,601	2,516
Galway County	44	12	117	5	5	49	12	61	122
Galway City	0	21	109	45	46	45	21	66	155
Galway Total	44	33	226	50	51	94	33	127	277
Kerry	47	4	230	22	126	69	4	73	356
Kildare	181	7	234	37	113	218	7	225	347
Kilkenny	143	13	35	0	46	143	13	156	81
Laois	83	2	154	70	82	153	2	155	236
Leitrim	46	0	29	0	0	46	0	46	29
Limerick County	45	3	108	16	40	61	3	64	148
Limerick City	28	36	36	24	8	52	36	88	44
Limerick Total	73	39	144	40	48	113	39	152	192
Longford	27	33	191	7	99	34	33	67	290
Louth	194	12	178	40	187	234	12	246	365
Mayo	80	7	37	33	53	113	7	120	90
Meath	94	0	50	22	55	116	0	116	105
Monaghan	27	11	36	34	7	61	11	72	43
North Tipperary	25	14	41	0	154	25	14	39	195
Offaly	35	21	222	46	59	81	21	102	281
Roscommon	23	4	60	0	26	23	4	27	86
Sligo	26	10	109	0	8	26	10	36	117
South Tipperary	49	9	176	51	11	100	9	109	187
Waterford County	78	2	62	30	33	108	2	110	95
Waterford City	208	3	158	10	123	218	3	221	281
Waterford Total	286	5	220	40	156	326	5	331	376
Westmeath	34	10	107	0	12	34	10	44	119
Wexford	208	26	63	20	8	228	26	254	71
Wicklow	137	22	273	17	17	154	22	176	290
TOTALS	3,440	496	5,635	1,391	2,956	4,831	496	5,327	8,591

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 1,099 new units have been acquired on long-term lease under the Rental Accommodation Scheme in the first 9 months 2008.

**Table 6: Voluntary and Co-operative Housing Output
1 January to 30 September 2008**

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	0	0	0	13	81	84
Cavan	0	34	0	0	0	0
Clare	0	0	0	4	54	44
Cork County	110	71	0	50	102	36
Cork City	50	28	25	0	64	6
Cork Total	160	99	25	50	166	42
Donegal	29	0	0	62	119	7
Dun L-Rathdown	62	49	126	93	2	93
Fingal	63	218	218	31	43	5
South Dublin	126	94	145	0	246	185
Dublin City	59	225	185	110	208	58
Dublin Total	310	586	674	234	499	341
Galway County	0	0	0	5	5	0
Galway City	22	8	0	23	38	21
Galway Total	22	8	0	28	43	21
Kerry	9	45	25	13	81	19
Kildare	30	95	1	7	18	7
Kilkenny	0	0	0	0	46	12
Laois	64	74	0	6	8	0
Leitrim	0	0	0	0	0	0
Limerick County	0	7	7	16	33	34
Limerick City	0	0	0	24	8	4
Limerick Total	0	7	7	40	41	38
Longford	0	73	0	7	26	6
Louth	15	175	93	25	12	12
Mayo	0	0	0	33	53	19
Meath	0	0	0	22	55	41
Monaghan	0	0	0	34	7	9
North Tipperary	0	134	27	0	20	20
Offaly	46	0	0	0	59	0
Roscommon	0	0	0	0	26	8
Sligo	0	0	0	0	8	8
South Tipperary	40	0	0	11	11	18
Waterford County	0	18	0	30	15	15
Waterford City	0	11	9	10	112	0
Waterford Total	0	29	9	40	127	15
Westmeath	0	0	0	0	12	0
Wexford	0	8	8	20	0	20
Wicklow	8	0	0	9	17	17
TOTALS	733	1,367	869	658	1,589	808

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 2008**

County Councils (including Borough & Town Councils)	** Completed	*Acquired	**Commenced	In Progress at 30 Sept. 2008
Carlow	7	10	16	18
Cavan	88	13	71	175
Clare	133	12	181	252
Cork County	199	26	123	394
Cork City #	100	41	0	315
Cork Total	299	67	123	709
Donegal	92	14	45	235
D/L-Rathdown #	17	4	106	243
Fingal	75	11	9	231
South Dublin	165	7	0	319
Dublin City #	702	76	0	638
Dublin Total	959	98	115	1,431
Galway County	44	12	33	117
Galway City	0	21	0	109
Galway Total	44	33	33	226
Kerry	47	4	5	230
Kildare	181	7	138	234
Kilkenny	143	13	11	35
Laois	83	2	123	154
Leitrim	46	0	27	29
Limerick County	45	3	51	108
Limerick City	28	36	39	36
Limerick Total	73	39	90	144
Longford	27	33	72	191
Louth	194	12	97	178
Mayo	80	7	0	37
Meath	94	0	79	50
Monaghan	27	11	14	36
North Tipperary	25	14	13	41
Offaly	35	21	114	222
Roscommon	23	4	2	60
Sligo	26	10	56	109
South Tipperary	49	9	27	176
Waterford County	78	2	13	62
Waterford City	208	3	104	158
Waterford Total	286	5	117	220
Westmeath	34	10	17	107
Wexford	208	26	82	63
Wicklow	137	22	6	273
TOTALS	3,440	496	1,674	5,635
<p>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 9 months 2008 a further 1,099 new units have been acquired on long-term lease under the Rental Accommodation Scheme.</p>				

Table 8: New 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
2006	305,637	405,957	305,015	286,176	275,411	271,521	276,570
2007	322,634	416,225	325,453	300,750	288,202	292,057	296,605
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
Q4	314,333	402,346	310,160	275,796	311,956	278,517	288,500
2008							
Q1	311,113	397,697	316,232	296,367	280,934	302,604	285,794
Q2	313,678	390,544	316,561	308,225	278,881	293,175	288,087
Q3	301,680	347,233	320,302	281,177	271,161	290,537	285,389
Annual percentage change							
2007	5.6%	2.5%	6.7%	5.1%	4.6%	7.6%	7.2%
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%
Q4	0.4%	-4.1%	2.1%	-6.4%	9.8%	-4.2%	2.6%
2008							
Q1	-3.1%	-4.8%	-1.9%	-2.6%	1.7%	5.9%	-2.7%
Q2	-5.5%	-8.5%	-5.3%	-5.2%	-3.9%	-4.1%	-6.1%
Q3	-5.5%	-15.8%	-3.6%	0.0%	-5.0%	-0.9%	-2.7%
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) and the continued slowdown in mortgage market activity 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
2006	371,447	512,461	353,104	336,948	257,958	282,998	294,021
2007	377,850	495,576	368,523	344,958	273,640	287,483	313,487
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	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
Q4	366,912	462,806	372,293	324,968	279,348	284,782	308,339
2008							
Q1	359,277	462,475	346,955	356,430	261,842	291,960	296,165
Q2	356,638	455,142	344,408	338,313	259,623	288,430	306,896
Q3	335,762	412,152	334,663	310,865	263,793	301,387	297,768
Annual percentage change							
2007	1.7%	-3.3%	4.4%	2.4%	6.1%	1.6%	6.6%
2007							
Q1	9.0%	9.1%	16.3%	2.6%	4.3%	8.4%	8.2%
Q2	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%
Q4	-2.3%	-10.6%	4.8%	-5.5%	11.1%	-1.9%	1.5%
2008							
Q1	-5.4%	-10.4%	-7.4%	4.6%	-2.0%	-1.0%	-1.9%
Q2	-7.8%	-10.3%	-3.6%	-1.2%	-0.4%	1.1%	-7.4%
Q3	-10.3%	-15.8%	-10.2%	-15.7%	-9.4%	5.9%	-3.6%
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) and the continued slowdown in mortgage market activity 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 10: Housing Loans Approved

Period	New Houses		Second-hand Houses		Totals	
	Number	Value 3 m	Number	Value 3 m	Number	Value 3 m
2006	53,895	13994.7	60,698	17387.5	114,593	31382.2
2007	40,497	10560.4	48,250	13503.7	88,747	24064.1
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	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
Q4	8,197	2172.5	10,443	3048.8	18,640	5221.3
2008						
Q1	6,682	1807.9	8,676	2610.9	15,358	4418.8
Q2	9,123	2356.3	10,700	3173.2	19,823	5529.5
Q3	6,287	1486.6	6,342	1698.9	12,629	3185.5
Annual percentage change						
2007	-24.9%	-24.5%	-20.5%	-22.3%	-22.6%	-23.3%
2007						
Q1	-16.9%	-11.3%	-26.2%	-20.5%	-21.9%	-16.4%
Q2	-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%
Q4	-27.6%	-32.3%	-10.8%	-20.0%	-19.1%	-25.6%
2008						
Q1	-44.9%	-41.0%	-30.4%	-22.8%	-37.6%	-31.5%
Q2	-18.7%	-20.5%	-23.5%	-17.1%	-21.4%	-18.6%
Q3	-29.7%	-37.0%	-44.1%	-47.6%	-37.8%	-43.2%
Percentage change on previous quarter						
2007						
Q1	7.1%	-4.4%	6.5%	-11.2%	6.8%	-8.1%
Q2	-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%
Q4	-8.4%	-7.9%	-8.0%	-6.0%	-8.2%	-6.8%
2008						
Q1	-18.5%	-16.8%	-16.9%	-14.4%	-17.6%	-15.4%
Q2	36.5%	30.3%	23.3%	21.5%	29.1%	25.1%
Q3	-31.1%	-36.9%	-40.7%	-46.5%	-36.3%	-42.4%

Table 11: Housing Loans Paid

Period	New Houses		Second-hand Houses		Totals	
	Number	Value 3 m	Number	Value 3 m	Number	Value 3 m
2007	46,588	11649.5	37,698	10807.4	84,286	22456.8
2007						
Q1	9,925	2279.5	11,074	3054.5	20,999	5333.9
Q2	12,579	3115.5	9,528	2684.2	22,107	5799.7
Q3	12,663	3252.1	9,244	2761.5	21,907	6013.6
Q4	11,421	3002.4	7,852	2307.2	19,273	5309.6
2008						
Q1	8,089	2222.4	5,231	1549.3	13,320	3771.7
Q2	6,670	1748.7	10,043	2909.7	16,713	4658.4
Q3	5,776	1490.6	8,456	2233.8	14,232	3724.4
Annual percentage change						
2008						
Q1	-18.5%	-2.5%	-52.8%	-49.3%	-36.6%	-29.3%
Q2	-47.0%	-43.9%	5.4%	8.4%	-24.4%	-19.7%
Q3	-54.4%	-54.2%	-8.5%	-19.1%	-35.0%	-38.1%
Percentage change on previous quarter						
2008						
Q1	-29.2%	-26.0%	-33.4%	-32.8%	-30.9%	-29.0%
Q2	-17.5%	-21.3%	92.0%	87.8%	25.5%	23.5%
Q3	-13.4%	-14.8%	-15.8%	-23.2%	-14.8%	-20.0%
<p>Source: From 2007 the source of data for loans paid is mainly from IBF/PwC Mortgage Market Profile and is not directly comparable with previous years data.</p>						

**Table 12: New House Guarantee Registrations
1 January to 30 September 2008**

County Councils (including City, Borough and Town Councils)	No of Registrations
Carlow	224
Cavan	151
Clare	117
Cork	1,520
Donegal	352
Dublin	4,013
Galway	641
Kerry	214
Kildare	390
Kilkenny	154
Laois	211
Leitrim	44
Limerick	322
Longford	17
Louth	272
Mayo	209
Meath	500
Monaghan	81
Offaly	180
Roscommon	68
Sligo	158
Tipperary	467
Waterford	244
Westmeath	76
Wexford	292
Wicklow	176
TOTAL	11,093
Source: HomeBond and Premier Guarantee Registrations.	

Table 13: Commencement Notices Data
1 January to 30 September 2008

Building Control Authorities	Number of Notices Received		Total Number of Residential Units Commenced		Of which, includes Single Houses	
	9 mths 2008	9 mths 2007	9 mths 2008	9 mths 2007	9 mths 2008	9 mths 2007
Carlow	126	241	174	844	120	208
Cavan	268	408	515	998	248	355
Clare	352	429	518	767	327	393
Cork County	1,063	1,661	2,405	4,630	974	1,451
Cork City	42	69	179	484	32	47
Cork Total	1,105	1,730	2,584	5,114	1,006	1,498
Donegal	916	1,395	1,995	2,448	818	1,252
D/L-Rathdown	124	156	1,008	2,667	83	103
Fingal	138	294	973	1,752	108	176
South Dublin	120	152	751	836	81	115
Dublin City	210	334	1,417	2,598	129	190
Dublin Total	592	936	4,149	7,853	401	584
Galway County	958	1,665	821	1,878	706	1,131
Galway City	32	72	414	694	15	26
Galway Total	990	1,737	1,235	2,572	721	1,157
Kerry	483	733	677	1,600	450	646
Kildare	541	620	818	1,931	324	353
Kilkenny	295	373	357	1,014	276	338
Laois	263	323	399	1,047	242	296
Leitrim	132	224	132	256	132	214
Limerick County	435	579	614	1,572	410	506
Limerick City	21	21	114	71	3	9
Limerick Total	456	600	728	1,643	413	515
Longford	101	161	101	238	95	146
Drogheda	8	14	41	99	3	5
Dundalk	6	28	38	372	2	3
Louth	251	283	412	588	237	251
Louth Total	265	325	491	1,059	242	259
Mayo	661	928	773	1,251	642	928
Meath	363	440	498	2,103	332	387
Monaghan	224	306	300	608	215	280
North Tipperary	220	350	329	755	201	311
Offaly	215	391	266	836	202	341
Roscommon	282	471	317	804	244	358
Sligo	171	272	251	578	159	258
South Tipperary	207	268	230	708	201	241
Waterford County	237	329	351	598	223	305
Waterford City	13	29	93	191	7	14
Waterford Total	250	358	444	789	230	319
Athlone	10	20	13	222	9	10
Westmeath	307	399	351	942	301	383
Westmeath Total	317	419	364	1,164	310	393
Wexford	496	689	762	1,476	445	569
Wicklow	247	319	488	867	227	278
TOTALS	10,538	15,446	19,895	41,323	9,223	12,877
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					