



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



Quarterly Housing Statistics

Quarter 4 2008

6 May 2009

Total Housing Completions

51,724 units were completed nationally in 2008, of which 11,342 units were completed in Dublin and 16,318 units in Greater Dublin Area. These figures are based on the number of electricity meters installed by ESB Networks.

(Tables 1 and 2)

Affordable Housing Provision

4,567 units (including 224 units delivered on State/Local authority lands element of the Affordable Housing Initiative and sales of 367 houses purchased directly by the Affordable Homes Partnership) were provided under the various affordable housing schemes in 2008. This represents a 28% increase in output over 2007. 46% 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 4,518 units of social and affordable housing provided in 2008, up 39% on the same period in 2007. A further 4,159 units were in progress at the end of 2008.

(Table 4)

Social Rented Housing Provision

Total output of social houses newly completed or acquired in 2008 amounted to 7,588 units (5,692 Local Authority; 1,896 Voluntary & Co-operative housing) with a further 1,600 new units acquired under the Rental Accommodation Scheme.

A total of 6,827 (includes 1,600 RAS units) social housing dwellings were started or acquired in 2008, while a further 7,465 social housing units were in progress at the end of 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 4 2008 was €282,023, down -10.3% on the average price reported in the same quarter in 2007.

The average price for a second-hand house (including apartments) nationally in Quarter 4 2008 was €323,418, down -11.9% on the average price reported in the same quarter in 2007.

In Dublin, the average price for a new house (including apartments) in Quarter 4 2008 was €329,625 and the average price for a second-hand house (including apartments) was €415,035, both down by -18.1% and -10.3% respectively, 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 – 8,069 loans, with a total value of €2006.4 million, were approved for house purchases, in Quarter 4 2008. These represented decreases of -56.7% in volumes and -61.6% in value, compared to the Quarter 4 2007.

(Tables 10)

- Loan payments – 9,426 loans, with a total value of €2353.8 million, were paid for house purchases, in Quarter 4 2008. These represented decreases of -51.1% in volumes and -55.7% in value, compared to the Quarter 4 2007.

(Table 11)

- **New House Registrations:**

- Nationally, the number of new houses registered under guarantee schemes for 2008 was 12,676 units, down -67% when compared with 2007.

(Table 12)

- **Residential Commencements:**

- 22,852 new housing units were started nationally in 2008, of which 4,941 units were in Dublin and 7,056 units in Greater Dublin Area. This is a decrease of -53% on the number started in 2007.

(Table 13)

A historical housing statistics series is also available on the Department website at www.environ.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
2008	4,905	1,896	44,923	51,724
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	(r) 945	335	(r) 12,730	14,010
Q2	(r) 1,313	552	(r) 11,861	13,726
Q3	(r) 954	504	(r) 10,792	12,250
Q4	1,693	505	9,540	11,738
<i>Annual percentage change</i>				
2007	25.7%	35.9%	-19.1%	-16.5%
2008	-1.6%	12.5%	-37.0%	-33.7%
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	8.7%	18.4%	-32.5%	-30.0%
Q2	28.5%	132.9%	-33.0%	-27.6%
Q3	-23.7%	-6.8%	-31.0%	-29.7%
Q4	-8.2%	-19.1%	-50.2%	-45.7%
Notes:-	<p>(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.</p> <p>(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.</p> <p>(c) Voluntary & co-operative housing consists of housing provided under the capital loan & subsidy and capital assistance schemes.</p>			

Table 2: Total and Private House Completions by County in 2008

County Councils (including Borough & Town Councils)	Total House Completions	Private House Completions
Carlow	635	542
Cavan	1,062	955
Clare	1,393	1,186
Cork County	5,091	4,658
Cork City	1,001	810
Cork Total	6,092	5,468
Donegal	2,576	2,271
D/L.-Rathdown	2,087	1,888
Fingal	2,149	1,824
South Dublin	1,758	1,386
Dublin City	5,348	4,561
Dublin Total	11,342	9,659
Galway County	2,332	2,251
Galway City	545	439
Galway Total	2,877	2,690
Kerry	1,961	1,740
Kildare	1,811	1,398
Kilkenny	1,142	948
Laois	1,156	917
Leitrim	647	600
Limerick County	1,572	1,492
Limerick City	365	297
Limerick Total	1,937	1,789
Longford	584	517
Louth	1,413	1,047
Mayo	1,774	1,639
Meath	1,946	1,799
Monaghan	674	593
North Tipperary	978	910
Offaly	857	674
Roscommon	1,043	931
Sligo	924	861
South Tipperary	890	719
Waterford County	950	823
Waterford City	297	47
Waterford Total	1,247	870
Westmeath	1,146	1,039
Wexford	1,998	1,762
Wicklow	1,219	999
Conversions	400	400
TOTALS	51,724	44,923
<p>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.</p>		

Table 3:

Affordable Housing Schemes Output 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	4	0	18	0
Cavan	2	3	0	0	0
Clare	1	7	25	0	54
Cork County	10	13	57	224	40
Cork City	0	21	0	155	0
Cork Total	10	34	57	379	40
Donegal	15	22	14	24	5
D/L-Rathdown	0	0	0	11	56
Fingal	0	495	76	47	25
South Dublin	0	0	0	0	0
Dublin City	56	234	183	146	201
Dublin Total	56	729	259	204	282
Galway County	2	2	13	13	0
Galway City	0	2	12	18	0
Galway Total	2	4	25	31	0
Kerry	5	8	38	5	20
Kildare	14	61	0	16	33
Kilkenny	6	0	6	4	0
Laois	5	17	52	8	0
Leitrim	1	4	0	0	0
Limerick County	4	12	0	0	10
Limerick City	0	8	18	0	0
Limerick Total	4	20	18	0	10
Longford	0	0	0	0	0
Louth	0	0	72	41	33
Mayo	0	0	11	29	0
Meath	6	44	18	0	0
Monaghan	1	4	1	0	0
North Tipperary	0	10	0	36	0
Offaly	1	0	22	0	0
Roscommon	1	0	0	0	0
Sligo	4	6	0	2	0
South Tipperary	2	4	0	0	0
Waterford County	0	0	8	25	0
Waterford City	3	8	0	0	0
Waterford Total	3	8	8	25	0
Westmeath	0	0	19	26	6
Wexford	0	2	51	0	0
Wicklow	0	0	60	28	78
TOTALS	139	991	756	876	561

Table 4:

**Part V. Planning and Development Acts 2000 - 2006
Output in 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	10	21	14	7	16	53	6	4	83	23	41
Cavan	16	13	8	30	10	15	0	0	0	46	23	23
Clare	31	33	4	0	4	0	0	0	12	31	37	16
Cork County	324	536	66	109	137	17	10	27	11	443	700	94
Cork City	0	6	12	1	0	0	0	0	0	1	6	12
Cork Total	324	542	78	110	137	17	10	27	11	444	706	106
Donegal	73	8	10	6	8	48	0	0	0	79	16	58
D/L.-Rathdown	377	214	93	29	3	0	119	156	125	525	373	218
Fingal	376	4	692	8	7	0	12	0	0	396	11	692
South Dublin	412	357	24	31	54	0	43	109	0	486	520	24
Dublin City	334	200	185	62	77	136	68	195	7	464	472	328
Dublin Total	1,499	775	994	130	141	136	242	460	132	1,871	1,376	1,262
Galway County	19	69	9	42	60	9	0	15	0	61	144	18
Galway City	16	169	5	169	0	21	7	0	24	192	169	50
Galway Total	35	238	14	211	60	30	7	15	24	253	313	68
Kerry	45	29	28	35	18	12	0	13	6	80	60	46
Kildare	132	45	62	14	46	20	0	60	0	146	151	82
Kilkenny	20	42	18	65	100	42	0	4	7	85	146	67
Laois	133	70	9	116	89	9	0	0	0	249	159	18
Leitrim	2	0	0	0	0	0	0	0	0	2	0	0
Limerick County	17	30	17	0	0	0	0	5	0	17	35	17
Limerick City	5	0	152	3	5	42	2	0	0	10	5	194
Limerick Total	22	30	169	3	5	42	2	5	0	27	40	211
Longford	29	0	35	0	0	0	0	0	0	29	0	35
Louth	48	95	220	15	9	9	10	75	0	73	179	229
Mayo	37	40	56	3	3	25	0	0	0	40	43	81
Meath	294	207	207	16	22	17	0	34	0	310	263	224
Monaghan	0	3	0	14	55	10	31	3	0	45	61	10
North Tipperary	7	3	8	26	5	35	0	60	0	33	68	43
Offaly	7	17	24	14	39	27	0	0	0	21	56	51
Roscommon	21	0	0	8	69	19	0	8	7	29	77	26
Sligo	18	37	2	22	21	13	0	14	0	40	72	15
South Tipperary	47	24	20	51	43	26	0	0	32	98	67	78
Waterford County	32	22	34	36	21	25	0	0	0	68	43	59
Waterford City	67	45	0	25	15	0	0	14	0	92	74	0
Waterford Total	99	67	34	61	36	25	0	14	0	160	117	59
Westmeath	43	27	6	22	15	20	0	0	0	65	42	26
Wexford	23	19	15	71	20	20	0	0	0	94	39	35
Wicklow	60	13	0	18	12	0	7	0	0	85	25	0
TOTALS	3,081	2,387	2,042	1,075	974	633	362	798	235	4,518	4,159	2,910

Notes:- In addition, 224 units were also delivered directly under AHI in 2008 (Cork County -18; Cork City -103 ; Fingal - 42; Kildare - 47 and Wexford - 14).
A further 367 units were delivered through the Affordable Homes Partnership in 2008 (Fingal - 89; South Dublin - 112; Dublin City - 34; Kildare - 54; Meath - 25 and Wicklow - 53).
* No. of units proposed on foot of agreements that have been entered into at 31 December 2008 but not yet started.

Table 5: Total Output of Social Rented Housing by Local Authority Area in 2008

County Councils (including Borough & Town Councils)	Local Authority Housing			Voluntary & Co-operative Housing#		TOTAL OUTPUT			
	completions **	acquisitions *	in progress	completions	in progress	completions (A)	acquisitions (B)	total (A)+(B)	in Progress
Carlow	27	12	7	66	28	93	12	105	35
Cavan	107	15	184	0	34	107	15	122	218
Clare	203	23	183	4	54	207	23	230	237
Cork County	273	54	554	160	230	433	54	487	784
Cork City	141	62	274	50	92	191	62	253	366
Cork Total	414	116	828	210	322	624	116	740	1,150
Donegal	175	49	198	130	80	305	49	354	278
D/L.-Rathdown	17	4	246	182	85	199	4	203	331
Fingal	142	13	164	183	194	325	13	338	358
South Dublin	246	10	238	126	340	372	10	382	578
Dublin City	618	85	627	169	483	787	85	872	1,110
Dublin Total	1,023	112	1,275	660	1,102	1,683	112	1,795	2,377
Galway County	76	15	95	5	5	81	15	96	100
Galway City	57	21	57	49	42	106	21	127	99
Galway Total	133	36	152	54	47	187	36	223	199
Kerry	161	7	117	60	88	221	7	228	205
Kildare	350	24	129	63	64	413	24	437	193
Kilkenny	160	13	18	34	16	194	13	207	34
Laois	147	2	131	92	60	239	2	241	191
Leitrim	47	0	31	0	0	47	0	47	31
Limerick County	64	11	89	16	47	80	11	91	136
Limerick City	40	47	25	28	4	68	47	115	29
Limerick Total	104	58	114	44	51	148	58	206	165
Longford	60	34	168	7	99	67	34	101	267
Louth	260	30	119	106	154	366	30	396	273
Mayo	83	8	34	52	34	135	8	143	68
Meath	125	1	41	22	55	147	1	148	96
Monaghan	40	30	23	41	0	81	30	111	23
North Tipperary	37	30	34	31	173	68	30	98	207
Offaly	137	25	132	46	59	183	25	208	191
Roscommon	104	10	38	8	18	112	10	122	56
Sligo	63	21	82	0	8	63	21	84	90
South Tipperary	120	10	113	51	11	171	10	181	124
Waterford County	79	2	62	48	15	127	2	129	77
Waterford City	232	3	151	18	121	250	3	253	272
Waterford Total	311	5	213	66	136	377	5	382	349
Westmeath	95	14	47	12	0	107	14	121	47
Wexford	216	65	105	20	28	236	65	301	133
Wicklow	203	37	211	17	17	220	37	257	228
TOTALS	4,905	787	4,727	1,896	2,738	6,801	787	7,588	7,465

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 1,600 new units have been acquired on long-term lease under the Rental Accommodation Scheme in 2008.

Table 6:

Voluntary and Co-operative Housing Output in 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	66	28	84
Cavan	0	34	0	0	0	0
Clare	0	0	0	4	54	44
Cork County	110	108	37	50	122	56
Cork City	50	28	25	0	64	6
Cork Total	160	136	62	50	186	62
Donegal	29	0	0	101	80	7
Dun L-Rathdown	89	83	187	93	2	93
Fingal	115	178	218	68	16	14
South Dublin	126	94	145	0	246	185
Dublin City	59	275	235	110	208	58
Dublin Total	389	630	785	271	472	350
Galway County	0	0	0	5	5	0
Galway City	22	8	15	27	34	21
Galway Total	22	8	15	32	39	21
Kerry	34	20	25	26	68	19
Kildare	56	46	1	7	18	7
Kilkenny	0	0	0	34	16	12
Laois	82	56	0	10	4	0
Leitrim	0	0	0	0	0	0
Limerick County	0	7	7	16	40	40
Limerick City	0	0	0	28	4	4
Limerick Total	0	7	7	44	44	44
Longford	0	73	0	7	26	6
Louth	59	154	97	47	0	22
Mayo	0	0	0	52	34	19
Meath	0	0	0	22	55	41
Monaghan	0	0	0	41	0	9
North Tipperary	31	138	62	0	35	35
Offaly	46	0	0	0	59	0
Roscommon	0	0	0	8	18	8
Sligo	0	0	0	0	8	8
South Tipperary	40	0	0	11	11	18
Waterford County	18	0	0	30	15	15
Waterford City	8	9	18	10	112	0
Waterford Total	26	9	18	40	127	15
Westmeath	0	0	0	12	0	0
Wexford	0	8	8	20	20	20
Wicklow	8	0	0	9	17	17
TOTALS	982	1,319	1,080	914	1,419	868

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 in 2008

County Councils (including Borough & Town Councils)	** Completed	*Acquired	**Commenced	In Progress at 30 Dec. 2008
Carlow	27	12	25	7
Cavan	107	15	99	184
Clare	203	23	182	183
Cork County	273	54	357	554
Cork City #	141	62	0	274
Cork Total	414	116	357	828
Donegal	175	49	91	198
D/L.-Rathdown #	17	4	109	246
Fingal	142	13	9	164
South Dublin	246	10	0	238
Dublin City #	618	85	166	627
Dublin Total	1,023	112	284	1,275
Galway County	76	15	43	95
Galway City	57	21	5	57
Galway Total	133	36	48	152
Kerry	161	7	6	117
Kildare	350	24	202	129
Kilkenny	160	13	11	18
Laois	147	2	164	131
Leitrim	47	0	30	31
Limerick County	64	11	51	89
Limerick City	40	47	40	25
Limerick Total	104	58	91	114
Longford	60	34	82	168
Louth	260	30	104	119
Mayo	83	8	0	34
Meath	125	1	101	41
Monaghan	40	30	14	23
North Tipperary	37	30	18	34
Offaly	137	25	126	132
Roscommon	104	10	61	38
Sligo	63	21	66	82
South Tipperary	120	10	35	113
Waterford County	79	2	14	62
Waterford City	232	3	121	151
Waterford Total	311	5	135	213
Westmeath	95	14	18	47
Wexford	216	65	132	105
Wicklow	203	37	10	211
TOTALS	4,905	787	2,492	4,727
<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 2008 a further 1,600 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
	€	€	€	€	€	€	€
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
2008	305,269	370,495	314,276	292,777	276,719	288,478	282,677
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
Q4	282,023	329,625	299,113	254,120	269,879	252,322	259,944
<i>Annual percentage change</i>							
2007	5.6%	2.5%	6.7%	5.1%	4.6%	7.6%	7.2%
2008	-5.4%	-11.0%	-3.4%	-2.7%	-4.0%	-1.2%	-4.7%
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%
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%
Q4	-10.3%	-18.1%	-3.6%	-7.9%	-13.5%	-9.4%	-9.9%
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
	€	€	€	€	€	€	€
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
2008	348,804	444,207	340,467	333,778	259,997	286,310	298,235
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
Q4	323,418	415,035	327,269	317,835	251,280	216,055	278,217
<i>Annual percentage change</i>							
2007	1.7%	-3.3%	4.4%	2.4%	6.1%	1.6%	6.6%
2008	-7.7%	-10.4%	-7.6%	-3.2%	-5.0%	-0.4%	-4.9%
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%
Q4	-11.9%	-10.3%	-12.1%	-2.2%	-10.0%	-24.1%	-9.8%
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 €m	Number	Value €m	Number	Value €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
2008	26,293	6625.2	29,586	8515.0	55,879	15140.2
<i>2006</i>						
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
<i>2007</i>						
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
Q4	4,201	974.4	3,868	1032.0	8,069	2006.4
<i>Annual percentage change</i>						
2007	-24.9%	-24.5%	-20.5%	-22.3%	-22.6%	-23.3%
2008	-35.1%	-37.3%	-38.7%	-36.9%	-37.0%	-37.1%
<i>2007</i>						
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%
Q4	-48.7%	-55.1%	-63.0%	-66.2%	-56.7%	-61.6%
<i>Percentage change on previous quarter</i>						
<i>2007</i>						
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%
Q4	-33.2%	-34.5%	-39.0%	-39.3%	-36.1%	-37.0%

Table 11: Housing Loans Paid

Period	New Houses		Second-hand Houses		Totals	
	Number	Value €m	Number	Value €m	Number	Value €m
2007	46,588	11649.5	37,698	10807.4	84,286	22456.8
2008	24,467	6454.5	29,224	8053.8	53,691	14508.3
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
Q4	3,932	992.8	5,494	1361.0	9,426	2353.8
<i>Annual percentage change</i>						
2008	-47.5%	-44.6%	-22.5%	-25.5%	-36.3%	-35.4%
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%
Q4	-65.6%	-66.9%	-30.0%	-41.0%	-51.1%	-55.7%
<i>Percentage change on previous quarter</i>						
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%
Q4	-31.9%	-33.4%	-35.0%	-39.1%	-33.8%	-36.8%
<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 in 2008

County Councils (including City, Borough and Town Councils)	No of Registrations
Carlow	230
Cavan	168
Clare	156
Cork	1,740
Donegal	364
Dublin	4,550
Galway	728
Kerry	256
Kildare	413
Kilkenny	165
Laois	221
Leitrim	62
Limerick	314
Longford	19
Louth	377
Mayo	240
Meath	560
Monaghan	162
Offaly	193
Roscommon	70
Sligo	163
Tipperary	532
Waterford	310
Westmeath	96
Wexford	351
Wicklow	236
TOTAL	12,676
Source: HomeBond and Premier Guarantee Registrations.	

Table 13: Commencement Notices Data in 2008

Building Control Authorities	Number of Notices Received		Total Number of Residential Units Commenced		Of which, includes Single Houses	
	2008	2007	2008	2007	2008	2007
Carlow	149	287	234	902	141	251
Cavan	313	511	583	1,237	290	453
Clare	428	534	629	960	394	491
Cork County	1,256	1,988	2,685	5,251	1,155	1,751
Cork City	47	92	206	644	34	57
Cork Total	1,303	2,080	2,891	5,895	1,189	1,808
Donegal	1,086	1,689	2,195	2,899	977	1,522
Dun/L.Rathdown	141	196	1,161	2,785	95	126
Fingal	159	384	1,087	2,070	122	213
South Dublin	136	200	775	1,483	93	143
Dublin City	263	416	1,918	2,905	162	245
Dublin Total	699	1,196	4,941	9,243	472	727
Galway County	1,094	2,054	962	2,368	840	1,376
Galway City	38	85	421	886	20	34
Galway Total	1,132	2,139	1,383	3,254	860	1,410
Kerry	563	894	759	1,880	528	781
Kildare	598	750	879	2,067	377	426
Kilkenny	338	438	400	1,450	319	396
Laois	305	399	461	1,401	279	359
Leitrim	144	278	144	310	144	268
Limerick County	499	689	691	1,788	471	606
Limerick City	21	24	114	83	3	11
Limerick Total	520	713	805	1,871	474	617
Longford	115	206	116	303	108	186
Drogheda	10	19	44	105	4	9
Dundalk	8	34	40	498	4	5
Louth	300	343	489	651	283	310
Louth Total	318	396	573	1,254	291	324
Mayo	793	1,118	910	1,497	771	1,113
Meath	439	537	677	2,271	406	478
Monaghan	252	377	341	711	241	346
North Tipperary	268	426	377	851	249	379
Offaly	259	464	306	1,128	242	407
Roscommon	331	558	386	880	289	423
Sligo	197	330	282	676	184	308
South Tipperary	245	387	268	827	239	351
Waterford County	267	393	396	757	250	365
Waterford City	15	36	99	207	7	18
Waterford Total	282	429	495	964	257	383
Athlone	10	22	13	224	9	12
Westmeath	336	501	380	1,058	330	483
Westmeath Total	346	523	393	1,282	339	495
Wexford	591	858	865	1,884	532	709
Wicklow	288	398	559	979	264	346
TOTALS	12,302	18,915	22,852	48,876	10,856	15,757
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					