



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



Quarterly Housing Statistics

2 May 2008

Quarter 4 2007

Total Housing Completions

78,027 units were completed nationally in 2007, of which 17,725 units were completed in Dublin and 24,974 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

3,539 units (including 241 units delivered on State/Local authority lands element of the Affordable Housing Initiative and sales of 186 houses purchased directly by the Affordable Homes Partnership) were provided under the various affordable housing schemes in 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 3,246 units of social and affordable housing provided in 2007, up 48% on 2006. A further 5,329 units were in progress at the end of 2007, up 39% on 2006.

(Table 4)

Social Rented Housing Provision

Total output of social houses newly completed or acquired in 2007 amounted to 8,673 units (6,988 Local Authority; 1,685 Voluntary & Co-operative housing) with a further 796 new units acquired under the Rental Accommodation Scheme. This represents an increase of over 40% in the overall number of social housing units completed.

A total of 9,061 (includes 796 RAS units) social housing dwellings were started or acquired in 2007, an increase of 17% on 2006. A further 10,620 social housing units were in progress at the end of 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 4 2007 was €314,333, which is slightly above the average price reported in the same quarter in 2006.

The average price for a second-hand house (including apartments) nationally in Quarter 4 2007 was €366,912, down -2.3% on the average price reported in the same quarter in 2006.

In Dublin, the average price for a new house (including apartments) in Quarter 4 2007 was €402,346, down -4.1% on the average price reported in the same quarter in 2006.

The average price for a second-hand house (including apartments) in Dublin was €462,806 down -10.6% on the average price reported in 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 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 – 18,640 loans, with a total value of €5221.3 million, were approved for house purchases, in Quarter 4 2007. These represented decreases of -19.1% in volumes and -25.6% in value, compared to the Quarter 4 2006. **(Table 10)**
- Loan payments – Details of loan payments will be available in the Annual Housing Statistics Bulletin 2007, which is due for publication in June 2008.

- **New House Registrations**

- Nationally, the number of new houses registered under guarantee schemes for 2007 were 38,351 units, down 43% compared with 2006. **(Table 11)**

- **Residential Commencements**

- 48,876 new housing units were started nationally in 2007, of which 9,243 units were in Dublin and 14,560 units in Greater Dublin Area. This is a decrease of -35% on the number started in 2006. **(Table 12)**

A historical housing statistics series is also available on the Department website at www.envion.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
2007	4,986	1,685	71,356	78,027
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
Q4	1,844	624	19,154	21,622
Annual percentage change				
2006	-5.7%	-8.1%	17.0%	15.4%
2007	25.7%	35.9%	-19.1%	-16.5%
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%
Q4	17.3%	103.3%	-23.6%	-19.8%
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. 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.</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 2007

County Councils (including Borough & Town Councils)	Total House Completions	Private House Completions
Carlow	1,143	888
Cavan	2,108	2,074
Clare	2,286	2,184
Cork County	7,477	7,029
Cork City	1,209	1,020
Cork Total	8,686	8,049
Donegal	4,164	3,687
D/L.-Rathdown	3,052	2,811
Fingal	4,725	4,519
South Dublin	3,270	2,980
Dublin City	6,678	5,748
Dublin Total	17,725	16,058
Galway County	3,849	3,651
Galway City	732	681
Galway Total	4,581	4,332
Kerry	2,678	2,432
Kildare	3,118	2,865
Kilkenny	1,544	1,426
Laois	2,177	1,920
Leitrim	975	971
Limerick County	2,442	2,274
Limerick City	334	274
Limerick Total	2,776	2,548
Longford	1,579	1,483
Louth	1,654	1,433
Mayo	2,442	2,225
Meath	2,427	2,152
Monaghan	1,042	958
North Tipperary	1,041	983
Offaly	1,217	1,144
Roscommon	1,424	1,345
Sligo	1,269	1,153
South Tipperary	1,290	1,090
Waterford County	1,235	1,163
Waterford City	440	300
Waterford Total	1,675	1,463
Westmeath	1,708	1,621
Wexford	3,194	2,922
Wicklow	1,704	1,550
Conversions	400	400
TOTALS	78,027	71,356
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 Output in 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	7	34	0	16
Cavan	1	2	9	0	0	0
Clare	2	5	16	1	11	16
Cork County	32	61	93	133	266	143
Cork City	2	21	47	0	37	174
Cork Total	32	79	138	111	303	317
Donegal	9	13	41	24	16	7
D/L-Rathdown	0	1	1	36	0	66
Fingal	0	565	1,809	109	311	278
South Dublin	0	0	0	18	0	0
Dublin City	42	41	202	130	307	1,631
Dublin Total	42	607	2,012	293	618	1,975
Galway County	0	3	4	0	13	0
Galway City	0	0	3	41	30	25
Galway Total	0	3	7	41	43	25
Kerry	6	6	31	2	30	14
Kildare	27	114	163	36	47	47
Kilkenny	11	5	15	6	8	8
Laois	15	9	17	96	16	52
Leitrim	0	1	3	0	0	0
Limerick County	1	0	8	0	0	10
Limerick City	3	0	3	7	18	0
Limerick Total	4	0	11	7	18	10
Longford	1	1	8	0	0	0
Louth	0	0	3	26	94	148
Mayo	1	0	1	12	60	11
Meath	3	4	15	0	32	0
Monaghan	1	1	2	20	0	0
North Tipperary	3	15	28	0	0	24
Offaly	1	1	6	0	22	40
Roscommon	1	0	9	0	0	0
Sligo	3	11	19	6	0	0
South Tipperary	6	6	3	0	0	0
Waterford County	0	0	0	0	32	0
Waterford City	8	6	15	0	0	0
Waterford Total	8	6	15	0	32	0
Westmeath	0	0	24	16	45	57
Wexford	1	1	1	93	44	77
Wicklow	0	0	1	23	55	39
TOTALS	180	893	2,607	869	1,494	2,883

Table 4:

**Part V Planning and Development Acts 2000 - 2006
Output in 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	6	20	12	4	9	6	2	0	53	12	29	71
Cavan	14	21	29	0	0	0	0	0	0	14	21	29
Clare	35	36	4	0	0	0	0	0	0	35	36	4
Cork County	361	414	130	96	107	5	0	35	17	457	556	152
Cork City	78	6	6	0	0	0	0	0	0	78	6	6
Cork Total	439	420	136	96	107	5	0	35	17	535	562	158
Donegal	24	20	0	25	12	0	0	0	0	49	32	0
D/L.-Rathdown	116	151	85	12	25	85	98	77	0	226	253	170
Fingal	165	407	614	36	15	0	0	12	0	201	434	614
South Dublin	184	500	103	63	114	8	38	139	0	285	753	111
Dublin City	467	390	0	127	437	0	188	4	40	782	831	40
Dublin Total	932	1,448	802	238	591	93	324	232	40	1,494	2,271	935
Galway County	25	57	22	21	27	25	0	0	0	46	84	47
Galway City	11	92	0	11	92	114	0	18	0	22	202	114
Galway Total	36	149	22	32	119	139	0	18	0	68	286	161
Kerry	28	43	1	17	25	4	14	2	0	59	70	5
Kildare	110	250	6	38	108	2	35	18	39	183	376	47
Kilkenny	26	74	18	39	157	35	0	4	0	65	235	53
Laois	28	85	88	35	78	48	0	6	0	63	169	136
Leitrim	0	2	0	0	0	12	0	0	0	0	2	12
Limerick County	11	16	25	0	0	0	0	5	0	11	21	25
Limerick City	3	2	0	0	0	0	2	0	0	5	2	0
Limerick Total	14	18	25	0	0	0	2	5	0	16	23	25
Longford	20	40	53	0	0	0	0	0	0	20	40	53
Louth	26	82	30	12	25	10	16	2	77	54	109	117
Mayo	31	24	44	0	0	0	0	0	0	31	24	44
Meath	63	218	0	5	7	0	0	16	0	68	241	0
Monaghan	0	0	13	26	39	38	0	62	0	26	101	51
North Tipperary	8	39	15	7	14	12	0	60	0	15	113	27
Offaly	29	23	44	30	30	49	0	6	20	59	59	113
Roscommon	0	37	0	0	13	0	0	0	0	0	50	0
Sligo	26	41	11	33	42	16	0	14	0	59	97	27
South Tipperary	63	64	83	58	47	101	0	0	36	121	111	220
Waterford County	19	51	151	20	56	95	0	0	0	39	107	246
Waterford City	25	4	0	17	8	0	0	0	0	42	12	0
Waterford Total	44	55	151	37	64	95	0	0	0	81	119	246
Westmeath	25	21	16	6	30	8	0	0	2	31	51	26
Wexford	14	18	0	17	11	3	0	0	0	31	29	3
Wicklow	22	45	0	35	11	2	0	17	0	57	73	2
TOTALS	2,063	3,293	1,603	790	1,539	678	393	497	284	3,246	5,329	2,565

Notes:- Notes:- In addition, 241 units were also delivered directly under AHI in 2007 (Fingal-54; South Dublin-59; Wexford Co Co-26; Cork City -52 and Waterford City-50)
A further 186 units were delivered through the Affordable Homes Partnership in 2007 (Fingal - 62; South Dublin - 34; Dublin City - 28; Meath - 28; Kildare 12; Wicklow - 22).
* No. of units proposed on foot of agreements that have been entered into at 31 December 2007 but not yet started.

Table 5: Total Output of Social Rented Housing by Local Authority Area in 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	181	49	9	74	10	255	49	304	19
Cavan	20	1	192	14	34	34	1	35	226
Clare	78	38	204	24	14	102	38	140	218
Cork County	294	81	470	154	297	448	81	529	767
Cork City	159	276	415	30	111	189	276	465	526
Cork Total	453	357	885	184	408	637	357	994	1,293
Donegal	300	10	282	177	203	477	10	487	485
D/L.-Rathdown	122	1	154	119	62	241	1	242	216
Fingal	194	6	297	12	133	206	6	212	430
South Dublin	239	153	624	51	201	290	153	443	825
Dublin City	577	326	1,480	353	355	930	326	1,256	1,835
Dublin Total	1,132	486	2,555	535	751	1,667	486	2,153	3,306
Galway County	191	49	128	7	10	198	49	247	138
Galway City	40	136	109	11	48	51	136	187	157
Galway Total	231	185	237	18	58	249	185	434	295
Kerry	177	51	272	69	104	246	51	297	376
Kildare	209	68	277	44	142	253	68	321	419
Kilkenny	82	53	179	36	38	118	53	171	217
Laois	226	16	114	31	152	257	16	273	266
Leitrim	4	0	48	0	0	4	0	4	48
Limerick County	90	35	102	78	21	168	35	203	123
Limerick City	46	118	25	14	38	60	118	178	63
Limerick Total	136	153	127	92	59	228	153	381	186
Longford	92	60	146	4	100	96	60	156	246
Louth	170	85	275	51	147	221	85	306	422
Mayo	148	7	151	69	67	217	7	224	218
Meath	228	35	65	47	36	275	35	310	101
Monaghan	78	26	49	6	32	84	26	110	81
North Tipperary	44	26	53	14	107	58	26	84	160
Offaly	67	30	143	6	105	73	30	103	248
Roscommon	68	5	81	11	18	79	5	84	99
Sligo	102	49	79	14	0	116	49	165	79
South Tipperary	125	13	198	75	47	200	13	213	245
Waterford County	57	30	127	15	48	72	30	102	175
Waterford City	99	73	262	41	136	140	73	213	398
Waterford Total	156	103	389	56	184	212	103	315	573
Westmeath	72	34	165	15	12	87	34	121	177
Wexford	264	39	189	8	0	272	39	311	189
Wicklow	143	23	404	11	24	154	23	177	428
TOTALS	4,986	2,002	7,768	1,685	2,852	6,671	2,002	8,673	10,620

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 2007.

Table 6: Voluntary and Co-operative Housing Output in 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	34	10	1
Cavan	0	34	34	14	0	6
Clare	11	0	1	13	14	16
Cork County	121	213	139	33	84	37
Cork City	2	53	25	28	58	86
Cork Total	123	266	164	61	142	123
Donegal	108	29	2	69	174	128
D/L-Rathdown	89	60	96	30	2	0
Fingal	0	63	0	12	70	56
South Dublin	51	140	159	0	61	61
Dublin City	220	99	137	133	256	161
Dublin Total	360	362	392	175	389	278
Galway County	0	0	0	7	10	12
Galway City	0	8	8	11	40	30
Galway Total	0	8	8	18	50	42
Kerry	55	29	51	14	75	65
Kildare	0	124	79	44	18	34
Kilkenny	0	0	0	36	38	43
Laois	21	138	75	10	14	10
Leitrim	0	0	0	0	0	0
Limerick County	42	5	5	36	16	0
Limerick City	0	0	0	14	38	28
Limerick Total	42	5	5	50	54	28
Longford	0	73	73	4	27	31
Louth	50	122	49	1	25	0
Mayo	31	0	0	38	67	32
Meath	41	0	4	6	36	26
Monaghan	0	0	0	6	32	32
North Tipperary	0	107	76	14	0	0
Offaly	0	46	0	6	59	59
Roscommon	0	0	0	11	18	8
Sligo	0	0	0	14	0	6
South Tipperary	72	40	0	3	7	10
Waterford County	0	18	18	15	30	30
Waterford City	10	11	16	31	125	137
Waterford Total	10	29	34	46	155	167
Westmeath	0	0	0	15	12	0
Wexford	0	0	0	8	0	0
Wicklow	0	8	0	11	16	12
TOTALS	964	1,420	1,047	721	1,432	1,157

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 2007

County Councils (including Borough & Town Councils)	** Completed	*Acquired	**Commenced	In Progress at 31 December 2007
Carlow	181	49	2	9
Cavan	20	1	70	192
Clare	78	38	174	204
Cork County	294	81	383	470
Cork City #	159	276	187	415
Cork Total	453	357	570	885
Donegal	300	10	169	282
D/L.-Rathdown	122	1	28	154
Fingal	194	6	220	297
South Dublin	239	153	130	624
Dublin City #	577	326	566	1,480
Dublin Total	1,132	486	944	2,555
Galway County	191	49	108	128
Galway City	40	136	82	109
Galway Total	231	185	190	237
Kerry	177	51	222	272
Kildare	209	68	158	277
Kilkenny	82	53	64	179
Laois	226	16	64	114
Leitrim	4	0	32	48
Limerick County	90	35	60	102
Limerick City	46	118	19	25
Limerick Total	136	153	79	127
Longford	92	60	77	146
Louth	170	85	39	275
Mayo	148	7	74	151
Meath	228	35	50	65
Monaghan	78	26	68	49
North Tipperary	44	26	60	53
Offaly	67	30	39	143
Roscommon	68	5	37	81
Sligo	102	49	56	79
South Tipperary	125	13	171	198
Waterford County	57	30	83	127
Waterford City	99	73	169	262
Waterford Total	156	103	252	389
Westmeath	72	34	122	165
Wexford	264	39	47	189
Wicklow	143	23	229	404
TOTALS	4,986	2,002	4,059	7,768
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 2007 a further 796 new units have been acquired on long-term lease under the Rental Accommodation 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
2007	322,634	416,225	325,453	300,750	288,202	292,057	296,605
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
Q4	314,333	402,346	310,160	275,796	311,956	278,517	288,500
Annual percentage change							
2006	10.6%	15.7%	14.8%	4.1%	21.7%	10.0%	8.9%
2007	5.6%	2.5%	6.7%	5.1%	4.6%	7.6%	7.2%
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%
Q4	0.4%	-4.1%	2.1%	-6.4%	9.8%	-4.2%	2.6%
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) will affect the average figures.</i></p> <p><i>The Department with 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
	€	€	€	€	€	€	€
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
2007	377,850	495,576	368,523	344,958	273,640	287,483	313,487
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	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	372,294	324,968	279,348	284,782	308,339
Annual percentage change							
2006	12.4%	16.8%	15.0%	6.0%	11.1%	12.0%	11.5%
2007	1.7%	-3.3%	4.4%	2.4%	6.1%	1.6%	6.6%
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	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%
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 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	Number	Value	Number	Value
		€m		€m		€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
2007	40,497	10560.4	48,250	13503.7	88,747	24064.1
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	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
Annual percentage change						
2006	-7.2%	7.9%	-2.0%	17.6%	-4.5%	13.1%
2007	-24.9%	-24.5%	-20.5%	-22.3%	-22.6%	-23.3%
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	-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%
Percentage change on previous quarter						
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	-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%

Table 11: New House Guarantee Registrations in 2007

County Councils (including City, Borough and Town Councils)	No of Registrations
Carlow	747
Cavan	907
Clare	1,066
Cork	4,337
Donegal	1,042
Dublin	9,318
Galway	1,909
Kerry	1,232
Kildare	2,083
Kilkenny	727
Laois	1,549
Leitrim	265
Limerick	1,435
Longford	279
Louth	909
Mayo	1,076
Meath	1,655
Monaghan	227
Offaly	524
Roscommon	441
Sligo	826
Tipperary	1,911
Waterford	944
Westmeath	933
Wexford	1,167
Wicklow	842
TOTAL	38,351
Notes:-	(a) Data up to and including 2001 represent HomeBond Registrations. (b) Data from 2002 includes HomeBond Registrations and Premier Guarantee Registrations.

Table 12: Commencement Notices Data in 2007

Building Control Authorities	Number of Notices Received		Total Number of Residential Units Commenced		Of which, includes Single Houses	
	2007	2006	2007	2006	2007	2006
Carlow	287	271	902	969	251	234
Cavan	511	1,035	1,237	2,680	453	685
Clare	534	728	960	1,801	491	627
Cork County	1,988	2,121	5,251	7,576	1,751	1,792
Cork City	92	159	644	1,627	57	42
Cork Total	2,080	2,280	5,895	9,203	1,808	1,834
Donegal	1,689	1,912	2,899	3,648	1,522	1,654
Dun/L.Rathdown	196	252	2,785	2,535	126	185
Fingal	384	342	2,070	3,981	213	233
South Dublin	200	242	1,483	3,298	143	164
Dublin City	416	527	2,905	5,613	245	269
Dublin Total	1,196	1,363	9,243	15,427	727	851
Galway County	2,054	1,711	2,368	2,440	1,376	1,395
Galway City	85	60	886	886	34	29
Galway Total	2,139	1,771	3,254	3,326	1,410	1,424
Kerry	894	1,174	1,880	2,494	781	1,029
Kildare	750	875	2,067	3,849	426	450
Kilkenny	438	526	1,450	1,804	396	459
Laois	399	389	1,401	3,025	359	318
Leitrim	278	373	310	1,126	268	275
Limerick County	689	726	1,788	2,256	606	557
Limerick City	24	81	83	287	11	25
Limerick Total	713	807	1,871	2,543	617	582
Longford	206	339	303	1,517	186	259
Drogheda	19	11	105	226	9	6
Dundalk	34	23	498	385	5	8
Louth	343	481	651	901	310	437
Louth Total	396	515	1,254	1,512	324	451
Mayo	1,118	1,346	1,497	2,178	1,113	1,253
Meath	537	427	2,271	1,315	478	367
Monaghan	377	443	711	1,152	346	404
North Tipperary	426	496	851	1,187	379	443
Offaly	464	456	1,128	2,032	407	359
Roscommon	558	661	880	1,367	423	497
Sligo	330	421	676	1,825	308	342
South Tipperary	387	528	827	1,668	351	531
Waterford County	393	445	757	895	365	391
Waterford City	36	42	207	768	18	16
Waterford Total	429	487	964	1,663	383	407
Athlone	22	22	224	268	12	9
Westmeath	501	437	1,058	1,179	483	409
Westmeath Total	523	459	1,282	1,447	495	418
Wexford	858	1,040	1,884	3,246	709	884
Wicklow	398	457	979	1,598	346	375
TOTALS	18,915	21,579	48,876	75,602	15,757	17,412
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					