IRELAND PROPERTY MARKET OUTLOOK

December 2019

2019 AT A GLANCE…

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SUPPORTIVE ECONOMIC BACKDROP & CONTINUED JOB CREATION

CONTINUED EXPANSION OF TECH OCCUPIERS

RECORD INVESTMENT VOLUMES

2019 AT A GLANCE

EMERGENCE OF
ASIAN BIDDERS
& INVESTORS

INCREASED ACTIVITY
IN THE SUBURBS
& REGIONS

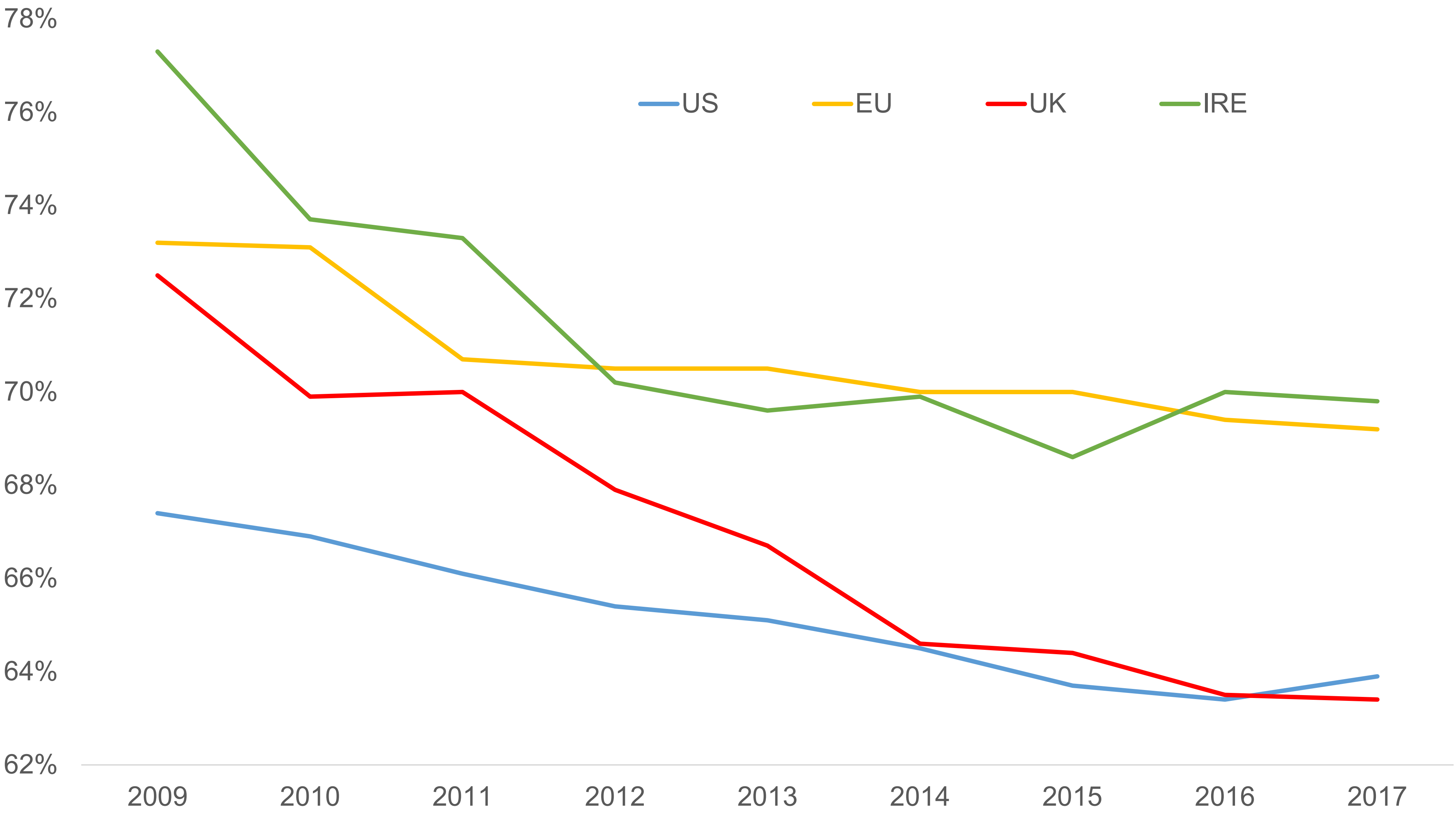
EXPONENTIAL RISE IN
MULTIFAMILY
INVESTMENT

CHANGING SHAPE OF IRISH HOMEOWNERSHIP

RETIREMENT HOUSING
AFFORDABILITY
SUSTAINABILITY
MICRO-LIVING
PRS
URBANISATION
HOUSEHOLD FORMATION
PRIVATE RENTED SECTOR
COMMUNITY
TECH CITIES
BUILD-TO-RENT
MULTIFAMILY
EXPERIENTIAL
WORK-LIVE-PLAY
PLACEMAKING
AMENITY OFFER
CO-LIVING
HOUSEHOLD SIZE
SMART CITIES
REGULATION
CITY
PBSA
AFFORDABLE HOUSING

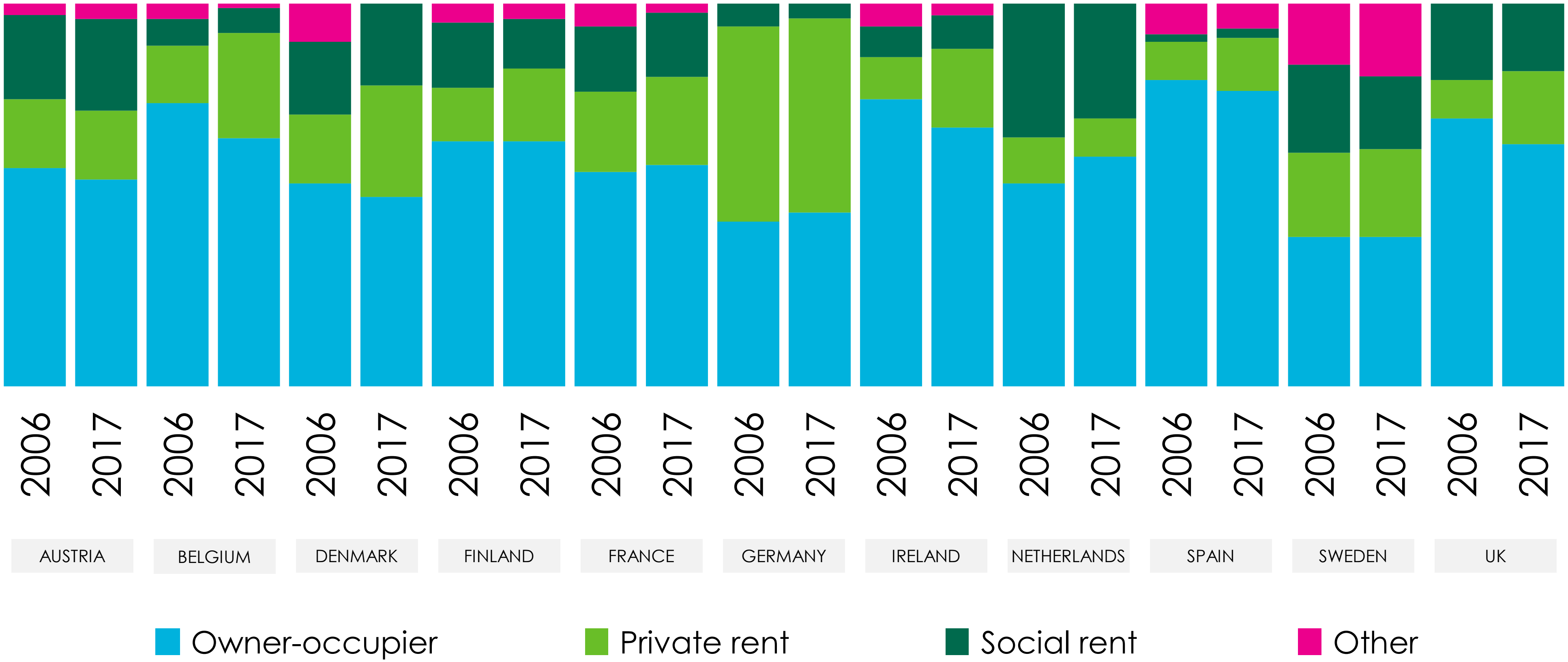
IRISH HOMEOWNERSHIP 2009 - 2017

IRELAND STILL HIGHER THAN EU, US AND UK



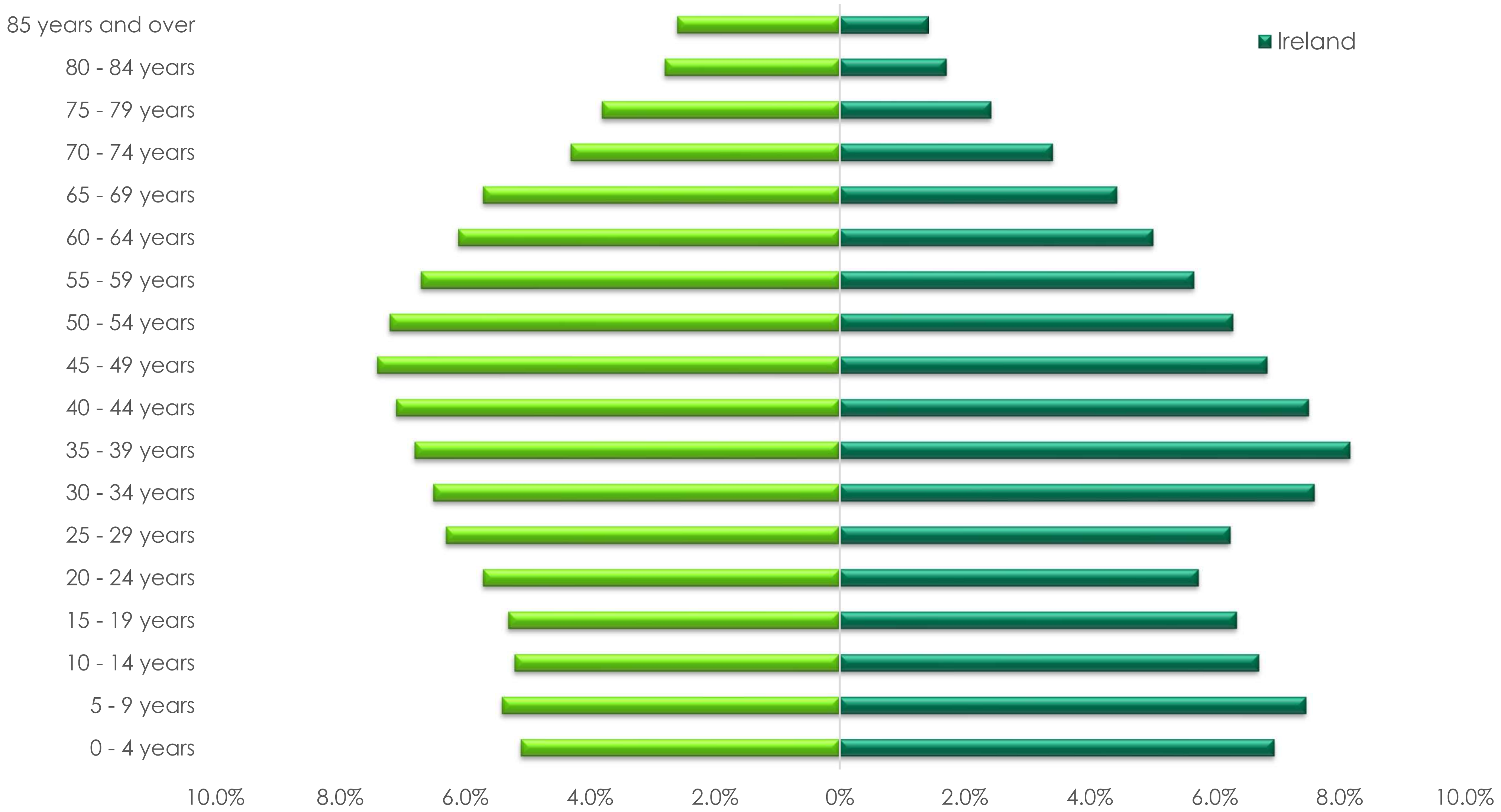
SOURCE: CSO

PRIVATE RENTING INCREASING WHILE HOMEOWNERSHIP DECLINING



UNIQUE DEMOGRAPHICS

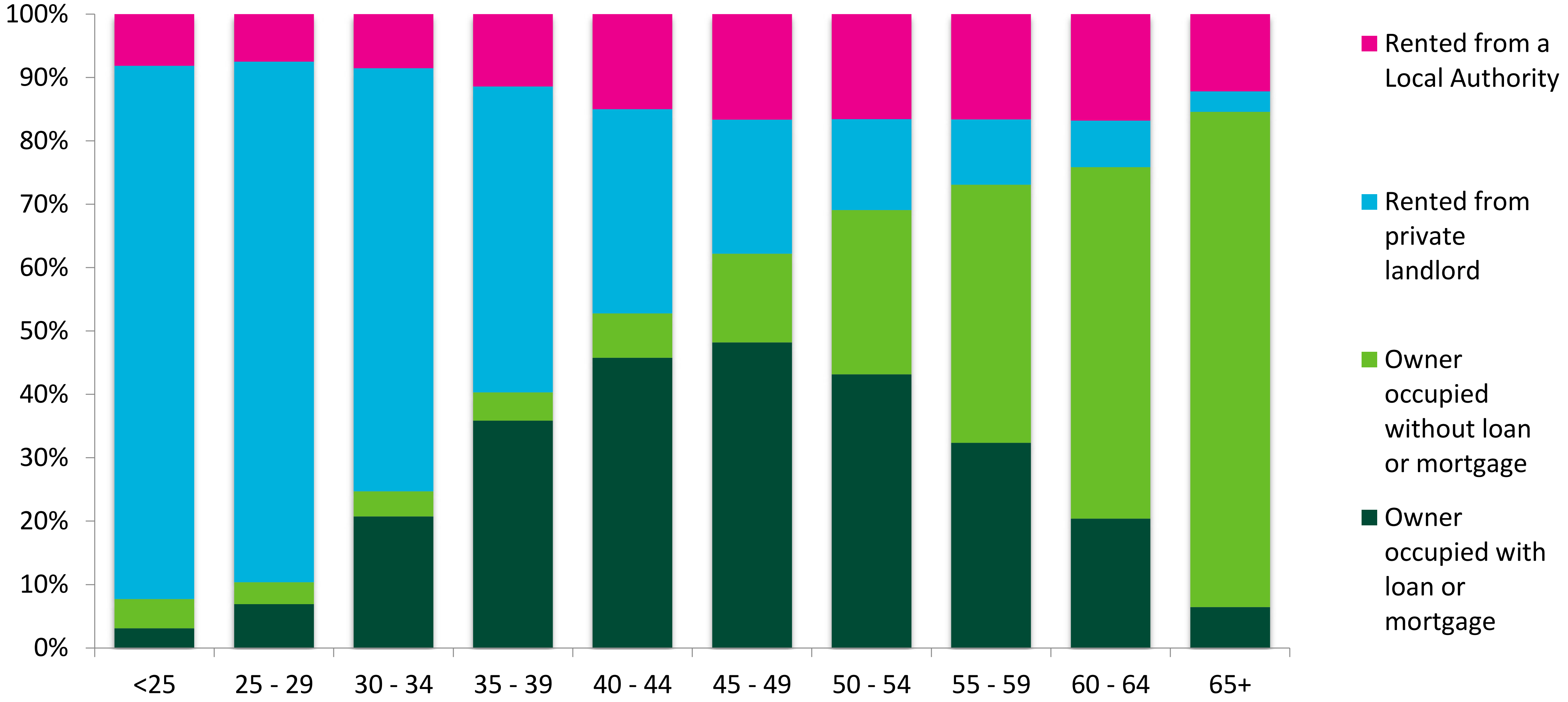
HIGHEST PROPORTION OF 25-44 YEAR OLDS IN EU



SOURCE: CSO 2016

IRISH HOUSING TENURE BY AGE PROFILE

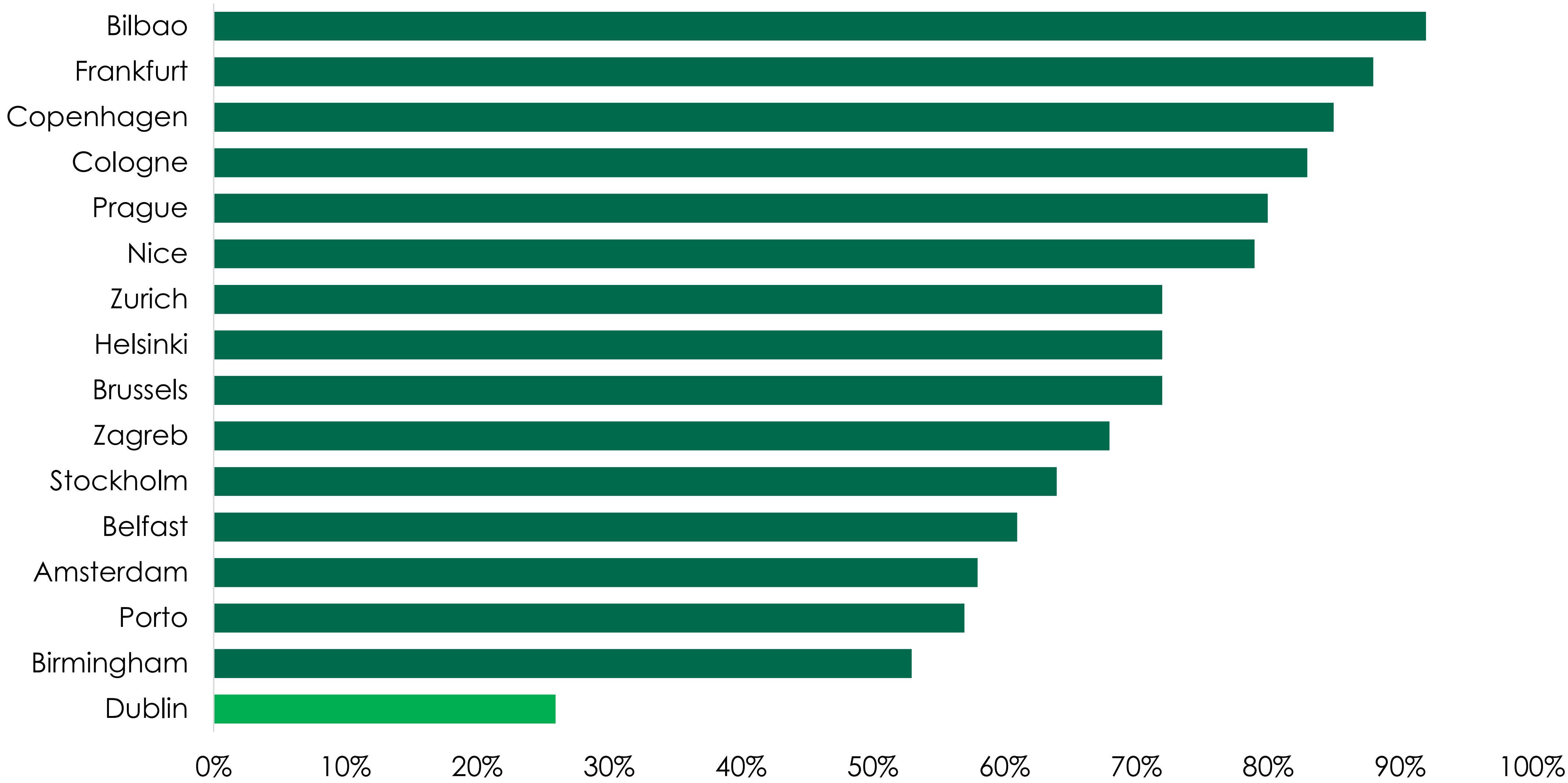
25-44 YEAR OLD COHORT BIGGEST RENTERS



SOURCE: CSO

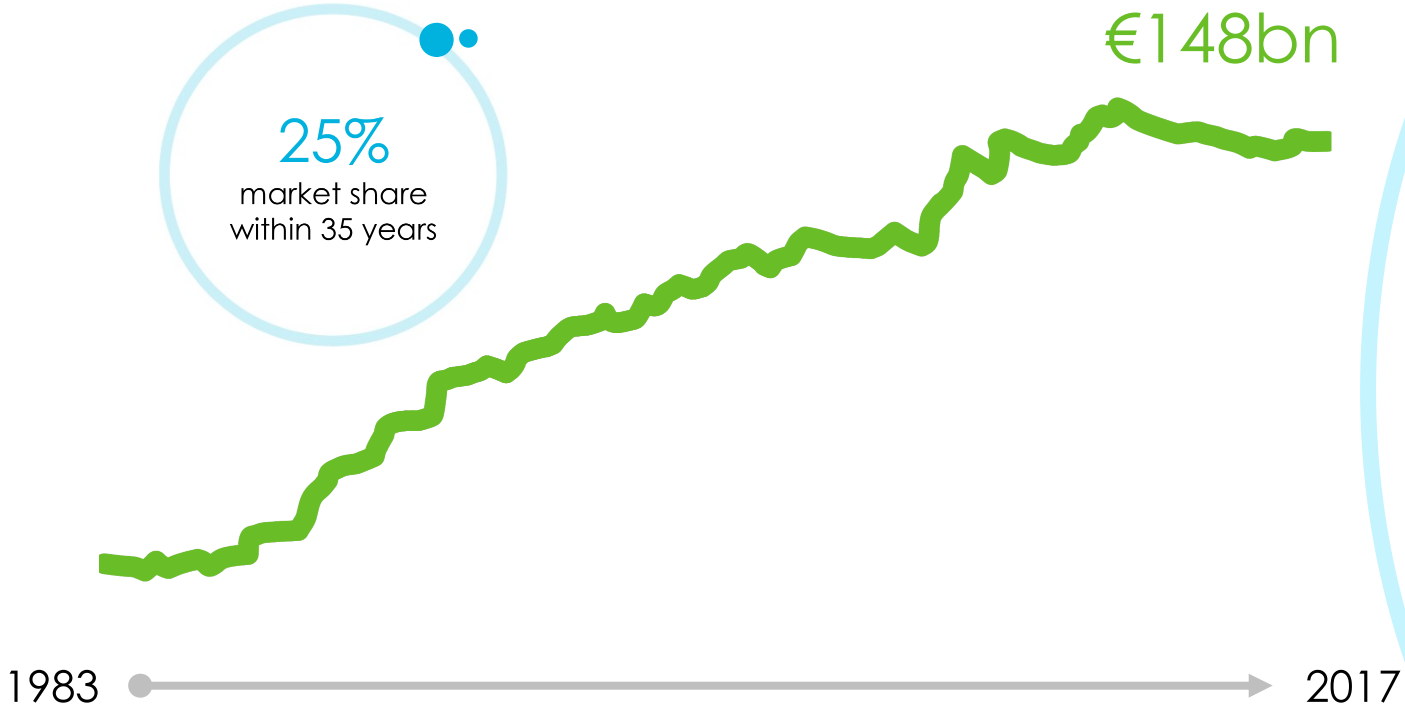
% OF RENTAL STOCK COMPRISING APARTMENTS

VERY LOW VOLUME OF APARTMENTS IN DUBLIN



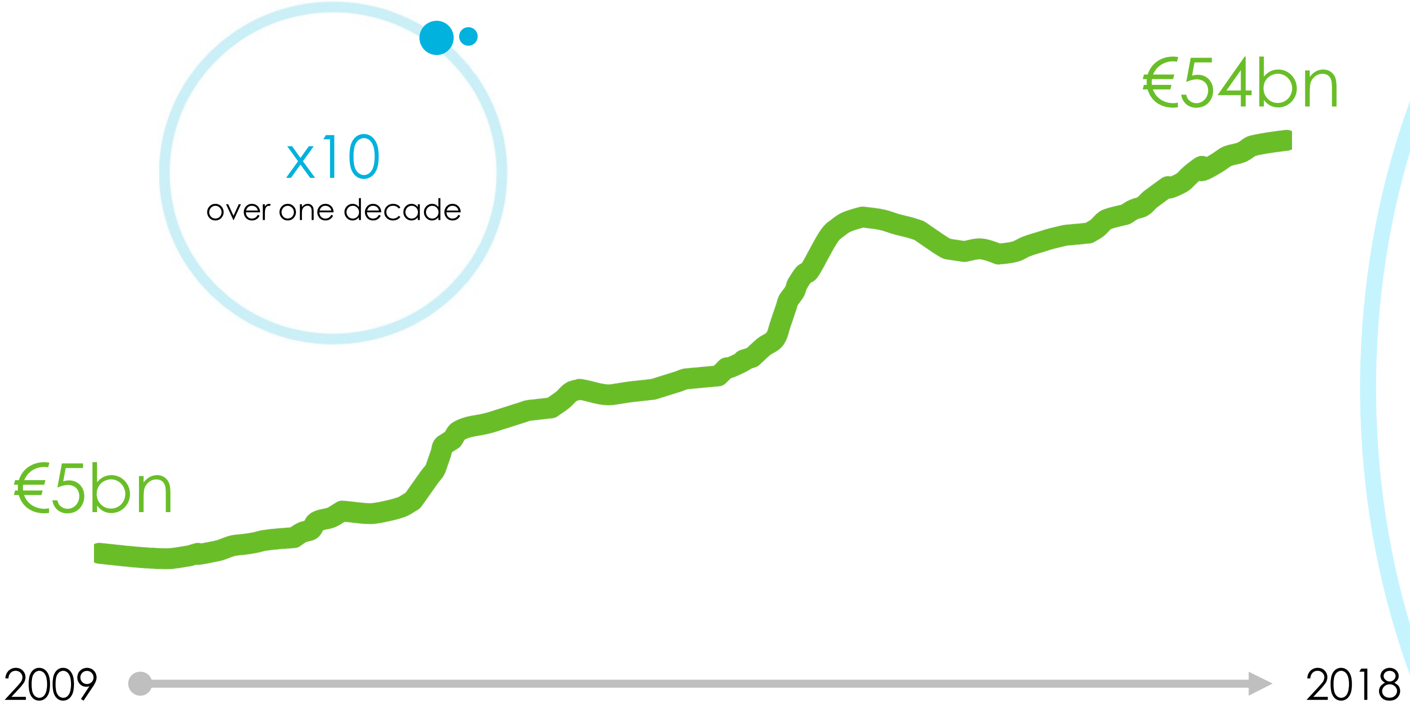
SOURCE: RONAN LYONS (ESTIMATE)

INCREASE IN MULTIFAMILY INVESTMENT IN THE US



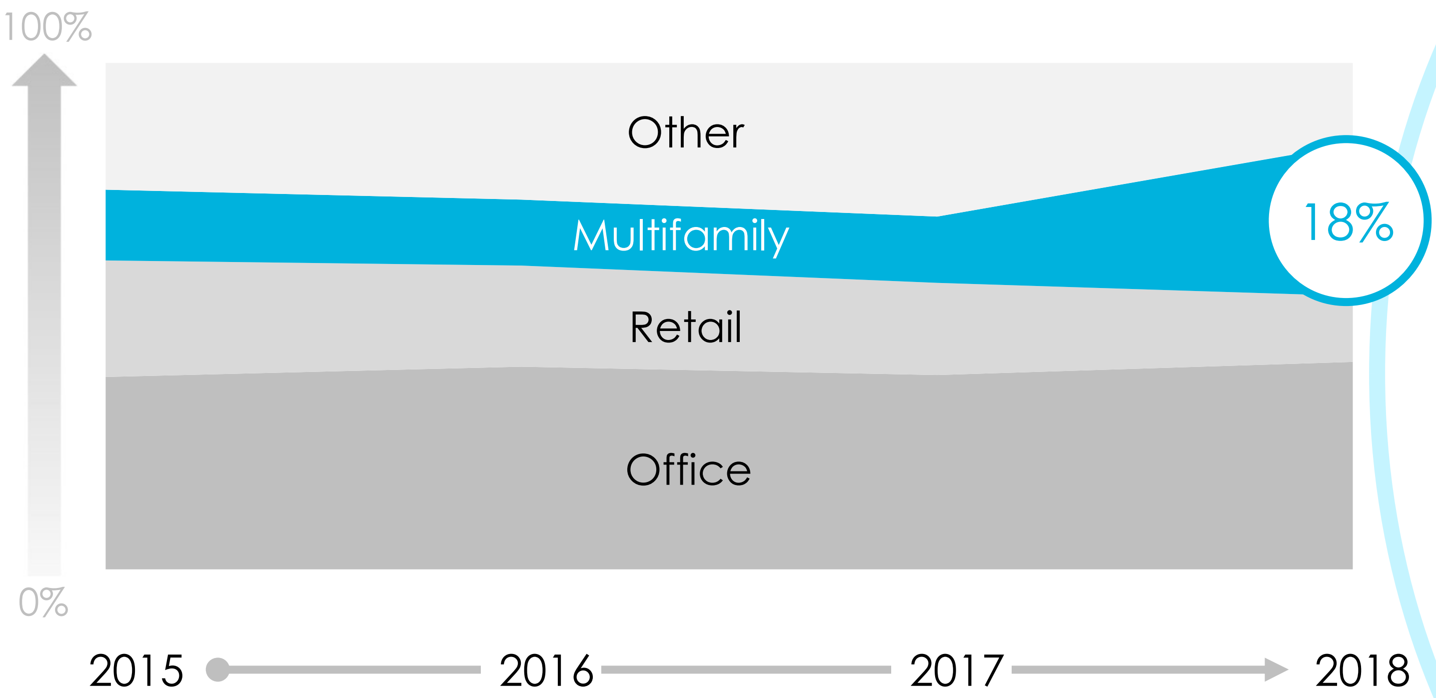
Source: CBRE Research

INCREASE IN MULTIFAMILY INVESTMENT IN EMEA 2009-2018



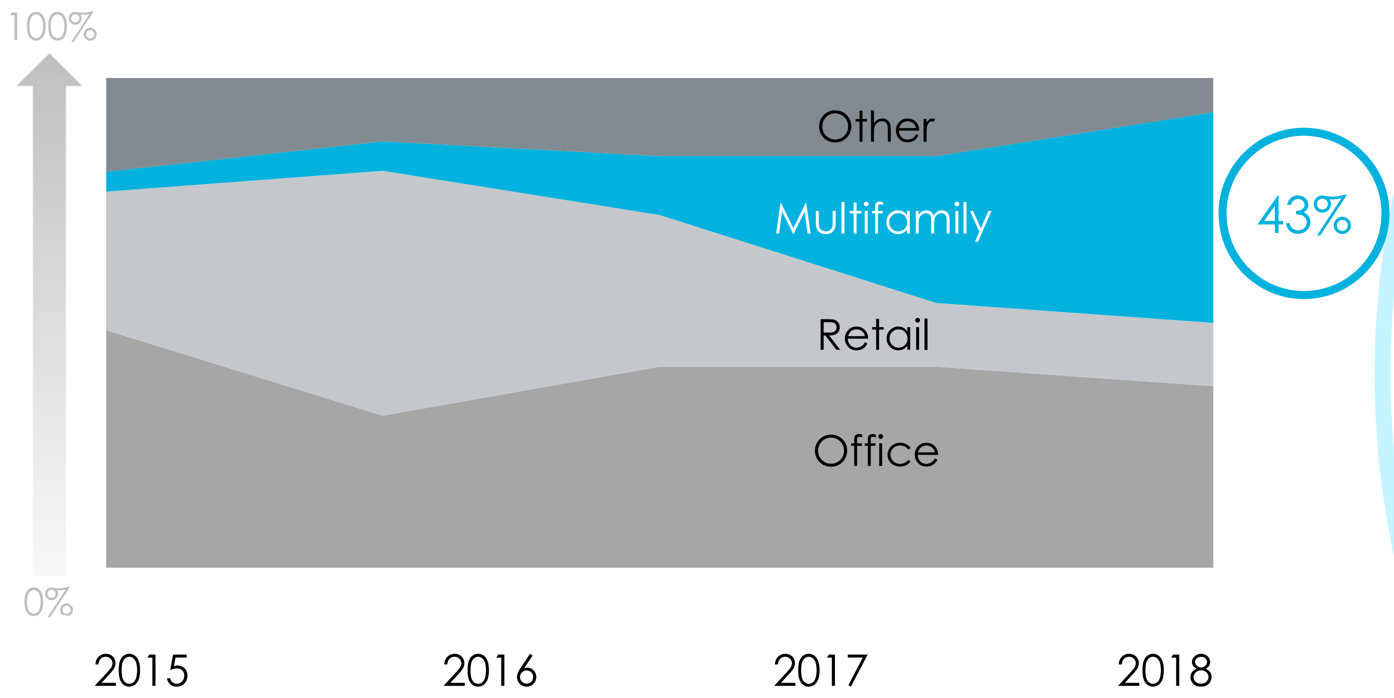
Source: CBRE Research

RESIDENTIAL AS % OF EMEA INVESTMENT 2015 – 2018



Source: CBRE Research

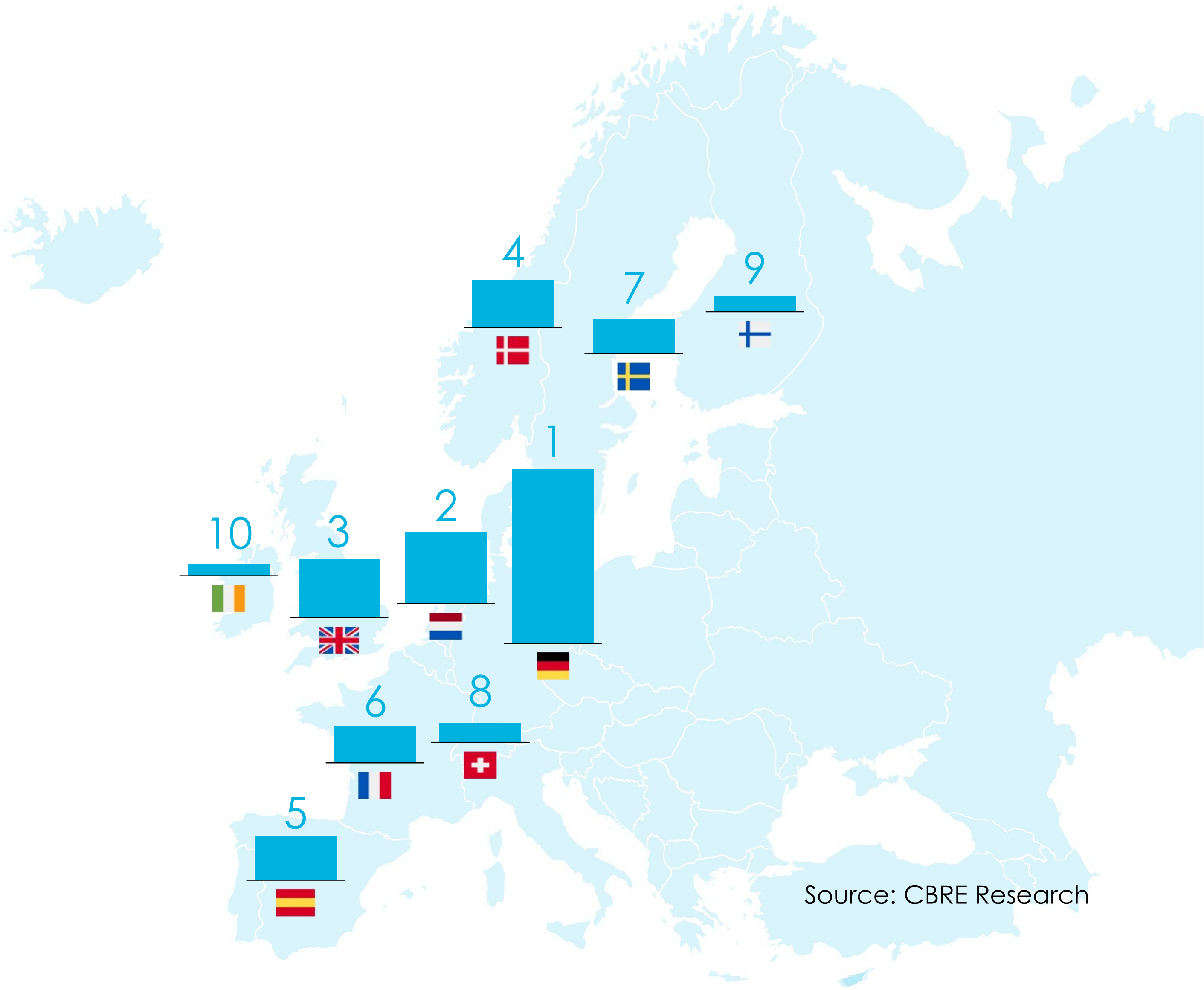
RESIDENTIAL AS % OF IRISH INVESTMENT 2015 – 2018



Source: CBRE Research

TOP 10 MULTIFAMILY MARKETS IN EMEA 2018

Germany	€17bn
Netherlands	€7bn
UK	€6bn
Norway	€5bn
Spain	€5bn
France	€4bn
Sweden	€4bn
Switzerland	€4bn
Finland	€2bn
Ireland	€1.1bn



Source: CBRE Research

WHY?

URBANISATION AND DEMOGRAPHIC CHANGES

DECLINING HOMEOWNERSHIP RATES

AFFORDABILITY AND SUPPLY CONSTRAINTS AFFECTING HOME OWNERSHIP

POPULATION GROWTH

TRANSIENT NATURE OF WORK

FALLING HOUSEHOLD SIZES

TALENT RETENTION AND ATTRACTION

MILLENNIAL PREFERENCES

WHAT NEXT FOR THE SECTOR?

AFFORDABILITY
AND
DELIVERABILITY

DESIGN PLACEMAKING
COMMUNAL AREAS
AMENITIES

REGULATION
AND IMPACT
ON VALUE

OPERATION,
MANAGEMENT AND
TECHNOLOGY

SUSTAINABILITY
AND MODULAR
CONSTRUCTION

NEW FORMS
OF LIVING AND
RESIDENTIAL MIX


WHERE ARE WE IN THE
CYCLE?

CONTACTS

MARIE HUNT

EXECUTIVE DIRECTOR

HEAD OF RESEARCH

T: + 353 1 6185543

E: marie.hunt@cbre.com