

# CAPITAL FLOWS IN IRISH PROPERTY 2017



## OVERVIEW

The following report examines the flow of capital into the Irish property market during 2017, presenting an in-depth analysis of trends in both the residential and commercial property markets.

The analysis illustrates a unique county by county spread of the capital spend across residential and commercial property, combined and individually, during the year. This analysis also includes smaller-sized transactions, rather than solely analysing the higher value end of the market. As such, the report attempts to assess the capital flows into the Irish property market in its entirety.

While every effort has been made to ensure that the data presented in this report is accurate, it must be noted that all totals are, by their nature, estimates, given the limited sources of recorded material in relation to Irish property transactions.

### Report Highlights:

- A total of €17.9bn was invested into Irish property nationwide in 2017, representing a 1% increase on 2016.
- In terms of sector performance, 2017 saw a strong increase in capital targeting the residential sector, accounting for 80% of the total spend, with commercial property comprising the balance, 20%.
- Residential spend totalled €14.4bn, reflecting a 24% increase on 2016 volumes.
  - An uplift in both single asset transactions and block sales was visibly evident.
  - Activity was strongest in Dublin, accounting for 52% of the spend and 23% higher year on year.
  - Outside of the capital, Cork was most active, accounting for 9% of the spend. Over €1.3bn worth of residential property transacted in Cork, an annual increase of 21%.
  - Robust double-digit annual growth was recorded in all but three counties nationally.
- The volume of commercial spend in 2017 amounted to €3.5bn, and despite a decline from the €6.1bn

## €17.9 billion

APPROXIMATELY €17.9BN TRANSACTED IN THE IRISH PROPERTY MARKET IN 2017, ACROSS BOTH RESIDENTIAL AND COMMERCIAL PROPERTY.



## 24%

THE VOLUME OF SPEND ON RESIDENTIAL PROPERTY IN 2017 INCREASED BY 24% ANNUALLY.



recorded in 2016, volumes remained robust and above-average.

- A notable feature of the commercial market in 2017 was the presence of smaller lot sizes and single asset transactions.
- The lion's share of activity remained concentrated in the capital, 67%, however, Cork saw a very significant uplift in commercial transaction activity during the year, representing 8% of the total commercial spend.



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