

The Housing Pulse recovered some ground in November 2018, coming in at 105.1. This was up 3.6 on last month's reading but 12.3 lower than a year ago. Rising supply and the ongoing adjustment to the Central Bank's mortgage rules have contributed to some softening in house price inflation and a cooling in expectations over the past while. However, with employment and incomes increasing and house completions still running below what is needed, seven in ten households expect prices to rise in the next 12 months, up from two thirds in October.

KEY POINTS

- Housing Pulse up in November
- House prices expectations in positive territory
- Same for rents

HOUSING PULSE

NOVEMBER 2018

105.1

+3.6 on previous index reading

“There was some reprieve for the Housing Pulse this month, with the share of households expecting price gains over the next year ticking up.”

Dr Loretta O'Sullivan

Group Chief Economist

Bank of Ireland

HOUSE PRICE EXPECTATIONS NATIONAL

Next 12 Months

Change		Response
	↑	
> 5%	Increase	29%
1% to 5%		42%
Stay more or less the same		22%
1% to 5%	Decrease	4%
> 5%		1%
		↓

Balance +46% (+3 on previous reading)

HOUSE PRICE EXPECTATIONS DUBLIN

Next 12 Months

Change		Response
	↑	
> 5%	Increase	31%
1% to 5%		40%
Stay more or less the same		20%
1% to 5%	Decrease	7%
> 5%		2%
		↓

Balance +46% (-2 on previous reading)

PRICE EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	33%
1% to 5%		42%
Stay more or less the same		21%
1% to 5%	Decrease	2%
> 5%		1%
	↓	

Balance +52% (+10 on previous reading)

HOUSE PRICE EXPECTATIONS MUNSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	25%
1% to 5%		47%
Stay more or less the same		22%
1% to 5%	Decrease	3%
> 5%		1%
	↓	

Balance +45% (-2 on previous reading)

PRICE EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	24%
1% to 5%		40%
Stay more or less the same		29%
1% to 5%	Decrease	3%
> 5%		2%
	↓	

Balance +41% (+11 on previous reading)

RENT EXPECTATIONS NATIONAL

Next 12 Months

Change

Response

	↑	
> 5%	Increase	28%
1% to 5%		42%
Stay more or less the same		25%
1% to 5%	Decrease	1%
> 5%		0%
	↓	

Balance +48% (+5 on previous reading)

RENT EXPECTATIONS DUBLIN

Next 12 Months

Change

Response

Change	Response
> 5%	35%
1% to 5%	40%
Stay more or less the same	21%
1% to 5%	2%
> 5%	0%

Balance **+54%** (+2 on previous reading)



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RENT EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

Change	Response
> 5%	31%
1% to 5%	43%
Stay more or less the same	22%
1% to 5%	1%
> 5%	0%

Balance **+52%** (+17 on previous reading)



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RENT EXPECTATIONS MUNSTER

Next 12 Months

Change		Response
	↑	
> 5%	Increase	23%
1% to 5%		46%
Stay more or less the same		26%
1% to 5%	Decrease	0%
> 5%		0%
	↓	
Balance +46% (0 on previous reading)		



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RENT EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change		Response
	↑	
> 5%	Increase	19%
1% to 5%		40%
Stay more or less the same		36%
1% to 5%	Decrease	2%
> 5%		0%
	↓	
Balance +37% (+2 on previous reading)		



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