

The Housing Pulse stood at 93.3 in February 2021, up 6.8 on January's reading and 8.6 higher than a year ago. The improvement in sentiment this month was broad based across the regions – households in Dublin, the Rest of Leinster, Munster and Connacht/Ulster all upped their expectations for future house price increases – taking the series to its highest level since the summer of 2019. Rent expectations were also firmer in February, but unlike house price expectations, the balance of positive and negative responses (+29%) remains below where it was before the pandemic struck (+34%).

KEY POINTS

- Housing Pulse increases in February
- Tenth consecutive gain
- Now at a 20-month high

HOUSING PULSE

FEBRUARY 2021

93.3

+6.8 on previous index reading

“Three in five households think house prices will go up in the next 12 months, while half expect rents to rise.”

Dr Loretta O'Sullivan

Group Chief Economist

Bank of Ireland

HOUSE PRICE EXPECTATIONS NATIONAL

Next 12 Months

Change

Response

Change		Response
> 5%	Increase ↑	22%
1% to 5%		37%
Stay more or less the same		28%
1% to 5%	Decrease ↓	8%
> 5%		2%

Balance **+34%** (+6 on previous reading)



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HOUSE PRICE EXPECTATIONS DUBLIN

Next 12 Months

Change

Response

Change		Response
> 5%	Increase ↑	23%
1% to 5%		38%
Stay more or less the same		24%
1% to 5%	Decrease ↓	9%
> 5%		3%

Balance **+35%** (+6 on previous reading)



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PRICE EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

Change	Response
> 5%	21%
1% to 5%	38%
Stay more or less the same	30%
1% to 5%	6%
> 5%	2%

Balance **+34%** (+4 on previous reading)

HOUSE PRICE EXPECTATIONS MUNSTER

Next 12 Months

Change

Response

Change	Response
> 5%	22%
1% to 5%	36%
Stay more or less the same	29%
1% to 5%	9%
> 5%	1%

Balance **+35%** (+9 on previous reading)

PRICE EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change

Response

Change	Response
> 5%	21%
1% to 5%	38%
Stay more or less the same	30%
1% to 5%	10%
> 5%	1%

Balance +35% (+11 on previous reading)

RENT EXPECTATIONS NATIONAL

Next 12 Months

Change

Response

Change	Response
> 5%	17%
1% to 5%	35%
Stay more or less the same	37%
1% to 5%	6%
> 5%	2%

Balance +29% (+7 on previous reading)

RENT EXPECTATIONS DUBLIN

Next 12 Months

Change

Response

Change	Response
> 5%	16%
1% to 5%	34%
Stay more or less the same	33%
1% to 5%	10%
> 5%	3%

Balance **+25%** (+8 on previous reading)



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RENT EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

Change	Response
> 5%	14%
1% to 5%	31%
Stay more or less the same	43%
1% to 5%	6%
> 5%	3%

Balance **+25%** (-1 on previous reading)



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RENT EXPECTATIONS MUNSTER

Next 12 Months

Change

Response

Change	Response
> 5%	19%
1% to 5%	41%
Stay more or less the same	30%
1% to 5%	4%
> 5%	0%

Balance **+38%** (+13 on previous reading)



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RENT EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change

Response

Change	Response
> 5%	17%
1% to 5%	33%
Stay more or less the same	45%
1% to 5%	1%
> 5%	1%

Balance **+32%** (+11 on previous reading)



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