

At 97.7 in July 2022, the Housing Pulse was 12.9 lower than in June and down 21.8 on a year ago. Households lowered their expectations for future house price gains this month, albeit more than three in five still think they will increase over the coming year (this compares with three in four last month). Interest rate hiking by the European Central Bank means higher mortgage repayments for some and may have contributed to the slippage in the share of respondents saying it is cheaper to buy a property than rent in the July survey (68% versus 76% in April).

KEY POINTS

- Housing Pulse falls sharply in July
- Softer readings in all regions
- Borrowing costs on the rise

HOUSING PULSE

JULY 2022

97.7

-12.9 on previous index reading



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“The Housing Pulse notched a hat-trick in July, falling for a third month in a row.”

Dr Loretta O'Sullivan

Group Chief Economist

Bank of Ireland



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HOUSE PRICE EXPECTATIONS NATIONAL

Next 12 Months

Change

Response

Change		Response
> 5%	Increase ↑	32%
1% to 5%		31%
Stay more or less the same		21%
1% to 5%	Decrease ↓	9%
> 5%		4%

Balance +39% (-13 on previous reading)



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HOUSE PRICE EXPECTATIONS DUBLIN

Next 12 Months

Change

Response

Change		Response
> 5%	Increase ↑	38%
1% to 5%		32%
Stay more or less the same		17%
1% to 5%	Decrease ↓	8%
> 5%		3%

Balance +47% (-10 on previous reading)



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PRICE EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	26%
1% to 5%		36%
Stay more or less the same		22%
1% to 5%	Decrease	11%
> 5%		3%
	↓	

Balance +36% (-17 on previous reading)

HOUSE PRICE EXPECTATIONS MUNSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	35%
1% to 5%		28%
Stay more or less the same		19%
1% to 5%	Decrease	10%
> 5%		5%
	↓	

Balance +39% (-14 on previous reading)

PRICE EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change

Response

	↑	
> 5%	Increase	27%
1% to 5%		28%
Stay more or less the same		26%
1% to 5%	Decrease	9%
> 5%		7%
	↓	

Balance +30% (-11 on previous reading)



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RENT EXPECTATIONS NATIONAL

Next 12 Months

Change

Response

	↑	
> 5%	Increase	32%
1% to 5%		36%
Stay more or less the same		25%
1% to 5%	Decrease	2%
> 5%		2%
	↓	

Balance +48% (-7 on previous reading)



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RENT EXPECTATIONS DUBLIN

Next 12 Months

Change

Response

Change	Response
> 5%	34%
1% to 5%	37%
Stay more or less the same	23%
1% to 5%	1%
> 5%	2%

Balance +50% (-7 on previous reading)



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RENT EXPECTATIONS REST OF LEINSTER

Next 12 Months

Change

Response

Change	Response
> 5%	26%
1% to 5%	39%
Stay more or less the same	28%
1% to 5%	2%
> 5%	1%

Balance +43% (-10 on previous reading)



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RENT EXPECTATIONS MUNSTER

Next 12 Months

Change		Response
	↑	
> 5%	Increase	36%
1% to 5%		33%
Stay more or less the same		22%
1% to 5%	Decrease	3%
> 5%		3%
	↓	
Balance +48% (-9 on previous reading)		

RENT EXPECTATIONS CONNACHT / ULSTER

Next 12 Months

Change		Response
	↑	
> 5%	Increase	35%
1% to 5%		33%
Stay more or less the same		26%
1% to 5%	Decrease	1%
> 5%		1%
	↓	
Balance +49% (-1 on previous reading)		

HOUSING NATIONAL



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