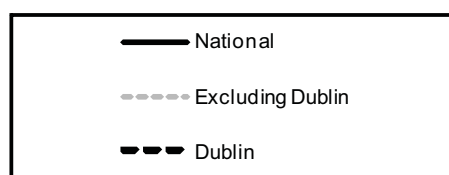
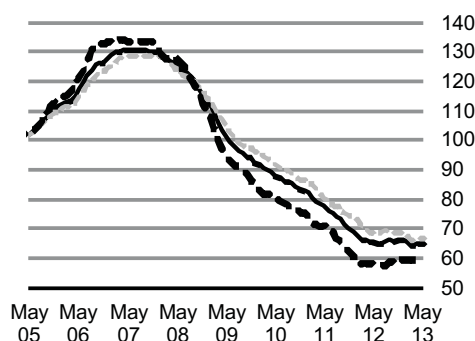




An Phríomh-Oifig Staidrimh
Central Statistics Office

28 June 2013

Residential Property Price Index



Residential Property Price Index May 2013

Residential Property Price Index

	Price Index (Jan 2005 =100)	Monthly % change	Annual % change
Mar 2013	64.1	-0.5%	-3.0%
Apr 2013	64.6	0.8%	-1.2%
May 2013	64.8	0.3%	-1.1%

Residential Property Prices fall by 1.1% in the year to May

In the year to May, residential property prices at a national level, fell by 1.1%. This compares with an annual rate of decline of 1.2% in April and a decline of 15.3% recorded in the twelve months to May 2012. *See Table 1.*

Residential property prices grew by 0.3% in the month of May. This compares with an increase of 0.8% recorded in April. Prices grew by 0.2% in the month of May of last year. *See Table 1.*

In Dublin residential property prices grew by 0.5% in May and were 1.4% higher than a year ago. Dublin house prices grew 0.5% in the month and were 1.3% higher compared to a year earlier. Dublin apartment prices were 1.2% lower when compared with the same month of 2012. *See Tables 6, 7 and 8.* However, it should be noted that the sub-indices for apartments are based on low volumes of observed transactions and consequently suffer from greater volatility than other series.

The price of residential properties in the Rest of Ireland (i.e. excluding Dublin) grew by 0.1% in May compared with an increase of 0.1% in May last year. Prices were 2.8% lower than in May 2012. *See Table 4.*

Overall Decline

House prices in Dublin are 55% lower than at their highest level in early 2007. Apartments in Dublin are 61% lower than they were in March 2007. Residential property prices in Dublin are 56% lower than at their highest level in March 2007. The fall in the price of residential properties in the Rest of Ireland is somewhat lower at 48%. Overall, the national index is 50% lower than its highest level in 2007. *See Tables 7, 8, 6, 4 and 1.*

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Table 1 National - all residential properties

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	105.6			
2006	Year ¹	121.1			14.7
2007	Year ¹	130.0			7.3
2008	Year ¹	120.9			-7.0
2009	Year ¹	98.2			-18.8
2010	Year ¹	86.0			-12.4
2011	Year ¹	74.1			-13.8
2012	Year ¹	65.6			-11.5
2006	January	111.8	0.3	2.6	11.8
	February	112.6	0.7	2.4	12.2
	March	113.1	0.4	1.4	12.4
	April	114.6	1.3	2.5	13.1
	May	116.8	1.9	3.7	14.5
	June	119.0	1.9	5.2	15.6
	July	121.3	1.9	5.8	16.3
	August	123.5	1.8	5.7	16.6
	September	125.1	1.3	5.1	16.7
	October	126.0	0.7	3.9	15.6
	November	126.1	0.1	2.1	14.6
	December	127.3	1.0	1.8	14.2
2007	January	128.4	0.9	1.9	14.8
	February	129.6	0.9	2.8	15.1
	March	129.9	0.2	2.0	14.9
	April	130.3	0.3	1.5	13.7
	May	130.2	-0.1	0.5	11.5
	June	130.2	0.0	0.2	9.4
	July	130.2	0.0	-0.1	7.3
	August	130.4	0.2	0.2	5.6
	September	130.5	0.1	0.2	4.3
	October	130.1	-0.3	-0.1	3.3
	November	130.1	0.0	-0.2	3.2
	December	129.5	-0.5	-0.8	1.7
2008	January	128.7	-0.6	-1.1	0.2
	February	127.6	-0.9	-1.9	-1.5
	March	126.6	-0.8	-2.2	-2.5
	April	125.7	-0.7	-2.3	-3.5
	May	124.6	-0.9	-2.4	-4.3
	June	123.4	-1.0	-2.5	-5.2
	July	122.5	-0.7	-2.5	-5.9
	August	121.5	-0.8	-2.5	-6.8
	September	120.1	-1.2	-2.7	-8.0
	October	117.7	-2.0	-3.9	-9.5
	November	115.7	-1.7	-4.8	-11.1
	December	113.5	-1.9	-5.5	-12.4

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 1 National - all residential properties (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	111.3	-1.9	-5.4	-13.5
	February	108.5	-2.5	-6.2	-15.0
	March	105.6	-2.7	-7.0	-16.6
	April	103.3	-2.2	-7.2	-17.8
	May	101.1	-2.1	-6.8	-18.9
	June	99.2	-1.9	-6.1	-19.6
	July	97.5	-1.7	-5.6	-20.4
	August	96.2	-1.3	-4.8	-20.8
	September	95.5	-0.7	-3.7	-20.5
	October	94.4	-1.2	-3.2	-19.8
	November	93.9	-0.5	-2.4	-18.8
	December	92.4	-1.6	-3.2	-18.6
2010	January	91.6	-0.9	-3.0	-17.7
	February	90.1	-1.6	-4.0	-17.0
	March	89.7	-0.4	-2.9	-15.1
	April	89.1	-0.7	-2.7	-13.7
	May	88.0	-1.2	-2.3	-13.0
	June	86.9	-1.2	-3.1	-12.4
	July	85.8	-1.3	-3.7	-12.0
	August	85.8	0.0	-2.5	-10.8
	September	84.9	-1.0	-2.3	-11.1
	October	83.9	-1.2	-2.2	-11.1
	November	83.1	-1.0	-3.1	-11.5
	December	82.7	-0.5	-2.6	-10.5
2011	January	81.8	-1.1	-2.5	-10.7
	February	80.4	-1.7	-3.2	-10.8
	March	79.0	-1.7	-4.5	-11.9
	April	78.2	-1.0	-4.4	-12.2
	May	77.3	-1.2	-3.9	-12.2
	June	75.7	-2.1	-4.2	-12.9
	July	75.1	-0.8	-4.0	-12.5
	August	73.9	-1.6	-4.4	-13.9
	September	72.8	-1.5	-3.8	-14.3
	October	71.2	-2.2	-5.2	-15.1
	November	70.1	-1.5	-5.1	-15.6
	December	68.9	-1.7	-5.4	-16.7
2012	January	67.6	-1.9	-5.1	-17.4
	February	66.1	-2.2	-5.7	-17.8
	March	66.1	0.0	-4.1	-16.3
	April	65.4	-1.1	-3.3	-16.4
	May	65.5	0.2	-0.9	-15.3
	June	64.8	-1.1	-2.0	-14.4
	July	64.9	0.2	-0.8	-13.6
	August	65.2	0.5	-0.5	-11.8
	September	65.8	0.9	1.5	-9.6
	October	65.4	-0.6	0.8	-8.1
	November	66.1	1.1	1.4	-5.7
	December	65.8	-0.5	0.0	-4.5
2013	January	65.4	-0.6	0	-3.3
	February	64.4	-1.5	-2.6	-2.6
	March	64.1	-0.5	-2.6	-3.0
	April	64.6	0.8	-1.2	-1.2
	May	64.8	0.3	0.6	-1.1

Table 2 National - houses

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	106.0			
2006	Year ¹	121.9			15.0
2007	Year ¹	131.3			7.7
2008	Year ¹	122.7			-6.5
2009	Year ¹	101.0			-17.7
2010	Year ¹	89.3			-11.6
2011	Year ¹	77.1			-13.7
2012	Year ¹	68.5			-11.2
2006	January	112.4	0.4	2.6	12.4
	February	113.1	0.6	2.4	12.5
	March	113.8	0.6	1.6	12.9
	April	115.2	1.2	2.5	13.4
	May	117.4	1.9	3.8	14.8
	June	119.7	2.0	5.2	15.8
	July	122.2	2.1	6.1	16.4
	August	124.4	1.8	6.0	16.7
	September	125.9	1.2	5.2	16.8
	October	126.8	0.7	3.8	15.8
	November	126.9	0.1	2.0	14.8
	December	128.3	1.1	1.9	14.6
2007	January	129.3	0.8	2.0	15.0
	February	130.5	0.9	2.8	15.4
	March	130.9	0.3	2.0	15.0
	April	131.7	0.6	1.9	14.3
	May	131.5	-0.2	0.8	12.0
	June	131.4	-0.1	0.4	9.8
	July	131.4	0.0	-0.2	7.5
	August	131.7	0.2	0.2	5.9
	September	132.0	0.2	0.5	4.8
	October	131.4	-0.5	0.0	3.6
	November	131.6	0.2	-0.1	3.7
	December	130.8	-0.6	-0.9	1.9
2008	January	130.1	-0.5	-1.0	0.6
	February	128.8	-1.0	-2.1	-1.3
	March	127.7	-0.9	-2.4	-2.4
	April	126.9	-0.6	-2.5	-3.6
	May	126.0	-0.7	-2.2	-4.2
	June	125.1	-0.7	-2.0	-4.8
	July	124.3	-0.6	-2.0	-5.4
	August	123.2	-0.9	-2.2	-6.5
	September	121.9	-1.1	-2.6	-7.7
	October	120.0	-1.6	-3.5	-8.7
	November	118.2	-1.5	-4.1	-10.2
	December	116.2	-1.7	-4.7	-11.2

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 2 National - houses (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	113.8	-2.1	-5.2	-12.5
	February	111.0	-2.5	-6.1	-13.8
	March	108.2	-2.5	-6.9	-15.3
	April	106.0	-2.0	-6.9	-16.5
	May	103.6	-2.3	-6.7	-17.8
	June	101.9	-1.6	-5.8	-18.5
	July	100.1	-1.8	-5.6	-19.5
	August	99.0	-1.1	-4.4	-19.6
	September	98.6	-0.4	-3.2	-19.1
	October	97.7	-0.9	-2.4	-18.6
	November	97.2	-0.5	-1.8	-17.8
	December	95.4	-1.9	-3.2	-17.9
2010	January	94.7	-0.7	-3.1	-16.8
	February	93.3	-1.5	-4.0	-15.9
	March	92.9	-0.4	-2.6	-14.1
	April	92.4	-0.5	-2.4	-12.8
	May	91.1	-1.4	-2.4	-12.1
	June	90.0	-1.2	-3.1	-11.7
	July	89.0	-1.1	-3.7	-11.1
	August	89.1	0.1	-2.2	-10.0
	September	88.3	-0.9	-1.9	-10.4
	October	87.3	-1.1	-1.9	-10.6
	November	86.5	-0.9	-2.9	-11.0
	December	86.0	-0.6	-2.6	-9.9
2011	January	84.9	-1.3	-2.7	-10.3
	February	83.5	-1.6	-3.5	-10.5
	March	82.2	-1.6	-4.4	-11.5
	April	81.3	-1.1	-4.2	-12.0
	May	80.4	-1.1	-3.7	-11.7
	June	78.6	-2.2	-4.4	-12.7
	July	78.1	-0.6	-3.9	-12.2
	August	77.0	-1.4	-4.2	-13.6
	September	76.0	-1.3	-3.3	-13.9
	October	74.3	-2.2	-4.9	-14.9
	November	72.9	-1.9	-5.3	-15.7
	December	71.7	-1.6	-5.7	-16.6
2012	January	70.4	-1.8	-5.2	-17.1
	February	69.0	-2.0	-5.3	-17.4
	March	68.9	-0.1	-3.9	-16.2
	April	68.1	-1.2	-3.3	-16.2
	May	68.2	0.1	-1.2	-15.2
	June	67.6	-0.9	-1.9	-14.0
	July	67.8	0.3	-0.4	-13.2
	August	68.0	0.3	-0.3	-11.7
	September	68.7	1.0	1.6	-9.6
	October	68.3	-0.6	0.7	-8.1
	November	69.1	1.2	1.6	-5.2
	December	68.7	-0.6	0.0	-4.2
2013	January	68.1	-0.9	-0.3	-3.3
	February	67.0	-1.6	-3.0	-2.9
	March	66.8	-0.3	-2.8	-3.0
	April	67.3	0.7	-1.2	-1.2
	May	67.6	0.4	0.9	-0.9

Table 3 National - apartments

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	102.9			
2006	Year ¹	116.1			12.8
2007	Year ¹	122.1			5.2
2008	Year ¹	110.5			-9.5
2009	Year ¹	83.0			-24.9
2010	Year ¹	68.3			-17.7
2011	Year ¹	56.8			-16.8
2012	Year ¹	47.5			
2006	January	108.4	0.1	2.1	8.4
	February	109.1	0.6	2.1	9.0
	March	109.0	-0.1	0.6	9.1
	April	111.0	1.8	2.4	11.3
	May	112.9	1.7	3.5	13.2
	June	114.7	1.6	5.2	15.2
	July	115.7	0.9	4.2	15.7
	August	117.8	1.8	4.3	16.1
	September	119.9	1.8	4.5	15.5
	October	120.9	0.8	4.5	13.8
	November	120.7	-0.2	2.5	12.9
	December	120.8	0.1	0.8	11.5
2007	January	122.5	1.4	1.3	13.0
	February	123.9	1.1	2.7	13.6
	March	123.2	-0.6	2.0	13.0
	April	121.6	-1.3	-0.7	9.5
	May	121.7	0.1	-1.8	7.8
	June	122.5	0.7	-0.6	6.8
	July	123.0	0.4	1.2	6.3
	August	122.1	-0.7	0.3	3.7
	September	121.5	-0.5	-0.8	1.3
	October	121.5	0.0	-1.2	0.5
	November	120.7	-0.7	-1.1	0.0
	December	121.3	0.5	-0.2	0.4
2008	January	120.3	-0.8	-1.0	-1.8
	February	120.1	-0.2	-0.5	-3.1
	March	119.5	-0.5	-1.5	-3.0
	April	118.5	-0.8	-1.5	-2.5
	May	116.0	-2.1	-3.4	-4.7
	June	113.5	-2.2	-5.0	-7.3
	July	112.4	-1.0	-5.1	-8.6
	August	111.7	-0.6	-3.7	-8.5
	September	109.9	-1.6	-3.2	-9.5
	October	105.3	-4.2	-6.3	-13.3
	November	102.1	-3.0	-8.6	-15.4
	December	99.3	-2.7	-9.6	-18.1

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 3 National - apartments (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	97.8	-1.5	-7.1	-18.7
	February	94.8	-3.1	-7.1	-21.1
	March	91.9	-3.1	-7.5	-23.1
	April	89.0	-3.2	-9.0	-24.9
	May	87.4	-1.8	-7.8	-24.7
	June	85.0	-2.7	-7.5	-25.1
	July	83.9	-1.3	-5.7	-25.4
	August	81.4	-3.0	-6.9	-27.1
	September	79.0	-2.9	-7.1	-28.1
	October	77.2	-2.3	-8.0	-26.7
	November	76.6	-0.8	-5.9	-25.0
	December	76.0	-0.8	-3.8	-23.5
2010	January	75.1	-1.2	-2.7	-23.2
	February	73.1	-2.7	-4.6	-22.9
	March	71.9	-1.6	-5.4	-21.8
	April	71.3	-0.8	-5.1	-19.9
	May	71.2	-0.1	-2.6	-18.5
	June	70.7	-0.7	-1.7	-16.8
	July	68.3	-3.4	-4.2	-18.6
	August	67.2	-1.6	-5.6	-17.4
	September	65.7	-2.2	-7.1	-16.8
	October	65.1	-0.9	-4.7	-15.7
	November	64.5	-0.9	-4.0	-15.8
	December	64.7	0.3	-1.5	-14.9
2011	January	64.7	0.0	-0.6	-13.8
	February	63.5	-1.9	-1.6	-13.1
	March	61.0	-3.9	-5.7	-15.2
	April	60.4	-1.0	-6.6	-15.3
	May	60.0	-0.7	-5.5	-15.7
	June	59.4	-1.0	-2.6	-16.0
	July	57.6	-3.0	-4.6	-15.7
	August	54.9	-4.7	-8.5	-18.3
	September	53.2	-3.1	-10.4	-19.0
	October	52.2	-1.9	-9.4	-19.8
	November	53.6	2.7	-2.4	-16.9
	December	53.5	-0.2	0.6	-17.3
2012	January	51.2	-4.3	-1.9	-20.9
	February	48.4	-5.5	-9.7	-23.8
	March	48.6	0.4	-9.2	-20.3
	April	49.6	2.1	-3.1	-17.9
	May	48.6	-2.0	0.4	-19.0
	June	47.6	-2.1	-2.1	-19.9
	July	45.8	-3.8	-7.7	-20.5
	August	46.9	2.4	-3.5	-14.6
	September	46.9	0.0	-1.5	-11.8
	October	47.1	0.4	2.8	-9.8
	November	45.7	-3.0	-2.6	-14.7
	December	46.9	2.5	0.0	-12.3
2013	January	48.1	2.6	2.1	-6.1
	February	51.5	7.1	12.7	6.4
	March	47.9	-7.0	2.1	-1.4
	April	48.4	1.0	0.6	-2.4
	May	47.1	-2.7	-8.5	-3.1

Table 4 National excluding Dublin - all residential properties

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	104.9			
2006	Year ¹	118.4			12.9
2007	Year ¹	128.3			8.4
2008	Year ¹	120.8			-5.8
2009	Year ¹	101.2			-16.2
2010	Year ¹	89.7			-11.4
2011	Year ¹	78.0			-13.0
2012	Year ¹	69.1			-11.4
2006	January	110.7	0.4	2.6	10.7
	February	111.2	0.5	2.4	11.1
	March	111.6	0.4	1.2	11.3
	April	112.7	1.0	1.8	11.7
	May	114.7	1.8	3.1	13.0
	June	116.4	1.5	4.3	13.5
	July	118.1	1.5	4.8	13.6
	August	119.8	1.4	4.4	13.4
	September	121.5	1.4	4.4	14.1
	October	122.5	0.8	3.7	13.5
	November	122.9	0.3	2.6	13.2
	December	124.0	0.9	2.1	12.4
2007	January	125.6	1.3	2.5	13.5
	February	126.9	1.0	3.3	14.1
	March	127.7	0.6	3.0	14.4
	April	128.1	0.3	2.0	13.7
	May	128.7	0.5	1.4	12.2
	June	128.4	-0.2	0.5	10.3
	July	128.5	0.1	0.3	8.8
	August	128.5	0.0	-0.2	7.3
	September	128.8	0.2	0.3	6.0
	October	128.3	-0.4	-0.2	4.7
	November	128.6	0.2	0.1	4.6
	December	128.4	-0.2	-0.3	3.5
2008	January	128.5	0.1	0.2	2.3
	February	127.3	-0.9	-1.0	0.3
	March	126.3	-0.8	-1.6	-1.1
	April	124.8	-1.2	-2.9	-2.6
	May	123.3	-1.2	-3.1	-4.2
	June	122.1	-1.0	-3.3	-4.9
	July	121.4	-0.6	-2.7	-5.5
	August	120.8	-0.5	-2.0	-6.0
	September	120.2	-0.5	-1.6	-6.7
	October	118.4	-1.5	-2.5	-7.7
	November	117.0	-1.2	-3.1	-9.0
	December	114.7	-2.0	-4.6	-10.7

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 4 National excluding Dublin - all residential properties (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	112.7	-1.7	-4.8	-12.3
	February	110.4	-2.0	-5.6	-13.3
	March	108.2	-2.0	-5.7	-14.3
	April	106.6	-1.5	-5.4	-14.6
	May	104.4	-2.1	-5.4	-15.3
	June	102.4	-1.9	-5.4	-16.1
	July	100.4	-2.0	-5.8	-17.3
	August	98.7	-1.7	-5.5	-18.3
	September	98.1	-0.6	-4.2	-18.4
	October	97.3	-0.8	-3.1	-17.8
	November	97.6	0.3	-1.1	-16.6
	December	96.2	-1.4	-1.9	-16.1
2010	January	95.9	-0.3	-1.4	-14.9
	February	94.1	-1.9	-3.6	-14.8
	March	93.4	-0.7	-2.9	-13.7
	April	92.9	-0.5	-3.1	-12.9
	May	91.8	-1.2	-2.4	-12.1
	June	90.6	-1.3	-3.0	-11.5
	July	89.2	-1.5	-4.0	-11.2
	August	89.4	0.2	-2.6	-9.4
	September	88.5	-1.0	-2.3	-9.8
	October	87.4	-1.2	-2.0	-10.2
	November	86.7	-0.8	-3.0	-11.2
	December	86.3	-0.5	-2.5	-10.3
2011	January	85.7	-0.7	-1.9	-10.6
	February	84.4	-1.5	-2.7	-10.3
	March	83.1	-1.5	-3.7	-11.0
	April	82.0	-1.3	-4.3	-11.7
	May	80.3	-2.1	-4.9	-12.5
	June	78.8	-1.9	-5.2	-13.0
	July	77.8	-1.3	-5.1	-12.8
	August	77.6	-0.3	-3.4	-13.2
	September	76.8	-1.0	-2.5	-13.2
	October	75.3	-2.0	-3.2	-13.8
	November	74.1	-1.6	-4.5	-14.5
	December	73.3	-1.1	-4.6	-15.1
2012	January	72.8	-0.7	-3.3	-15.1
	February	70.6	-3.0	-4.7	-16.4
	March	70.2	-0.6	-4.2	-15.5
	April	68.8	-2.0	-5.5	-16.1
	May	68.9	0.1	-2.4	-14.2
	June	68.2	-1.0	-2.8	-13.5
	July	68.4	0.3	-0.6	-12.1
	August	69.3	1.3	0.6	-10.7
	September	69.2	-0.1	1.5	-9.9
	October	68.6	-0.9	0.3	-8.9
	November	68.8	0.3	-0.7	-7.2
	December	68.8	0.0	-0.6	-6.1
2013	January	67.7	-1.6	-1.3	-7.0
	February	66.3	-2.1	-3.6	-6.1
	March	66.1	-0.3	-3.9	-5.8
	April	66.9	1.2	-1.2	-2.8
	May	67.0	0.1	1.1	-2.8

Table 5 National excluding Dublin - houses

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	105.4			
2006	Year ¹	118.9			12.8
2007	Year ¹	129.1			8.6
2008	Year ¹	121.7			-5.7
2009	Year ¹	102.6			-15.7
2010	Year ¹	91.3			-11.0
2011	Year ¹	79.5			-12.9
2012	Year ¹	70.6			-11.2
2006	January	111.1	0.4	2.6	11.1
	February	111.6	0.5	2.3	11.3
	March	112.0	0.4	1.2	11.3
	April	113.2	1.1	1.9	11.9
	May	115.3	1.9	3.3	13.2
	June	117.0	1.5	4.5	13.5
	July	118.7	1.5	4.9	13.4
	August	120.4	1.4	4.4	13.4
	September	122.1	1.4	4.4	14.0
	October	123.0	0.7	3.6	13.6
	November	123.4	0.3	2.5	13.1
	December	124.7	1.1	2.1	12.6
2007	January	126.4	1.4	2.8	13.8
	February	127.6	0.9	3.4	14.3
	March	128.4	0.6	3.0	14.6
	April	128.9	0.4	2.0	13.9
	May	129.4	0.4	1.4	12.2
	June	129.1	-0.2	0.5	10.3
	July	129.2	0.1	0.2	8.8
	August	129.3	0.1	-0.1	7.4
	September	129.7	0.3	0.5	6.2
	October	129.0	-0.5	-0.2	4.9
	November	129.3	0.2	0.0	4.8
	December	129.1	-0.2	-0.5	3.5
2008	January	129.5	0.3	0.4	2.5
	February	128.4	-0.8	-0.7	0.6
	March	127.3	-0.9	-1.4	-0.9
	April	125.6	-1.3	-3.0	-2.6
	May	124.2	-1.1	-3.3	-4.0
	June	122.9	-1.0	-3.5	-4.8
	July	122.2	-0.6	-2.7	-5.4
	August	121.5	-0.6	-2.2	-6.0
	September	120.9	-0.5	-1.6	-6.8
	October	119.2	-1.4	-2.5	-7.6
	November	117.9	-1.1	-3.0	-8.8
	December	115.7	-1.9	-4.3	-10.4

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 5 National excluding Dublin - houses (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	113.8	-1.6	-4.5	-12.1
	February	111.4	-2.1	-5.5	-13.2
	March	109.3	-1.9	-5.5	-14.1
	April	107.7	-1.5	-5.4	-14.3
	May	105.6	-1.9	-5.2	-15.0
	June	103.9	-1.6	-4.9	-15.5
	July	101.7	-2.1	-5.6	-16.8
	August	100.1	-1.6	-5.2	-17.6
	September	99.6	-0.5	-4.1	-17.6
	October	98.9	-0.7	-2.8	-17.0
	November	99.2	0.3	-0.9	-15.9
	December	97.8	-1.4	-1.8	-15.5
2010	January	97.5	-0.3	-1.4	-14.3
	February	95.6	-1.9	-3.6	-14.2
	March	95.0	-0.6	-2.9	-13.1
	April	94.5	-0.5	-3.1	-12.3
	May	93.3	-1.3	-2.4	-11.6
	June	92.1	-1.3	-3.1	-11.4
	July	90.7	-1.5	-4.0	-10.8
	August	90.9	0.2	-2.6	-9.2
	September	90.1	-0.9	-2.2	-9.5
	October	89.0	-1.2	-1.9	-10.0
	November	88.3	-0.8	-2.9	-11.0
	December	87.9	-0.5	-2.4	-10.1
2011	January	87.1	-0.9	-2.1	-10.7
	February	86.0	-1.3	-2.6	-10.0
	March	84.7	-1.5	-3.6	-10.8
	April	83.5	-1.4	-4.1	-11.6
	May	81.9	-1.9	-4.8	-12.2
	June	80.3	-2.0	-5.2	-12.8
	July	79.3	-1.2	-5.0	-12.6
	August	79.1	-0.3	-3.4	-13.0
	September	78.2	-1.1	-2.6	-13.2
	October	76.8	-1.8	-3.2	-13.7
	November	75.6	-1.6	-4.4	-14.4
	December	74.7	-1.2	-4.5	-15.0
2012	January	74.3	-0.5	-3.3	-14.7
	February	72.2	-2.8	-4.5	-16.0
	March	71.8	-0.6	-3.9	-15.2
	April	70.3	-2.1	-5.4	-15.8
	May	70.4	0.1	-2.5	-14.0
	June	69.7	-1.0	-2.9	-13.2
	July	70.0	0.4	-0.4	-11.7
	August	70.8	1.1	0.6	-10.5
	September	70.7	-0.1	1.4	-9.6
	October	70.1	-0.8	0.1	-8.7
	November	70.3	0.3	-0.7	-7.0
	December	70.3	0.0	-0.6	-5.9
2013	January	69.3	-1.4	-1.1	-6.7
	February	67.7	-2.3	-3.7	-6.2
	March	67.5	-0.3	-4.0	-6.0
	April	68.4	1.3	-1.3	-2.7
	May	68.6	0.3	1.3	-2.6

Table 6 Dublin - all residential properties

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	106.7			
2006	Year ¹	126.1			18.2
2007	Year ¹	133.0			5.5
2008	Year ¹	120.7			-9.2
2009	Year ¹	91.6			-24.1
2010	Year ¹	78.3			-14.5
2011	Year ¹	66.5			-15.1
2012	Year ¹	58.4			-12.2
2006	January	113.9	0.2	2.5	13.9
	February	114.9	0.9	2.0	13.6
	March	116.0	1.0	2.0	14.6
	April	117.9	1.6	3.5	15.4
	May	120.5	2.2	4.9	17.2
	June	123.6	2.6	6.6	19.4
	July	127.0	2.8	7.7	21.3
	August	130.3	2.6	8.1	22.5
	September	131.6	1.0	6.5	21.3
	October	132.4	0.6	4.3	19.2
	November	131.9	-0.4	1.2	17.1
	December	133.1	0.9	1.1	17.1
2007	January	133.4	0.2	0.8	17.1
	February	134.5	0.8	2.0	17.1
	March	133.9	-0.4	0.6	15.4
	April	134.0	0.1	0.4	13.7
	May	132.7	-1.0	-1.3	10.1
	June	133.4	0.5	-0.4	7.9
	July	133.3	-0.1	-0.5	5.0
	August	133.6	0.2	0.7	2.5
	September	133.5	-0.1	0.1	1.4
	October	133.1	-0.3	-0.2	0.5
	November	132.7	-0.3	-0.7	0.6
	December	131.2	-1.1	-1.7	-1.4
2008	January	128.6	-2.0	-3.4	-3.6
	February	127.7	-0.7	-3.8	-5.1
	March	126.9	-0.6	-3.3	-5.2
	April	127.4	0.4	-0.9	-4.9
	May	126.9	-0.4	-0.6	-4.4
	June	125.9	-0.8	-0.8	-5.6
	July	124.4	-1.2	-2.4	-6.7
	August	122.5	-1.5	-3.5	-8.3
	September	119.5	-2.4	-5.1	-10.5
	October	116.0	-2.9	-6.8	-12.8
	November	112.5	-3.0	-8.2	-15.2
	December	110.6	-1.7	-7.4	-15.7

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 6 Dublin - all residential properties (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	108.1	-2.3	-6.8	-15.9
	February	104.1	-3.7	-7.5	-18.5
	March	100.0	-3.9	-9.6	-21.2
	April	96.1	-3.9	-11.1	-24.6
	May	94.1	-2.1	-9.6	-25.8
	June	92.4	-1.8	-7.6	-26.6
	July	91.4	-1.1	-4.9	-26.5
	August	90.7	-0.8	-3.6	-26.0
	September	89.8	-1.0	-2.8	-24.9
	October	88.2	-1.8	-3.5	-24.0
	November	86.2	-2.3	-5.0	-23.4
	December	84.2	-2.3	-6.2	-23.9
2010	January	82.7	-1.8	-6.2	-23.5
	February	81.8	-1.1	-5.1	-21.4
	March	81.6	-0.2	-3.1	-18.4
	April	81.0	-0.7	-2.1	-15.7
	May	80.0	-1.2	-2.2	-15.0
	June	79.1	-1.1	-3.1	-14.4
	July	78.4	-0.9	-3.2	-14.2
	August	78.1	-0.4	-2.4	-13.9
	September	77.1	-1.3	-2.5	-14.1
	October	76.5	-0.8	-2.4	-13.3
	November	75.5	-1.3	-3.3	-12.4
	December	75.2	-0.4	-2.5	-10.7
2011	January	73.9	-1.7	-3.4	-10.6
	February	72.3	-2.2	-4.2	-11.6
	March	71.0	-1.8	-5.6	-13.0
	April	70.5	-0.7	-4.6	-13.0
	May	70.8	0.4	-2.1	-11.5
	June	69.1	-2.4	-2.7	-12.6
	July	69.1	0.0	-2.0	-11.9
	August	66.5	-3.8	-6.1	-14.9
	September	65.1	-2.1	-5.8	-15.6
	October	63.1	-3.1	-8.7	-17.5
	November	62.2	-1.4	-6.5	-17.6
	December	60.7	-2.4	-6.8	-19.3
2012	January	58.3	-4.0	-7.6	-21.1
	February	57.6	-1.2	-7.4	-20.3
	March	58.0	0.7	-4.4	-18.3
	April	58.3	0.5	0.0	-17.3
	May	58.4	0.2	1.4	-17.5
	June	57.8	-1.0	-0.3	-16.4
	July	57.6	-0.3	-1.2	-16.6
	August	57.3	-0.5	-1.9	-13.8
	September	58.7	2.4	1.6	-9.8
	October	58.6	-0.2	1.7	-7.1
	November	60.0	2.4	4.7	-3.5
	December	59.2	-1.3	0.9	-2.5
2013	January	59.5	0.5	1.5	2.1
	February	59.3	-0.3	-1.2	3.0
	March	58.8	-0.8	-0.7	1.4
	April	58.9	0.2	-1.0	1.0
	May	59.2	0.5	-0.2	1.4

Table 7 Dublin - houses

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	107.4			
2006	Year ¹	128.5			19.6
2007	Year ¹	136.0			5.8
2008	Year ¹	124.9			-8.2
2009	Year ¹	95.8			-23.3
2010	Year ¹	83.0			-13.4
2011	Year ¹	70.6			-14.9
2012	Year ¹	62.0			-12.2
2006	January	115.2	0.3	2.9	15.2
	February	116.4	1.0	2.4	15.5
	March	117.8	1.2	2.5	16.4
	April	119.4	1.4	3.6	16.6
	May	122.1	2.3	4.9	18.1
	June	125.6	2.9	6.6	20.5
	July	129.9	3.4	8.8	23.0
	August	133.3	2.6	9.2	24.2
	September	134.4	0.8	7.0	22.9
	October	135.3	0.7	4.2	20.8
	November	134.6	-0.5	1.0	18.4
	December	136.2	1.2	1.3	18.5
2007	January	135.7	-0.4	0.3	17.8
	February	136.7	0.7	1.6	17.4
	March	136.4	-0.2	0.1	15.8
	April	137.8	1.0	1.5	15.4
	May	135.9	-1.4	-0.6	11.3
	June	136.6	0.5	0.1	8.8
	July	135.9	-0.5	-1.4	4.6
	August	136.8	0.7	0.7	2.6
	September	136.9	0.1	0.2	1.9
	October	136.6	-0.2	0.5	1.0
	November	136.7	0.1	-0.1	1.6
	December	134.1	-1.9	-2.0	-1.5
2008	January	130.6	-2.6	-4.4	-3.8
	February	128.9	-1.3	-5.7	-5.7
	March	128.2	-0.5	-4.4	-6.0
	April	129.6	1.1	-0.8	-6.0
	May	130.6	0.8	1.3	-3.9
	June	130.7	0.1	2.0	-4.3
	July	129.3	-1.1	-0.2	-4.9
	August	127.1	-1.7	-2.7	-7.1
	September	123.9	-2.5	-5.2	-9.5
	October	121.4	-2.0	-6.1	-11.1
	November	118.3	-2.6	-6.9	-13.5
	December	116.7	-1.4	-5.8	-13.0

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 7 Dublin - houses (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	113.2	-3.0	-6.8	-13.3
	February	108.9	-3.8	-7.9	-15.5
	March	104.4	-4.1	-10.5	-18.6
	April	100.2	-4.0	-11.5	-22.7
	May	97.5	-2.7	-10.5	-25.3
	June	95.6	-1.9	-8.4	-26.9
	July	94.8	-0.8	-5.4	-26.7
	August	95.1	0.3	-2.5	-25.2
	September	95.2	0.1	-0.4	-23.2
	October	93.7	-1.6	-1.2	-22.8
	November	90.9	-3.0	-4.4	-23.2
	December	88.2	-3.0	-7.4	-24.4
2010	January	86.5	-1.9	-7.7	-23.6
	February	86.3	-0.2	-5.1	-20.8
	March	86.3	0.0	-2.2	-17.3
	April	85.7	-0.7	-0.9	-14.5
	May	84.3	-1.6	-2.3	-13.5
	June	83.2	-1.3	-3.6	-13.0
	July	83.1	-0.1	-3.0	-12.3
	August	83.2	0.1	-1.3	-12.5
	September	82.4	-1.0	-1.0	-13.4
	October	81.5	-1.1	-1.9	-13.0
	November	80.6	-1.1	-3.1	-11.3
	December	79.9	-0.9	-3.0	-9.4
2011	January	78.4	-1.9	-3.8	-9.4
	February	76.4	-2.6	-5.2	-11.5
	March	75.2	-1.6	-5.9	-12.9
	April	74.9	-0.4	-4.5	-12.6
	May	75.1	0.3	-1.7	-10.9
	June	73.3	-2.4	-2.5	-11.9
	July	73.5	0.3	-1.9	-11.6
	August	71.0	-3.4	-5.5	-14.7
	September	69.8	-1.7	-4.8	-15.3
	October	67.6	-3.2	-8.0	-17.1
	November	66.0	-2.4	-7.0	-18.1
	December	64.0	-3.0	-8.3	-19.9
2012	January	61.4	-4.1	-9.2	-21.7
	February	61.0	-0.7	-7.6	-20.2
	March	61.4	0.7	-4.1	-18.4
	April	61.5	0.2	0.2	-17.9
	May	61.8	0.5	1.3	-17.7
	June	61.3	-0.8	-0.2	-16.4
	July	61.2	-0.2	-0.5	-16.7
	August	60.8	-0.7	-1.6	-14.4
	September	62.4	2.6	1.8	-10.6
	October	62.3	-0.2	1.8	-7.8
	November	64.0	2.7	5.3	-3.0
	December	62.9	-1.7	0.8	-1.7
2013	January	63.1	0.3	1.3	2.8
	February	62.5	-1.0	-2.3	2.5
	March	62.3	-0.3	-1.0	1.5
	April	62.3	0.0	-1.3	1.3
	May	62.6	0.5	0.2	1.3

Table 8 Dublin - apartments

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2005	Year ¹	104.7			
2006	Year ¹	118.7			13.4
2007	Year ¹	124.0			4.5
2008	Year ¹	110.8			-10.6
2009	Year ¹	81.9			-26.1
2010	Year ¹	67.2			-17.9
2011	Year ¹	56.6			-15.8
2012	Year ¹	48.4			-14.5
2006	January	109.9	-0.1	1.5	9.9
	February	110.5	0.5	1.2	8.7
	March	110.6	0.1	0.5	9.2
	April	113.4	2.5	3.2	11.7
	May	115.3	1.7	4.3	14.0
	June	117.4	1.8	6.1	15.7
	July	118.2	0.7	4.2	15.9
	August	120.9	2.3	4.9	16.8
	September	123.1	1.8	4.9	16.1
	October	123.7	0.5	4.7	14.2
	November	123.4	-0.2	2.1	13.0
	December	123.7	0.2	0.5	12.5
2007	January	125.9	1.8	1.8	14.6
	February	127.4	1.2	3.2	15.3
	March	126.0	-1.1	1.9	13.9
	April	123.3	-2.1	-2.1	8.7
	May	123.1	-0.2	-3.4	6.8
	June	123.9	0.6	-1.7	5.5
	July	125.4	1.2	1.7	6.1
	August	124.1	-1.0	0.8	2.6
	September	123.4	-0.6	-0.4	0.2
	October	122.6	-0.6	-2.2	-0.9
	November	121.3	-1.1	-2.3	-1.7
	December	122.6	1.1	-0.6	-0.9
2008	January	122.3	-0.2	-0.2	-2.9
	February	123.4	0.9	1.7	-3.1
	March	122.2	-1.0	-0.3	-3.0
	April	121.1	-0.9	-1.0	-1.8
	May	117.8	-2.7	-4.5	-4.3
	June	114.7	-2.6	-6.1	-7.4
	July	112.9	-1.6	-6.8	-10.0
	August	111.8	-1.0	-5.1	-9.9
	September	109.1	-2.4	-4.9	-11.6
	October	103.6	-5.0	-8.2	-15.5
	November	99.5	-4.0	-11.0	-18.0
	December	97.0	-2.5	-11.1	-20.9

¹ The Annual Index is calculated as a simple average of the published indices for March, June, September and December of each year to account for the use of a 3 month rolling average in the published series

Table 8 Dublin - apartments (continued)

Period		RPPI current base Jan. 2005 = 100	Percentage changes		
			1 month	3 months	12 months
			%	%	%
2009	January	96.5	-0.5	-6.9	-21.1
	February	93.2	-3.4	-6.3	-24.5
	March	89.9	-3.5	-7.3	-26.4
	April	86.5	-3.8	-10.4	-28.6
	May	85.9	-0.7	-7.8	-27.1
	June	84.6	-1.5	-5.9	-26.2
	July	83.2	-1.7	-3.8	-26.3
	August	80.9	-2.8	-5.8	-27.6
	September	78.1	-3.5	-7.7	-28.4
	October	76.4	-2.2	-8.2	-26.3
	November	75.8	-0.8	-6.3	-23.8
	December	75.2	-0.8	-3.7	-22.5
2010	January	74.1	-1.5	-3.0	-23.2
	February	71.7	-3.2	-5.4	-23.1
	March	70.8	-1.3	-5.9	-21.2
	April	70.2	-0.8	-5.3	-18.8
	May	70.5	0.4	-1.7	-17.9
	June	69.9	-0.9	-1.3	-17.4
	July	67.3	-3.7	-4.1	-19.1
	August	66.1	-1.8	-6.2	-18.3
	September	64.4	-2.6	-7.9	-17.5
	October	64.5	0.2	-4.2	-15.6
	November	63.4	-1.7	-4.1	-16.4
	December	63.9	0.8	-0.8	-15.0
2011	January	63.7	-0.3	-1.2	-14.0
	February	63.2	-0.8	-0.3	-11.9
	March	61.4	-2.8	-3.9	-13.3
	April	60.3	-1.8	-5.3	-14.1
	May	60.1	-0.3	-4.9	-14.8
	June	59.2	-1.5	-3.6	-15.3
	July	58.1	-1.9	-3.6	-13.7
	August	54.6	-6.0	-9.2	-17.4
	September	52.0	-4.8	-12.2	-19.3
	October	50.8	-2.3	-12.6	-21.2
	November	53.2	4.7	-2.6	-16.1
	December	53.9	1.3	3.7	-15.6
2012	January	52.0	-3.5	2.4	-18.4
	February	48.7	-6.3	-8.5	-22.9
	March	49.8	2.3	-7.6	-18.9
	April	51.1	2.6	-1.7	-15.3
	May	50.3	-1.6	3.3	-16.3
	June	48.6	-3.4	-2.4	-17.9
	July	46.7	-3.9	-8.6	-19.6
	August	47.3	1.3	-6.0	-13.4
	September	47.4	0.2	-2.5	-8.8
	October	47.2	-0.4	1.1	-7.1
	November	46.3	-1.9	-2.1	-13.0
	December	48.0	3.7	1.3	-10.9
2013	January	49.6	3.3	5.1	-4.6
	February	52.5	5.8	13.4	7.8
	March	48.7	-7.2	1.5	-2.2
	April	49.6	1.8	0.0	-2.9
	May	49.7	0.2	-5.3	-1.2

Background Notes

Definition The Residential Property Price Index (RPPI) is designed to measure the change in the average level of prices paid for residential properties sold in Ireland. The index is mix-adjusted to allow for the fact that different types of property are sold in different periods.

Data Source The RPPI is compiled using data on mortgage drawdowns provided on a monthly basis by 8 of the main Mortgage Lending Institutions under Section 13 of the Housing Act (2002). This data provides details on the characteristics of properties bought (such as building type and size) as well as the price paid. It is transactions based; meaning that prices are recorded only where a sale occurs. Not all residential property transactions are funded by a mortgage (i.e. they are cash based) and these transactions are excluded from the scope of the index.

The CSO is currently examining Stamp Duty returns to the Revenue Commissioners, made via the Revenue Online Service (ROS), with a view to assessing both the extent of cash-based full market price transactions and any potential bias in the RPPI that might accrue from their exclusion.

Mix Adjustment Residential properties are heterogeneous, meaning that no two houses or apartments are exactly identical. This poses a challenge when trying to construct a price index as there is a need to separate pure price change from differences in the quality of the products being bought over time. Typically this is done by comparing the prices of exactly the same products, time after time. This is, for example, the method used in the Consumer Price Index. However, in the case of residential properties, price is determined by many characteristics (location, size, build type etc) which make direct price comparisons difficult. Furthermore, only a small portion of the total housing stock is sold in any given month. The combination of these factors means that the matching process that would typically be used to calculate a standard or typical price index cannot be used in the case of houses and apartments.

The hedonic method is the prevalent statistical process for the measurement of residential price change. In this method, a number of characteristics which influence prices are analysed so that we can estimate and exclude the part of the price change that can be attributed to them. These characteristics are; location, building type, floor area, number of bedrooms, new or old and first time buyer or not. By excluding the price change determined by these characteristics we are left with an index of pure price change for a consistent set of characteristics - or more simply - a residential property price index. This index uses the rolling year hedonic regression model.

Weights Weights are calculated at the beginning of each year based on the value of transactions during the previous year as given by the mortgage drawdown data. The index is an annual chain-linked Laspeyres-type index. It is calculated by updating the previous month's weights by the estimated monthly changes in their average prices.

Periodicity The index is compiled on a monthly basis. In order to smooth out short-term volatility in the series and highlight longer-term trends the published indices are based on a 3 month rolling average, i.e. a simple average of the current month and the previous 2 months. However, care should still be taken when interpreting monthly figures which may indicate short-term volatility rather than underlying change in longer term price trends.

Aggregate indices (National - all residential properties, National - houses, National - apartments, National excluding Dublin - all residential properties and Dublin - all residential properties) are compiled using monthly indices rather than the published 3 month rolling average indices. As a result these higher level indices may, in some periods, show a slight variation with their published constituent indices.

Geographic Split The indices for Dublin include residential properties in the 4 local authority areas, covering both Dublin city and county.

Calculating percentage changes in the index: The movement of the RPPI is expressed as percentage change, rather than a change in index points, because index point changes are affected by the level of the index in relation to its base period, whereas percentage changes are not.

The example below illustrates the computation of a percentage change:

Percentage change calculation	
Current Index	79.0
Less previous Index	80.4
Equals in index points	-1.4
Divided by the previous Index	80.4
Equals	-0.0174
Results multiplied by 100	-0.0174*100
Equals percentage change	-1.7%