

Midnight - Tuesday 30th/Wednesday 31st March, 2021

## **CONTINUING HOUSE PRICE INFLATION MUST BE STEMMED BY INCREASING SUPPLY - IPAV**

Commenting on the Daft.ie House Price Report for Q1 2021, IPAV, the Institute of Professional Auctioneers & Valuers, said the increase in prices is unsurprising given the huge drop in availability of listed properties year-on-year on 1st March: 48pc in Leinster outside of Dublin; 31pc in Dublin; 40pc in Munster and 38pc in Connacht/Ulster.

Pat Davitt, IPAV Chief Executive said many agents are not listing new properties to the market on property portals because of the severity of the Covid-19 restrictions on showing properties.

“We have sought an easement from the Government on one aspect – to allow agents to show properties, under strict health and safety protocols of course, to potential buyers who can confirm they have the necessary funds in place to purchase,” he said.

He said auctioneers throughout the country are seeing extremely strong demand for homes that they are unable to satisfy.

IPAV’s own Residential Property Price Barometer, which charts actual prices achieved by auctioneers, rather than asking prices, found price increases for the latter half of 2020 over the first six months of the year in the vast majority of the country, with the largest increases taking place in 4-bedroom homes.

Mr Davitt said a continuing of house price rises is in nobody’s interest.

“The housing market is like any other market, it’s driven by supply and demand. Builders must get back, safely, to building more homes.

“We’ve already had much pent-up demand for homes and it remains to be seen what happens when the Covid-19 pandemic is finally over.

“Affordability is a real problem particularly for those on average wages paying rents, at prices substantially greater than the cost of servicing a mortgage, and for those forced to live longer with parents.”

He said the Housing Commission promised in the Programme for Government needs to be set up urgently and involve all stakeholders in the housing market.

**Ends**