

Wednesday 29th March, 2022

## **House Prices – Residential Prices Likely to Stay Reasonably Steady Despite Challenges - IPAV**

Commenting on today's Daft.ie House Price Report for Q1 2023 IPAV, the Institute of Professional Auctioneers & Valuers, said given the strong demand and lack of supply, prices are likely to stay steady but there are worrying clouds that look like they could, sadly, keep access to home ownership from filtering down to those on average incomes.

Pat Davitt, IPAV Chief Executive said there is a double whammy of rapid interest rates rises and the consequent effect of lender caution, with a paring back of the best value mortgage products already evident.

“One would have to question the pace and extent of European Central Bank interest rate increases, now up 3.5 per cent since July last.

“Understandably the intention was to kill off the impact of high inflation but the pace at which that institution has acted may have been too far too fast.

“This is a global problem with an impact locally in every county in the country,” he said.

And he said this new financial climate would exacerbate attempts by those on average incomes to achieve home ownership.

“One of the slightly hidden factors in housing is the growing intergenerational support by parents attempting to get their children a foothold in the property market. However, those who are in a less fortunate position are left behind. “

He said the next few months will be very telling.

“It will be critical that Government moves to increase supply and affordability work,” he said.

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