

Country:	IRELAND	
Association:	IPAV	
Market outlook next 6 months :	flat	
Mortgage loan rate :	1% -2% above ECB rate for 50% of loans	
Max. percentage of value covered :		92%
Percentage of main-home ownership :		77%
New units built 2012:		6.000
Comments :	20,000 transactions in 2012 improvement but sellers wa	

Inflation in the order of 6%	order of 2%
Unemployment rising to 13% 420,000	14.3% 442,200 unemployed
Interest rates tracking ECB rates (50%)but non tracker mortgages rising rapidly again	

Government revenue 20% of which came from property related tax has been drastically reduced
 Tax take up significantly and bank debt seriously slowing recovery
 property tax at .18 % of property value coming in in July
 capital gains and capital acquisition tax now 33%
 water charge coming in 2014
 In Ireland average house prices in Spring 2007 were €311,000
 Falls of up to 70% in property values from peak of Spring of 2007

Years : up to 35 generally interest rates of 5% for others

waiting for prices to come back