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Housing in the Dublin Region, 1991 to Present - Phase 1

Housing in Dublin, and Ireland more generally, is a significant issue and a live political debate. This data story examines housing in the capital through the housing and planning data available for the city. There are two things to keep in mind in terms of understanding housing:

First, it is a complex issue that involves a number of factors and outcomes including housing supply and demand (including homelessness), existing stock and type (social/private/rental, vacancy), house and rental prices, mortgage arrears and negative equity, access to land, access to credit, planning permissions, homelessness, unfinished estates, land supply and price.

Second, making sense of the present situation requires placing it in historical context. It is possible to make the case that housing in Ireland has been in crisis since the early 1990s and the start of the Celtic Tiger. Consequently, we have structured this data story into three parts corresponding to the three phases of the crisis:

- [Phase 1: 1993-2006 \(the Celtic Tiger years\);](#)
- [Phase 2: 2007-2012 \(the crash\);](#)
- [Phase 3: 2013-present \(post-crash\).](#)

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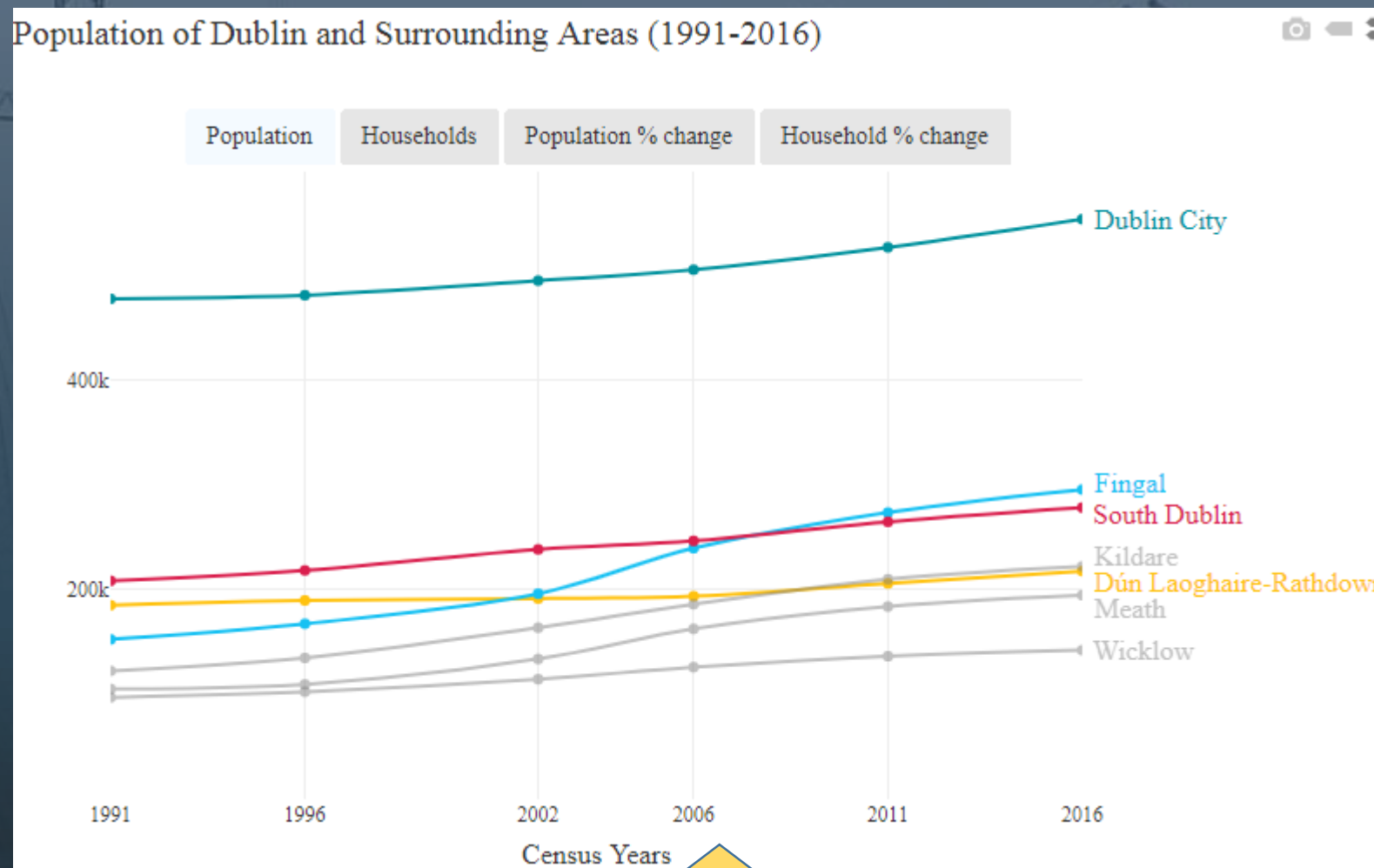
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Housing during the Celtic Tiger: 1991 - 2006

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Population and Households

Between April 1991 and April 2006 the population of Ireland increased by 704,129 (20%),



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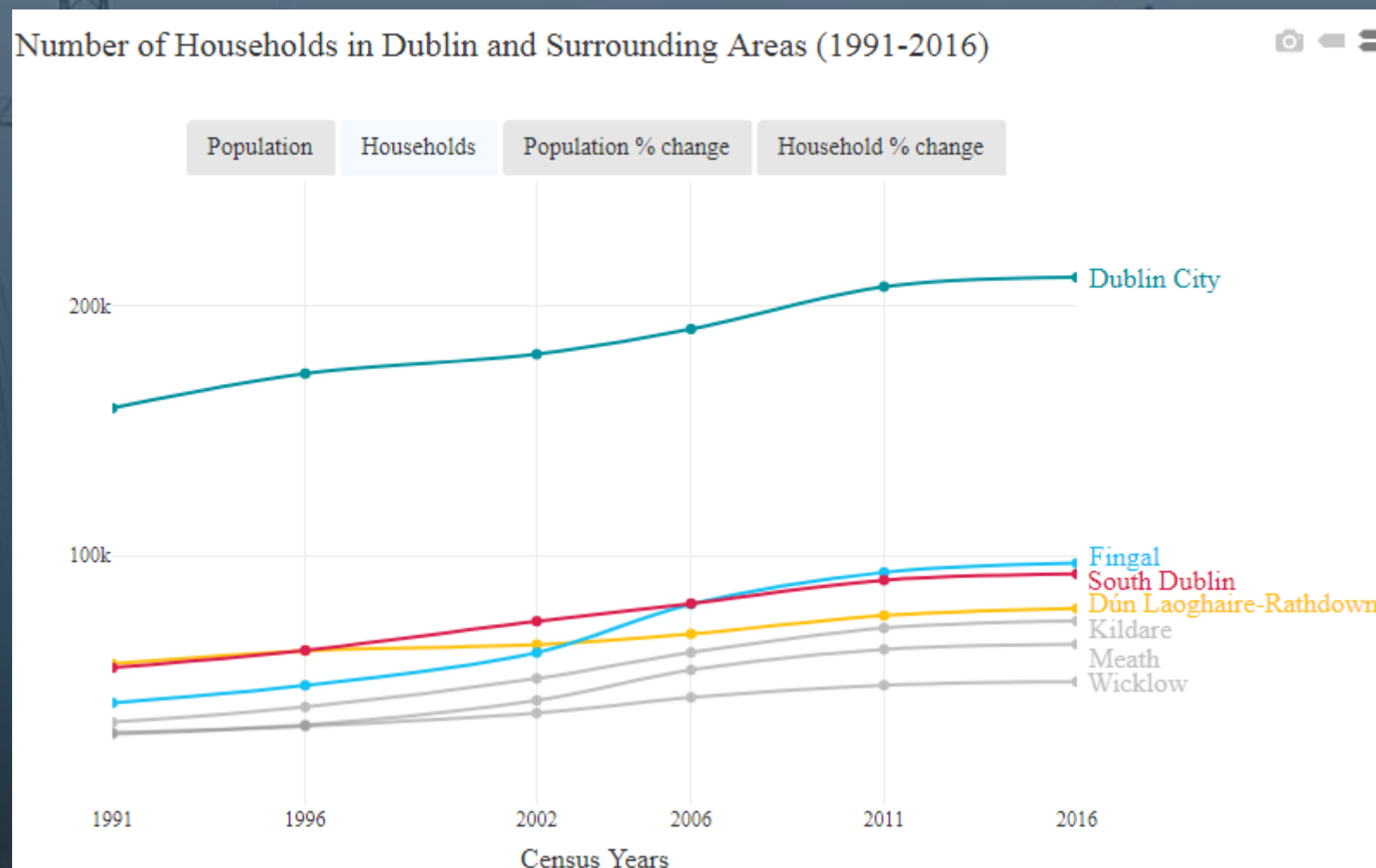
Housing during the Celtic Tiger: 1991 - 2006

Population and Households

population of Ireland increased by 704,000 (20%),

The number of households increased by 440,437 (43%).

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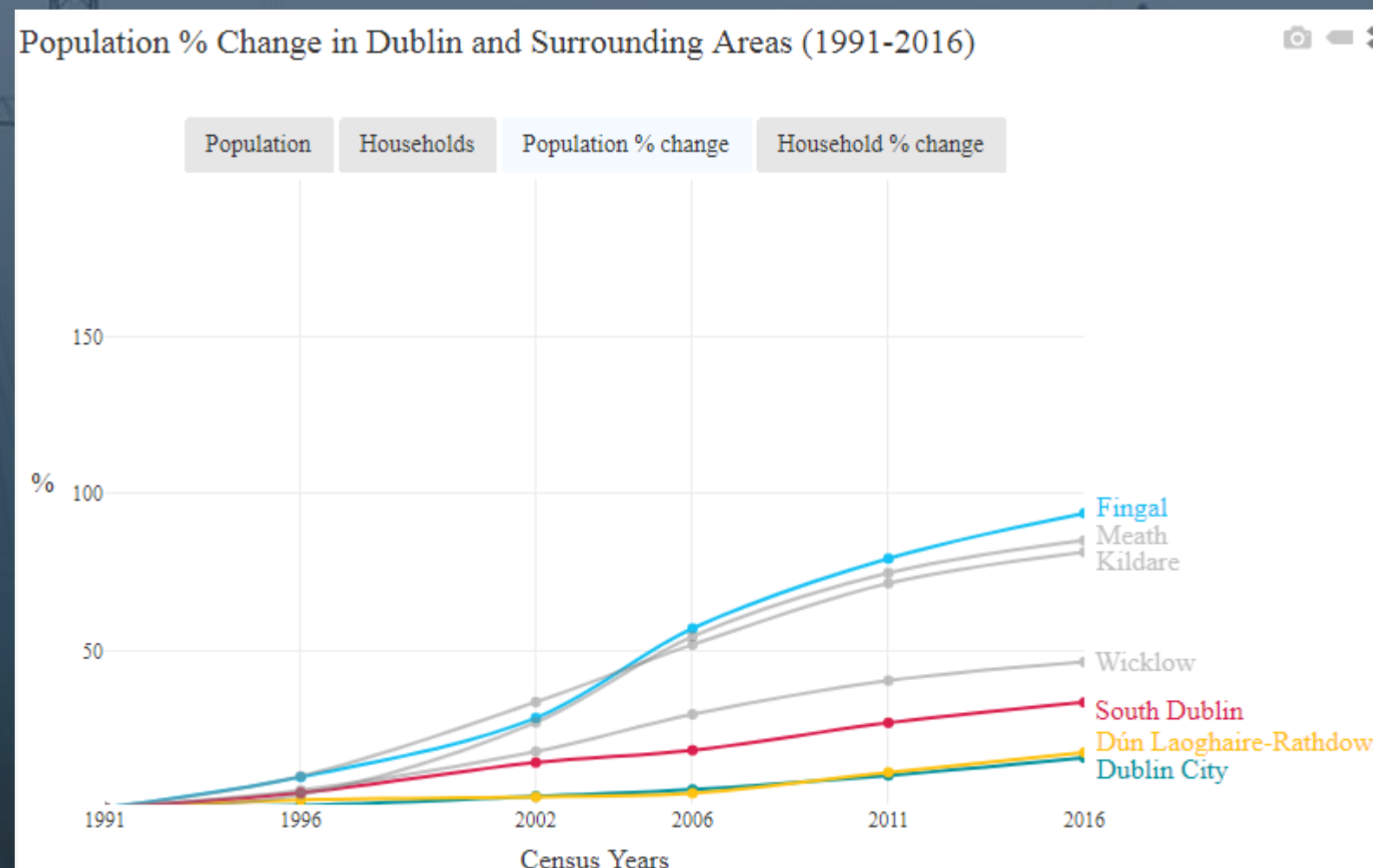
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Housing during the Celtic Tiger: 1991 - 2006

Population and Households

The number of households increased by 440,437 (43%).

The four Dublin Local Authorities, and the three surrounding counties of Kildare, Meath and Wicklow, all showed increases in population and number of households. In the case of Fingal, Kildare and Meath population increased by over 80%.





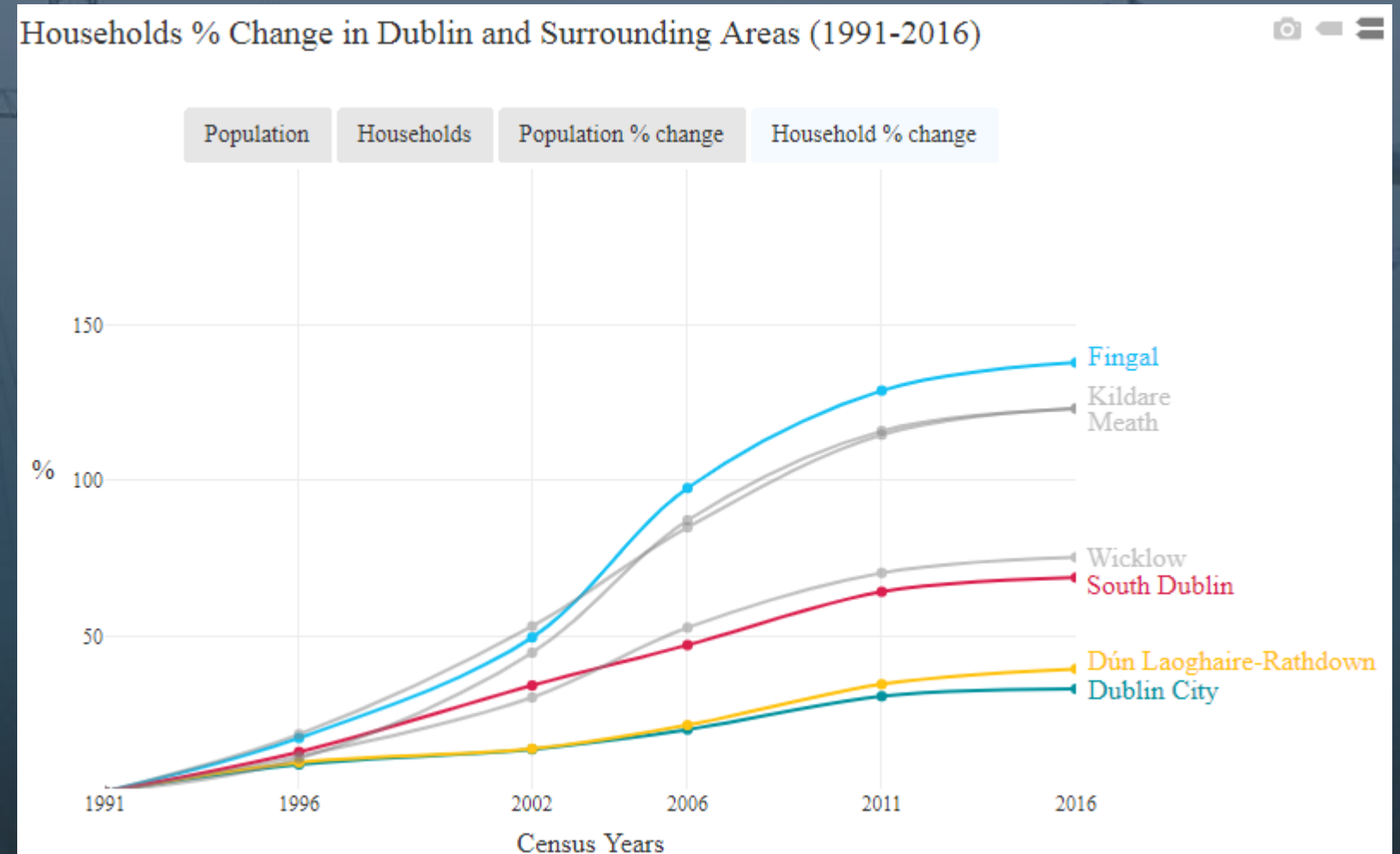
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Housing during the Celtic Tiger: 1991 - 2006

Population and Households

In the case of Fingal, Kildare and Meath population increased by over 80%.

Households increased by over 120%.





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Housing during the Celtic Tiger: 1991 – 2006

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Demand for Housing

Growth in population and households meant strong demand for housing, and a need to produce a more diversified housing stock that would cater for households of various types and sizes.

