# Kildare Residential Property Price Analysis (2010–2020)



COUNTY KILDARE

CO.KILDARE FEDERATION OF LOCAL HISTORY GROUPS

Ten Years of Prices, Patterns, and Policy Implications

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# Problem Statement

- **Launch of Property Price Register**: Initiated in 2010, this register offers transparency in residential property sales across Ireland.

- **Focus Area: County Kildare:** Examines a decade of house price trends in Kildare, reflecting both urban and rural dynamics.

- **Core Research Question:** How have house prices changed across towns in County Kildare from 2010 to 2020, and what spatial and temporal trends can be identified to inform buyers, policymakers, and planners?

# Methodology Overview

- **Data Collection:** Consolidated 2010–2020 Kildare datasets from annual CSV files.
- **Data Cleaning:** Standardization and fuzzy matching (SPEDIS) used to clean town names, Validated and parsed price/date fields.
- **Aggregation & Metrics:** Computed average prices and annual percentage changes per town.
- **Visualization :** Generated multiple plots to illustrate Temporal trends (line charts), Outliers (boxplots) and Geographic price dynamics (heatmaps/maps)

# Data Cleaning – Town Name Standardization

- **Town Name Extraction**: Scanned address strings using HASH lookup against a predefined valid town list; fallback logic used last comma word or last word.

- **Manual Overrides**: Common errors (e.g., cellebridge~Celbridge , leixkp~Leixlip) fixed using LEFT JOIN with override_map for known misspellings.

- **Fuzzy Matching (SPEDIS):** Unmatched town names were resolved using SPEDIS function with match threshold of 30.

- **Final Filtering**: Only rows with towns from the valid list were retained; from 23,077 rows, 19,813 remained post-cleaning.
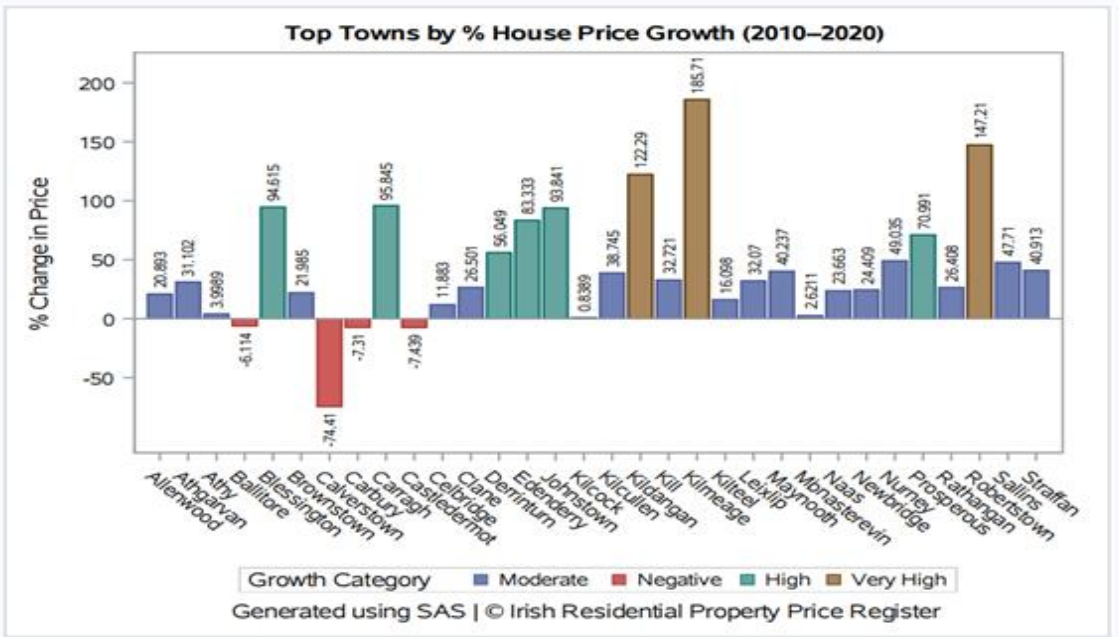
# Visual Analytics

- **Line Plot:** Track top 5 towns by price growth across the decade.

- **Boxplots:** Illustrate yearly and town-specific price distribution and variance.

- **Heatmap:** Visualizes average prices by town and year, highlighting regional patterns.

- **National Median Price Trend:** Overlays national price trends for contextual comparison

- **Bubble Map:** Depicts 2020 prices spatially, emphasizing economic geography.
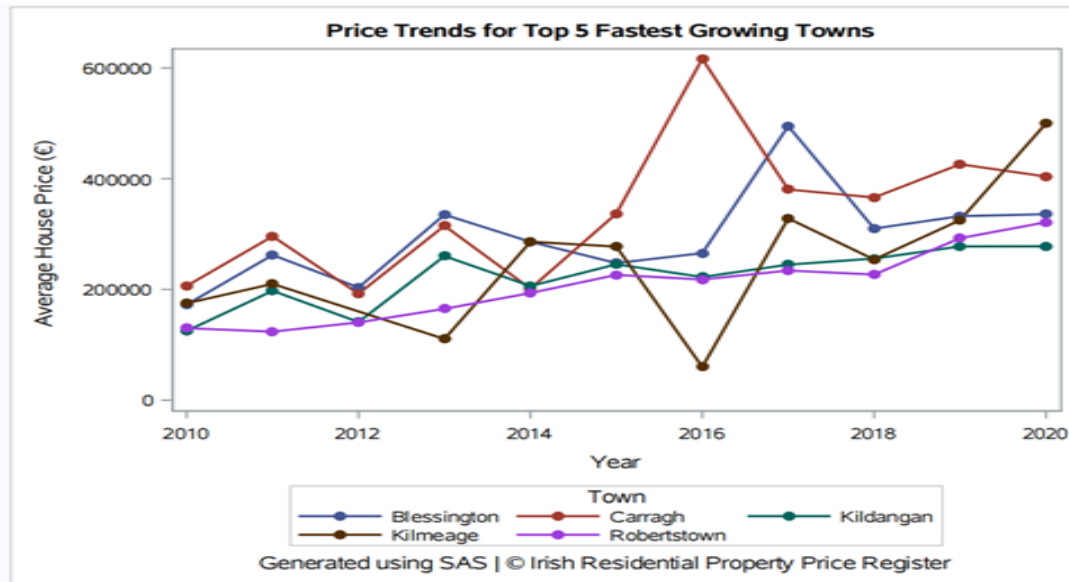
# Key Insights

**Town-Level Growth Trends:**

- 🟢 *High Growth:* Kilmeage (185.7%), Robertstown (147.2%)

- 🔴 *Negative Growth:* Calverstown, Carbury



Top Towns by % House Price Growth (2010–2020)
Generated using SAS | © Irish Residential Property Price Register



Price Trends for Top 5 Fastest Growing Towns
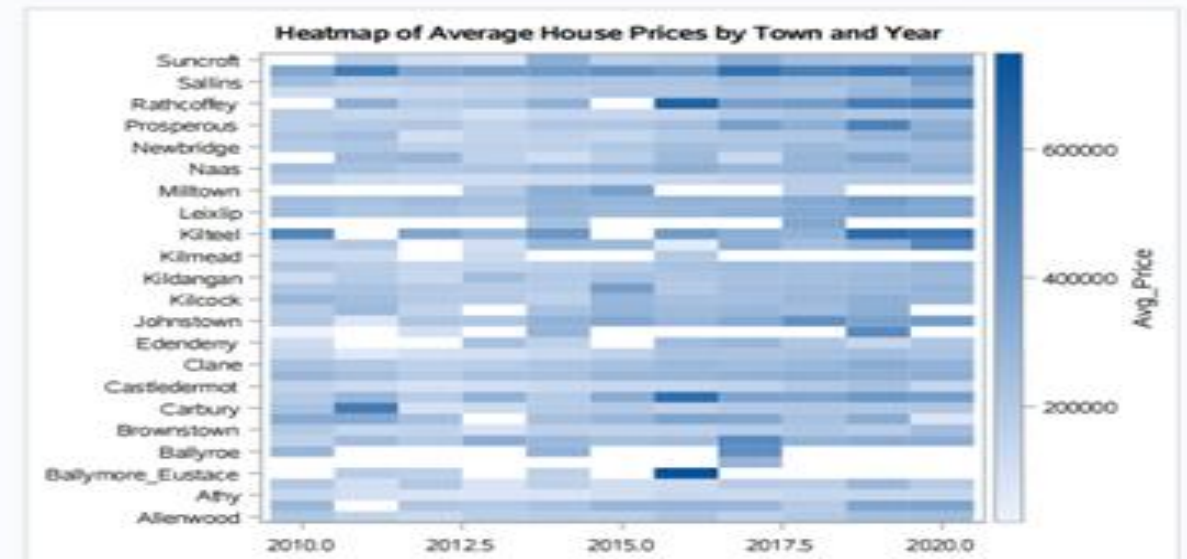Generated using SAS | © Irish Residential Property Price Register
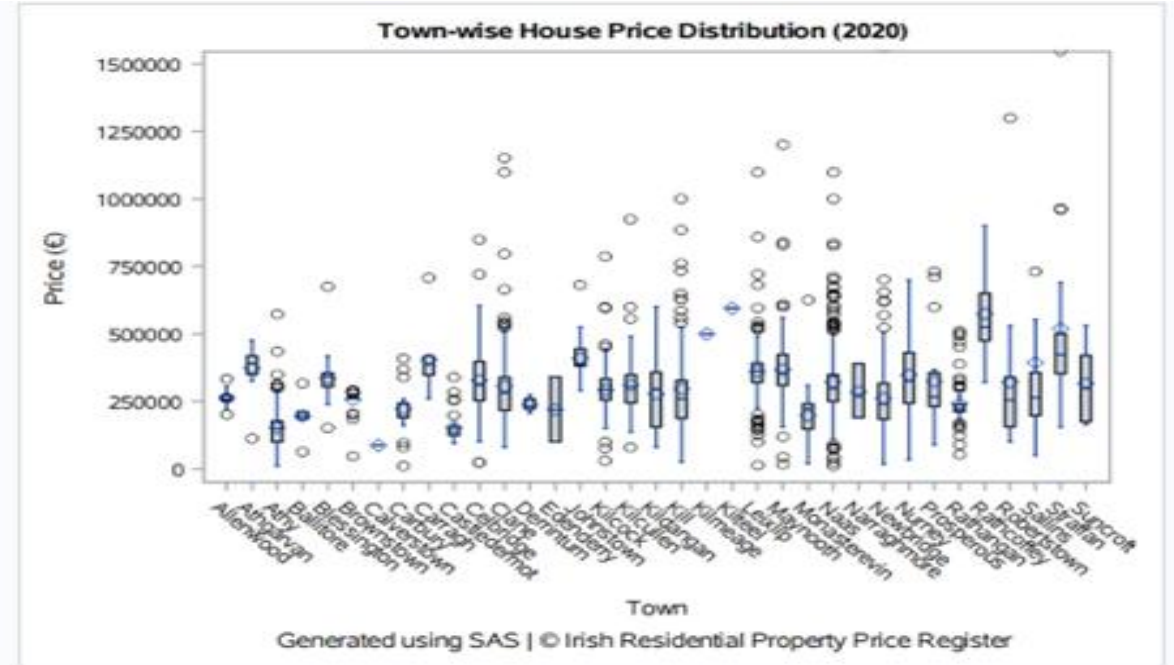
**Consistent Climbers:**

- Blessington, Carragh, Robertstown
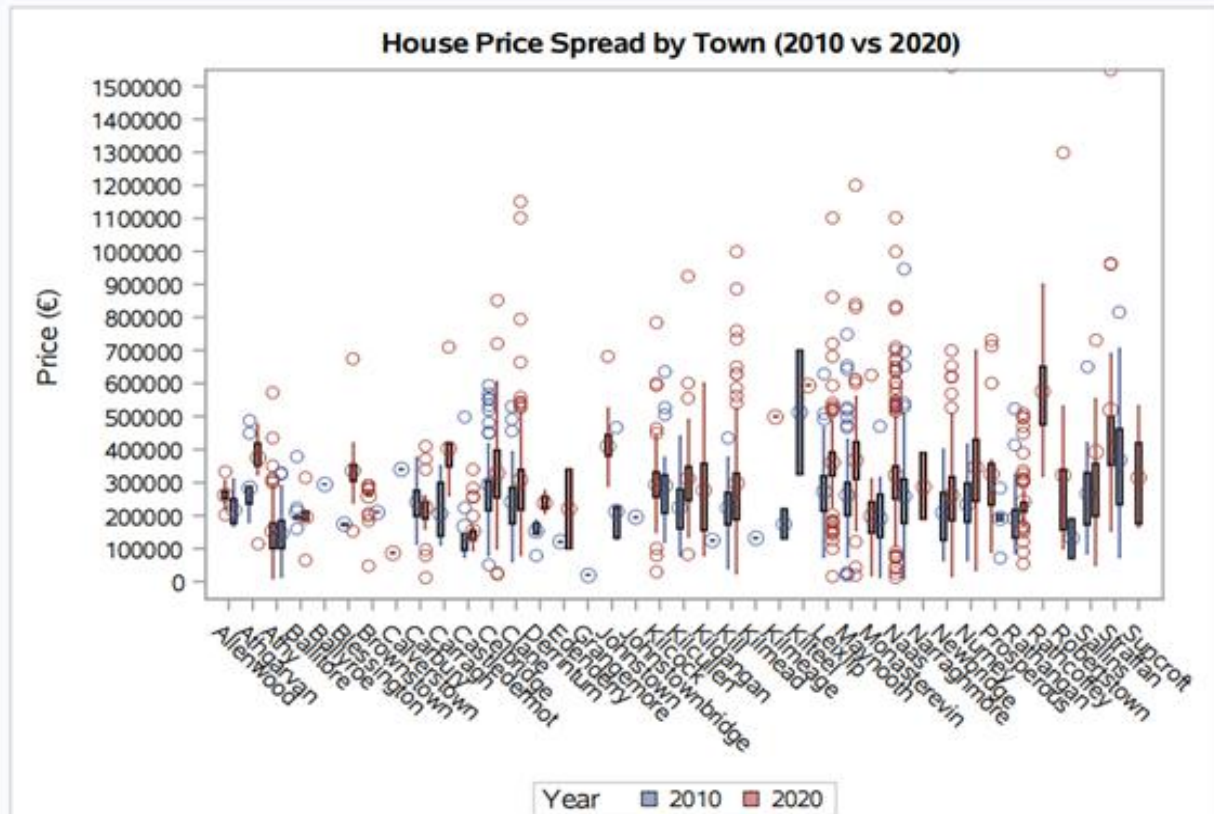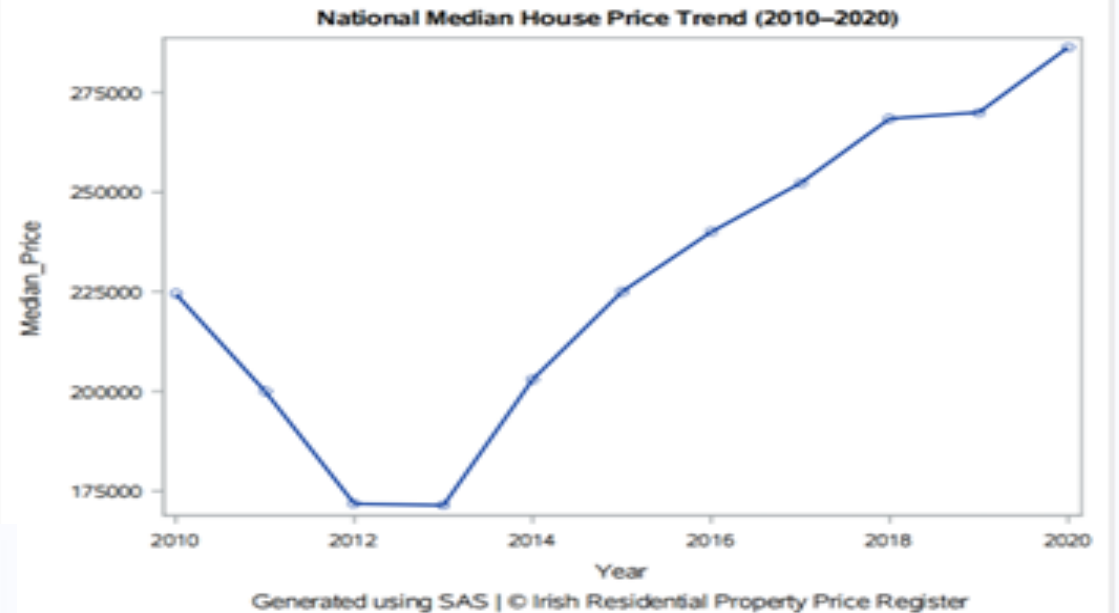
- Kilmeage rebounded after 2016 dip

# Market Dynamics

- **Post-2013 Recovery:** House prices saw a steady rise after 2013, reflecting broader economic recovery.

- **Luxury Market Indicators:** Increased outliers suggest a rise in high-end property transactions.

- **2020 Market Snapshot:** High prices in Naas, Leixlip, and Maynooth; lower in Castledermot and Edendecry.

- **Spatial Heatmap Trends:** Post-2014 price intensification seen in towns like Sallins, Leixlip, and Newbridge.



Town-wise House Price Distribution (2020)
Generated using SAS | © Irish Residential Property Price Register



Heatmap of Average House Prices by Town and Year

# National Context

- **U-Shaped Recovery**: National median house prices dipped around 2013 before recovering strongly.



National Median House Price Trend (2010–2020)

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House Price Spread by Town (2010 vs 2020)

Year ▢ 2010 ▢ 2020

- **2020 Price Comparison**: Boxplots show higher medians and greater spread in 2020 vs 2010.
- **Market Segmentation**: Wider spread in prices indicates differentiated market tiers.

# Map of 2020 House Prices

- **Visualizing Price Distribution:** Bubble map shows 2020 average house prices by town, sized and colored by value.

- **High-Price Clusters:** Larger red bubbles (Kill, Prosperous, Newbridge) cluster near Dublin, indicating higher prices.

- **Affordable Areas:** Smaller green/yellow bubbles in the south and west reflect more affordable options.

- **Planning Implications:** Visual insights aid policymakers and buyers in identifying price disparities and planning needs.


Average House Prices by Town (2020)
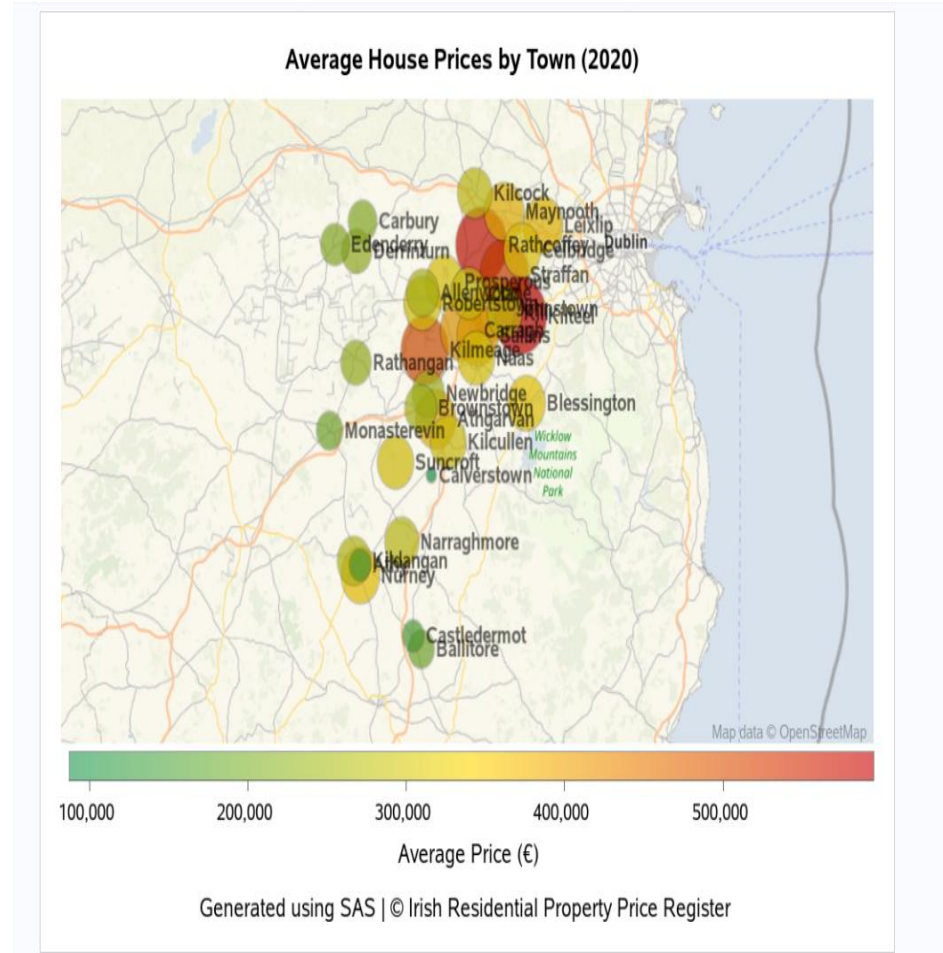
# Summary of Key Findings

- **Diverging Growth Patterns**: Significant appreciation in Kilmeage and Robertstown vs. stagnation in Calverstown and Carbury.

- **Urban vs. Rural Dynamics**: Naas, Leixlip, and Maynooth show sustained high prices, while rural areas show late-stage growth.

- **Post-2014 Price Surge**: Heatmaps indicate broad-based price rises after 2014, reflecting economic recovery.

- **Market Segmentation**: Wider price spreads in 2020 highlight dual trends of luxury growth and affordability needs.

# CONCLUSION

**Post-Crisis Recovery**

Strong rebound in housing market post-2013 linked to national economic recovery.

**Urban vs. Rural Dynamics**

Urban towns led price hikes while rural areas lagged initially but showed late growth.

**Regional Inequalities**

Visual trends exposed disparities and growth clusters across County Kildare.

**Policy Implications**

Data-driven insights can support informed policymaking and strategic planning.

# Thank You!

Questions? Let's Discuss.