Semi Detached, 3 bed · Swords, Co. Dublin

Sample report. This is a real example using sold-price data. Your own report is built from comparable sales for your exact home and address.

ESTIMATED VALUE RANGE

€516,000 – €571,000

Mid estimate **€544,000** · ≈ €4,945/m²

Confidence	HIGH
Comparables used	**25**
Area analysed	**Town-level**
Time window	**Last 3 years**

Subject property

Location	**Swords, Co. Dublin**	Floor area	**110 m²**
Street / estate	**—**	BER rating	**C1**
Property type	**Semi Detached**	Condition	**Good**
Bedrooms / bathrooms	**3 / 3**	Parking / garden	**Yes / Yes**

Valuation reasoning

Based on 25 comparable sales in Swords, Co. Dublin (from the last 3 years), we estimate this property could be worth between €516,000 and €571,000. The confidence level is high because there are several strong, recent comparable sales.

We start from the median comparable price, then adjust for your property's specific features:

ADJUSTMENT	EFFECT ON ESTIMATE
Condition · Good	+5%
Bedrooms · 3	0%
BER · C1	0%
Parking	+1.5%
Garden	+2%

Pricing strategy

How you set the guide price shapes both the sale price and how quickly you sell. Based on your range: your estimate is higher than about 83% of recent local sales.

FOR A QUICK SALE	BALANCED GUIDE	TO MAXIMISE (PATIENT)
€530,000	€544,000	€571,000

A guide near the balanced figure typically attracts the widest interest; pricing toward the top can achieve more but usually takes longer. Most local sales for a property like yours land between €516,000 and €571,000.

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Ways to add value

Estimated uplift from improvements, based on how these features move prices in our model:

OPPORTUNITY	POTENTIAL UPLIFT
Present in excellent condition Refresh décor and flooring and fix visible defects before listing.	**+€26,000**
Improve the BER to a B rating Attic insulation, a heat pump or upgraded windows broaden your buyer pool.	**+€16,500**

Indicative only — actual returns depend on cost, quality of work and buyer demand.

Local trend summary

In Swords, Co. Dublin, the average sale price moved from €427,507 in 2023 to €486,377 in 2026 — **+14%** over the period (based on arm's-length sales).

MEDIAN (AREA)	AVERAGE (AREA)	TYPICAL LOW	TYPICAL HIGH
€440,000	**€463,395**	**€290,000**	**€595,031**

Average sale price & volume by year — Swords, Co. Dublin (last 3 years)



NEW BUILDS	APARTMENTS	NOT FULL MARKET PRICE
22%	**2%**	**3%**

Price-per-square-metre breakdown

AT LOW ESTIMATE	YOUR ESTIMATE	AT HIGH ESTIMATE	LOCALITY (INDICATIVE)
€4,691/m²	**€4,945**/m²	**€5,191**/m²	**€4,190**/m²

Based on your floor area of 110 m². The locality figure is indicative: the Property Price Register does not publish floor areas, so it uses the local median price over a typical 105 m² for a semi detached. Your estimate is above the indicative local rate.

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5-year value projection

An illustrative projection of your mid estimate (€544,000) if Swords, Co. Dublin's recent median price trend continued. Central case assumes 3.1%/yr (capped from a recent local trend of 3.1%/yr). This is a scenario, not a prediction.

YEAR	CONSERVATIVE	CENTRAL	OPTIMISTIC
2026 (now)	€544,000	**€544,000**	€544,000
2027	€545,000	**€561,000**	€577,000
2028	€545,000	**€578,000**	€613,000
2029	€546,000	**€597,000**	€650,000
2030	€547,000	**€615,000**	€690,000
2031	€547,000	**€634,000**	€732,000

Scenarios assume 0.1% / 3.1% / 6.1% per year. House prices depend on interest rates, supply and the wider economy — actual values may be higher or lower, and prices can fall.

Closest comparable sales

Drawn from 1,688 arm's-length sales in Swords, Co. Dublin (last 3 years), these are the closest matches that actually built your estimate — scored by how well each one fits your property.

ADDRESS	DATE	TYPE	PRICE	MATCH
9 WIKEFORD HALL, RIVERBANK, SWORDS	Oct 2026	House	**€270,000**	75%
54 BLACKTHORN, BOROIMHE, SWORDS	Oct 2026	House	**€335,000**	75%
21 Cronan's Well Road, Mooretown, Swords	Oct 2026	House	**€500,000**	75%
64 CARNEGIE COURT, SWORDS, DUBLIN	Oct 2026	House	**€325,000**	75%
14 Baile Na Mona Way, Moorestown, Swords	Oct 2026	House	**€561,825**	75%
46 BOROIMHE CHERRY, SWORDS, DUBLIN	Oct 2026	House	**€333,000**	75%
5 Cronans Well Road, Mooretown, Swords	Oct 2026	House	**€500,000**	75%
6 HOLYWELL WOODS, SWORDS, DUBLIN	Oct 2026	House	**€416,000**	75%
15 Belveder View Knocksedan, Demense, Swords	Oct 2026	House	**€620,001**	75%
18 Cronan's Well Road, Mooretown, Swords	Oct 2026	House	**€499,999**	75%
BALHEARY, SWORDS, DUBLIN	Sep 2026	House	**€640,000**	75%
27 FOXWOOD, FELTRAM ROAD, SWORDS	Sep 2026	House	**€465,000**	75%
6 The Alley Baile Na Mona Vale, Baile Na Mona, Swords	Sep 2026	House	**€485,000**	75%
28 Cronans Well Road, Mooretown, Swords	Sep 2026	House	**€500,000**	75%
74 BOROIMHE ALDER, SWORDS, DUBLIN	Sep 2026	House	**€482,000**	75%
11 Cronans Well Road, Mooretown, Swords	Sep 2026	House	**€499,996**	75%

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ADDRESS	DATE	TYPE	PRICE	MATCH
69 RIDGEWOOD SQ, SWORDS, DUBLIN	Sep 2026	House	**€240,000**	75%
1 Meadowbank Ridge, Millers Glen, Swords	Sep 2026	House	**€500,000**	75%
13 ABBEYVALE VIEW, SWORDS MANOR, SWORDS	Sep 2026	House	**€515,000**	75%
17 Cronan's Wall Road, Mooretown, Swords	Sep 2026	House	**€500,000**	75%
3 Furzefield Crescent, Mooretown, Swords	Sep 2026	House	**€500,000**	75%
89 BROADMEADOWS, SWORDS, DUBLIN	Sep 2026	House	**€450,000**	75%
9 Cronans Well Road, Mooretown, Swords	Sep 2026	House	**€500,000**	75%
25 Furzefield Avenue, Mooretown, Swords	Sep 2026	House	**€500,000**	75%
13 BIRCHDALE CLOSE, KINSEALY, SWORDS	Sep 2026	House	**€420,000**	75%

Buyer & seller notes

• Confidence is high: there is a healthy volume of recent, closely comparable sales in this area, so the range is well supported.

• The property’s good condition supports the upper part of the range — make sure marketing photography reflects it.

• For buyers: use the comparable list below to sense-check any asking price against what similar homes actually achieved.

Disclaimer. This is an automated estimate based on available Property Price Register data and user-provided details. It is not a professional valuation, bank valuation, surveyor report, or estate-agent appraisal, and must not be relied upon for mortgage, legal, tax, or sale decisions. Always seek professional advice before making financial decisions. © 2026 HomeRange.ie

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