

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

€508,000 – €562,000Mid estimate **€535,000** · ≈ €4,864/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 €508,000 and €562,000. 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

€522,000

BALANCED GUIDE

€535,000

TO MAXIMISE (PATIENT)

€562,000

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 €508,000 and €562,000.

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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.	+€25,500
Improve the BER to a B rating Attic insulation, a heat pump or upgraded windows broaden your buyer pool.	+€16,000

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 €399,323 in 2023 to €487,373 in 2026 — **+22%** over the period (based on arm's-length sales).

MEDIAN (AREA)	AVERAGE (AREA)	TYPICAL LOW	TYPICAL HIGH
€425,000	€450,154	€275,000	€586,000

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

2023	€399,323 · 291 sales
2024	€432,657 · 568 sales
2025	€481,288 · 505 sales
2026	€487,373 · 242 sales

NEW BUILDS	APARTMENTS	NOT FULL MARKET PRICE
17%	2%	3%

Price-per-square-metre breakdown

AT LOW ESTIMATE	YOUR ESTIMATE	AT HIGH ESTIMATE	LOCALITY (INDICATIVE)
€4,618/m²	€4,864/m²	€5,109/m²	€4,048/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 (€535,000) if Swords, Co. Dublin's recent median price trend continued. Central case assumes 6%/yr (capped from a recent local trend of 6.4%/yr). This is a scenario, not a prediction.

YEAR	CONSERVATIVE	CENTRAL	OPTIMISTIC
2026 (now)	€535,000	€535,000	€535,000
2027	€551,000	€567,000	€583,000
2028	€568,000	€601,000	€636,000
2029	€585,000	€637,000	€693,000
2030	€602,000	€675,000	€755,000
2031	€620,000	€716,000	€823,000

Scenarios assume 3% / 6% / 9% 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 1,606 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
10 Mill Brook View, Baile na Mona, Swords	Jun 2026	House	€492,000	75%
24 HOLYWELL MEADOW, SWORDS, DUBLIN	Jun 2026	House	€373,000	75%
30 OAKWOOD AVE, SWORDS, DUBLIN	Jun 2026	House	€420,000	75%
12 ELMWOOD PARK, SWORDS, DUBLIN	Jun 2026	House	€585,000	75%
13 BOROIMHE ELMS, SWORDS, DUBLIN	Jun 2026	House	€445,000	75%
13 Meadowbank View, Millers Glen, Swords	Jun 2026	House	€500,000	75%
17 Belvedere View, Knocksedan Demesne, Swords	Jun 2026	House	€620,001	75%
11 CASTLE GROVE, SWORDS, DUBLIN	Jun 2026	House	€443,000	75%
16 Meadowbank View, Millers Glen, Swords	Jun 2026	House	€500,000	75%
25 GLEN ELLEN WALK, SWORDS, DUBLIN	Jun 2026	House	€519,000	75%
9 APPLEWOOD SQ, APPLEWOOD VILLAGE, SWORDS	Jun 2026	House	€362,000	75%
99 FORREST FIELDS RD, RIVERVALLEY, SWORDS	Jun 2026	House	€475,000	75%
15 Meadowbank View, Miller's Glen, Swords	Jun 2026	House	€499,999	75%
18 The Cross, Baile na Móna Glen, Swords	Jun 2026	House	€485,000	75%
3 Mill Brook Lane, Baile na Mona Glen, Swords	Jun 2026	House	€420,000	75%
111 Millers Avenue, Millers Glen, Swords	Jun 2026	House	€499,968	75%

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ADDRESS	DATE	TYPE	PRICE	MATCH
14 Meadowbank View, Millers Glen, Swords	Jun 2026	House	€500,000	75%
104 HOLYWELL WOOD, GORSEHILL, SWORDS	Jun 2026	House	€325,000	75%
109 Millers Avenue, Millers Glen, Swords	Jun 2026	House	€500,000	75%
4 BOROIMHE PINES, SWORDS, DUBLIN	Jun 2026	House	€552,000	75%
4 Meadowbank Close, Millers Glen, Swords	Jun 2026	House	€595,000	75%
18 Meadowbank Way, Miller's Glen, Swords	Jun 2026	House	€500,000	75%
28 THE DRIVE, SEATOWN PARK, SWORDS	Jun 2026	House	€466,000	75%
39 FOREST HILLS, FOREST ROAD, SWORDS	Jun 2026	House	€373,000	75%
4 BEECH HOUSE, APPLEWOOD SQ, SWORDS	Jun 2026	House	€255,000	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