

5 College Court, Skerries, Co. Dublin

K34X432 · DUBLIN

BUYERIQ VERDICT

Underpriced

Fair Value €534,606 vs Asking €495,000
(-7.4%)

TYPE
Terrace

BEDS
3

BATHS
1

FLOOR M²
—

BER
—

CONDITION
Average

DOM
7 days

1. VALUATION & MARKET

Asking price	€495,000
Fair value (BuyerIQ)	€534,606 · High confidence
Median comp price	€545,558
Comparables analysed	10 (within 1.6 km)
Closest same-estate sale	2 COLLEGE COURT, SKERRIES, DUBLIN — €565,000 (2025-03-21)
Local % over asking	74% · avg +5.7%
Days on market	7 days
RPZ status	Yes — 2% national cap

2. NEIGHBOURHOOD PROFILE

Pobal category	Marginally Below Average
Neighbourhood score	52.0 / 100
National percentile	15th
County percentile	5th
Third-level educated	29%
Professional class	32.8%
Owner-occupier	67%
Unemployment	14.5%

3. MONTHLY COST OF OWNERSHIP

€2,352 /month

Mortgage	€2,089
Energy (—)	€200
Local Property Tax	€42
Insurance	€21

Assumes 10% deposit, 30-yr term @ 3.85% (fixed 3yr).

4. RISK & ENVIRONMENTAL

Flood risk	Low
Radon	High
Water quality	47/100
Air quality	Excellent (10/10)
Mica / pyrite	Unknown (pyrite-possible)
Protected area	Not in zone
Planning apps (1 km)	10

5. SCHOOLS & EDUCATION

Primary (nearest 4)

Name	Distance	Ethos	Enrol.	DEIS
HOLMPATRICK N S	0.14 km	Church Of Ireland	69	No
ST PATRICKS JNR MIXED	0.35 km	Catholic	281	No
ST PATRICKS SNR MIXED	0.38 km	Catholic	339	No
Scoil Réalt na Mara	0.88 km	Catholic	341	No

Post-Primary (top 5 by score)

Name	Distance	Score	Enrol.	Type
Skerries Community College	0.59 km	75.0	1029	Standard
Ardgillan Community College	5.3 km	75.0	1001	Standard
Loreto Secondary School	6.2 km	75.0	1232	Standard
Lusk Community College	6.5 km	75.0	1081	Standard
Bremore Educate Together Secondary School	6.9 km	75.0	836	Standard

Childcare facilities within range: 14. Nearest: 0.30 km.

6. TRANSPORT & CONNECTIVITY

Nearest bus stop	Skerries (0.07 km)
Bus routes	33A, 33E, 33n, 33, 33X
Stops within 1 km	9
Rail / DART	Skerries (1.1 km)
Nearest motorway	M1 (6.8 km)
Broadband	382/76 Mbps (FTTH)

7. HEALTH & SERVICES

Nearest GP	Windmill Medical Centre (0.29 km)
Nearest hospital	National Forensic Mental Health Service (10.2 km)
GPs within 5 km	1

8. AMENITIES & RECREATION

Nearest amenity	The Lotus Room Skerries (0.08 km)
Amenities within 3 km	24
Park	Floraville (0.25 km)
Sports/GAA	Skerries Sailing Club (0.35 km)
Gym	The Lotus Room Skerries (0.08 km)
Golf	Skerries Golf Club (2.5 km)

9. COMPARABLE SALES (TOP 3)

Address	Sold	Price	Match
8 THE STABLE YARD, BALBRIGGAN ST, SKERRIES	2026-03-12	€520,000	72%
6 MILL VIEW HOUSE, SKERRIES, CO DUBLIN	2026-01-23	€357,500	68%
2 COLLEGE COURT, SKERRIES, DUBLIN	2025-03-21	€565,000	64%

SUITABILITY VERDICT

Marginal

Why it works

1. Schools on the doorstep — primary 0.14 km, secondary 0.59 km.
2. Fibre broadband — 382 Mbps via None.
3. 9 bus stops within 1 km — strong public transport coverage.
4. Excellent air quality — no motorway/industrial penalties.
5. Liquid market — 74% of local homes sell over asking.

Caveats to price in

1. Below-median area (15th national percentile) — may dampen long-term appreciation.
2. Pyrite-Possible cannot be ruled out — SCSI/Engineers Ireland survey + cert essential.
3. Commission a structural survey before going firm.

RECOMMENDED OFFER STRATEGY

OPENING OFFER

€495,000

TARGET

€520,000

WALK-AWAY CEILING

€545,000

This looks like a strong opportunity. Based on 10 comparable sales within 1.3km over the last 14 months, similar 3-bed terraces sold for a median of EUR 545,558. The asking price of EUR 495,000 is 8.0% below our fair value estimate of EUR 534,606. In this area, properties typically sell at +10.2% versus asking. Listed only 7 days ago — this market segment is moving fast, expect competition.

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