

New Dwelling Completions

Quarter 1 2019

	Number of new dwelling completions			
	Single	Scheme	Apartment	Totals
Quarter 1 2018	971	2,023	476	3,470
Quarter 1 2019	1,098	2,564	613	4,275
% change	13.1%	26.7%	28.8%	23.2%

Number of new dwelling completions up 23.2% in Q1 2019

Figure 1: Number of new dwelling completions by type of dwelling Q1 2016 - Q1 2019



There were 4,275 new dwelling completions in Q1 2019, compared with 3,470 completions in Q1 2018, an increase of 23.2%.

The Q1 data for 2019 also shows that:

- The number of scheme dwellings rose from 2,023 to 2,564, an increase of 26.7%, between Q1 2018 and Q1 2019.
- Single dwellings increased by 13.1% between Q1 2018 and Q1 2019, from 971 to 1,098.
- There were 613 new apartments completed in Q1 2019, an increase of 28.8% on Q1 2018.
- Scheme dwellings made up 60.0% of all new dwelling completions in Q1 2019 while 25.7% were single dwellings and 14.3% were apartments. See *Table 1*.

ESB domestic connections dataset used as primary source

The primary data source used for the New Dwellings Completions series is the ESB Networks new domestic connections dataset where the date that the connection is energised determines the date of completion. It is accepted that the ESB domestic connections dataset is overestimating new dwellings and the CSO has adjusted for this overcount by using additional information from the ESB and other data sources.

ESB connections are classified into four categories: new dwelling completions, UFHDs, reconnections and non-dwellings. The dwelling type (single, scheme, apartment) and urban-rural divide is defined by the ESB Network. See [Background Notes and Methodology](#) for a more detailed discussion of the classification.

The New Dwelling Completions series is based on the number of domestic dwellings connected by the ESB Network to the electricity supply and may not accord precisely with Local Authority or Eircode Routing Key boundaries.

The CSO has utilised other available data sources to validate and enhance the ESB connections dataset.

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However, this was only possible where the connections dataset could be confidently linked to another dataset using unique identifiers or by address matching. As the level of Eircode collection, coverage and storage increases across data sources in the housing sector, it is expected that the precision of estimates on new dwelling completions can be further enhanced.

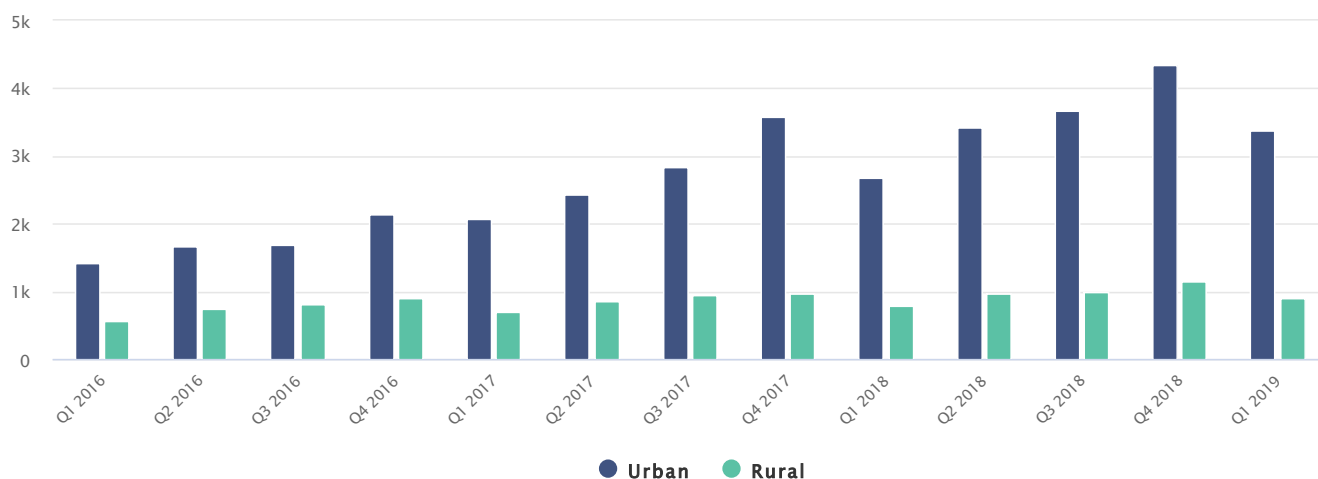
Student accommodation

There has been a significant level of construction output in the student accommodation sector. These are generally connected to the ESB Network as commercial connections and are therefore not included in the ESB domestic connections dataset and have also not been included in ESB connections released by DHPLG. The data available on this sector is on a “bed space” basis and it is not currently possible to report on it as dwellings, which are self-contained units of living accommodation. Based on consultation with stakeholders in this sector, student accommodation may be included in future New Dwelling Completions reports as a separate category. In Q1 2019, 14 bed spaces were completed in the student accommodation sector which brings the total completed since Q2 2016 to 6,362.

Just over three quarters of all new dwelling completions in urban areas in Q1 2019

The ESB domestic connections dataset provides information on the type of connection and whether it is in an urban or rural area. *Figure 2* below shows that in Q1 2019, more than three quarters of all new dwelling completions (79.2%) are urban with 20.8% being in rural areas compared to Q1 2018 when 77.0% were urban and 23.0% rural. See *Table 2*.

Figure 2: New dwelling completions by urban-rural divide, Q1 2016 – Q1 2019



Source: CSO Ireland

Dublin and Mid-East make up 60% of all new dwelling completions in Q1 2019

The number of new dwelling completions was highest in Dublin at 1,488 followed by 1,072 in the Mid-East. Together, Dublin and Mid-East made up 60% of all new dwelling completions Q1 2019. Outside of Dublin, there were five counties which had 100 or more new scheme dwellings in Q1 2019. These were Meath, Kildare, Louth, Wicklow, and Cork County. The highest number of single dwellings completed in Q1 2019 at a regional level was 190 in the West. Dublin had 487 new apartments built, over three-quarters of all new apartments completed in Q1 2019 (79%). See *Table 3*.

'Dublin 15' the Eircode area with the most new dwelling completions in Q1 2019

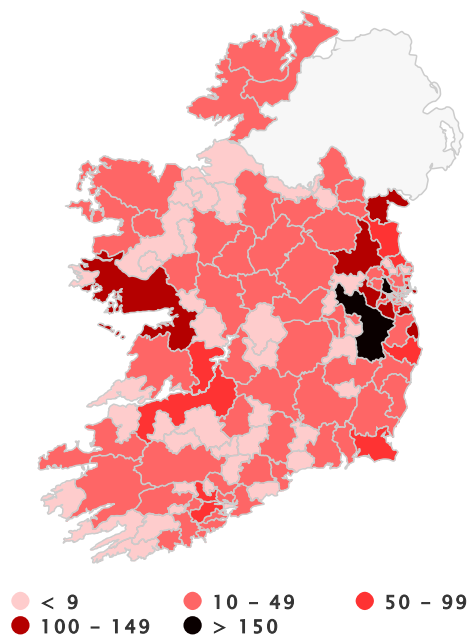
Figure 3 shows the number of new dwelling completions at Eircode Routing Key level for Q1 2019. The Eircode area with the most new dwelling completions was D15 'Dublin 15' (215) followed by W91 'Naas' (163) and D24 'Dublin 24' (138). Nine out of the top ten Eircode Routing Keys with the most new dwelling completions are in Dublin and its commuter belt accounting for 30% of all new dwelling completions in Q1 2019.

Figure 3: New dwelling completions by Eircode

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Routing Key Q1 2019

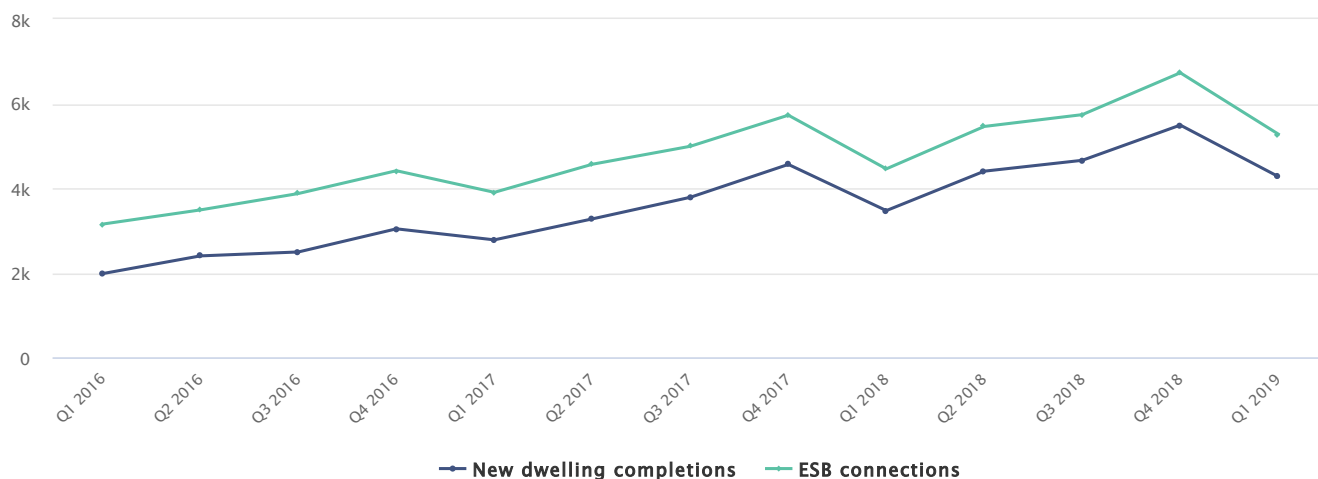


Source: CSO Ireland

New dwelling completions and ESB connections

Domestic ESB connections in Q1 2019 totalled 5,279, an increase of 18.4% on Q1 2018. The ESB domestic connections series shows a comparable trend to the NDC series compiled by the CSO as shown in *Figure 4*. However, there is a significant difference in volume between the two series. The starting point for the NDC series is the ESB domestic connections dataset, with adjustments made to account for previously finished houses in unfinished housing developments (UFHDs), reconnections and non-dwellings as shown in *Figure 5* and *Table 4*.

Figure 4: New dwelling completions compared with ESB connections



Source: CSO Ireland

UFHDs decline by 11.2% in Q1 2019

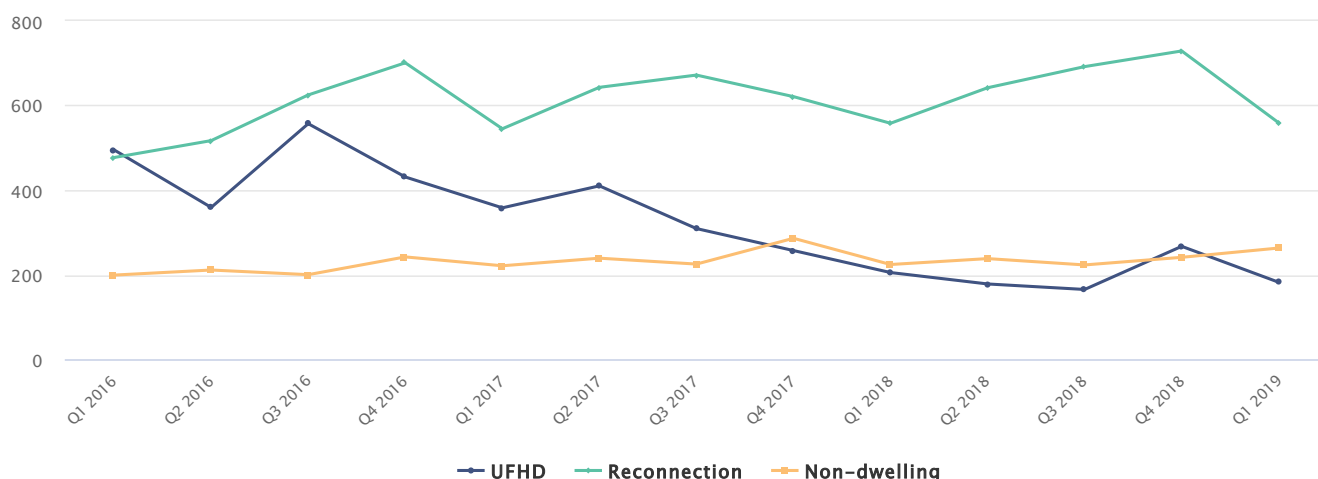
The number of previously finished dwellings in unfinished housing developments (UFHDs) dropped from 205 in Q1 2018 to 182 in Q1 2019, a decline of 11.2%. From the peak in Q3 2014 when 716 UFHDs were connected to the ESB Network, UFHDs have decreased by 74.6%. A property which is reconnected to the ESB Network after having been disconnected for more than two years, is assigned a new MPRN and is therefore included in the ESB connections datasets. The number of reconnections stayed static standing at 559 in Q1 2019. The number of non-dwellings has increased by 17.4% from 224 in Q1 2018 to 263 in Q1 2019. Overall, the number of new dwelling completions as a percentage of total ESB domestic connections has increased from 68% in 2011 to 81% in Q1 2019 while UFHDs make up 3.4% of all ESB domestic connections now compared to 21.7% at

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the peak in 2014. Reconnections account for 10.6% of all ESB domestic connections compared to 22.9% at the peak in 2015. See Figure 5 and Table 4.

Figure 5: UFHDs, reconnections and non-dwellings, 2016 – 2018



Source: CSO Ireland

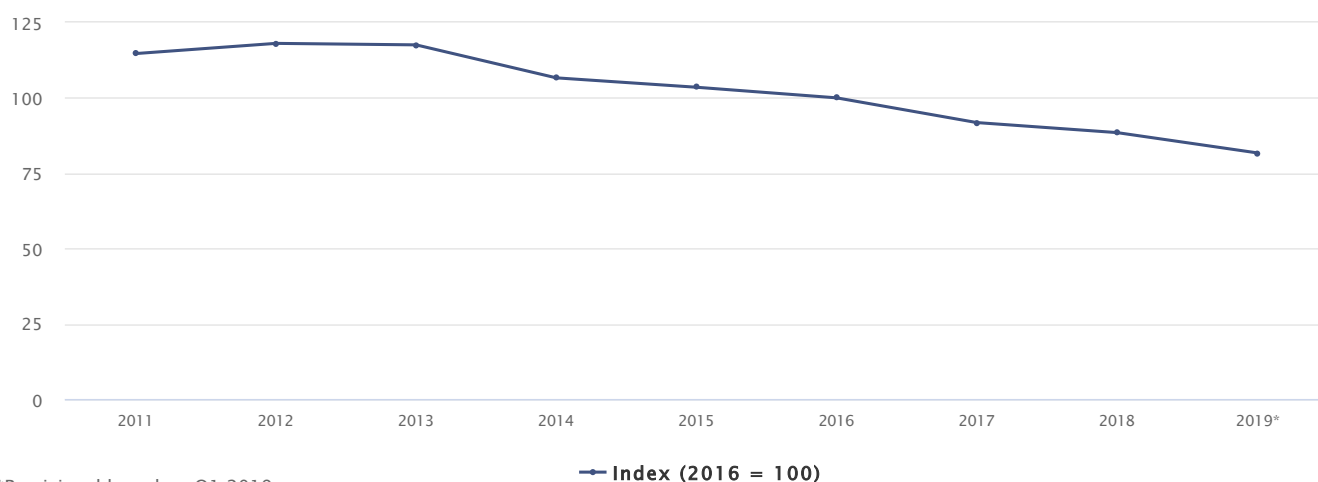
Most reconnections and UFHDs outside of Dublin

Table 5 shows the type of ESB connection by NUTS3 region. Border (116) and West (94) regions show the highest number of reconnections in Q1 2019. The Border region also shows the highest number of UFHDs at 32. Dublin and the Mid-East combined make up 60% of all new dwelling completions in Q1 2019. Non-dwellings are highest in the South-West (50) and the Border (45) regions.

Average new dwelling size continues to fall

Figure 6 shows that the average new dwelling size fell by 7.6% in 2019 from 2018. The 2019 figure is provisional and based on quarter 1 completions only, it will be revised as more dwellings are completed throughout 2019. The decline in the average new dwelling size index in Q1 2019 is primarily due to a decrease in the average size of scheme dwellings completed in the quarter (see Table 6). The average new dwelling size index is obtained by linking ESB connections to BER assessment data from the SEAI for new dwelling completions. The overall match rate stands at 40% in Q1 2019. This will increase as more BER data is available for future quarters as there is sometimes a lag between ESB connections and BER assessment. The match rate for single dwellings is lower than for scheme dwellings and apartments (see Table 7 in Background Notes and Methodology).

Figure 6: Average new dwelling size index



*Provisional based on Q1 2019

Source: CSO Ireland

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Table 1: New dwelling completions by type of dwelling, 2011 - Q1 2019

Period		Single	Scheme	Apartment	Total
2011	Q1	1,156	447	272	1,875
2011	Q2	1,194	380	217	1,791
2011	Q3	1,197	305	185	1,687
2011	Q4	1,267	226	148	1,641
	Year	4,814	1,358	822	6,994
2012	Q1	797	211	123	1,131
2012	Q2	847	194	76	1,117
2012	Q3	868	244	93	1,205
2012	Q4	989	315	154	1,458
	Year	3,501	964	446	4,911
2013	Q1	638	174	77	889
2013	Q2	721	281	144	1,146
2013	Q3	727	267	39	1,033
2013	Q4	861	433	213	1,507
	Year	2,947	1,155	473	4,575
2014	Q1	625	309	160	1,094
2014	Q2	712	365	241	1,318
2014	Q3	728	506	170	1,404
2014	Q4	910	615	177	1,702
	Year	2,975	1,795	748	5,518
2015	Q1	659	606	106	1,371
2015	Q2	735	674	161	1,570
2015	Q3	879	899	255	2,033
2015	Q4	979	1,115	151	2,245
	Year	3,252	3,294	673	7,219
2016	Q1	698	940	341	1,979
2016	Q2	887	1,260	252	2,399
2016	Q3	979	1,225	288	2,492
2016	Q4	1,096	1,656	287	3,039
	Year	3,660	5,081	1,168	9,909
2017	Q1	872	1,425	481	2,778
2017	Q2	1,035	1,784	455	3,274
2017	Q3	1,128	2,012	645	3,785
2017	Q4	1,226	2,692	644	4,562
	Year	4,261	7,913	2,225	14,399
2018	Q1	971	2,023	476	3,470
2018	Q2	1,152	2,763	487	4,402
2018	Q3	1,206	2,839	614	4,659
2018	Q4	1,359	3,362	771	5,492
	Year	4,688	10,987	2,348	18,023
2019	Q1	1,098	2,564	613	4,275

Table 2: New dwelling completions by urban-rural divide, 2011 - Q1 2019

Period		Urban	Rural	Total
2011	Q1	841	1,033	1,874
2011	Q2	706	1,081	1,787
2011	Q3	602	1,085	1,687
2011	Q4	489	1,152	1,641
	Year	2,638	4,351	6,989
2012	Q1	415	716	1,131
2012	Q2	368	749	1,117
2012	Q3	425	778	1,203
2012	Q4	602	854	1,456
	Year	1,810	3,097	4,907
2013	Q1	329	560	889
2013	Q2	534	611	1,145
2013	Q3	398	635	1,033
2013	Q4	774	733	1,507
	Year	2,035	2,539	4,574
2014	Q1	540	554	1,094
2014	Q2	716	602	1,318
2014	Q3	795	609	1,404
2014	Q4	912	790	1,702
	Year	2,963	2,555	5,518
2015	Q1	832	539	1,371
2015	Q2	952	618	1,570
2015	Q3	1,281	751	2,032
2015	Q4	1,420	824	2,244
	Year	4,485	2,732	7,217
2016	Q1	1,415	564	1,979
2016	Q2	1,663	736	2,399
2016	Q3	1,679	813	2,492
2016	Q4	2,133	906	3,039
	Year	6,890	3,019	9,909
2017	Q1	2,073	705	2,778
2017	Q2	2,423	851	3,274
2017	Q3	2,845	940	3,785
2017	Q4	3,586	976	4,562
	Year	10,927	3,472	14,399
2018	Q1	2,672	798	3,470
2018	Q2	3,434	968	4,402
2018	Q3	3,668	991	4,659
2018	Q4	4,351	1,141	5,492
	Year	14,125	3,898	18,023
2019	Q1	3,384	891	4,275

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Table 3: New dwelling completions by type of dwelling and Local Authority, Q1 2019

Local Authority	Single	Scheme	Apartment	Total - Q1 2019
Border	135	49	21	205
Cavan	23	5	6	34
Donegal	67	11	7	85
Leitrim	4	1	6	11
Monaghan	31	31	2	64
Sligo	10	1	0	11
West	190	106	12	308
Galway City	5	18	8	31
Galway County	100	40	3	143
Mayo	50	44	1	95
Roscommon	35	4	0	39
Mid-West	123	83	8	214
Clare	42	14	0	56
Limerick	30	51	3	84
Tipperary	51	18	5	74
South-East	147	158	1	306
Carlow	13	28	0	41
Kilkenny	41	16	0	57
Waterford	29	46	1	76
Wexford	64	68	0	132
South-West	182	288	37	507
Cork City	7	23	21	51
Cork County	127	237	12	376
Kerry	48	28	4	80
Dublin	66	935	487	1,488
Dublin City Council	20	213	297	530
Dún Laoghaire–Rathdown	13	110	86	209
Fingal	18	279	56	353
South Dublin	15	333	48	396
Mid-East	161	877	34	1,072
Louth	29	125	19	173
Kildare	43	345	4	392
Meath	61	226	7	294
Wicklow	28	181	4	213
Midlands	94	68	13	175
Laois	24	14	0	38
Longford	12	27	0	39
Offaly	27	7	10	44
Westmeath	31	20	3	54

Note: Local Authority based on substation of dwelling where available

Table 4: ESB by type of connection, 2011 - Q1 2019

Period		NDC	UFHD	Reconnection	Non-Dwelling	Total
2011	Q1	1,875	383	241	205	2,704
2011	Q2	1,791	331	224	209	2,555
2011	Q3	1,687	326	299	195	2,507
2011	Q4	1,641	338	326	218	2,523
	Year	6,994	1,378	1,090	827	10,289
2012	Q1	1,131	278	302	179	1,890
2012	Q2	1,117	357	294	196	1,964
2012	Q3	1,205	431	271	163	2,070
2012	Q4	1,458	385	393	185	2,421
	Year	4,911	1,451	1,260	723	8,345
2013	Q1	889	354	280	156	1,679
2013	Q2	1,146	323	347	161	1,977
2013	Q3	1,033	393	392	144	1,962
2013	Q4	1,507	436	454	192	2,589
	Year	4,575	1,506	1,473	653	8,207
2014	Q1	1,094	422	398	165	2,079
2014	Q2	1,318	627	560	215	2,720
2014	Q3	1,404	716	649	163	2,932
2014	Q4	1,702	603	683	210	3,198
	Year	5,518	2,368	2,290	753	10,929
2015	Q1	1,371	342	742	179	2,634
2015	Q2	1,570	453	746	210	2,979
2015	Q3	2,033	384	670	194	3,281
2015	Q4	2,245	492	730	262	3,729
	Year	7,219	1,671	2,888	845	12,623
2016	Q1	1,979	495	477	199	3,150
2016	Q2	2,399	359	517	211	3,486
2016	Q3	2,492	557	625	200	3,874
2016	Q4	3,039	431	701	242	4,413
	Year	9,909	1,842	2,320	852	14,923
2017	Q1	2,778	358	545	221	3,902
2017	Q2	3,274	410	643	239	4,566
2017	Q3	3,785	309	672	225	4,991
2017	Q4	4,562	257	621	286	5,726
	Year	14,399	1,334	2,481	971	19,185
2018	Q1	3,470	205	558	224	4,457
2018	Q2	4,402	178	642	238	5,460
2018	Q3	4,659	165	692	223	5,739
2018	Q4	5,492	267	729	241	6,729
	Year	18,023	815	2,621	926	22,385
2019	Q1	4,275	182	559	263	5,279

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Table 5: ESB by type of connection and NUTS3, Q1 2019

Region	New dwelling completions	UFHD	Reconnection	Non-Dwelling	Total ESB connections
Border	205	32	116	45	398
Dublin	1,488	4	50	10	1,552
Mid-East	1,072	15	46	34	1,167
Midlands	175	16	51	28	270
Mid-West	214	26	65	28	333
South-East	306	30	60	31	427
South-West	507	29	77	50	663
West	308	30	94	37	469
Total regions	4,275	182	559	263	5,279

Note: NUTS3 region based on substation of dwelling where available

Table 6: New dwelling completions by average floor size, 2011 - Q1 2019

	2011	2012	2013	2014	2015	2016	2017	2018	Q1 2019
Estimated weight in mix (%)									
Single	69%	71%	64%	54%	45%	37%	30%	26%	26%
Scheme	19%	20%	25%	33%	46%	51%	55%	61%	60%
Apartment	12%	9%	10%	14%	9%	12%	15%	13%	14%
Estimated average size of dwelling (sqm)									
Single	230	230	237	219	219	230	225	217	186
Scheme	107	114	125	142	137	135	128	127	123
Apartment	73	68	78	74	84	77	82	84	84
Average dwelling size (sqm)	187.4	192.9	192.1	174.2	169.1	163.3	149.9	144.5	133.5
Average dwelling size index (2016 = 100)	115	118	118	107	104	100	92	88	82
% change		2.9%	-0.4%	-9.3%	-2.9%	-3.4%	-8.2%	-3.6%	-7.6%

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Background Notes and Methodology

Scope and Background

The New Dwelling Completions series is produced by the CSO on a quarterly basis. A Housing Analytics Group (HAG) was established in 2017 by the Department of Housing, Planning and Local Government (DHPLG). This group, which met for the first time in May 2017, consists of representatives of bodies with a significant interest and role in housing, housing policy and related policy areas.

The HAG focused on a review of housing related data published nationally and in particular on the number of dwellings built every year. Arising from the work of this group and other direct discussions between the CSO and DHPLG, a significant outcome was to assess the suitability of current housing indicators for estimating the number of new dwelling completions in Ireland.

Historically, the number of new dwellings built in Ireland, as published by the DHPLG, was based on the number of connections to the ESB Network. However, in recent years it became apparent that this series was overestimating the levels of new dwelling construction in Ireland. The New Dwelling Completions series will look to replace this and other available indicators of housing activity in Ireland. This series will include information on dwelling type, urban/rural location, activity by Local Authority and by Eircode Routing Key. It will continue to be based on domestic ESB connections but will correct for over-coverage by using additional information from ESB Networks and incorporating data from other sources. It also includes data on the number of reconnections and on houses from unfinished housing developments that are coming back into use. This will provide policy-makers with a valuable insight into the number of new dwellings available for occupation in the quarterly period concerned and also show data on the numbers of dwellings being constructed.

Geographic Split

The New Dwelling Completions data series is based on the number of new dwellings connected by the ESB Network to the electricity supply and may not accord precisely with Local Authority or Eircode Routing Key boundaries. The NDC series is split into counties and Eircode Routing Keys based on the information of the substation rather than the exact location of the dwelling. As Eircode becomes available as the unique identifier, it will replace the source of identifying the location of a new dwelling.

The breakdown of ESB connections by type of connection and dwelling is based on NUTS3 regions as described below:

- **Border:** Cavan, Donegal, Leitrim, Monaghan, Sligo
- **Dublin:** all four local authorities within Dublin
- **Mid-East:** Kildare, Louth, Meath, Wicklow
- **Midlands:** Laois, Longford, Offaly, Westmeath
- **Mid-West:** Clare, Limerick, Tipperary
- **South-East:** Kilkenny, Waterford, Wexford
- **South-West:** Cork City and County, Kerry
- **West:** Galway City and County, Mayo, Roscommon

Classification

ESB connections are classified into four categories:

- **New dwelling completion:** Recently constructed dwelling, where a dwelling is a self-contained unit of living accommodation.
- **Reconnection:** A dwelling that has been reconnected to the ESB Network after a period of two years of disconnection.
- **UFHD:** Connection to the ESB Network of previously completed dwellings in Unfinished/Ghost estates. A methodology was developed to identify houses which were complete in 2011 and were subsequently connected to the ESB Network. Although these dwellings may have required finishing to become available for use they are not new dwelling completions for the purposes of this publication. However, dwellings in Unfinished/Ghost estates which were not in a complete state in 2011 are included as new dwelling completions on connection to the ESB Network.
- **Non-dwelling:** A building connected to the ESB Network through a domestic connection that is not constructed for residential use.

The dwelling type is defined by the ESB Network and classified into three categories:

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- **Single:** If a single domestic dwelling or farm premises is to be connected to the ESB Network, Form NC2¹ must be completed and the dwelling is defined as 'single'.
- **Scheme:** If a new multi-unit development with two or more houses is to be connected to the ESB Network, Form NC1² must be completed and each dwelling is defined as 'scheme'.
- **Apartment:** If a new multi-unit development with two or more apartments is to be connected to the ESB Network, Form NC1² must be completed and each dwelling is defined as 'apartment'.

The classification of urban and rural dwellings is also defined by the ESB Network and based on the Distribution Use of System (DUoS) tariff, which is a fee that ESB Networks charge Electricity Suppliers for use of the Electricity Distribution System³.

- **Urban:** DUoS Group = DG1, urban domestic.
- **Rural:** DUoS Group = DG2, rural domestic.

Coverage

Only domestic connections where a dwelling is a self-contained unit of living accommodation is included in the New Dwelling Completions series. Commercial properties, shared and communal living arrangements are excluded.

Revisions

The New Dwelling Completions series is a new statistical product compiled from third party data sources. The series will be revised on an ongoing basis as more timely and accurate data sources become available and these data sources can be matched to the ESB new connections data set.

Data sources

The primary data source used for the New Dwellings Completions series is the ESB domestic connections dataset where the date that the connection is energised determines the date of completion. It is accepted that the ESB domestic connections dataset overestimates new dwellings and the CSO has adjusted for this overcount by using additional information from the ESB and other data sources. The ESB domestic connections dataset is matched by the CSO to Building Energy Rating (BER) data, compiled by the Sustainable Energy Authority Ireland (SEAI). Under Statutory Instrument (S.I.) No. 243 of 2012, all residential property for sale must disclose their BER assessment (with some very minor exceptions). The BER includes detailed information on the type of dwelling, the type of certificate (Provisional, Final, Existing) as well as the date of assessment and construction. As the collection, storage and maintenance of Eircode improves, other data sources can be further consulted to improve on the accuracy of the series.

Average New Dwelling Size Index

The average new dwelling size index is based on measurements of the total floor area recorded by a BER Assessor in accordance with the BER Regulations, the BER Assessor's Code of Practice and all other directions issued by the SEAI⁴. As an MPRN, the unique identifier for an ESB connection, is required for the BER certification process it is possible to link new housing completions data to BER certificates to produce the index. The match rate between new dwelling completions and BER certificates is consistently highest among scheme dwellings. *Table 7* shows the percentage of new dwelling completions that can be matched to a BER certificate by dwelling type and year. Between 2015 and 2017, nine out of ten scheme dwellings had a BER certificate compared to less than one in five single dwellings. The match rate for apartment has increased in recent years to stand at 68% in 2017 and 60% in 2018.

Table 7: New dwelling completions and BER match rate, 2011 - Q1 2019

Period	Single	Scheme	Apartment	Overall match rate
2011	13%	71%	44%	28%
2012	12%	78%	28%	27%
2013	13%	79%	44%	33%
2014	13%	87%	52%	42%
2015	18%	89%	25%	51%
2016	20%	89%	50%	59%
2017	18%	93%	68%	67%
2018	11%	90%	60%	65%
Q1 2019	3%	60%	24%	40%

While the time lag between connection to the ESB Network and BER assessment can explain missing BER certificates, the data

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in *Table 7* indicates that there are additional factors at play for single dwellings and apartments.

The low match rate for single dwellings is due to the large number of self builds where dwellings are not intended for sale or rent, similarly the low match rate for apartments can be explained by dwellings not intended for sale. These include conversions from single dwellings as well as social housing and developments in the build-to-rent sector. Such developments will often have a range of Provisional BER certificates or a partial number of BERs for the development without having a Final BER for all properties.

¹ Form NC2: [https://www.esbnetworks.ie/docs/default-source/publications/connection-to-a-single-domestic-dwelling-or-farm-premises-application-\(nc2\)-05-06-18.pdf?sfvrsn=a75c33f0_16](https://www.esbnetworks.ie/docs/default-source/publications/connection-to-a-single-domestic-dwelling-or-farm-premises-application-(nc2)-05-06-18.pdf?sfvrsn=a75c33f0_16)

² Form NC1: [https://www.esbnetworks.ie/docs/default-source/publications/multi-unit-development-application-\(nc1\)-05-06-18.pdf?sfvrsn=7e4433f0_14](https://www.esbnetworks.ie/docs/default-source/publications/multi-unit-development-application-(nc1)-05-06-18.pdf?sfvrsn=7e4433f0_14)

³ Rules for Application of DUoS Tariff Group: https://www.esbnetworks.ie/docs/default-source/publications/rules-for-application-of-duos-tariff-group.pdf?sfvrsn=a44b33f0_4

⁴ BER Assessor Support: <https://www.seai.ie/energy-in-business/ber-assessor-support/deap/>

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