



Locked Out of the Market Study June 2024

The Gap Between HAP Limits and Market Rents

Snapshot Study

June 2024

Simon Communities of Ireland

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Introduction

Locked Out of the Market is a snapshot study¹ undertaken every quarter over three consecutive days. This study was undertaken in June 2024 (17th, 18th, and 19th). This report tracks the number of properties advertised to rent within the Department of Housing, Local Government and Heritage (DHLGH) Housing Assistance Payment (HAP) limits. Details were gathered from Daft.ie¹ for the following areas: Cork City Centre², Cork City Suburbs, Dublin City Centre³, Dublin City North⁴, Dublin City South⁵, Galway City Centre⁶, Galway City suburbs, Limerick City Centre, Limerick City suburbs, Portlaoise, Kildare (selected areas)⁷, Athlone, Sligo Town⁸, Dundalk, Co. Leitrim⁹, and Waterford City Centre¹⁰.

This is the thirty-fourth snapshot study. It is designed to reflect the lived experience of people with access to HAP support trying to find a home to rent in this period. This study examines the availability of properties within standard and discretionary HAP limits in each of the 16 areas. This discretionary rate can be up to an additional 50% of the standard rate in Dublin, and up to an additional 35%¹¹ of the standard rate elsewhere. The four household categories examined are as follows:

- Single person
- Couple
- Couple/One Parent and One Child
- Couple/One Parent and Two Children

The study counts one-bedroom units for single people and couples, two-bedroom units for couples/one parent and one child, and two/three bedrooms or more for couples/one parent with two children. It should be noted that this represents a change in methodology from earlier iterations of this study, whereby one-bedroom units had been counted as viable options for the couples/ one parent and one children category. This change came into effect in the July 2020 publication.

¹ Daft.ie is a property website that advertises the asking prices for properties available for sale and for rent. <http://www.daft.ie/about/>

² Each city centre in daft is known as a "general area" and has a number of specific areas associated with it. Ads are placed in these specific areas. Cork City Centre contains properties to rent in Cork City Centre, Western Road, and The Lough (daft.ie).

³ For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2.

⁴ For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11.

⁵ For this Report, Dublin City South was defined as 4, 6, 6w, 8, 10, 12, 14 and 16.

⁶ Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

⁷ Areas of North Kildare include Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstown bridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh.

⁸ Areas of Athlone, Portlaoise, Dundalk and Sligo Town contain properties to rent within each of the townland border (daft.ie).

⁹ Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

¹⁰ Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

¹¹ In June 2022, the Minister for Housing increased the discretionary HAP rap outside of Dublin from 20% to 35%. Rates for single people also increased to match rates available for couples.

Market Context

The June 2024 Locked Out of the Market report shows an increase in the number of properties available to rent through HAP since March 2024. The number of properties available to rent at any price remains unchanged since the March 2024 report. This report comes in the context of a private rental market characterized by unaffordability, volatility, and an overall lack of supply.

The latest Daft.ie Rental Report Q1 2024¹² found just over 2,000 rental properties available to rent nationally. This is down from just over 2,200 in Q4 2023 and one of the lowest totals on record. Supply therefore remains a huge issue in the private rental sector.

According to Daft's latest report, the national average monthly rent is €1,836, a 4.9% year-on-year increase. This is the lowest rate of annual inflation since early 2021. However, this by no means indicates that rents are becoming more affordable, rather the unprecedented rent increases we have witnessed over the last ten years have eased. There are significant regional variations in relation to rent inflation. The slowdown in rent inflation over the last number of months can largely be attributed to the Dublin region, where rates of inflation are lowest. As mentioned in previous reports, this slowdown has been driven by an increase in the supply of apartments available to rent in the region.

RTB data on average rents differs from Daft.ie data, as RTB data is derived from registered tenancies (new and existing tenancies), while Daft.ie's report only includes properties advertised to rent on their platform (new tenancies only). According to the RTB's latest Rent Index report for Q4 2023¹³, average rents for new tenancies now stand at €1,595 nationally, representing a 9.1% year-on-year increase. The year-on-year increase was lower in the Dublin region, at 6.5%. Outside of Dublin, rent inflation remains high at a yearly rate of 12.7%.

The national average rent for existing tenancies is €1,374, representing a 5.9% year-on-year increase. In Dublin, the yearly rate of rent inflation is 5.1%. The rate is slightly higher outside Dublin for existing tenancies, at 6.2%. Rents for new tenancies are 16% higher than for existing tenancies. The Simon Communities of Ireland continue to highlight this concerning trend. The large gap between the cost of new and existing tenancies is one that many households cannot afford to fill. This is particularly concerning given the large numbers of households receiving eviction notices. In Q1 and Q2 of this year, 8,845 households received eviction notices.¹⁴ This is in addition to 19,011 households in 2023. If these households are fortunate enough to find alternative housing in the private rental sector, they are likely to be faced with significantly higher monthly rents.

For households reliant on HAP, these issues are especially pronounced. The prospect of finding a rental property within HAP limits remains extremely difficult, especially outside of Dublin where supply is even more limited, and HAP limits are set much lower. HAP households are increasingly being forced to pay additional 'top-up' payments directly to their landlord. This is on top of the rent they are paying to their local authority. The RTB's latest Rental Survey report¹⁵ highlighted how the proportion

¹² Daft.ie Irish Rental Report Q1 2024, Available here: https://ww1.daft.ie/report/ronan-lyons-2024q1-daftrentalprice?d_rd=1

¹³ RTB Rent Index Report Q4 2023, Available here: <https://www.rtb.ie/about-rtb/news/rtb-publishes-q4-2023-rent-index-report-02-may-2024>

¹⁴ RTB Notices of Termination Data, Available at: <https://www.rtb.ie/about-rtb/data-insights/data-hub/notices-of-termination-nots-received-by-the-rtb-from-q3-2022>

¹⁵ RTB Rental Sector Survey 2023, Available at: <https://www.rtb.ie/about-rtb/news/rtb-publishes-findings-from-rental-sector-survey-reports-2023>

of tenants on reliant on rental assistance having to make a top-up payment to their landlord has increased from 66% in 2019/2020 to 88% in 2022/2023. The average top-up payment has increased from €255 to €284 over the same period.

Record levels of homelessness continue. The latest figures from the Department of Housing, Local Government and Heritage report 14,303 men, women and children living in emergency accommodation as of June 2024. This includes a record 4,404 children.

Voices of those Locked Out

John

“The pressure from landlords is immense. They demand high rents and expect us to overlook substandard living conditions. It's a choice between accepting inadequate housing or risking homelessness. The system is broken...”

Main Findings

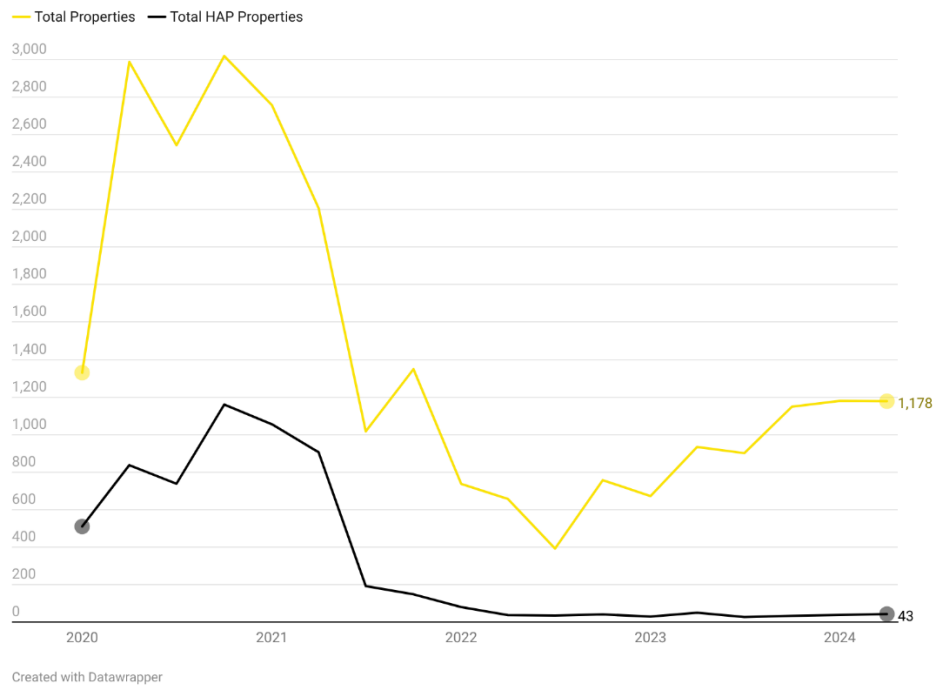
- The report found just 43 properties available within standard or discretionary HAP limits across the 16 study areas.
- This represents just 4% of the total properties examined in the study.
 - This is the same as the 2023 average. In 2022, an average of 8% of properties were available through HAP. In 2021, an average of 28% of properties were available through HAP.
- Just three properties were available within standard HAP limits. Two of these properties were in Dublin City North and were available for single people or couples. The other property was in Dundalk and was available for couple/one parent households with two children.¹⁶
- 40 (93%) of the 43 properties available through HAP were in the Dublin region (Dublin City North, Dublin City Centre, and Dublin City South). In Dublin, the discretionary rate allows up to an additional 50% on the standard rate; this is limited to 35% elsewhere in the country.
- In 10 of the 16 study areas there were no properties available to rent through HAP in any household category within standard or discretionary HAP limits. These were Athlone, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre.

Long-Term Comparison

Table 1 below shows a long-term comparison of the findings of the *Locked Out of the Market* reports since the start of 2020. The availability of rental properties generally and HAP properties increased significantly during the Covid-19 restrictions, after which a clear decline can be observed. Although the availability of properties generally has increased since a mid-2022 low, this has not coincided with a significant increase in the availability of HAP properties. This is a concerning trend and highlights how new supply remains largely out of reach of those on low incomes who are reliant on HAP.

¹⁶ This property overlaps with a property within discretionary rates for couple/one parent households with one child.

Table 1: Long Term Comparison Total Properties and HAP Properties



Household Types

The study found 43 properties to rent within HAP limits across the 16 study areas in at least one of the four household categories. Three properties were available within standard HAP limits and the remaining 40 under discretionary HAP.

- Single Person/Couple:** Two properties were available to single person/couple households through a standard HAP rate. Both properties were in Dublin City North. 14 properties were available through discretionary HAP rates. Five properties were in Dublin City North, eight properties were in Dublin City South and one property was in Kildare.
- Couple/One Parent Plus One Child:** There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 19 properties available through discretionary HAP rates. Nine properties were in Dublin City South, eight properties were in Dublin City North, the remaining two properties were in Dublin City Centre and Dundalk.
- Couple/One Parent Plus Two Children:** There was one property available to couple/one parent households with two children through a standard HAP rate¹⁷. There were 27 properties available through discretionary HAP rates, 19 of which overlap with properties available to families with one child. The eight remaining properties were in Dublin City North (two properties), Dublin City South (four properties), Dublin City Centre (one property) and Limerick City Suburbs (one property).

¹⁷ This property overlaps with a property within discretionary rates for couple/one parent households with one child.

Analysis of Findings

The June 2024 *Locked Out of the Market* report found 1,178 properties available to rent at any price within the 16 areas over the three dates surveyed. This is relatively unchanged from the 1,180 properties available in the March 2024 report, and a 26% increase from the 934 properties available in June 2023.

76% (897) of the properties available to rent at any price were in the three Dublin areas studied. Portlaoise had the lowest number of properties available to rent, with just four properties available across the three days. Five of the 16 study areas saw a reduction in the number of available rental properties. These include Cork City Suburbs (-three properties), Dublin City South (-36 properties), Galway City South (-five properties), Portlaoise (-two properties) and Kildare (-41 properties). The availability of rental properties in Limerick City Centre increased by a significant 19 properties, while Cork City Centre increased by 13 properties.

The June 2024 *Locked Out of the Market* report found 43 properties available within HAP limits. This is an increase of five (13%) from the 38 HAP properties available in March 2024. Just 4% of all properties available to rent examined in this study were available through HAP.

Although there was an increase in HAP properties available since the March 2024 report, most of the study areas either remained unchanged, with no HAP properties available, or saw a reduction in the number of available HAP properties. Eight of the 16 study areas had no available properties within HAP limits across the three days in both the March 2024 report and the June 2024 report. These include Athlone, Cork City Centre, Galway City Suburbs, Galway City Centre, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre. Three of the 16 study areas saw a reduction in the number of properties available within HAP limits, including Cork City Suburbs (-one property), Dundalk (-two properties) and Kildare (-one property).

As seen in previous *Locked Out of the Market* reports, the supply of properties within HAP limits were predominantly found in Dublin; 40 (93%) of the 43 of the total HAP properties were found in the capital. Just three of the 16 study areas outside the Dublin region had properties available to rent within HAP limits. These include Dundalk (one property), Kildare (one property) and Limerick City Suburbs (one property). 10 of the 16 study areas had no properties available to rent within HAP limits. These include Athlone, Cork City Centre, Cork City Suburbs, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Centre, Sligo Town, Portlaoise and Waterford.

Single person households received an increased HAP rate to match that available for couples in June 2022. *Locked Out of the Market* June 2024 found two properties for single person/couple households within standard HAP limits. Both properties were in Dublin City North. There were an additional 14 properties available within discretionary HAP limits. These properties were located Dublin City North (five properties), Dublin City South (eight properties) and Kildare (one property).

Up until the March 2024 *Locked Out of the Market* report, studio apartments have not been included as a suitable option for any of the four household categories examined. This is due to the inherent inadequacy of studio apartments as long-term housing solutions, given the lack of space and privacy they provide. However, we note that studio apartments may be suitable for some single person households, particularly given the severity of the housing crisis, which has left households with extremely limited housing options. There were 29 studio apartments available within HAP limits

during the study period. Four of these properties were available within standard HAP limits. 26 of the 29 apartments were in Dublin and the remaining three were in Kildare.

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 19 properties available through discretionary HAP rates. Nine properties were in Dublin City South, eight properties were in Dublin City North, the remaining two properties were in Dublin City Centre and Dundalk.

There was one property available to couple/one parent households with two children through a standard HAP rate¹⁸. There were 27 properties available through discretionary HAP rates, 19 of which overlap with properties available to families with one child. The eight remaining properties were in Dublin City North (two properties), Dublin City South (four properties), Dublin City Centre (one property) and Limerick City Suburbs (one property).

Following a brief insight into the Homeless HAP/Discretionary Top-Ups, presented below are the findings from the *Locked Out of the Market* three-day snapshot study for June 2024. Table 2 provides an overall picture of the 16 study areas, showing the total number of properties to rent for the four household categories. The individual area tabular findings show the number of new available properties to rent for the four household types over the three days of the study period.

Tables 3-18 provide a more detailed summary of properties available in each of the 16 areas, both in terms of HAP properties and in terms of properties available to rent at any price.

Homeless HAP/Discretionary Top Ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* June 2024 also examines the impact of additional top-ups available to HAP recipients. These top-ups (referred to in this study as ‘Homeless HAP’ for Dublin areas, and a ‘Discretionary Rate’ elsewhere) were introduced in July 2016, in recognition of the difficulty some recipients were having in securing affordable rental accommodation.

The top-ups allow local authorities to authorise an increase in payments in cases where suitable properties are not available within standard HAP rate limits. In Dublin City, the rate is set at up to a maximum of an additional 50% of the standard rate. In this instance, the rate for a single person (€660) is increased to €990. In all local authority areas outside of Dublin City, the discretionary rate was increased from 20% to 35% of the standard rate in June 2022. The rate for single people was also increased to match that available for couples. Prior to these recent changes, the standard rate for a single person in for example Cork City was €550 which could have been increased to €660 with the maximum discretionary rate. Now, a standard rate for a single person in Cork City sits at €650 with a maximum discretionary rate (35%) of €878.

Voices of those Locked Out

Alex

"Finding accommodation in the private rental sector has become a nightmare. Landlords discriminate against me because of my age and income. It's frustrating to be turned away repeatedly, solely based on stereotypes and biases and HAP is a waste of time."

¹⁸ This property overlaps with a property within discretionary rates for couple/one parent households with one child.

Summary of Findings

Table 2

Location	Total Properties March 2024	Total Properties June 2024	% Change Total Properties	Total HAP Properties March 2024	Total HAP Properties June 2024	% Change HAP Properties
Athlone	14	19	36%	0	0	0%
Cork City Centre	27	40	48%	0	0	0%
Cork City Suburbs	31	28	-10%	1	0	-100%
Dublin City North	192	209	9%	12	17	42%
Dublin City South	513	477	-7%	18	21	17%
Dublin City Centre	206	211	2%	2	2	0%
Dundalk	7	10	43%	3	1	-67%
Galway City Suburbs	18	20	11%	0	0	0%
Galway City Centre	28	23	-18%	0	0	0%
Kildare	89	48	-46%	2	1	-50%
Co. Leitrim	9	10	11%	0	0	0%
Limerick City Suburbs	12	18	50%	0	1	100%
Limerick City Centre	10	29	190%	0	0	0%
Sligo Town	2	10	400%	0	0	0%
Portlaoise	6	4	-33%	0	0	0%

Waterford City Centre	16	22	38%	0	0	0%
Total	1180	1178	0%	38	43	13%

Table 3

Location	Average No. of Properties Available to Rent Each Day – No Minimum Cost	Total Unique Properties Available to Rent with No Minimum Cost Across Three Days	Total Unique Properties Available Within At Least One HAP Category/Rate	Single Person/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
				Standard	Discretion	Standard	Discretion	Standard	Discretion
Athlone	17	19	0	0	0	0	0	0	0
Cork City Centre	35	40	0	0	0	0	0	0	0
Cork City Suburbs	25	28	0	0	0	0	0	0	0
Dublin City North	180	209	17	2	5	0	8	0	10
Dublin City South	447	477	21	0	8	0	9	0	13
Dublin City Centre	189	211	2	0	0	0	1	0	2
Dundalk	9	10	1	0	0	0	1	1	1
Galway City Suburbs	18	20	0	0	0	0	0	0	0

Galway City Centre	20	23	0	0	0	0	0	0	0
Kildare	44	48	1	0	1	0	0	0	0
Co. Leitrim	9	10	0	0	0	0	0	0	0
Limerick City Suburbs	14	18	1	0	0	0	0	0	1
Limerick City Centre	26	29	0	0	0	0	0	0	0
Sligo Town	10	10	0	0	0	0	0	0	0
Portlaoise	1	4	0	0	0	0	0	0	0
Waterford City Centre	19	22	0	0	0	0	0	0	0
Total	1063	1178	43	2	14	0	19	1	27

Athlone

Table 4

	Single/Couple: €470		Couple/One Parent + One Child: €600		Couple/One Parent + Two Children: €625	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 17 (17 including studios and students)	1 one bed: €1,500 7 two beds: €1,000-€1,700, Median: €1,500 4 three beds: €1,550-€2,500, Median: €1,850					
Day Two: 16 (16 including studios and students)	1 one bed: €1,500 6 two beds: €1,000-€1,600, Median: €1,350 4 three beds: €1,550-€2500, Median: €1,850					
Day Three: 18 (18 including studios and students)	1 one bed: €1,500 7 two beds: €1,000-€2000, Median: €1,500 5 three beds: €1,550-€2,500, Median: €1,850					
Total Unique HAP	0					

- There was an average of 17 properties to rent in Athlone each day during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- There was one one-bedroom property available with rent set at €1,500.
- Monthly rents for two-bedroom properties ranged from €1,000-€2,000.
- Monthly rents for three-bedroom properties ranged from €1,550-€2,500.
- According to Daft.ie, the average rent in Westmeath has increased by 9.3% since last year and now sits at €1,541.

Cork City Centre

Table 5

	Single/Couple: €650		Couple/One Parent + One Child: €900		Couple/One Parent + Two Children: €925	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 26 (33 including studios and students)	3 one beds: €1,026-€2,100, Median: €1,695 6 two beds: €1,338-€2,500, Median: €2,100 4 three beds: €1,950-€2,700, Median: €2,222					
Day Two: 28 (35 including studios and students)	4 one beds: €1,026-€2,100, Median: €1,506.5 6 two beds: €1,338-€2,500, Median: €2,250 6 three beds: €1,950-€3,450, Median: €2,472					
Day Three: 33 (37 including studios and students)	3 one beds: €1,318-€2,100, Median: €1,695 6 two beds: €1,338-€2,500, Median: €2,250 9 three beds: €1,800-€3,450, Median: €2,244					
Total Unique HAP:	0					

- There was an average of 35 properties to rent in Cork City Centre each day during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- Monthly rents for one-bedroom properties ranged from €1,026-€2,100.
- Monthly rents for two-bedroom properties ranged from €1,338-€2,500.
- Monthly rents for three-bedroom properties ranged from €1,800-€3,450.
- According to Daft.ie, the average rent in Cork City has increased by 8% since last year and now sits at €1,870.

Cork City Suburbs

Table 6

	Single/Couple: €650		Couple/One Parent + One Child: €900		Couple/One Parent + Two Children: €925	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 25 (25 including studios and students)	3 one beds: €1,100-€1,750, Median: €1,350 8 two beds: €1,622-€2,975, Median: €1,750 7 three beds: €1,597-€2,950, Median: €2,400					
Day Two: 25 (25 including studios and students)	3 one beds: €1,100-€1,750, Median: €1,350 8 two beds: €1,622-€2,975, Median: €1,875 7 three beds: €1,597-€2,950, Median: €2,400					
Day Three: 24 (25 including studios and students)	3 one beds: €1,100-€1,750, Median: €1,350 8 two beds: €1,622-€2,975, Median: €1,875 5 three beds: €1,597-€2,950, Median: €2,500					
Total Unique HAP:	0					

- There was an average of 25 properties to rent in Cork City Suburbs each day during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- Monthly rents for one-bedroom properties ranged from €1,100-€1,750.
- Monthly rents for two-bedroom properties ranged from €1,622-€2,975.
- Monthly rents for three-bedroom properties ranged from €1,597-€2,950.
- According to Daft.ie, the average rent in Cork County has increased by 4.1% since last year and now sits at €1,427.

Dublin City North

Table 7

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	2	3	0	8	0	10
Day Two (New Properties)	0	1	0	0	0	0
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	2	5	0	8	0	10
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 152 (182 including studios and students)	64 one beds: €760-€3,200, Median: €1,750 56 two beds: €1,500-€3,500, Median: €2,374 27 three beds: €2,085-€4,500, Median: €2,995					
Day Two: 148 (179 including studios and students)	65 one beds: €760-€3,200, Median: €1,750 49 two beds: €1,723-€3,500, Median: €2,400 30 three beds: €2,200-€4,500, Median: €2,992.5					
Day Three: 143 (178 including studios and students)	59 one beds: €760-€3,200, Median: €1,784 51 two beds: €1,723-€3,500, Median: €2,400 26 three beds: €2,085-€4,500, Median: €3,000					
Total Unique HAP:	17					

- There was an average of 179 properties to rent in Dublin City North each day during the study period.
- Across the three days, there were 17 properties available within standard/discretionary HAP limits.
- There were two properties within standard HAP limits, suitable for single person/couple households.
- There were 5 properties available within discretionary HAP limits, suitable for single person/couple households.
- There were 8 properties available within discretionary HAP limits, suitable for families with one child.
- There were 10 properties available within discretionary HAP limits, suitable for families with two children.¹⁹

¹⁹ 8 properties overlap with properties available to families with one child.

- Monthly rents for one-bedroom properties ranged from €760-€3,200.
- Monthly rents for two-bedroom properties ranged from €1,500-€3,500.
- Monthly rents for three-bedroom properties ranged from €2,085-€4,500.
- According to Daft.ie, the average rent in Dublin City North increased by 2.4% since last year and now sits at €2,298.

Dublin City South

Table 8

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	7	0	8	0	11
Day Two (New Properties)	0	0	0	1	0	1
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	0	8	0	9	0	12
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 395 (434 including studios and students)	100 one beds: €940-€3,661.67, Median: €1,947 181 two beds: €1,646-€15,000, Median: €2,689 65 three beds: €2,250-€13,338, Median: €3,600					
Day Two: 410 (459 including studios and students)	106 one beds: €940-€3,661.66, Median: €1,945 185 two beds: €1,600-€12,500, Median: €2,650 67 three beds: €2,250-€13,338, Median: €3,500					
Day Three: 397 (448 including studios and students)	102 one beds: €1,000-€3,661.66, Median: €1,948 178 two beds: €1,600-€12,500. Median: €2,650 63 three beds: €3,200-€13,338, Median: €3,500					
Total Unique HAP	21					

- There was an average of 447 properties to rent in Dublin City South each day during the study period.
- Across the three days, there were 21 properties available to rent within discretionary HAP limits.
- There were no properties available within standard HAP limits.

- There were 8 properties available within discretionary HAP limits, suitable for single person/couple households.
- There were 9 properties available within discretionary HAP limits, suitable for families with one child.
- There were 12 properties available within discretionary HAP limits, suitable for families with two children.
- Monthly rents for one-bedroom properties ranged from €940-€3661.66.
- Monthly rents for two-bedroom properties ranged from €1,600-€15,000.
- Monthly rents for three-bedroom properties ranged from €2,250-€13,338.
- According to Daft.ie, the average rent in Dublin City South has increased by 1.1% since last year and now sits at €2,453.

Dublin City Centre

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	1	0	2
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	1	0	2
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 164 (186 including studios and students)	66 one beds: €1,490-€3,227, Median: €2,022 80 two beds: €1,800-€3,950, Median: €2,975 17 three beds: €1,400-€11,500, Median: €4,509					
Day Two: 167 (188 including studios and students)	66 one beds: €1,490-€3,227, Median: €2,010 84 two beds: €1,800-€3,950, Median: €2,950 15 three beds: €1,400-€11,500, Median: €4,419					
Day Three: 174 (194 including studios and students)	73 one beds: €1,490-€3,227, Median: €2,000 83 two beds: €1,800-€3,950, Median: €2,950 16 three beds: €1,400-€11,500, Median: €3,912.5					
Total Unique HAP	2					

- There was an average of 189 properties to rent in Dublin City Centre each day during the study period.
- Across the three days, there were 2 properties available within discretionary HAP limits.
- There was one property suitable for families with one child.
- There were two properties suitable for families with two children.²⁰
- There were no properties available within standard HAP limits.
- Monthly rents for one-bedroom properties ranged from €1,490-€3,227.
- Monthly rents for two-bedroom properties ranged from €1,800-€3,950.
- Monthly rents for three-bedroom properties ranged from €1,400-€11,500.
- According to Daft.ie, the average rent in Dublin City Centre has increased by 2.6% and now sits at €2,353.

Dundalk

	Single/Couple: €650		Couple/One Parent + One Child: €975		Couple/One Parent + Two Children: €1050	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	1	0	1
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 10 (10 including studios and students)	1 one bed: €1,075 3 two beds: €1,000-€1,600, Median: €1,400 3 three beds: €1,575-€1,800, Median: €1,750					
Day Two: 9 (9 including studios and students)	1 one bed: €1,075 2 two beds: €1,000-€1,400, Median: €1,200 3 three beds: €1,575-€1,800, Median: €1,750					

²⁰ One of these properties overlaps with properties available for families with one child.

Day Three: 8 (8 including studios and students)	1 one bed: €1,075 2 two beds: €1,000-€1,400, Median: €1,200 2 three beds: €1,575-€1,750, Median: €1,662.5
Total Unique HAP:	1

- There was an average of 9 properties available to rent in Dundalk each day during the study period.
- Across the three days, there was one property available within discretion HAP limits.
- The property was suitable for families with one or two children.
- There were no properties available within standard HAP limits.
- There was one one-bedroom with rent set at €1,075.
- Monthly rents for two-bedroom properties ranged from €1,000-€1,600.
- Monthly rents for three-bedroom properties ranged from €1,575-€1,800.
- According to Daft.ie the average rent in Louth has increased by 6.9% and now sits at €1,661.

Galway City Suburbs

	Single/Couple: €650		Couple/One Parent + One Child: €850		Couple/One Parent + Two Children: €875	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 18 (18 including studios and students)	1 one bed: €990 2 two beds: €2,000-€2,010, Median: €2005 4 three beds: €1,600-€3033.33, Median: €2750					
Day Two: 19 (19 including studios and students)	1 one bed: €990 2 two beds: €2,000-€2,010, Median: €2005					

	5 three beds: €1,600-€3,200, Median: €3,000
Day Three: 17 (17 including studios and students)	1 one bed: €990 2 two beds: €2,000-€2,010, Median: €2,005 5 three beds: €1,600-€3,200, Median: €3,000
Total Unique HAP:	0

- There was an average of 18 properties available to rent in Galway City Suburbs each day during the study period.
- Across the three days, there were no properties available within HAP limits for any of the four household types studied.
- There was one one-bedroom property available with rent set at €990.
- Monthly rents for two-bedroom properties ranged from €2,000-€2,010.
- Monthly rents for three-bedroom properties ranged from €1,600-€3,200.
- According to Daft.ie the average rent in Galway County has increased by 8.9% and now sits at €1,472.

Galway City Centre

	Single/Couple: €650		Couple/One Parent + One Child: €850		Couple/One Parent + Two Children: €875	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 15 (19 including studios and students)	2 one beds: €1,220-€2,030, Median: €1,625 10 two beds: €1,900-€3,250, Median: €2,600 1 three beds: €3,000					
Day Two: 17 (21 with studios and students)	2 one beds: €1,220-€2,030, Median: €1,625 12 two beds: €1,675-€3,250, Median: €2,550 2 three beds: €2,550-€3,000, Median: €2,625					

Day Three: 17 (21 with studios and students)	2 one beds: €1,220-€2,030, Median: €1,625 11 two beds: €1,675-€3,250, Median: €2,500 2 three beds: €2,250-€3,000, Median: €2,625
Total Unique HAP:	0

- There was an average of 20 properties available to rent in Galway City Centre each day during the study period.
- Across the three days, there were no properties available within standard/discretionary HAP limits in any of the four household categories studied.
- Monthly rents for one-bedroom properties ranged from €1,220-€2,030.
- Monthly rents for two-bedroom properties ranged from €1,675-€3,250.
- Monthly rents for three-bedroom properties ranged from €2,550-€3,000.
- According to Daft.ie the average rent in Galway City has increased by 5% and now sits at €1,861.

Kildare

	Single/Couple: €750		Couple/One Parent + One Child: €975		Couple/One Parent + Two Children: €1050	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	1	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	1	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 39 (44 including studios and students)	5 one beds: €950-€2,500, Median: €1,375 9 two beds: €1,600-€2,400, Median: €2,033 11 three beds: €1,950-€2,750, Median: €2,201					
Day Two: 42 (44 including studios and students)	5 one beds: €1,250-€2,500, Median: €1,580 11 two beds: €1,600-€2,400, Median: €2000 10 three beds: €1,950-€3,000, Median: €2,270.5					

Day Three: 40 (43 including studios and students)	5 one beds: €1,250-€2,500, Median: €1,580 12 two beds: €1,553-€2,400, Median: €2,000 9 three beds: €1,950-€3,000, Median: €2,201
Total Unique HAP:	1

- There was an average of 44 properties available to rent in Kildare each day during the study period.
- Across the three days, there was one property available within discretionary HAP limits, suitable for a single person/couple.
- There were no properties available within standard HAP limits.
- Monthly rents for one-bedroom properties ranged from €950-€2,500.
- Monthly rents for two-bedroom properties ranged from €1,553-€2,400.
- Monthly rents for three-bedroom properties ranged from €1,950-€3,000.
- According to Daft.ie the average rent in Kildare increased by €4.6% since last year and now sits at €1,818.

Co. Leitrim

	Single/Couple: €370		Couple/One Parent + One Child: €450		Couple/One Parent + Two Children: €475	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 9 (9 including studios and students)	1 one bed: €1,300 2 two beds: €800-€1,1150, Median: €975 2 three beds: €1,150-€1,400, Median: €1,275					
Day Two: 10 (10 including studios and students)	1 one bed: €1,300 1 two beds: €1,150 4 three beds: €1,150-€1,400, Median: €1,350					

Day Three: 9 (9 including studios and students)	0 one beds 1 two beds: €1,150 4 three beds: €1,150-€1,490, Median: €1,350
Total Unique HAP:	0

- There was an average of 9 properties available to rent in Co. Leitrim each day during the study period.
- Over the three days, there were no properties available within standard/discretionary HAP limits.
- There was one one-bedroom property with rent set at €1,300.
- Monthly rents for two-bedroom properties ranged from €800-€1,150.
- Monthly rents for three-bedroom properties ranged from €1,150-€1,490.
- According to Daft.ie the average rent in Leitrim has increased by 9.3% since last year and now sits at €1,049.

Limerick City Suburbs

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	1
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	1
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 11 (13 including studios and students)	1 one bed: €1,150 2 two beds: €1,850-€1,900, Median: €1,875 3 three beds: €850-€2,500, Median: €2,200					
Day Two: 12 (14 including studios and students)	2 one beds: €1,150-€1,400, Median: €1,275 2 two beds: €1,850-€1,900, Median: €1,875 3 three beds: €850-€2,200, Median: €2,200					

Day Three: 15 (16 including studios and students)	2 one beds: €1,150-€1400, Median: €1,275 2 two beds: €1,900-€2,000, Median: €1,950 4 three beds: €850-€2,550, Median: €2,050
Total Unique HAP:	1

- There was an average of 14 properties available to rent in Limerick City Suburbs each day during the study period.
- Over the three days, there was one property available within discretionary HAP limits, suitable for families with two children.
- There were no properties available within standard HAP limits.
- Monthly rents for one-bedroom properties ranged from €1,150-€1,400.
- Monthly rents for two-bedroom properties ranged from €1,850-€2,000.
- Monthly rents for three-bedroom properties ranged from €850-€2,550.
- According to Daft.ie the average rent in Limerick County increased by €4.9% since last year and now sits at €1,406.

Limerick City Centre

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 28 (28 including studios and students)	2 one beds: €1,200-€1,450, Median: €1,325 14 two beds: €1,264-€3,000, Median: €2,150 4 three beds: €2,500-€3,000, Median: €2625					
Day Two: 26 (26 including studios and students)	2 one beds: €1,200-€1,450, Median: €1,325 12 two beds: €1,400-€3,000, Median: €2,150 5 three beds: €2,500-€3,000, Median: €2,600					

Day Three: 24 (24 including studios and students)	2 one beds: €1,200-€1,450, Median: €1,325 12 two beds: €1,400-€3,000, Median: €2,200 4 three beds: €2,500-€3,000, Median: €2,850
Total Unique HAP:	0

- There was an average of 26 properties available to rent in Limerick City Centre each day during the study period.
- Over the three days, there were no properties available within standard/discretionary HAP limits.
- Monthly rents for one-bedroom properties ranged from €1,200-€1,450.
- Monthly rents for two-bedroom properties ranged from €1,264-€3,000.
- Monthly rents for three-bedroom properties ranged from €2,500-€3,000.
- According to Daft.ie

Sligo Town

	Single/Couple: €450		Couple/One Parent + One Child: €650		Couple/One Parent + Two Children: €700	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 10 (10 including studios and students)	1 one bed: €750 3 two beds: €910-€1,600, Median: €953.33 3 three beds: €1,191.66-€1,600, Median: €1,750					
Day Two: 10 (10 including studios and students)	1 one bed: €750 3 two beds: €910-€1,600, Median: €953.33 3 three beds: €1,191.66-€1,600, Median: €1,750					

Day Three: 10 (10 including studios and students)	1 one bed: €750 3 two beds: €910-€1,600, Median: €953.33 3 three beds: €1,191.66-€1,600, Median: €1,750
Total Unique HAP:	0

- There was an average of 10 properties available to rent in Sligo Town each day during the study period.
- Across the three days, there were no properties available to rent within standard/discretionary HAP limits.
- There was one-bedroom property available with rent set at €750.
- Monthly rents for two-bedroom properties ranged from €910-€1,600.
- Monthly rents for three-bedroom properties ranged from €1,191.66-€1,600.
- According to Daft.ie the average rent in Sligo County increased by 12.4% and now sits at €1,276.

Portlaoise

	Single/Couple: €433		Couple/One Parent + One Child: €580		Couple/One Parent + Two Children: €610	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 1 (1 including studios and students)	0 one bed 0 two beds 1 three beds: €1,750					
Day Two: 2 (2 including studios and students)	0 one bed 1 two beds: €1,500 0 three beds					

Day Three: 1 (1 including studios and students)	0 one bed 0 two beds 0 three beds
Total Unique HAP:	0

- There was an average of one property available to rent in Portlaoise each day during the study period.
- Over the three days, there were no properties available within standard/discretionary HAP limits.
- There were no one-bedroom properties available to rent across the three days.
- There was one two-bedroom property available with rent set at €1,500.
- There was one three-bedroom property available with rent set at €1,500.
- According to Daft.ie the average rent in Laois increased by 9.6% since last year and now sits at €1,427.

Waterford City Centre

	Single/Couple: €450		Couple/One Parent + One Child: €550		Couple/One Parent + Two Children: €575	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total Number of Properties Available to Rent Each Day (No Cost Limits)						
Day One: 16 (17 including studios and students)	3 one beds: €931.66-€1,600, Median: €1,300 3 two beds: €959-€2,100, Median: €1,369 4 three beds: €969-€1,900, Median: €1,500					
Day Two: 17 (18 including studios and students)	4 one bed: €688-€1,600 4 two beds: €959-€2,100, Median: €1,600 3 three beds: €1,400-€1,900, Median: €1,600					

Day Three: 21 (21 including studios and students)	5 one beds: €855-€1,600, Median: €1,300 5 two beds: €959-€2,100, Median: €1,284.5 4 three beds: €1,400-€1,900, Median: €1,800
Total Unique HAP:	0

- There was an average of 19 properties available to rent in Waterford City Centre each day during the study period.
- Over the three days, there were no properties available within standard/discretionary HAP limits.
- Monthly rents for one-bedroom properties ranged from €931.66-€1,600.
- Monthly rents for two-bedroom properties ranged from €959-€2,100.
- Monthly rents for three-bedroom properties ranged from €969-€1,900.
- According to Daft.ie the average rent in Waterford City increased by 6.9% since last year and now sits at €1,495.



