



Locked Out of the Market Study September 2024

The Gap Between HAP Limits and Market Rents

Snapshot Study

June 2024

Simon Communities of Ireland

Supported by



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Government 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 September 2024 (9th, 10th, and 11th). 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-fifth 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 September 2024 *Locked Out of the Market* report shows a reduction in the number of properties available to rent through HAP since the June 2024 report. The number of properties available to rent at any price has also reduced slightly over the same period. This report comes in the context of a private rental sector characterised by unaffordability, volatility, and an overall lack of supply.

The latest Daft.ie Rental Report from Q2 2024 found just over 2,200 properties available to rent across the country. While this is relatively unchanged from the same date a year ago, it is one of the lowest totals on record, back to 2006. Fewer than 1,350 of these properties were in Dublin. This is again relatively unchanged from a year ago. In the previous sixteen months, there had been improvements in the supply of rental properties in the Dublin region from a low of 800 properties in Q4 2022. Unfortunately, these gains in the supply of rental properties in Dublin have run out of steam.¹²

Outside of Dublin, a bleak situation continues. The Q2 2024 Rental Report found fewer than 900 properties available to rent outside of Dublin. Across Cork, Galway, Limerick and Waterford cities combined, there were just 150 homes available to rent. It is therefore evident that supply remains a huge challenge in the private rental sector, and therefore so too does affordability.

According to Daft.ie's latest report, the national average rent is now €1,922, representing a 7.3% year-on-year increase. There are significant regional variations in rental inflation. Dublin continues to experience the lowest level of rental inflation, where rents increased by 3.5% in the last year, compared to an average of 10.6% elsewhere in the country. As mentioned in previous reports, this slowdown in Dublin has been driven by an increase in the supply of apartments available to rent in the region.

RTB data on average rent 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 RTB's latest Rent Index Report for Q1 2024, the standardized average rent in next tenancies is now €1,612, representing an 8.1% year-on-year increase. In Dublin, the average rent is €2,128, with a lower year-on-year increase of 6.3%. Outside of Dublin, the national average rent is €1,291, with a significantly higher year-on-year increase of 12.2%. It is evident that the lack of a supply of rental properties is leading to significant affordability challenges, especially outside of Dublin. This is reflected in the findings of this study as a dearth of HAP properties were found outside the capital.

The standardized national average rent for existing tenancies was €1,391, representing a 5.9% year-on-year increase. In Dublin, the average rent for existing tenancies was €1,829, representing a slightly smaller 5.2% year-on-year increase. Outside of Dublin, the average rent for existing tenancies was €1,061, representing a 5.8% year-on-year increase. Rental inflation for existing tenancies remains much more consistent across the country than for new tenancies, reflecting the widespread coverage of rent pressure zone legislation.

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

¹² Daft.ie Irish Rental Report Q2 2024, Available at: https://ww1.daft.ie/report/2024-Q2-rentalprice-daftreport.pdf?d_rd=1

received notices.¹³ 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 report¹⁴ highlighted how the proportion of tenants 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. According to the latest figures published by the Department of Housing, Local Government and Heritage, as of September 2024 there were 14,486 men, women and children living in emergency accommodation across the country. This includes a record 4,419 children.

Main Findings

- The report found just **33 properties available within standard or discretionary HAP limits** across the 16 study areas.
- This represents just **3% of the total properties** examined in the study.
 - For comparison, in 2023, an average of 4% of properties were available through HAP, in 2022, the average was 8% and in 2021 the average was 28%.
- Just **three properties were available through standard HAP limits**. Two of these were suitable for single person/couple households, while one was suitable for families with two children.
- **25 (76%) of the 33 properties available through HAP were in Dublin**. 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 12 out of the 16 study areas there were no properties available to rent through HAP** in any household category. These include Athlone, Cork City Centre, Cork City Suburbs, Dundalk, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, 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 from 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 mid-2022 low, this has not coincided with

¹³ 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>

¹⁴ RTB Rental Sector Survey 2023, Available at: <https://www.rtb.ie/about-rtb/news/rtb-publishes-findings-from-rental-sector-survey-reports-2023>

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.

Figure 1: Locked Out of the Market Long-Term Comparison

Locked Out of the Market 2020-2024

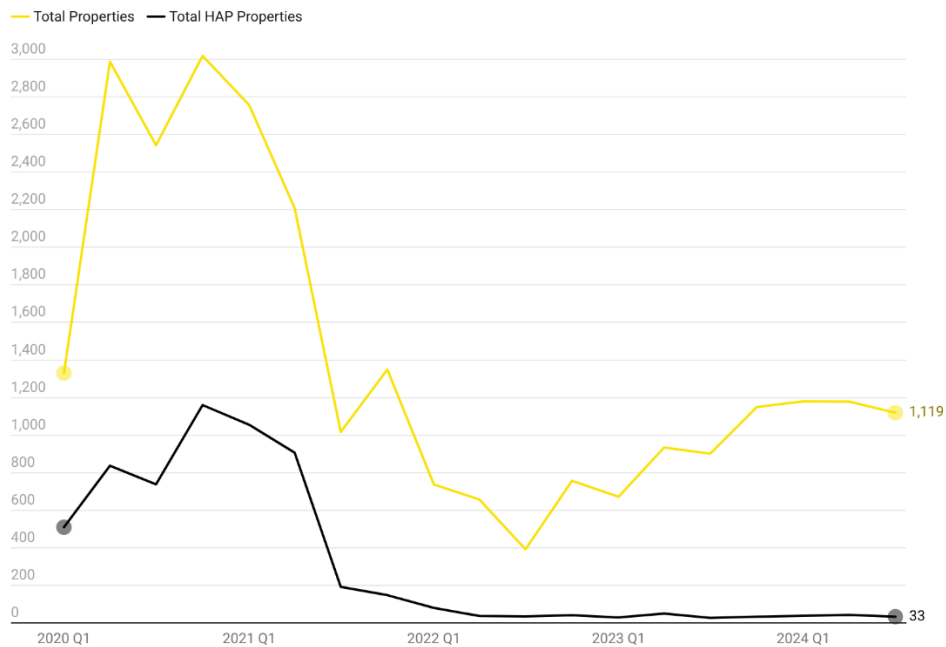


Chart: Simon Communities of Ireland • Source: Simon Communities of Ireland: Locked Out of the Market Reports • Created with Datawrapper

The table below compares the findings of the last four *Locked Out of the Market* reports. It is extremely concerning that six of 16 study areas had no properties available within HAP limits in all four reports, including Athlone, Galway City Centre, Co. Leitrim, Limerick City Centre, Sligo Town and Portlaoise. As reiterated in every *Locked Out of the Market* report, the lack of HAP properties available outside of the capital where discretionary HAP is limited to 35% is a serious concern.

Table 1: Locked Out of the Market Findings December 2023 – September 2024

	Total HAP Properties December 2023	Total HAP Properties March 2024	Total HAP Properties June 2024	Total HAP Properties September 2024
Athlone	0	0	0	0
Cork City Centre	2	0	0	0
Cork City Suburbs	0	1	0	0
Dublin City North	9	12	17	15
Dublin City South	14	18	21	10
Dublin City Centre	2	2	2	5

Dundalk	4	3	1	0
Galway City Suburbs	1	0	0	0
Galway City Centre	0	0	0	0
Kildare	0	2	1	3
Co Leitrim	0	0	0	0
Limerick City Suburbs	0	0	1	0
Limerick City Centre	0	0	0	0
Sligo Town	0	0	0	0
Portlaoise	0	0	0	0
Waterford City Centre	1	0	0	0
Total	33	38	43	33

Household Types

The study found a total of 33 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 30 were available under discretionary HAP.

- Single Person/Couple:** There were two properties for single person/couple households within standard HAP limits. One property was in Dublin City South, and one property was in Dublin City North. There were an additional eight properties available for single person/couple households within discretionary HAP limits. These were in Dublin City North (six properties), Dublin City South (one property) and Dublin City Centre (one property).
- 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 16 properties available through discretionary HAP rates. Seven properties were in Dublin City North, five properties were in Dublin City South, two properties were in Dublin City Centre and two properties were in Kildare.
- Couple/One Parent Plus Two Children:** There was one property available to couple/one parent households with two children through a standard HAP rate. This property was in Dublin City Centre. There were 22 properties available through discretionary HAP rates, 16 of which overlap with properties available to families with one child. The six additional properties were in Dublin City North (one property), Dublin City South (three properties), Dublin City Centre (one property) and Kildare (one property).

Analysis of Findings

The September 2024 *Locked Out of the Market* report found 1,119 properties available to rent at any price within the 16 areas over the three dates surveyed. This is 5% reduction from the 1,178 properties available in the June 2024 report, and a 24% increase from the 901 properties available in September 2023.

75% (842) of the properties available to rent at any price were in the three Dublin areas studied. Portlaoise and Sligo Town had the lowest number of properties available to rent, with just three properties available in each area across the three days. Nine of the 16 study areas saw a reduction in the number of properties available to rent. These include Athlone (-one property), Cork City Centre (-two properties), Dublin City South (-34 properties), Dublin City Centre (-28 properties), Galway City Centre (-three properties), Limerick City Centre (-14 properties), Sligo Town (-seven properties), Portlaoise (-one property), and Waterford City Centre (-12 properties). In four of the 16 study areas, the number of properties available to rent at any price remained unchanged from the June 2024 report. These include Dundalk, Galway City Suburbs, Co. Leitrim and Limerick City Suburbs. Three of the 16 study areas saw an increase in the number of properties available to rent. These include Cork City Suburbs (+11 properties), Dublin City North (+seven properties) and Kildare (+25 properties).

The September *Locked Out of the Market* report found 33 properties available to rent within HAP limits. This is a reduction of 10 (-23%) from the 43 properties available in June 2024. Just 3% of all properties available to rent examined in this study were available through HAP.

10 of the 16 study areas had no properties available within HAP limits in either the September or June 2024 reports. 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 City Centre. Four of the 16 study areas saw a reduction in the number of HAP properties available since the June 2024 report, these include Dublin City North (-two properties), Dublin City South (-11 properties), Dundalk (-one property) and Limerick City Suburbs (-one property).

As seen in previous *Locked Out of the Market* reports, the supply of properties within HAP limits was predominantly found in Dublin; 25 (76%) of the 33 HAP properties were found across the three Dublin study areas. Just one out of the 13 study areas outside Dublin had properties available to rent within HAP limits. This was in Kildare, where three HAP properties were found. 12 of the 16 study areas had no properties available to rent within HAP limits. These include Athlone, Cork City Centre, Cork City Suburbs, Dundalk, Galway City Suburbs, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise and Waterford City Centre.

Single person households received an increased HAP rate to match that available for couples in June 2022. *Locked Out of the Market* September 2024 found two properties for single person/couple households within standard HAP limits. There were an additional eight properties available for single person/couple households within discretionary HAP limits.

Up until 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. For the purpose of this report, studio apartments are not included in the overall figure for HAP properties. However, we note there were 29 studio apartments available within HAP limits during the study period. One of these properties was 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 16 properties available through discretionary HAP rates.

There was one property available to couple/one parent households with two children through a standard HAP rate. There were 22 properties available through discretionary HAP rates, 16 of which overlap with properties available to families with one child.

Homeless HAP/Discretionary Top Ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* September 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.

The Department of Housing, Local Government and Heritage recently published a HAP Performance Indicator Report for 2023. The use and level of discretion is outlined in the tables below. The use of discretion shows what percentage of households are receiving additional discretion and the level of discretion shows the average rate of discretion received by households. Since 2018, both the use and the level of discretion have been on the rise. This is unsurprising given the high rates of rental inflation across the country.

Table 2: HAP Discretion including DRHE 50%

	2018	2019	2020	2021	2022	2023
Use of Discretion	33.10%	42.70%	50.40%	57%	61.80%	65.70%
Level of Discretion	21.80%	22.50%	23.20%	24.20%	25.50%	27.50%

Table 3: HAP Discretion excluding DRHE 50%

	2018	2019	2020	2021	2022	2023
Use of Discretion	26.60%	36%	44.70%	51.20%	56%	60.70%
Level of Discretion	16.20%	16.60%	17%	17.30%	19.10%	22.10%

Summary of Findings

Table 4

Location	Total Properties June 2024	Total Properties September 2024	% Change Total Properties	Total HAP Properties June 2024	Total HAP Properties September 2024	% Change HAP Properties
Athlone	19	18	-5%	0	0	0%
Cork City Centre	40	38	-5%	0	0	0%
Cork City Suburbs	28	39	39%	0	0	0%
Dublin City North	209	216	3%	17	15	-12%
Dublin City South	477	443	-7%	21	10	-52%
Dublin City Centre	211	183	-13%	2	5	150%
Dundalk	10	10	0%	1	0	-100%
Galway City Suburbs	20	20	0%	0	0	0%
Galway City Centre	23	20	-13%	0	0	0%
Kildare	48	73	52%	1	3	200%
Co. Leitrim	10	10	0%	0	0	0%
Limerick City Suburbs	18	18	0%	1	0	-100%
Limerick City Centre	29	15	-48%	0	0	0%
Sligo Town	10	3	-70%	0	0	0%
Portlaoise	4	3	-25%	0	0	0%
Waterford City Centre	22	10	-55%	0	0	0%
Total	1178	1119	-5%	43	33	-23%

Table 5

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	18	0	0	0	0	0	0	0
Cork City Centre	31	38	0	0	0	0	0	0	0
Cork City Suburbs	32	39	0	0	0	0	0	0	0
Dublin City North	171	216	15	1	6	0	7	0	8
Dublin City South	383	443	10	1	1	0	5	0	8
Dublin City Centre	155	183	5	0	1	0	2	1	3
Dundalk	9	10	0	0	0	0	0	0	0
Galway City Suburbs	17	20	0	0	0	0	0	0	0
Galway City Centre	15	20	0	0	0	0	0	0	0
Kildare	57	73	3	0	0	0	2	0	3
Co. Leitrim	9	10	0	0	0	0	0	0	0
Limerick City Suburbs	15	18	0	0	0	0	0	0	0

Limerick City Centre	11	15	0	0	0	0	0	0	0
Sligo Town	2	3	0	0	0	0	0	0	0
Portlaoise	2	3	0	0	0	0	0	0	0
Waterford City Centre	9	10	0	0	0	0	0	0	0
Total	935	1119	33	2	8	0	16	1	22¹⁵

Summary of Findings for Each Location

Athlone

Table 6: Athlone

	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)	3 one beds: €900-€1,200, Median: €1,000 2 two beds: €1,700-€2,000, Median: €1,850 9 three beds: €1,600-€2,300, Median: €1,800					
Day Two: 17 (17 including studios and students)	3 one beds: €900-€1,200, Median: €1,000 2 two beds: €1,700-€2,000, Median: €1,850 9 three beds: €1,600-€2,300, Median: €1,800					

¹⁵ Properties in this category overlap with those available for families with one child.

Day Three: 16 (16 including studios and students)	2 one beds: €1,000-€1,200, Median: €1,100 1 two beds: €1,200 10 three beds: €1,600-€2,300, Median: €1,800
Total Unique HAP:	0

Key Findings – Athlone:

- 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.
- Monthly rents for one-bedroom properties ranged from €900-€1,200.
- Monthly rents for two-bedroom properties ranged from €1,200-€2,000.
- Monthly rents for three-bedroom properties ranged from €1,600-€2,300.
- According to Daft.ie, the average rent in Westmeath has increased by 12.1% since last year and now sits at €1,655.

Cork City Centre

Table 7: Cork City Centre

	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: 27 (32 including studios and students)	7 one beds: €1,148-€2,229, Median: €1,449 13 two beds: €1,565-€2,750, Median: €1,950 5 three beds: €1,656-€2,900, Median: €2,800					
Day Two: 26 (31 including studios and students)	5 one beds: €1,208-€2,229, Median: €1,449 13 two beds: €1,571-€2,750, Median: €2,000 6 three beds: €1,656-€3,000, Median: €2,850					

Day Three: 26 (31 including studios and students)	6 one beds: €1,208-€2,229, Median: €1,700 12 two beds: €1,571-€2,470, Median: €1,975 6 three beds: €1,656-€3,000, Median: €1,800
Total Unique HAP:	0

Key Findings – Cork City Centre:

- There was an average of 31 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 €1,148-€2,229.
- Monthly rents for two-bedroom properties ranged from €1,565-€2,750.
- Monthly rents for three-bedroom properties ranged from €1,656-€3,000.
- According to Daft.ie, the average rent in Cork City has increased by 11.9% since last year and now sits at €2,005.

Cork City Suburbs

Table 8: Cork City Suburbs

	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: 32 (33 including studios and students)	4 one beds: €1,191-€2,150, Median: €1,750 8 two beds: €1,539-€2,750, Median: €1,996 6 three beds: €1,950-€2,750, Median: €2,400					
Day Two: 32 (32 including studios and students)	3 one beds: €1,700-€2,150, Median: €1,800 7 two beds: €1,676-€2,750, Median: €2,150 7 three beds: €1,445-€2,750, Median: €2,400					

Day Three: 32 (32 including studios and students)	3 one beds: €1,700-€2,150, Median: €1,800 6 two beds: €1,676-€2,495, Median: €1,996 7 three beds: €1,950-€2,750, Median: €2,400
Total Unique HAP:	0

Key Findings – Cork City Suburbs:

- There was an average of 32 properties to rent each day in Cork City Suburbs 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 €1,191-€2,150.
- Monthly rents for two-bedroom properties ranged from €1,539-€2,750.
- Monthly rents for three-bedroom properties ranged from €1,445-€2,750.
- According to Daft.ie, the average rent in County Cork has increased by 8.7% since last year and now sits at €1,533.

Dublin City North

Table 9: Dublin City North

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	0	5	0	4	0	5
Day Two (New Properties)	1	1	0	0	0	0
Day Three (New Properties)	0	0	0	3	0	3
Total No. HAP Properties Across Three Days	1	6	0	7	0	8 ¹⁶
Total number of properties available to rent each day (no cost limits)						
Day One: 144 (171 including studios and students)	46 one beds: €1,042-€3,200, Median: €1,788 57 two beds: €1,700-€3,095, Median: €2,448 31 three beds: €1,952-€4,295, Median: €3,200					

¹⁶ Properties in this category overlap with those available for families with one child.

Day Two: 141 (166 including studios and students)	47 one beds: €862-€3,200, Median: €1,800 52 two beds: €1,703-€3,450, Median: €2,412 31 three beds: €1,952-€4,295, Median: €3,200
Day Three: 148 (177 including studios and students)	44 one beds: €862-€3,200, Median: €1,800 58 two beds: €1,703-€3,500, Median: €2,442 34 three beds: €1,952-€6,000, Median: €3,100
Total Unique HAP:	15

Key Findings - Dublin City North

- There was an average of 171 properties available to rent each day in Dublin City North during the study period.
- Over the three days, there were 15 properties available within standard/discretionary HAP limits.
- There was one property available within standard HAP limits, suitable for a single person or couple.
- There were an additional six properties within discretionary HAP limits, suitable for a single person or couple.
- There were seven properties within discretionary HAP limits suitable a family with one child.
- There were eight properties within discretionary HAP limits which were suitable for a family with two children.
- Monthly rents for one-bedroom properties ranged from €862-€3,200.
- Monthly rents for two-bedroom properties ranged from €1,700-€3,500.
- Monthly rents for three-bedroom properties ranged from €1,952-€6,000.
- According to Daft.ie, the average rent in Dublin City North has increased by 5.6% and now sits at €2,377.

Dublin City South

Table 10: Dublin City South

	Single/Couple: €900		Couple/One Parent + One Child: €1250		Couple/One Parent + Two Children: €1275	
	Standard	Discretionary	Standard	Discretionary	Standard	Discretionary
Day One	1	0	0	4	0	7
Day Two (New Properties)	0	1	0	1	0	0
Day Three (New Properties)	0	0	0	0	0	1

Total No. HAP Properties Across Three Days	1	1	0	5	0	8
Total number of properties available to rent each day (no cost limits)						
Day One: 357 (389 including studios and students)	113 one beds: €900-€4,314, Median: €1,995 153 two beds: €1,438-€10,000, Median: €2,647 48 three beds: €1,600-€9,216, Median: €3,500					
Day Two: 351 (383 including studios and students)	106 one beds: €900-€4,314, Median: €2,000 160 two beds: €1,585-€10,000, Median: €2,630 42 three beds: €3,200-€9,216, Median: €3,530					
Day Three: 346 (377 including studios and students)	99 one beds: €900-€4,314, Median: €2,000 162 two beds: €1,585-€10,000, Median: €2,670 41 three beds: €3,200-€9,216, Median: €3,509					
Total Unique HAP:	10					

Key Findings – Dublin City South:

- There was an average of 383 properties available to rent each day in Dublin City South during the study period.
- Over the three days, there were 10 properties available within standard/discretionary HAP limits.
- There was one property available within standard HAP limits, suitable for a single person or couple.
- There was an additional property available within discretionary HAP limits, suitable for a single person or couple.
- There were five properties available within discretionary HAP limits, suitable for a family with one child.
- There were eight properties available within discretionary HAP limits, suitable for a family with two children.
- Monthly rents for one-bedroom properties ranged from €900-€4,314.
- Monthly rents for two-bedroom properties ranged from €1,438-€10,000.
- Monthly rents for three-bedroom properties ranged from €1,600-€9,216.
- According to Daft.ie, the average rent in Dublin City South has increased by 2.4% and now sits at €2,512.

Dublin City Centre

Table 11: 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	1	0	0	0	1
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	2	1	0
Total No. HAP Properties Across Three Days	0	1	0	2	1	1
Total number of properties available to rent each day (no cost limits)						
Day One: 146 (155 including studios and students)	76 one beds: €1,261-€3,750, Median: €2,000 57 two beds: €2,014-€5,950, Median: €3,000 11 three beds: €1,500-€6,000, Median: €4,228					
Day Two: 147 (156 including studios and students)	72 one beds: €1,261-€3,750, Median: €1,950 61 two beds: €2,014-€5,751, Median: €2,950 12 three beds: €1,500-€6,000, Median: €4,214					
Day Three: 145 (155 including studios and students)	72 one beds: €1,500-€3,750, Median: €1,950 57 two beds: €1,300-€5,751, Median: €2,994 13 three beds: €1,083-€6,000, Median: €4,200					
Total Unique HAP:	5					

Key Findings – Dublin City Centre:

- There was an average of 155 properties available to rent each day in Dublin City Centre during the study period.
- Over the three days, there were five properties available within discretionary HAP limits.
- There was one property available within discretionary HAP limits, suitable for a single person or couple.
- There were two properties available within discretionary HAP limits, suitable for a family with one child.
- There was one property available within standard HAP limits, suitable for a family with two children.
- There was an additional property within discretionary HAP limits, suitable for a family with two children.

- Monthly rents for one-bedroom properties ranged from €1,261-€3,750.
- Monthly rents for two-bedroom properties ranged from €1,300-€5,950.
- Monthly rents for three-bedroom properties ranged from €1,083-€6,000.
- According to Daft.ie, the average rent in Dublin City Centre has increase by 3% since last year and now sits at €2,377.

Dundalk

Table 12: 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	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: 8 (9 including studios and students)	1 one beds: €1,452 2 two beds: €1,500-€2,000, Median: €1,750 4 three beds: €1,517-€3,000, Median: €1,900					
Day Two: 8 (9 including studios and students)	1 one beds: €1,452 2 two beds: €1,500-€2,000, Median: €1,750 4 three beds: €1,517-€3,000, Median: €1,900					
Day Three: 9 (10 including studios and students)	1 one beds: €1,452 2 two beds: €1,500-€2,000, Median: €1,750 5 three beds: €1,517-€3,000, Median: €1,700					
Total Unique HAP:	0					

Key Findings – Dundalk:

- There was an average of nine properties available to rent each day in Athlone 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 €1,452.
- Monthly rents for two-bedroom properties ranged from €1,500-€2,000.
- Monthly rents for three-bedroom properties ranged from €1,517-€3,000.
- According to Daft.ie, the average rent in County Louth has increased by 10.4% since last year and now sits at €1,793.

Galway City Suburbs

Table 13: 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: 16 (17 including studios and students)	1 one beds: €1,680 5 two beds: €1,800-€2,750, Median: €2,275 7 three beds: €1,600-€2,500, Median: €2,250					
Day Two: 17 (18 including studios and students)	1 one beds: €1,680 6 two beds: €1,800-€2,750, Median: €2,250 7 three beds: €1,350-€2,500, Median: €2,100					
Day Three: 16 (17 including studios and students)	1 one beds: €1,680 5 two beds: €1,800-€2,750, Median: €2,275 7 three beds: €1,350-€2,500, Median: €2,100					
Total Unique HAP:	0					

Key Findings – Galway City Suburbs:

- There was an average of 17 properties available to rent each day in Galway City Suburbs 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 €1,680.
- Monthly rents for two-bedroom properties ranged from €1,800-€2,750.
- Monthly rents for three-bedroom properties ranged from €1,350-€2,500.
- According to Daft.ie, the average rent in County Galway has increase by 9.9% since last year and now sits at €1,581.

Galway City Centre

Table 14: 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: 13 (17 including studios and students)	0 one beds 7 two beds: €1,400-€3,000, Median: €2,070 6 three beds: €1,700-€3,200, Median: €2,575					
Day Two: 14 (10 including studios and students)	0 one beds 5 two beds: €1,400-€3,000, Median: €2,000 3 three beds: €1,700-€3,200, Median: €3,000					
Day Three: 13 (9 including studios and students)	0 one beds 3 two beds: €1,400-€3,000, Median: €2,000 4 three beds: €1,700-€3,200, Median: €2,675					
Total Unique HAP:	0					

Key Findings – Galway City Centre:

- There was an average of 15 properties available each day in Galway City Centre during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.

- There were no one-bedroom properties available.
- Monthly rents for two-bedroom properties ranged from €1,400-€3,000.
- Monthly rents for three-bedroom properties ranged from €1,700-€3,200.
- According to Daft.ie the average rent in Galway City has increased by 13.3% since last year and now sits at €2,114.

Kildare

Table 15: 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	0	0	2	0	2
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	1
Total No. HAP Properties Across Three Days	0	0	0	2	0	3
Total number of properties available to rent each day (no cost limits)						
Day One: 48 (56 including studios and students)	7 one beds: €1,300-€2,000, Median: €1,600 16 two beds: €1,248-€2,700, Median: €1,750 14 three beds: €1,583-€3,000, Median: €2,370					
Day Two: 48 (55 including studios and students)	7 one beds: €1,300-€2,000, Median: €1,600 16 two beds: €1,248-€2,700, Median: €1,662 15 three beds: €1,583-€3,000, Median: €2,240					
Day Three: 54 (59 including studios and students)	7 one beds: €1,300-€2,000, Median: €1,600 16 two beds: €1,248-€2,700, Median: €1,660 18 three beds: €1,500-€3,000, Median: €2,240					
Total Unique HAP:	3					

Key Findings – Kildare:

- There was an average of 57 properties available to rent each day in Kildare during the study period.

- Over the three days, there were three properties available within discretionary HAP limits.
- There were no properties available within standard HAP limits.
- There were no properties available within standard or discretionary HAP limits suitable for a single person or couple.
- There were two properties available within discretionary HAP limits, suitable for families with one child.
- There were three properties available within discretionary HAP limits, suitable for families with two children.
- Monthly rents for one-bedroom properties ranged from €1,300-€2,000.
- Monthly rents for two-bedroom properties ranged from €1,248-€2,700.
- Monthly rents for three-bedroom properties ranged from €1,500-€3,000.
- According to Daft.ie the average rent in County Kildare has increased by 10.1% since last year and now sits at €1,983.

Co. Leitrim

Table 16: 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: 8 (9 including studios and students)	0 one beds 2 two beds: €1,000-€1,250, Median: €1,125 3 three beds: €950-€1,300, Median: €1,100					
Day Two: 8 (9 including studios and students)	0 one beds 2 two beds: €1,000-€1,250, Median: €1,125 4 three beds: €950-€1,300, Median: €1,050					
Day Three: 8 (9 including studios and students)	0 one beds 2 two beds: €1,000-€1,250, Median: €1,125 4 three beds: €950-€1,300, Median: €1,050					

Total Unique HAP:	0
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Key Findings – Co. Leitrim:

- There was an average of nine properties available to rent each day in Co. Leitrim during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- There were no one-bedroom properties available to rent.
- Monthly rents for two-bedroom properties ranged from €1,000-€1,250.
- Monthly rents for three-bedroom properties ranged from €950-€1,300.
- According to Daft.ie the average rent in County Leitrim has increased by 12.4% since last year and now sits at €1,139.

Limerick City Suburbs

Table 17: 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	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 (15 including studios and students)	0 one beds 4 two beds: €1,300-€4,000, Median: €2,150 6 three beds: €1,700-€3,000, Median: €2,293					
Day Two: 14 (14 including studios and students)	0 one beds 3 two beds: €1,300-€4,000, Median: €2,500 6 three beds: €1,700-€3,000, Median: €2,550					
Day Three: 16 (16 including studios and students)	0 one beds 3 two beds: €1,600-€4,000, Median: €2,500 7 three beds: €1,700-€3,000, Median: €2,500					

Total Unique HAP:	0
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Key Findings – Limerick City Suburbs:

- There was an average of 15 properties available to rent each day in Limerick City Suburbs over the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- There were no one-bedroom properties available to rent,
- Monthly rents for two-bedroom properties ranged from €1,300-€4,000.
- Monthly rents for three-bedroom properties ranged from €1,700-€3,000.
- According to Daft.ie the average rent in County Limerick has increased by 12.3% since last year and now sits at €1,564.

Limerick City Centre

Table 18: 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: 12 (12 including studios and students)	4 one beds: €1,250-€3,000, Median: €2,675 4 two beds: €2,605-€3,500, Median: €2,703 2 three beds: €2,200-€3,000, Median: €2,800					
Day Two: 9 (10 including studios and students)	4 one beds: €1,250-€3,000, Median: €2,675 3 two beds: €2,605-€3,500, Median: €2,800 2 three beds: €2,200-€3,000, Median: €2,600					
Day Three: 10 (11 including studios and students)	4 one beds: €1,250-€3,000, Median: €2,675 3 two beds: €1,600-€3,500, Median: €2,800 2 three beds: €2,200-€3,000, Median: €2,600					

Total Unique HAP:	0
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Key Findings – Limerick City Centre:

- There was an average of 11 properties available to rent each day in Limerick City Centre 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 €1,250-€3,000.
- Monthly rents for two-bedroom properties ranged from €1,600-€3,500.
- Monthly rents for three-bedroom properties ranged from €2,200-€3,000.
- According to Daft.ie, the average rent in Limerick City has increased by 21.2% since last year and now sits at €2,107.

Sligo Town

Table 19: 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: 3 (3 including studios and students)	0 one beds 1 two beds: €1,200 1 three beds: €1,800					
Day Two: 1 (1 including studios and students)	0 one beds 0 two beds 0 three beds					
Day Three: 1 (1 including studios and students)	0 one beds 0 two beds 0 three beds					

Total Unique HAP:	0
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Key Findings – Sligo Town:

- There was an average of 2 properties available to rent each day in Sligo Town during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- There were no one-bedroom properties available to rent.
- There was one two-bedroom property available to rent, with rent set at €1,200.
- There was one three-bedroom property available to rent, with rent set at €1,800.
- According to Daft.ie the average rent in County Sligo has increased by 11.3% since last year and now sits at €1,330.

Portlaoise

Table 20: 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 beds 0 two beds 0 three beds					
Day Two: 2 (2 including studios and students)	0 one beds 1 two beds: €1,500 0 three beds					
Day Three: 2 (2 including studios and students)	0 one beds 1 two beds: €1,300 0 three beds					

Total Unique HAP:	0
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Key Findings – Portlaoise:

- There was an average of two properties available to rent each day in Portlaoise during the study period.
- Over the three days, there were no properties available within HAP limits for any of the household types studied.
- There were no one-bedroom properties available.
- Monthly rents for two-bedroom properties ranged from €1,300-€1,500.
- There were no three-bedroom properties available to rent.
- According to Daft.ie the average rent in County Laois has increased by 13.4% since last year and now sits at €1,556.

Waterford City Centre

Table 21: 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: 9 (9 including studios and students)	3 one beds: €1,000-€1,218, Median: €1,200 3 two beds: €1,550-€1,822, Median: €1,600 2 three beds: €1,800-€2,100, Median: €1,950					
Day Two: 9 (9 including studios and students)	3 one beds: €1,000-€1,218, Median: €1,200 3 two beds: €1,550-€1,822, Median: €1,600 2 three beds: €1,800-€2,100, Median: €1,950					
Day Three: 8 (8 including studios and students)	3 one beds: €1,000-€1,218, Median: €1,200 3 two beds: €1,400-€1,822, Median: €1,550 2 three beds: €1,800-€2,100, Median: €1,950					

Total Unique HAP:	0
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Key Findings – Waterford City Centre:

- There was an average of seven properties available to rent each day in Waterford City Centre 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 €1,000-€1,218.
- Monthly rents for two-bedroom properties ranged from €1,400-€1,822.
- Monthly rents for three-bedroom properties ranged from €1,800-€2,100.
- According to Daft.ie, the average rent in Waterford City has increased by 9.9% since last year and now sits at €1,616.