



**Assessing the initial impact of COVID-19 crisis on rental
availability
*A Comparative Analysis***

Simon Communities of Ireland

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REPORT OVERVIEW

This snapshot analysis looks at properties available for rent in a number of urban areas across the country on Monday 2nd March 2020 and Wednesday 25th March 2020. The intention is to examine the prevalence and impact of increased availability of private rental accommodation in the period since the COVID-19 outbreak.

Reports show that there has been a rise in properties available to rent, suggesting that property owners are moving away from the short-term letting option such as Airbnb and towards more long-term rental leases in the private rental market.

The Simon Communities of Ireland release a quarterly [Locked Out Report](#) which analyses the availability of properties on [daft.ie](#) within the Housing Assistant Payments limits across 16 regions.

This snapshot analysis utilises the methodology of the Locked Out reports to quickly identify the scale of the increase in availability of properties to rent on [daft.ie](#) in four urban areas. With a view to beginning the assessment of the impact of this change on affordability and possible impact on homelessness we sought to assess the increase in properties available within the Housing Assistance Payment (HAP) limits.

The analysis looks at nine areas across four cities; Dublin City Centre, Dublin City North, Dublin City South, Limerick City Centre, Limerick City Suburbs, Galway City Centre, Galway City Suburbs, Cork City Centre and Cork City Suburbs.

Focusing particularly on properties available under the HAP rates available for:

1. Single people
2. Couples with no children
3. Couples/one parent with one child
4. Couples/one parent and two children.

The analysis applies both standard and discretionary HAP rates in relation to each demographic group in each region. In Dublin the discretionary rate is an additional 50%, outside Dublin it is an additional 20%.

MAIN FINDINGS

Across all the above stated regions there has been a 32.5% (n432) increase in properties available to rent at any price from 1330 properties on Monday 2nd March to 1762 properties on Wednesday 25th March.

Of the 1762 properties available across the four Irish cities, 510 properties fit into a HAP category in relation to one or more of the four demographic groups within the standard of higher HAP rates. This represented 28.9% of properties available on daft.ie across the four cities on 25th March.

Of these 510 properties across the four cities which fit into a HAP category, 490 were in the Dublin regions, leaving just 20 properties fitting within a HAP category across the three other cities.

Over the very short period since Government measures to combat COVID-19 were introduced, there have been significant increases in the availability of properties within either HAP limit in the three Dublin regions across all four demographic categories, particularly in relation to the Homeless HAP limits. Increases within standard HAP limits in Dublin have been more modest.

- For single people, there were just two properties available across all three Dublin regions within the standard HAP limits. When properties within homeless HAP rates were also included, there were 25 properties available across the Dublin regions on 25th March, an increase from just 10 properties on 2nd March.
- For couples without children, across the three Dublin regions there were 17 properties available within the standard HAP limit on 25th March, an increase in availability from six properties on 2nd March. When homeless HAP limits are included, this increased to availability of 117 properties on 25th March, up 56% on the 75 properties within homeless HAP limits on 2nd March.
- For couples or one parent with one child, there were 34 properties available within standard HAP limits on 25th March, and increase from 16 properties on 2nd March. When properties within homeless HAP limits are also included, there was a 50% increase from 248 properties available in the three Dublin regions on 2nd March to 372 properties on 25th March.
- It should be noted that of those 372 properties, 276 are one-bed properties, the suitability of which for a couple/one parent with one child is questionable.
- For couples or one parent with two children, there remained no properties available in any of the Dublin regions within standard HAP limits. However, there has been a 52.2% increase in availability of properties within homeless HAP across the three Dublin regions from 92 on 2nd March to 140 on 25th March.

Therefore, vast majority of the increases of properties available in Dublin within HAP limits are accounted for under the homeless HAP limit, which is 50% higher than the standard HAP limits. This indicates that market rates remain by and large beyond the standard HAP rates across the Dublin regions. There has been a fall in the median prices of 1, 2 and 3 bed properties in the Dublin City Centre and North Dublin City, while median prices have fallen or remained the same in South Dublin City, indicating that increased supply may be having some downward pressure on cost.

The significant increase in availability of properties within HAP limits is limited to Dublin, and is not reflected in other cities.

There have been slight decreases in properties available within HAP limits in Galway and Limerick for particularly demographic categories despite overall increases in available properties in those cities,

indicating that the market rates for rental properties remain mostly beyond standard HAP limits in those cities.

For example, In Galway City Centre there has been a 96% (n24) increase in properties available at any cost of the short period, from 26 properties on 2nd March to 50 properties on 25th March. However, just one property of these 50 came within a HAP limit, representing just 2% of available properties in Galway City Centre.

In Limerick City Centre and Limerick City Suburbs there remained no properties available within either standard or discretionary HAP limits for single people or couples.

There has been only a very modest increase in properties available within HAP limits in Cork City. Cork City Centre saw a large rise of 45% in properties available at any price, from 40 on 2nd March to 58 on 25th March. There remained no properties available for single people in Cork City Centre within HAP limits, and just one property available for couples without children within Cork City Centre. There was an increase from three to eight in the number of properties available to couples/one parent with one child, and an increase from zero to three properties available to couples/one parent with two children within HAP limits. Of the nine properties available within HAP limits in Cork City Centre, just one was within a standard HAP rate.

Dublin City Centre

- On 2nd March there were 270 properties available on [daft.ie](https://www.daft.ie) in Dublin City Centre. This increased to 473 properties on 25th March, representing a very large 75% increase over the period.
- The median prices for properties in Dublin City Centre have fallen over the period, from €2000 to €1750 for a one-bed property, €2995 to €2500 for a two-bed property and €3850 to €3150 per month for a three-bed property, indicating that the influx of properties into the market may have reduced cost.
- Of the 270 properties available in Dublin City Centre on 2nd March, just one property was available within the standard HAP limits (a one bed property available to a couple with one child). As of 25th March, this had increased to six properties available within standard HAP limits.
- The number of properties available to single people within the standard HAP limit, remained at zero, however the level increased from zero to four within the homeless HAP limit.
- There was a very large increase in properties available to couples with no children within HAP limits, from no properties on 2nd March to 23 properties on 25th March, although just one of those 23 properties was within standard HAP limits.
- There was a modest increase from none to five properties available within the standard HAP limit for couples/one parent with one child. However, once homeless HAP limits are included, there was a very large increase of 140% (n66) in properties available to couples/one parents with one child, from 47 on 2nd March, to 113 on 25th March.
- There remained no properties available within standard HAP limits for a couple/one parent with two children. However, 19 properties were available within homeless HAP limits for a couple/one parent with two children, representing a very significant jump from just four properties available to that category on 2nd March.

Dublin City North

- There has been a 29% (n65) increase in properties available in Dublin City North during the period, from 224 on the 2nd March to 289 properties on the 25th March. The median costs of properties in North Dublin City has fallen, from €1450 to €1350 for one beds, €2000 to €1900 for two beds and €2500 to €2350 for three beds.
- Of the 289 properties available on 25th March, 140 of them were within standard or homeless HAP limits for at least one of the four demographic categories, representing 48.4% of all properties in Dublin City North.
- For single people, there were two properties available within standard HAP rates, up from no properties, and 10 properties available at the homeless HAP rate, up from six properties on 2nd March.
- For couples with no children, availability increased from six properties to 11 properties within standard HAP rates, and from 29 properties to 36 properties within homeless HAP rates.
- For couples/one parent with one child, there was an increase from nine to 15 properties available within standard HAP rates. When homeless HAP rates were included, there was a large 57% increase in availability of properties, from 63 properties on 2nd March to 99 properties on 25th March, although 54 of these 99 properties are one bed properties.
- There has also been a significant 81% increase in properties available within homeless HAP rates for couples/one parent with two children, from 32 to 58 properties, although there remain no properties at all available to this category within standard HAP limits.

Dublin City South

- There were 14.3% (n90) more properties available at any price on [daft.ie](https://www.daft.ie) for Dublin City South on 25th March as on 2nd March, an increase from 629 to 719 properties. This is the highest number of properties of any region. The median costs of properties show a mixed picture, remaining at €1600 for one beds, falling from €2450 to €2300 for two beds and rising slightly from €2960 to €2980 for three beds.
 - 221 of the 719 properties available at any rate in Dublin City South, or 30.7%, were within standard or homeless HAP limits for at least one of the demographic categories.
 - There remain no properties available to single people in the region within standard HAP limits, however there is an increase from four to nine properties available to single people in the region within homeless HAP limits.
 - An increase from zero to five properties was noted within standard HAP rates for couples with no children, and a significant 52.5% increase in properties available to couples without children within homeless HAP rates, from 40 to 61 properties available.
 - There were twice the number of properties available within the standard HAP limit for couples/one parent with one child, rising from 7 to 14 properties, although all of these properties were one bedroom.
- A 12.3% increase in properties was available within homeless HAP limits for couples/one parent with one children from 130 properties to 146 properties. (However 105 of these properties are one bed, and so the suitability of these properties may be questionable.)

- There was an increase in properties available for couples/one parent with two children, from 56 to 63, although there remained no properties available for this category within the standard HAP rate.

Limerick City Centre

- There was a 21.4% (n3) increase from 14 properties available to rent at any price on 2nd March to 17 properties on 25th March in Limerick City Centre.
Median prices fell over the period from €900 to €750 for one beds, €1300 to €1200 for two beds and €1425 to €1250 for three beds.
- Of the 17 properties available to rent on 25th March, just two properties fit into any of the HAP categories, both relating to couples/one parent with one child, both one-bed properties.
- There remained on 25th March no properties available within any HAP limit for single people, couples with no children or couples/one parent with two children.

Limerick City Suburbs

- There has been an increase of properties available to rent at any price in Limerick Suburbs Centre from 20 to 30 over the period, up 50% (n10).
There were no one-bedroom properties available on the market on either date, however the median price for two-bedroom apartments rose from €900 to €1050 and rose for three-bedroom apartments from €1288 to €1300.
- There were no properties available for single people, couples or couples/one parent with one child in either the standard HAP or discretionary HAP limits in the region.
- Previously there had been one property available in each demographic group within any HAP limits.

Galway City Centre

- There was a large increase in properties available at any cost on 25th March at 50 properties, up 92.3% (n24) from 26 properties available on 2nd March. This increase in new stock suggests that Galway City Centre might be particularly sensitive to a downturn in Airbnb or tourism related bookings.
The median cost of a one-bed property fell from €2025 to €1200, for two-bedrooms the median remained at €1500 and for three-bedrooms the median fell from €2200 to €2000.
- Despite the increase in available properties, there remained no properties available under standard or discretionary HAP limits for single people, couples with no children, and couples/one parent with two children in Galway City Centre.
- There was just one property available within discretionary HAP limit for couples/one parent with one child.
- Therefore, just 1 property was available in relation to any demographic within any HAP limit within Galway City Centre, despite the 92% increase in available properties generally.

Galway City Suburbs

- Galway City suburbs saw 33.3% (n16) more properties available on Wednesday 25th March than Monday 2nd March, up from 48 properties to 64 available at any price. The median cost of one-bed properties fell from €829 to €800 over the period, two-bed properties rose from €1250 to €1300 and median for three-beds rose from €1350 to €1500. Therefore affordability does not seem to have increased with the increase in available properties in Galway City Suburbs.
- Of the 64 properties available on 25th March, just two properties fit into HAP rates relating to at least of the four demographic groups.
- This demonstrates that the increase in rental property availability in Galway has not led to a corresponding increase in properties within HAP limits, as the market values in Galway exceed the HAP limits for that region.

Cork City Centre

- There has been a marked increase of 45% (n18) of properties available to rent at any price, from 40 on 2nd March to 58 on 25th March in Cork City Centre. The median cost of one-bed properties remained steady at €1200, for two-beds fell slightly from €1575 to €1500 and for three-beds rose from €1650 to €2080.
 - Of the 58 available properties, nine of them, or 15.5%, were within the HAP limits for at least one of the four demographic groups.
 - However, there remains no properties available under standard or discretionary HAP limits for single people in Cork City Centre, and just one property available for a couple with no children under the discretionary HAP limit.
- There has been an increase in properties available within HAP limits for couples/one parent with one child from three to eight properties, with six of these properties within the discretionary limit. Six of the eight properties are one-bedroom properties.
- There has been an increase from zero to three properties available to couples/one parent with two children, all within the discretionary HAP limit, with no properties available within the standard HAP limit for that demographic group.

Cork City Suburbs

- Cork City Suburbs saw a modest increase from 59 properties available on 2nd March to 62 properties available at any price on 25th March.
- The median cost of one-bed properties fell from €1205 to €1100, for two-beds it rose from €1375 to €1500 and for three-beds fell slightly from €1650 to €1600.
- Five of the 62 total properties were within HAP limits for at least one of the four demographic groups.
 - There remained no properties available within standard or discretionary HAP limits for single persons, and just one property available in the region for couples with no children within the discretionary limit, and just one property for couples/ one parent with two children within the standard limit.



Data Tables

Rent and Rent Supplement Exercise				
Date: 2 nd March and 25th March 2020				
Location: Dublin City Centre				
Rent supplement amount for area/region (Homeless HAP properties are separate to 20% top-up)				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
02/03	No of properties: 0 Homeless HAP 50%: 0	No of properties: 0 Homeless HAP 50%: 0	No of properties: 0 Homeless HAP 50%: 47 (46 1 beds)	No of properties: 0 Homeless HAP 50%: 4
25/03	No of properties: 0 Homeless HAP 50%: 4	No of properties: 1 (included in single HH) Homeless HAP 50%: 22 (3 included in single HH)	No of properties: 5 (one beds- all included in the couple HH) Homeless HAP 50%: 108 (93 1 beds, 6 of which were included within couple HH)	No of properties: 0 Homeless HAP 50%: 19 (15 of which included in Couple1child, 2 3 beds+)
Total number of properties available to rent in region each day (no cost limits)				
2.03	270 (274 – 4 students). 115 One beds: €4,500 - €1,400, Median €2,000 / 135 Two beds €5,800 - €1,800, Median €2,995 / 12 Three beds €4,250 - €2,500, Median €3,850 (8 properties > 3 beds)			
25/03	473 total (478- 5 student). 204 One beds (3 student) (€4500-€866, median €1750) 239 Two beds (€5800- €1708, median €2500), 27 Three beds €5,000 - €1733, median €3150 (3 properties > 3 beds)			
HAP total properties 25 th March	129			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: North Dublin City				
Rent supplement amount for area/region				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
02/03	No of properties: 0 Homeless HAP 50%: 6	No of properties: 6 Homeless HAP 50%: 29	No of properties: 9 (all one beds) Homeless HAP 50%: 54 (30 one beds)	No of properties: 0 Homeless HAP 50%: 32
25/03	No of properties: 2 Homeless HAP 50%: 10	No of properties: 11 (all 11 included in single rates) Homeless HAP 50%: 36 (1 included in single HH)	No of properties: 15 (all one beds, all within couple rates) Homeless HAP 50%: 84 (44 one beds, 9 included under couple HH)	No of properties: 0 Homeless HAP 50%: 58 (40 included under couple1child, 10 3 beds)
Total number of properties available to rent in region each day (no cost limits)				
02/03	224 (231 - 7 students). 45 One beds: €3,200 - €1,000, Median €1,450 / 80 Two beds €3,495 - €1,350, Median €2,000 / 51 Three beds €3,950 - €1,800, Median €2,500 (48 properties > 3 beds)			
25/03	289 (298 - 9 students). 86 One beds: €3200 - €650, median €1350 / 94 Two beds €2995 - €1,410, median €1900 / 65 Three beds €3,965 - €1,550, median €2350 (44 properties > 3 beds)			
Total HAP properties 25 March	140			

Rent and Rent Supplement Exercise

Date: 2nd March and 25th March 2020				
Location: South Dublin City				
Rent supplement amount for area/region				
	Single Person: €660	Couple: €900	Couple/ One Parent + 1 Child: €1,250	Couple/One Parent + 2 Children: €1,275
02/03	No of properties: 0 Homeless HAP 50%: 4	No of properties: 0 Homeless HAP 50%: 40	No of properties: 7 (all one beds) Homeless HAP 50%: 130 (86 one beds)	No of properties: 0 Homeless HAP 50%: 56
25/03	No of properties: 0 Homeless HAP 50%: 9	No of properties: 5 (all 5 included in single HH rate) Homeless HAP 50%: 61 (4 included in single HH rate)	No of properties: 14 (all one beds, all included in couple rates) Homeless HAP 50%: 146 (105 one beds, 13 included in couple HH rate)	No of properties: 0 Homeless HAP 50%: 63 (all 2 beds, 41 included in couple1child HH rate)
Total number of properties available to rent in region each day (no cost limits)				
02/03	629 (633 - 4 students) 158 One beds: €5,250 - €800, Median: €1,600 / 279 Two beds €7,000 - €1,450, Median: €2,450 / 101 Three beds €6,500 - €1,758, Median: €2,960 (91 properties > 3 beds)			
25/03	719 (722- 3 students) 250 One beds: €5,250 - €800, median €1600/ 313 Two beds €7000 - €1300 median €2300, / 100 Three beds €6000 - €1,900 median €2980 (56 properties > 3 beds)			
Total HAP properties 25 th March	221			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Limerick City Centre				
Rent supplement amount for area/region				
	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 2 (2 1 beds)	No of properties: 0 Discretion 20%: 0
25/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 bed) Discretion 20%: 1(1 bed)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
02/03	14. 7 One beds: €1,250 - €728, Median: €900 / 2 Two beds: €1,300 / 2 three beds: €1,600 - €1,250. (3 properties > 3 beds)			
25/03	17 total. 5 One beds: €1408 - €550, Median: €750 / 7 Two beds: €1,350 - €884, Median: €1200 / 2 three beds: €1500 - €1000. (3 properties > 3 beds)			
Total HAP properties 25 th March	2			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Limerick City Suburbs				
Rent supplement amount for area/region				
	Single Person: €420	Couple: €450	Couple/ One Parent + 1 Child: €650	Couple/One Parent + 2 Children: €700
02/03	No of properties: 1 Discretion 20%: 0	No of properties: 1 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 1
25/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 four bed) Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
02/03	20 (24 – 4 students). 0 one beds / 5 two beds: €1,200 - €800, Median: €900 / 6 three beds: €1,450 - €900, Median: €1,288 (9 properties > 3 beds)			
25/03	30. 0 one beds: € / 6 two beds: €1,200 - €957, Median: €1,050 / 8 three beds: €1,400 - €900, Median: €1,300 (16 properties > 3 beds)			
Total HAP properties 25 th March	1			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Galway City Centre				
Rent supplement amount for area/region				
	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1
25/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1 (1 bed)	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
02/03	26. 2 one beds: €2,950 - €1,100 / 14 two beds: €2,500 - €1,200 , Median: €1,500 / 5 three beds: €3,000 - €1,450, Median: €2,200 (5 properties > 3 beds)			
25/03	50 total. 6 one beds: €2,950 - €950, median: €1,200 / 16 two beds: €2,500 - €1,200, Median: €1,500 / 13 three beds: €2,600 - €1,300, Median: €2000 (15 properties > 3 beds)			
Total HAP properties on 25 th March	1			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Galway City Suburbs				
Rent supplement amount for area/region				
	Single Person: €575	Couple: €650	Couple/ One Parent + 1 Child: €850	Couple/One Parent + 2 Children: €875
02/03	No of properties: 0 Discretion 20%: 1	No of properties: 0 Discretion 20%: 1	No of properties: 2 (1 beds) Discretion 20%: 2	No of properties: 0 Discretion 20%: 2
25/03	No of properties: 0 Discretion 20%: 1	No of properties: 1 (included in single rate) Discretion 20%: 1	No of properties: 2 (2 1 beds, both included in couple rates) Discretion 20%: 0	No of properties: 0 Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
02/03	48 (51 – 3 student). 3 one beds: €1,100 - €670, median: €829 / 19 two beds: €2,000 - €1,000, Median: €1,250 / 7 three beds: €1,700 - €1,200, Median: €1,350 (19 properties > 3 beds)			
25/03	64 total (66- 1 student) (5 one beds: €1,100 - €650, median: €800 / 17 two beds: €1700 - €1,100, Median: €1,300 / 15 three beds: €1850 - €1,200, Median: €1,500 (27 properties > 3 beds)			
Total HAP properties on 25 th March	2			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Cork City Centre				
Rent supplement amount for area/region				
	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 1 (one bed) Discretion 20%: 2 (one beds)	No of properties: 0 Discretion 20%: 0
25/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 2 (2 one bed, 1 included in couple rate) Discretion 20%: 6 (4 one beds)	No of properties: 0 Discretion 20%: 3 (2 included in couple1child rates)
Total number of properties available to rent in region each day (no cost limits)				
02/03	40. 13 one beds: €2,880 - €820, median: €1,200 / 17 two beds: €3,800 - €1,297, Median: €1,575 / 9 three beds: €3,421 - €1,365, Median: €1,650 (1 properties > 3 beds)			
25/03	58 total. 20 one beds: €1410 - €775, median: €1,200 / 25 two beds: €2200- €1026, Median: €1,500 / 10 three beds: €3,421 - €1,330, Median: €2080 (3 properties > 3 beds)			
Total HAP properties 25 th March	9			

Rent and Rent Supplement Exercise				
Date: 2nd March and 25th March 2020				
Location: Cork City Suburbs				
Rent supplement amount for area/region				
	Single Person: €550	Couple: €650	Couple/ One Parent + 1 Child: €900	Couple/One Parent + 2 Children: €925
02/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 0	No of properties: 1 (1 bed) Discretion 20%: 2	No of properties: 0 Discretion 20%: 2
25/03	No of properties: 0 Discretion 20%: 0	No of properties: 0 Discretion 20%: 1	No of properties: 3 (2 1 beds) Discretion 20%: 1 (1 1 bed)	No of properties: 1 (included in couple1child rate) Discretion 20%: 0
Total number of properties available to rent in region each day (no cost limits)				
02/03	59 (62 – 3 students). 4 one beds: €1,648 - €900, median: €1,205 / 23 two beds: €2,500 - €955, Median: €1,375 / 22 three beds: €2,250 - €1,350, Median: €1,650 (10 properties > 3 beds)			
25/03	62 total (65- 3 student). 12 one beds: €1595 - €736 median: €1100 / 21 two beds: €2166 -€866 , Median: €1500 / 18 three beds: €2,250 - €1450, Median: €1,600 (11 properties > 3 beds)			
Total HAP properties 25 th March	5			





For further information, contact

Wayne Stanley
Head of Policy and Communications

E: wayne.stanley@simoncommunity.com Ph: 087 799 3860

