



*Locked Out of the Market Study in December 2023*

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**The Gap Between HAP Limits and Market Rents**

**Snapshot Study**

**December 2023**

**Simon Communities of Ireland**

Supported by



**Rialtas na hÉireann**  
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# Introduction

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*Locked Out of the Market* is a snapshot study<sup>1</sup> undertaken every quarter over three consecutive days. This study was undertaken in December 2023 (18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup>). 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.ie<sup>2</sup> for the following areas: Cork City Centre<sup>3</sup>, Cork City Suburbs, Dublin City Centre<sup>4</sup>, Dublin City North<sup>5</sup>, Dublin City South<sup>6</sup>, Galway City Centre<sup>7</sup>, Galway City suburbs, Limerick City Centre, Limerick City suburbs, Portlaoise, Kildare (selected areas)<sup>8</sup>, Athlone, Sligo Town<sup>9</sup>, Dundalk, Co. Leitrim<sup>10</sup>, and Waterford City Centre<sup>11</sup>.

This is the thirty-second snapshot study. It reflects the lived experience of people trying to find a home to rent in this period. This study also examined availability of properties within 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%<sup>12</sup> 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 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.

## Market Context

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The December 2023 *Locked Out of the Market* report shows an increase in the number of properties available to rent and available through HAP since September 2023. The report comes in the context

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<sup>1</sup> This is a snapshot study conducted over a three-day period therefore findings are indicative of trends in asking prices in the wider rental market.

<sup>2</sup> Daft.ie is a property website that advertises the asking prices for properties available for sale and for rent. <http://www.daft.ie/about/>

<sup>3</sup> 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).

<sup>4</sup> For this Report, Dublin City Centre was defined as Dublin 1 and Dublin 2.

<sup>5</sup> For this Report, Dublin City North was defined as Dublin 3, 5, 7, 9, 11.

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

<sup>7</sup> Galway City Centre contains properties to rent in Galway City Centre, Nun's Island, Bohermore and Woodquay (daft.ie).

<sup>8</sup> 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.

<sup>9</sup> Areas of Athlone, Portlaoise, Dundalk and Sligo Town contain properties to rent within each of the townland border (daft.ie).

<sup>10</sup> Areas of Co. Leitrim contains properties to rent within the county borders (Daft.ie).

<sup>11</sup> Waterford City Centre contains properties to rent in Newtown, Ballyaneen, Waterford City, Belview Port, Ballytruckle, Ballygunner, Carrigeen, and Ballinamona. (daft.ie)

<sup>12</sup> In June 2022, the Minister for Housing increased the discretionary HAP rate outside of Dublin from 20% to 35%. Rates for single people also increased to match rates available for couples.

of an extremely pressurised private rental market, characterised by volatility and a lack of supply and overall affordability.

The latest Daft.ie Rental Report<sup>13</sup> found almost 1800 rental properties to rent on November 1<sup>st</sup>, a 64% increase compared to a year earlier. However, this is still far too few homes given that there are at least 330,000 households living in the private rental market.<sup>14</sup> Between 2015 and 2019, there were typically close to 4,000 homes available to rent at any one time. During this period, the market was still tight, and rents were on the rise. Our population has continued to increase since then, while supply in the private rental market has reduced and rent prices have soared.

The Daft.ie Rental report found that average monthly rent now stands at €1,823 nationally. This represents an 8% year-on-year increase. This is the lowest rate of inflation in two years. There are large regional variations, with Dublin experiencing year-on-year increase of 4.3%, compared to a rate of 11.5% across the rest of the country. The slowdown in annual inflation has therefore been driven by Dublin. The largest year-on-year increases were seen in Limerick and Donegal, with rates of just over 20%.

The RTB Rental Survey<sup>15</sup> highlighted the increasing unaffordability for HAP tenants in the private rental market, as the proportion of tenants on rental assistance who are having to make top-up payment to their landlord has increased from 66% in 2019/20 to 88% in 2022/23. The average top-up payment has increased from €255 to €284 over the same period.

New record-levels of homelessness continue, with latest figures from the DHLGH reporting that 13,514 people were living in emergency accommodation in the last week of November. Among these were 4,105 children. This represents an overall increase of 17% in the 12 months since November 2022.

Since the beginning of this year, the RTB has received 15,006 notices of termination (NoT).<sup>16</sup> 60% of NoTs received by the RTB were due to the landlord intending to sell the property. The loss of these properties coupled with a lack of social housing will continue to pressurise an already contracting private rental market. This will put an increased strain on organisations providing emergency accommodation for those who are evicted and cannot find alternative accommodation.

## Main Findings

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- This report found that there were only 33 properties available within standard or discretionary HAP limits nationwide.
- Just 2.87% of all properties available to rent examined in this study are available through HAP. In 2023, on average, 3.88% of properties examined were available through HAP.
  - For comparison, in 2022, 7.71% were available through HAP. In 2021, 27% were available through HAP.
- Just two properties were available within standard HAP rates. Both properties were located in Cork City Centre. One property was suitable for both a couple/single person with one or two children. The other property was suitable for a couple/single person with two children.

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<sup>13</sup> Daft.ie Rental Report Q3, Daft.ie. Available at: [https://ww1.daft.ie/report/ronan-lyons-2023q3-daftrentalprice?d\\_rd=1](https://ww1.daft.ie/report/ronan-lyons-2023q3-daftrentalprice?d_rd=1)

<sup>14</sup> Census of Population 2022 Profile 2 – Housing in Ireland, CSO.ie. Available at: <https://www.cso.ie/en/releasesandpublications/ep/p-cpp2/censusofpopulation2022profile2-housinginireland/homeownershipandrent/>

<sup>15</sup> RTB Rental Sector Survey, RTB.ie. Available at: <https://www.rtb.ie/about-rtb/data-insights/data-hub>

<sup>16</sup> RTB Notices of Termination, RTB.ie. Available at: <https://www.rtb.ie/about-rtb/data-insights/data-hub/notices-of-termination-nots-received-by-the-rtb-from-q3-2022>

- 25 (76%) of the 33 properties available through HAP were in Dublin (Dublin City North, Dublin City South, Dublin City Centre). 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 nine 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 Suburbs, Galway City Centre, Kildare (selected areas), Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

### Voices of Those Locked Out

#### Ricky

“I have lost hope of ever finding a rental property... every place I applied for I never received a reply... I thought I would be on the street... The HAP won't cover any rents I find, and the landlords don't want HAP. It's a very scary place to be in.”

## Household Types

The study found a total of 33 properties available to rent within HAP limits across the 16 study areas in at least one of the four household categories. Two properties were available within standard discretionary limits and the remaining 31 were available under discretionary HAP.

- **Single Person/Couple:** There were no properties available to single persons or couples through a standard HAP rate. 10 properties were available through discretionary HAP rates. Five properties were in Dublin City North, three were in Dublin City South, one was in Dublin City Centre, and one was in Waterford City Centre.
- **Couple/One Parent plus One Child:** Two properties were available to families with one child through a standard HAP rate. Both properties were located in Cork City Centre. 16 properties were available within discretionary HAP rates. Three were located in Dublin City North, 10 were in Dublin City South, one was in Dublin City Centre, and two were in Dundalk.
- **Couple/One Parent plus Two Children:** Two properties were available to families with two children through a standard discretionary rate. 21 properties were available within discretionary HAP rates. Almost all properties overlap with properties available to families with one child. The five additional properties available for families with two children were located in Galway City Suburbs, Dundalk, Dublin City North and Dublin City South.

## Analysis of Findings

The December *Locked Out of the Market* report found 1149 properties available to rent at any price within the 16 areas over the three dates surveyed. This represents a 28% (248) increase from the 901 properties available in the September 2023 *Locked Out* report, and a 52% increase from the 757 properties available in December 2022.

76% (876) of the properties available to rent at any price were located in the three Dublin areas studied. Portlaoise had the lowest number of properties available to rent with just one property available across the three days. Although the total number of properties available to rent increased since the September *Locked Out* report, four of the 16 study areas saw a reduction in the number of

properties available to rent. These include Kildare, which saw a reduction of nine properties (-14%), Leitrim with a reduction of four properties (-44%) and Waterford City Centre with a reduction of six properties (-32%). The largest increases in the number of available properties took place in Galway City Suburbs, which saw an increase of 25 properties (208%), Dublin City Centre with an increase of 98 properties (76%), Dundalk with an increase of seven properties (70%) and Limerick City Centre with an increase of seven properties (70%).

In September 2023, *Locked Out of Market* recorded 27 properties available within HAP rates, while the December 2023 report recorded 33 properties, representing a 22% increase since September 2023. However, just 3% of all properties available to rent examined in this study were available through HAP. This is the same as September 2023. Just two properties were available within standard HAP limits, a reduction from the three available in the September 2023 *Locked Out* report.

As seen in many *Locked Out of the Market* reports, the supply of properties within HAP limits are predominantly in Dublin; 25 (76%) of the total 33 HAP properties were found in Dublin. Four areas outside of Dublin had properties available within discretionary HAP limits. These were Cork City Centre (two properties), Dundalk (four properties), Galway City Suburbs (one property) and Waterford City Centre (one property). In Dublin the discretionary rate allows up to an additional 50% of the standard rate; this is limited to 35% elsewhere in the country. Nine of the 16 study areas had no HAP properties available to rent in any household category within standard or discretionary limits. These were Athlone, Cork City Suburbs, Galway City Centre, Kildare (selected areas), Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise.

Single person households received an increased HAP rate to match that available to couples in June 2022. *Locked Out of the Market* December 2023 found no properties within standard HAP limits for this household type. 10 properties were available for single persons/couples through discretionary HAP rates. All these properties were located across the three Dublin areas studies except for one in Waterford City Centre.

For couples/one parent families with one child, there were two properties were available within standard HAP limits, and 16 properties were available within discretionary HAP limits. The majority of these properties were located in Dublin, with the remainder located in Cork City Centre (two properties) and Dundalk (two properties).

The same two properties were available for families with two children within standard HAP limits. 20 properties were available within discretionary HAP limits for this household type. The majority of these properties overlap with those available for families with one child.

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 the 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> of December 2023. Table 1 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* December 2023 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.

Table 1: Regional Breakdown of Total Properties Available within HAP and Homeless HAP Limits December 2023 compared to September 2023

LOCATION	Total Properties September 2023	Total Properties December 2023	% Change Total Properties	Total HAP Properties September 2023	Total HAP Properties December 2023	% Change HAP Properties
Athlone	7	<b>11</b>	57%	1	<b>0</b>	-100%
Cork City Centre	33	<b>40</b>	21%	0	<b>2</b>	0
Cork City Suburbs	28	<b>32</b>	14%	0	<b>0</b>	0
Dublin City North	140	<b>179</b>	28%	10	<b>9</b>	-10%
Dublin City South	404	<b>470</b>	16%	5	<b>14</b>	180%
Dublin City Centre	129	<b>227</b>	76%	1	<b>2</b>	100%
Dundalk	10	<b>17</b>	70%	3	<b>4</b>	33%
Galway City Suburbs	12	<b>37</b>	208%	0	<b>1</b>	0
Galway City Centre	18	<b>30</b>	67%	1	<b>0</b>	-100%
Kildare	66	<b>57</b>	-14%	5	<b>0</b>	-100%
Co. Leitrim	9	<b>5</b>	-44%	0	<b>0</b>	0
Limerick City Suburbs	7	<b>8</b>	14%	0	<b>0</b>	0
Limerick City Centre	10	<b>17</b>	70%	0	<b>0</b>	0
Sligo Town	3	<b>5</b>	67%	0	<b>0</b>	0
Portlaoise	6	<b>1</b>	-83%	0	<b>0</b>	0
Waterford City Centre	19	<b>13</b>	-32%	1	<b>1</b>	0%
<b>TOTAL</b>	<b>901</b>	<b>1149</b>	<b>28%</b>	<b>27</b>	<b>33</b>	<b>22%</b>

## Voices of Those Locked Out

### Sylvia

"It was very difficult for me; it was like hell for me. I'm sorry to use that word but it is just something that I don't want to go back to. I don't even like remembering it because if I remember all I went through. Everything that they asked me to submit I submitted. I submitted my payslip because I am employed. I submitted my bank statements... there is nothing I did not submit. The problem is once you call and they say come view the house, you go to view the house and then they say it's gone. There was one time they were already asking me when I was moving in... I was so happy. I told him the time I would move in. He said can you send me your work I.D and immediately I sent it. He looked at it and sent me a reply saying Sylvia I am sorry I decided to give it to someone else. So going back to them memories I pray every day that I won't never go back. I try to forget about this time."

Table 2

<b>LOCATION</b>	<b>Average number of properties available to rent with no min cost each day</b>	<b>Total unique properties available to rent with no min cost across the three days</b>	<b>Total HAP rental available within at least one HAP category/rate</b>	<b>Single person/ Couples: properties available to rent within; HAP Limits/Discretionary Limit</b>	<b>Couple/One Parent + 1 Child: properties available to rent within; HAP Limits/Discretionary Limit</b>	<b>Couple/One Parent + 2 Children: properties available to rent within; HAP Limits/Discretionary Limit</b>
<b>Athlone</b>	11	11	<b>0</b>	0/0	0/0	0/0
<b>Cork City Centre</b>	35	40	<b>2</b>	0/0	2/0	2/0
<b>Cork City Suburbs</b>	27	32	<b>0</b>	0/0	0/0	0/0
<b>Dublin City North</b>	160	179	<b>9</b>	0/5	0/3	0/4
<b>Dublin City South</b>	425	470	<b>14</b>	0/3	0/10	0/11
<b>Dublin City Centre</b>	202	227	<b>2</b>	0/1	0/1	0/2
<b>Dundalk</b>	14	17	<b>4</b>	0/0	0/2	0/4
<b>Galway City Suburbs</b>	34	37	<b>1</b>	0/0	0/0	0/1
<b>Galway City Centre</b>	24	30	<b>0</b>	0/0	0/0	0/0
<b>Kildare</b>	52	57	<b>0</b>	0/0	0/0	0/0
<b>Co. Leitrim</b>	4	5	<b>0</b>	0/0	0/0	0/0
<b>Limerick City Suburbs</b>	6	8	<b>0</b>	0/0	0/0	0/0
<b>Limerick City Centre</b>	15	17	<b>0</b>	0/0	0/0	0/0
<b>Sligo Town</b>	4	4	<b>0</b>	0/0	0/0	0/0
<b>Portlaoise</b>	1	1	<b>0</b>	0/0	0/0	0/0



<b>Waterford City Centre</b>	11	13	<b>1</b>	0/1	0/0	0/0
<b>TOTAL</b>	<b>1025</b>	<b>1149</b>	<b>33</b>	<b>0/10</b>	<b>2/16</b>	<b>2/22<sup>17</sup></b>

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<sup>17</sup> Total figure for couple/one parent with two children will overlap with properties available for couple/one parent with one child.

# Summary of Findings for Each Location

## Athlone

Table 3: Athlone Properties Available Within HAP Limits

	<b>Single Person: €470</b>	<b>Couple: €470</b>	<b>Couple/One Parent + One Child: €600</b>	<b>Couple/One Parent + Two Children: €625</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 11 <sup>18</sup> (11 including students and studios)	2 one beds: €750 6 two beds: €1450-€1850, Median: €1650 2 three beds: €1700-€1800, Median: €1750			
Day two: 11 (11 including students and studios) (0 unique) <sup>19</sup>	2 one beds: €750 6 two beds: €1450-€1850, Median: €1650 2 three beds: €1700-€1800, Median: €1750			
Day three: 11 (11 including students and studios) (0 unique)	2 one beds: €750 6 two beds: €1450-€1850, Median: €1650 2 three beds: €1700-€1800, Median: €1750			
<b>Total Unique HAP</b>	<b>0</b>			

### Athlone Summary:

- There was an average of 11 properties to rent in Athlone each day during this study period.
- There were no properties available within HAP rates for any of the four household types studied.
- There were two one bed properties available in Athlone over this period, with rent set at €750 per month.
- Rent for two-bedroom properties ranged from €1450-€1850.
- Rent for three-bedroom properties ranged from €1700-€1800.

<sup>18</sup> Totals Include properties available with four or more bedrooms that were available at the time of the study, but not necessary for the inclusion of the report.

<sup>19</sup> New properties not available from the previous day.

## Cork City Centre

Table 4: Cork City Centre Properties Available Within HAP Limits

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + One Child: €900</b>	<b>Couple/One Parent + Two Children: €925</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 1 Discretionary Rate 35%: 0	Standard Rate: 1 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 1 Discretionary Rate 35%: 0 Total: 1	Standard Rate: 1 Discretionary Rate 35%: 0 Total: 1
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 34 (37 including students and studios)	11 one beds: €700-€2200, Median €1494 16 two beds: €920-€2850, Median: €2050 4 three beds: €2114-€2900, Median: €2337.5			
Day two: 29 (32 including students and studios) (2 unique)	10 one beds: €900-€3033.33, Median: €1800 12 two beds: €800-€2850, Median: €2150 4 three beds: €2114-€2900, Median: €2337.5			
Day three: 32 (35 including students and studios) (1 unique)	12 one beds: €900-€3033.3, Median: €1625 13 two beds: €800-€2850, Median: €2050 4 three beds: €2114-€2900, Median: €2337.5			
<b>Total Unique HAP</b>	2			

### Cork City Centre Summary:

- There was an average of 32 properties to rent in Cork City Centre each day over the study period.
- There were no properties within standard or discretionary HAP limits for single persons or couples.
- There were two properties available within standard HAP limits for families with one or two children.
- Monthly rents for one-bedroom properties ranged from €700-€3033.33.
- Monthly rents for two-bedroom properties ranged from €800-€2850.
- Monthly rents for three-bedroom properties ranged from €2114-€2900.
- According to Daft.ie, average rents in Cork City Centre rose by 10.2% in the last year and now sit at €1882.

## Cork City Suburbs

Table 5: Cork City Suburbs Properties Available Within HAP Limits

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + One Child: €900</b>	<b>Couple/One Parent + Two Children: €925</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 31 (31 including students and studios)	3 one beds: €1575-€2000, Median €1650 13 two beds: €1500-€2695, Median: €1950 7 three beds: €1895-€4333.33, Median: €2500			
Day two: 27 (27 including students and studios) (1 unique)	2 one beds: €1650-€2000, Median: €1825 10 two beds: €1500-€2695, Median: €1950 7 three beds: €1994-€4333.33, Median: €2300			
Day three: 22 (22 including students and studios) (0 unique)	1 one beds: €1650 9 two beds: €1500-€2695, Median: €1796 4 three beds: €2114-€2900, Median: €2337.5			
<b>Total Unique HAP</b>	<b>0</b>			

### Cork City Suburbs Summary:

- There was an average of 27 properties available to rent in Cork City Suburbs over the study period.
- There were no properties available within standard or discretionary HAP limits in Cork City Suburbs over the course of the study period.
- Monthly rents for one-bedroom properties ranged from €1575-€2000.
- Monthly rents for two-bedroom properties ranged from €1500-€2695.
- Monthly rents for three-bedroom properties ranged from €1895-€4333.33.
- According to Daft.ie, rents in Cork County rose by 11.7% and now stand at €1458.

## Dublin City North

Table 6: Dublin City North Properties Available Within HAP Limits

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + One Child: €1250</b>	<b>Couple/One Parent + Two Children: €1275</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 4	Standard Rate: 0 Homeless HAP 50%: 4	Standard Rate: 0 Homeless HAP 50%: 3	Standard Rate: 0 Homeless HAP 50%: 4
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP 50%: 0 Total: 5	Standard Rate: 0 Homeless HAP 50%: 0 Total: 5	Standard Rate: 0 Homeless HAP 50%: 0 Total: 3	Standard Rate: 0 Homeless HAP 50%: 0 Total: 4
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 134 (160 including students and studios)		47 one beds: €1055-€3300, Median €1775 48 two beds: €1725-€3514, Median: €2317 24 three beds: €2047-€4250, Median: €3000		
Day two: 140 (164 including students and studios) (13 unique)		52 one beds: €1040-€3300, Median: €1759 51 two beds: €1725-€3645, Median: €2400 23 three beds: €2047-€4250, Median: €3000		
Day three: 135 (157 including students and studios) (6 unique)		48 one beds: €1040-€3300, Median: €1787.5 52 two beds: €1531-€4500, Median: €2400 21 three beds: €2047-€4250, Median: €3053.5		
<b>Total Unique HAP</b>		9		

### Dublin City North Summary:

- There was an average of 136 properties available to rent each day in Dublin City North over the study period.
- Across the three days, there were 9 properties available to rent within discretionary HAP rates (50%).
- There were no properties available under standard HAP rates.
- 5 properties were available for singles/couples.
- 3 properties were available for families with one child.
- 1 additional property was available for families with two children.
- Monthly rents for one-bedroom properties ranged from €1040-€3300.
- Monthly rent for two-bedroom properties ranged from €1531-€4500.
- Monthly rent for three-bedroom properties ranged from €2047-€4250.
- According to Daft.ie, rents in Dublin City North rose by 3.3% in the last year and now sit at €2262.

## Dublin City South

Table 7: Dublin City South Properties Available Within HAP Limits.

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + One Child: €1250</b>	<b>Couple/One Parent + Two Children: €1275</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 2	Standard Rate: 0 Homeless HAP 50%: 2	Standard Rate: 0 Homeless HAP 50%: 8	Standard Rate: 0 Homeless HAP 50%: 9
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 2	Standard Rate: 0 Homeless HAP 50%: 2
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP 50%: 0 Total: 3	Standard Rate: 0 Homeless HAP 50%: 0 Total: 3	Standard Rate: 0 Homeless HAP 50%: 0 Total: 10	Standard Rate: 0 Homeless HAP 50%: 0 Total: 11
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 387 (422 including students and studios)		108 one beds: €1095-€4050, Median €1800 171 two beds: €1600-€10000, Median: €2600 58 three beds: €2310-€13500, Median: €3318.5		
Day two: 388 (433 including students and studios) (31 unique)		112 one beds: €1095-€4050, Median: €1900 172 two beds: €1650-€10000, Median: €2650 55 three beds: €2300-€13500, Median: €3650		
Day three: 376 (421 including students and studios) (17 unique)		104 one beds: €1230.66-€4000, Median: €1900 168 two beds: €1650-€10000, Median: €2664 52 three beds: €2300-€12804, Median: €3400		
<b>Total Unique HAP</b>		14		

### Dublin City South Summary:

- There was an average of 384 properties available to rent in Dublin City South over the study period.
- There were 14 properties to rent within discretionary HAP limits across the four household types over the study period.
- There were no properties available to rent within standard HAP limits.
- There were 3 properties available for couples/singles.
- There were 10 properties available for families with one child.
- There was one additional property available for families with two children.
- Monthly rent for one-bedroom properties ranged from €1095-€4050.
- Monthly rent for two-bedroom properties ranged from €1600-€10,000.
- Monthly rent for three-bedroom properties ranged from €2300-€13,500.
- According to Daft.ie, average rents in Dublin City South rose by 4.5% in the last year and now sit at €2463.

## Dublin City Centre

Table 8: Dublin City Centre Properties Available Within HAP Limits

	<b>Single Person: €900</b>	<b>Couple: €900</b>	<b>Couple/One Parent + One Child: €1250</b>	<b>Couple/One Parent + Two Children: €1275</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 1	Standard Rate: 0 Homeless HAP 50%: 1
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0	Standard Rate: 0 Homeless HAP 50%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Homeless HAP 50%: 1 Total: 1	Standard Rate: 0 Homeless HAP 50%: 1 Total: 1	Standard Rate: 0 Homeless HAP 50%: 0 Total: 1	Standard Rate: 0 Homeless HAP 50%: 0 Total: 1
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 190 (202 including students and studios)	79 one beds: €1450-€4200, Median €2050 98 two beds: €1828-€13770, Median: €2825 12 three beds: €3000-€11906, Median: €5000			
Day two: 194 (206 including students and studios) (11 unique)	78 one beds: €1361-€4200, Median: €2000.5 100 two beds: €1828-€13770, Median: €2850 14 three beds: €3000-€11906, Median: €4950			
Day three: 186 (14 including students and studios) (14 unique)	79 one beds: €1310-€4200, Median: €2000 90 two beds: €2062-€13770, Median: €2850 14 three beds: €3000-€11906, Median: €4950			
<b>Total Unique HAP</b>	<b>2</b>			

### Dublin City Centre Summary:

- There was an average of 190 properties available to rent in Dublin City Centre over the study period.
- There were 2 properties available to rent within discretionary (50%) HAP limits over the study period.
- There was 1 property available for singles/couples.
- There was 1 property available for families with one or two children.
- Monthly rents for one-bedroom properties ranged from €1310-€4200.
- Monthly rents for two-bedroom properties ranged from €1828-€13,770.
- Monthly rents for three-bedroom properties ranged from €3000-€11,906.
- According to Daft.ie, average rents in Dublin City Centre rose by 4.6% in the last year and now sit at €2317.

## Dundalk

Table 9: Dundalk Properties Available Within HAP Limits

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + One Child: €975</b>	<b>Couple/One Parent + Two Children: €1050</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 2	Standard Rate: 0 Discretionary Rate 35%: 2
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 2
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 2	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 4
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 11 (11 including students and studios)	0 one beds: N/A 3 two beds: €1305-€1500, Median: €1450 3 three beds: €1500-€1800, Median: €1700			
Day two: 17 (17 including students and studios) (5 unique)	2 one beds: €1070-€1650, Median: €1360 6 two beds: €1305-€1600, Median: €1425 3 three beds: €1500-€1800, Median: €1700			
Day three: 15 (15 including students and studios) (1 unique)	2 one beds: €1070-€1580, Median: €1325 4 two beds: €1305-€1600, Median: €1475 3 three beds: €1500-€1800, Median: €1700			
<b>Total Unique HAP</b>	<b>4</b>			

### Dundalk Summary:

- There was an average of 14 properties available to rent in Dundalk during the study period.
- There were 4 properties available to rent within discretionary HAP limits.
- There were no properties available to rent within standard HAP limits.
- There were no properties available to rent within HAP limits for singles/couples.
- There were 2 properties available to rent within discretionary HAP limits for families with one child.
- There were an additional 2 properties available for families with two children.
- Monthly rents for one-bedroom properties ranged from €1070-€1650.
- Monthly rents for two-bedroom properties ranged from €1305-€1600.
- Monthly rents the three-bedroom properties ranged from €1500-€1800.
- According to Daft.ie, average rents in Co. Louth rose by 8.3% in the last year and now sit at €1664.



## Galway City Suburbs

Table 10: Galway City Suburbs Properties Available Within HAP Limits

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + One Child: €850</b>	<b>Couple/One Parent + Two Children: €875</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 1
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 1
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 30 (29 including students and studios)	1 one beds: €1822 12 two beds: €1150-€2520, Median: €2222 7 three beds: €1800-€3000, Median: €2575			
Day two: 29 (28 including students and studios) (3 unique)	1 one beds: €1822 10 two beds: €1600-€2520, Median: €2222 8 three beds: €1350-€3000, Median: €2400			
Day three: 30 (29 including students and studios) (4 unique)	1 one beds: €1822 12 two beds: €1150-€2520, Median: €2222 9 three beds: €1350-€3000, Median: €2400			
<b>Total Unique HAP</b>	<b>1</b>			

### Galway City Suburbs Summary:

- There was an average of 29 properties available to rent each day over the study period.
- There was 1 property available within a discretionary HAP limit for families with two children.
- There were no properties available within a standard discretionary HAP limit.
- There was 1 one-bedroom property available over the study period, with monthly rent set at €1822.
- Monthly rent for two-bedroom properties ranged from €1150-€2520.
- Monthly rent for three-bedroom properties ranged from €1350-€3000.
- According to Daft.ie, average rents in Galway County rose by 16.2% and now sit at €1452.

## Galway City Centre

Table 11: Galway City Centre Properties Available Within HAP Limits

	<b>Single Person: €650</b>	<b>Couple: €650</b>	<b>Couple/One Parent + One Child: €850</b>	<b>Couple/One Parent + Two Children: €875</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 23 (26 including students and studios)	2 one beds: €1022-€1516.66, Median: €1268.33 16 two beds: €1383-€3000, Median: €2020 3 three beds: €2500-€3000, Median: €3000			
Day two: 20 (23 including students and studios) (3 unique)	1 one beds: €1516.66 14 two beds: €1600-€3000, Median: €2020 3 three beds: €2500-€3000, Median: €3000			
Day three: 20 (23 including students and studios) (1 unique)	1 one beds: €1516.66 14 two beds: €1600-€3000, Median: €2020 3 three beds: €2500-€3000, Median: €3000			
<b>Total Unique HAP</b>	0			

### Galway City Centre Summary:

- There was average of 21 properties available to rent in Galway City Centre over the study period.
- There were no properties available within standard or discretionary rates.
- Monthly rents for one-bedroom properties ranged from €1022-€1516.66.
- Monthly rents for two-bedroom properties ranged from €1383-€3000.
- Monthly rents for three-bedroom properties ranged from €2500-€3000.
- According to Daft.ie, average rents in Galway City rose by 15.7% in the last year and now sit at €1982.

## Kildare

Table 12: Kildare (selected areas) Properties Available Within HAP Limits

	<b>Single Person: €750</b>	<b>Couple: €750</b>	<b>Couple/One Parent + One Child: €975</b>	<b>Couple/One Parent + Two Children: €1050</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 47 (53 including students and studios)	5 one beds: €1100-€1750, Median: €1150 18 two beds: €1500-€2700, Median: €2000 15 three beds: €1530-€3400, Median: €2500			
Day two: 50 (53 including students and studios) (1 unique)	6 one beds: €1100-1750, Median: €1200 20 two beds: €1500-€2700, Median: €2000 13 three beds: €1530-€3400, Median: €2500			
Day three: 49 (51 including students and studios) (3 unique)	7 one beds: €1100-€1750, Median: €1200 22 two beds: €1500-€2700, Median: €1984 12 three beds: €1530-€3400, Median: €2500			
<b>Total Unique HAP</b>	<b>0</b>			

### Kildare Summary:

- There was an average of 49 properties available to rent in Kildare (selected areas) over the study period.
- There were no properties available within standard or discretionary HAP limits.
- Monthly rents for one-bedroom properties ranged from €1100-€1750.
- Monthly rents for two-bedroom properties ranged from €1500-€2700.
- Monthly rents for three-bedroom properties ranged from €1530-€3400.
- According to Daft.ie, average rents in Kildare County rose by 6.2% in the last year and now sit at €1823.

## Co. Leitrim

Table 13: Co. Leitrim Properties Available Within HAP Limits

	<b>Single Person: €370</b>	<b>Couple: €370</b>	<b>Couple/One Parent + One Child: €450</b>	<b>Couple/One Parent + Two Children: €475</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 5 (4 including students and studios)	1 one beds: €650 1 two beds: €900 2 three beds: €1200-€1300, Median: €1250			
Day two: 4 (3 including students and studios) (0 unique)	0 one beds: N/A 1 two beds: €900 2 three beds: €1200-€1300, Median: €1250			
Day three: 4 (3 including students and studios) (0 unique)	0 one beds: N/A 1 two beds: €900 2 three beds: €1200-€1300, Median: €1250			
<b>Total Unique HAP</b>	0			

### Co. Leitrim Summary:

- There was an average of 3 properties available in Co. Leitrim over the study period.
- There were no properties available within standard or discretionary HAP limits.
- There was only 1 one-bedroom property available over the study period, with monthly rent set at €650.
- There was one 1 two-bedroom property available over the study period, with monthly rent set at €900.
- Monthly rents for three-bedroom properties ranged from €1200-€1300.
- According to Daft.ie, average rents in Leitrim County have rose by 12.7% in the last year and now sit at €1023.

## Limerick City Suburbs

Table 14: Limerick City Suburbs Properties Available Within HAP Limits

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + One Child: €650</b>	<b>Couple/One Parent + Two Children: €700</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 7 (7 including students and studios)	0 one beds: N/A 4 two beds: €1850-€2800, Median: €2225 1 three beds: €2800			
Day two: 6 (6 including students and studios) (1 unique)	0 one beds: N/A 2 two beds: €2300-€2800, Median: €2550 2 three beds: €1500-€2800, Median: €2150			
Day three: 6 (6 including students and studios) (0 unique)	0 one beds: N/A 2 two beds: €2300-€2800, Median: €2550 2 three beds: €1500-€2800, Median: €2150			
<b>Total Unique HAP</b>	0			

### Limerick City Suburbs Summary:

- There was an average of 6 properties available to rent in Limerick City Suburbs over the study period.
- There were no properties available to rent within standard or discretionary HAP limits over the study period.
- There were no one-bedroom properties available to rent.
- Monthly rent for two-bedroom properties ranged from €2300-€2800.
- Monthly rent for three-bedroom properties ranged from €1500-€2800.
- According to Daft.ie, average rents in Limerick County rose by 21% in the last year and now sit at €1464.

## Limerick City Centre

Table 15: Limerick City Centre Properties Available Within HAP Limits

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + One Child: €650</b>	<b>Couple/One Parent + Two Children: €700</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 16 (16 including students and studios)	5 one beds: €1000-€2000, Median: €1800 8 two beds: €1429-€2650, Median: €2100 3 three beds: €2300-€3000, Median: €2550			
Day two: 15 (15 including students and studios) (0 unique)	5 one beds: €1000-€2000, Median: €1800 7 two beds: €1800-€2650, Median: €2100 3 three beds: €2300-€3000, Median: €2550			
Day three: 15 (15 including students and studios) (1 unique)	4 one beds: €1000-€2000, Median: €1875 8 two beds: €1429-€2650, Median: €2050 3 three beds: €2300-€3000, Median: €2550			
<b>Total Unique HAP</b>	0			

### Limerick City Centre Summary:

- There was average of 15 properties available to rent in Limerick City Centre over the study period.
- There were no properties available to rent within standard or discretionary HAP limits for any of the four household categories examined.
- Monthly rent for one-bedroom properties ranged from €1000-€2000.
- Monthly rent for two-bedroom properties ranged from €1429-€2650.
- Monthly rent for three-bedroom properties ranged from €2300-€3000.
- According to Daft.ie, average rents in Limerick City rose by 16.2% in the last year and now sit at €1864.

## Sligo Town

Table 16: Sligo Town Properties Available Within HAP Limits

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + One Child: €650</b>	<b>Couple/One Parent + Two Children: €700</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 3 (3 including students and studios)	0 one beds: N/A 0 two beds: N/A 1 three beds: €1200			
Day two: 4 (4 including students and studios) (1 unique)	0 one beds: N/A 0 two beds: N/A 1 three beds: €1200			
Day three: 5 (5 including students and studios) (1 unique)	1 one beds: €870 0 two beds: N/A 1 three beds: €1200			
<b>Total Unique HAP</b>	0			

### Sligo Town Summary:

- There was an average of 4 properties to rent in Sligo Town over the study period.
- There were no properties available within standard or discretionary HAP limits for any of the four household categories examined.
- There was 1 one-bedroom property available to rent over the study period, with monthly rent set at €870.
- There were no two-bedroom properties available over the study period.
- There was one three-bed property available to rent, with monthly rent set at €1200.
- According to Daft.ie, average rents in Sligo County rose by 10.8% in the last year and now sit at €1217.

## Portlaoise

Table 17: Portlaoise Properties Available Within HAP Limits

	<b>Single Person: €433</b>	<b>Couple: €433</b>	<b>Couple/One Parent + One Child: €580</b>	<b>Couple/One Parent + Two Children: €610</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 1 (1 including students and studios)	0 one beds: N/A 0 two beds: N/A 1 three beds: €1800			
Day two: 1 (1 including students and studios) (0 unique)	0 one beds: N/A 0 two beds: N/A 1 three beds: €1800			
Day three: 1 (1 including students and studios) (0 unique)	0 one beds: N/A 0 two beds: N/A 1 three beds: €1800			
<b>Total Unique HAP</b>	0			

### Portlaoise Summary:

- There was an average of 1 property available to rent in Portlaoise over the study period.
- There were no properties available to rent within standard or discretionary HAP limits for any of the four household categories examined.
- There were no one- or two-bedroom properties available to rent over the study period.
- There was one three-bedroom property available, with monthly rent set at €1800.
- According to Daft.ie, average rents in Laois County rose by 10.9% in the last year and now sit at €1422.



## Waterford City Centre

Table 18: Waterford City Centre Properties Available to Rent Within HAP Limits

	<b>Single Person: €450</b>	<b>Couple: €450</b>	<b>Couple/One Parent + One Child: €550</b>	<b>Couple/One Parent + Two Children: €575</b>
<b>Day one 18/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 1	Standard Rate: 0 Discretionary Rate 35%: 1	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day two new properties 19/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Day three new properties 20/12/23</b>	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0	Standard Rate: 0 Discretionary Rate 35%: 0
<b>Total number of HAP properties over the 3 days</b>	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 1	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 1	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0	Standard Rate: 0 Discretionary Rate 35%: 0 Total: 0
<b>Total Number of Properties available to rent each day (no cost limits)</b>				
Day one: 11 (11 including students and studios)	2 one beds: €600-€1100, Median: €850 3 two beds: €950-€2000, Median: €1450 3 three beds: €1580-€2500, Median: €1700			
Day two: 12 (12 including students and studios) (2 unique)	3 one beds: €600-€1100, Median: €1100 3 two beds: €950-€2000, Median: €1450 3 three beds: €1580-€2500, Median: €1700			
Day three: 11 (11 including students and studios) (0 unique)	2 one beds: €600-€1100, Median: €850 3 two beds: €950-€2000, Median: €1450 3 three beds: €1580-€2500, Median: €1700			
<b>Total Unique HAP</b>	<b>1</b>			

### Waterford City Centre Summary:

- There was an average of 11 properties available to rent in Waterford City Centre across the study period.
- There was 1 property available within discretionary HAP limits. This property was available for singles/couples.
- There were no properties available within standard HAP limits.
- Monthly rent for one-bedroom properties ranged from €600-€1100.
- Monthly rent for two-bedroom properties ranged from €950-€2000.
- Monthly rent for three-bedroom properties ranged from €1580-€2500.
- According to Daft.ie, average rent in Waterford City rose by 14.1% in the last year and now sits at €1549.

# About Simon Communities of Ireland

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The Simon Communities support over 22,000 men, women, and children. We have 50 years of experience providing homeless, housing and treatment services to people facing the trauma and stress of homelessness. We are a network of independent Communities based in Cork, Dublin, Dundalk, Galway, the Midlands, the Mid West, the Northwest, and the Southeast, responding to local needs and supported by a National Office in the areas of policy, research, and communications. We share common values and ethos in tackling homelessness and, informed by our grassroots services, we campaign for more effective policies and legislation regionally, nationally and at European level. Whatever the issue, Simon's door is always open for as long as we are needed. For more information, please visit [www.simon.ie](http://www.simon.ie).

## Services include:

- Homelessness prevention, tenancy sustainment and resettlement.
- Street outreach, emergency accommodation and harm reduction. • Housing with support and Housing First services.
- Homeless specific health and wellbeing services (counselling; addiction treatment and recovery; and mental health supports).
- Personal development, education, training, and employment services.
- Foodbanks, drop-in centres, and soup runs.

## For further Information, contact:

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