

# Locked Out of the Market

September 2024



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 a 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.

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# Summary of Key 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.

# 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 Persons and Couples

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 with 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 with 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).

## Voices of those Locked Out

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# Sylwia

“

Started searching Daft. Because I am safe now in Simon, where I have a room, but it's still not ideal, compared to the previous life that I had, my private houses. No one get back to me. There is not enough accommodation. The prices are so high that sometimes when I look at the price, there is no point even to be enquiring because I am just taking someone's time.

The one thing what would change my thinking now, well, I am still trying to think positive, but it would be permanent accommodation. Apartment, something to share house, whatever. I would take anything but to be on my own. Being on my own would give me independence. That's what I need because I am counting on people at the moment. Independence is what everyone needs.

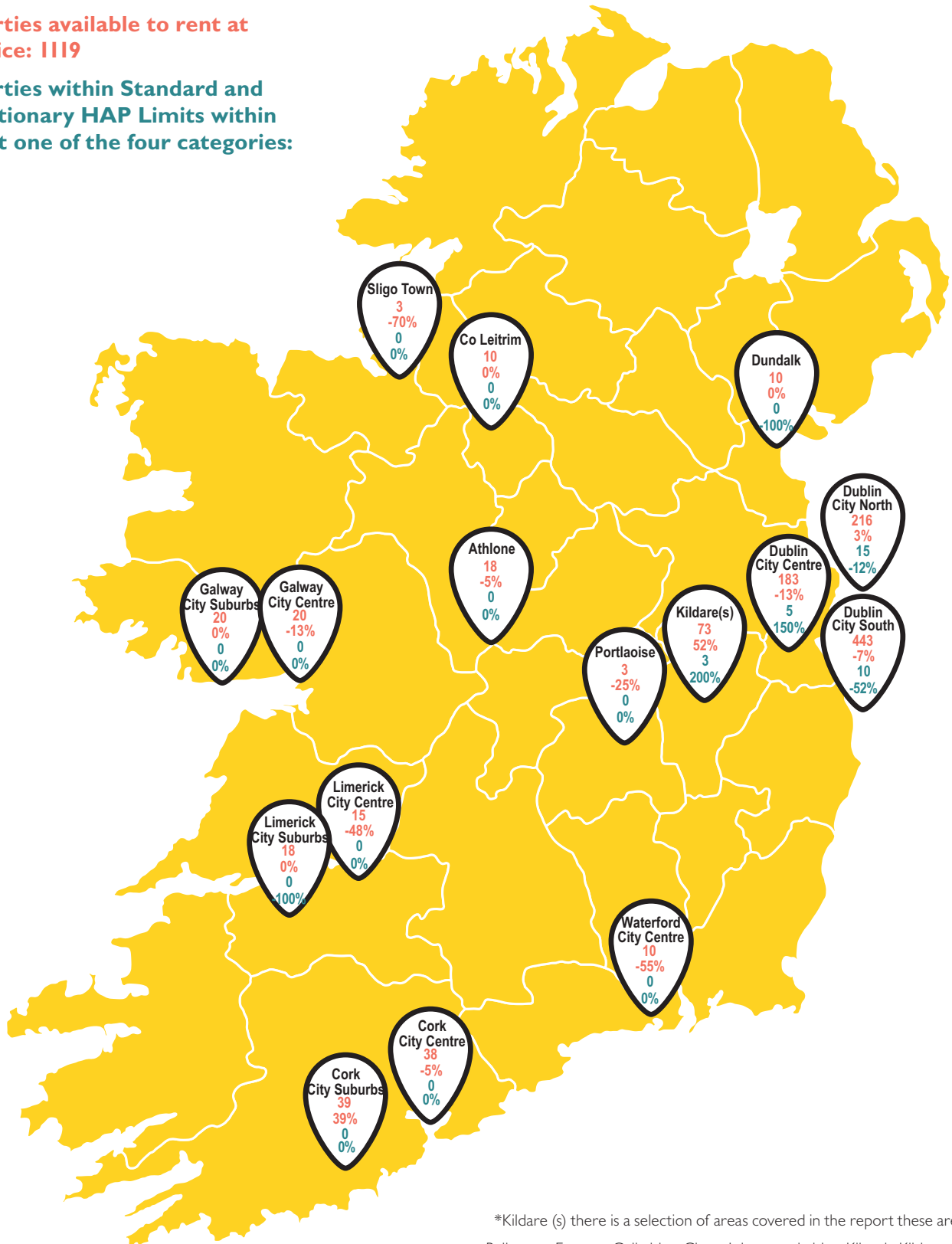
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# Properties Available to Rent at Any Price and Within HAP Rates Across the 16 Study Areas

Properties available to rent at any price: 1119

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 33



\*Kildare (s) there is a selection of areas covered in the report these are: Ballitore, Ballymore Eustace, Celbridge, Clane, Johnstownbridge, Kilcock, Kildare, Kill, Leixlip, Maynooth, Naas, Newbridge, Prosperous, Rathangan, Robertstown, Sallins, Straffan, and The Curragh

% change from the last quarter in properties available to rent at any price.

% change from the last quarter in properties available within HAP or Discretionary HAP rates within the 4 household types.