



Locked Out of the Market Study March 2025

The Gap Between HAP Limits and Market Rents

Snapshot Study

April 2025

Simon Communities of Ireland

Supported by



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Introduction

Locked Out of the Market is a snapshot study undertaken every quarter, over three consecutive days, on Ireland's most used property website and app, Daft.ie.¹ 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 for the following areas: Cork City Centre,² Cork City Suburbs, Dublin City Centre,³ Dublin City North,⁴ Dublin City South,⁵ Galway City Centre,⁶ Galway City Suburbs, Limerick City Centre, Limerick City Suburbs, Portlaoise, Kildare (selected areas),⁷ Athlone, Sligo Town,⁸ Dundalk, Co. Leitrim,⁹ and Waterford City Centre.¹⁰

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

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

The study counts one-bedroom units for single people and couples; two-bedroom units for couples/one parent and one child; and two/three bedrooms or more for couples/one parent with two children. It should be noted that this represents a change in methodology from earlier iterations of this study, whereby one-bedroom units had been

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

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

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

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

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

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

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

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

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

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

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

The March 2025 *Locked Out of the Market* report shows a reduction in the number of properties available to rent through HAP since the December 2024 report. The number of properties available to rent at any price has also reduced over the same period. This report comes in the context of a private rental sector characterised by unaffordability, volatility, and an overall lack of supply.

The latest [Daft.ie Rental Report](#) from Q4 2024 found just under 2,300 properties available to rent across the country. This is 25% lower compared to the same period one year prior. The average open-market rent was €1,956 per month, marginally higher than the previous quarter and 43% higher than before COVID-19. On average, rents across the country increased 5.7% in 2024. Dublin continues to experience a lower level of rental inflation, with rents increasing 4% year-on-year – up from 2.6% in 2023. Quarter to quarter, rents increased 0.2% – the smallest rise out of 16 consecutive quarters. Availability of homes to rent in Dublin was the lowest in nearly two years, with just 1,200 homes available for rent.

Outside of Dublin, there were just 1,080 properties to rent according to the Daft.ie Rental Q4 2024 Rental Report. Rents averaged 7% higher, year-on-year, and increased by 10% in both Cork and Galway cities, while Limerick saw a staggering 19% increase.¹¹

Residential Tenancies Board (RTB) data on average rent differs from Daft.ie data, as RTB data is derived from registered tenancies (new and existing tenancies), while Daft.ie's report only includes properties advertised to rent on their platform (new tenancies only). According to RTB's latest [Rent Index Report](#) for Q3 2024, the national standardised average rent in new tenancies is now €1,693, representing a 6.4% year-on-year increase. In Dublin, the standardised average rent for new tenancies is €2,226 per month, with a year-on-year increase of 5.4%. Outside of Dublin, the average rent for new tenancies is €1,390, with a higher year-on-year increase of 7.7%.¹² It is evident that the lack of a supply of rental properties is leading to significant affordability challenges, especially outside of Dublin. This is reflected in the findings of March 2025's *Locked Out of the Market* study, as very few HAP properties were found outside of the capital city.

The standardised national average rent for existing tenancies was €1,429, representing a 4.7% year-on-year increase. In Dublin, the average rent for existing tenancies was €1,870,

¹¹[Daft.ie Rental Price Report 2024 Q2](#)

¹² [RTB Publications | Residential Tenancies Board](#)

representing a slightly smaller 4.2% year-on-year increase. Outside of Dublin, the average rent for existing tenancies was €1,108, representing a 5.3% year-on-year increase. Rental inflation for existing tenancies remains lower across the country than for new tenancies, reflecting the widespread coverage and impact of rent pressure zone legislation.

Nationally, rents for new tenancies are 18.5% higher than for existing tenancies. The Simon Communities of Ireland continue to highlight this concerning trend. The large gap between the cost of new and existing tenancies is one that many households cannot afford to fill. This is particularly concerning given the large numbers of households receiving eviction notices. In 2024, 16,546 households received notices.¹³ If these households are fortunate enough to find alternative housing in the private rental sector, they are likely to face significantly higher monthly rents.

For households reliant on HAP, these challenges are especially pronounced. The prospect of finding a rental property within HAP limits remains extremely difficult, especially outside of Dublin where supply is even more limited, and HAP limits are set much lower. HAP households are increasingly being forced to pay additional ‘top-up’ payments directly to their landlord. This is on top of the rent they are paying to their local authority. The RTB’s 2023 Rental Survey report¹⁴ highlighted how the proportion of tenants reliant on rental assistance having to make a top-up payment to their landlord has increased from 66% in 2019/2020 to 88% in 2022/2023. The average top-up payment increased from €255 to €284 over the same period.

Ireland continues to reach record levels of homelessness. According to the latest figures published by the Department of Housing, Local Government and Heritage, as of February 2025 there were 15,378 people living in emergency accommodation across the country, including 4,653 children. This represents an 11.1% and 11.6% year-on-year increase, respectively.

Main Findings

- The report found just **41 properties available within standard or discretionary HAP limits** across the 16 study areas.
 - This represents just **4% of the total properties** examined in the study.
 - This is a slight increase from 2024’s average of 3%. 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%.

¹³ [Notices of Termination \(NoTs\) received by the RTB from Q3 2022 | Residential Tenancies Board](#)

¹⁴ [RTB Rental Sector Survey - The Tenant Profile | Residential Tenancies Board](#)

- **Just four properties were available through standard HAP limits.** Three of these were suitable for single person/couple households, while one was suitable for families with two children.
- **31 (76%) of the 41 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 10 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, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

Long-Term Comparison

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

Locked Out of the Market 2020-2025

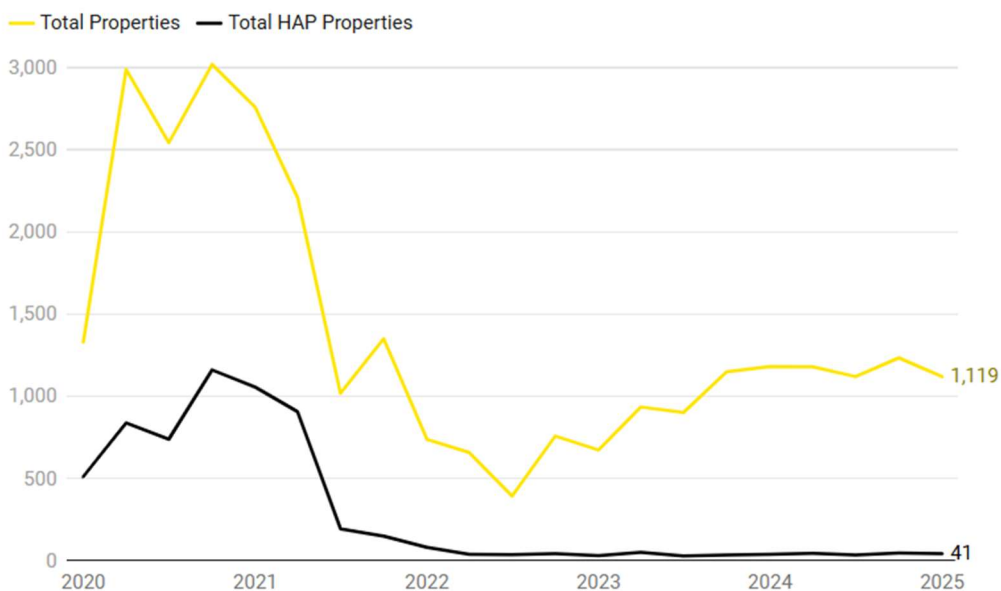


Chart: Simon Communities of Ireland • Source: Simon Communities of Ireland: Locked Out of the Market Reports • [Get the data](#) • Created with [Datawrapper](#)

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

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

	Total HAP Properties June 2024	Total HAP Properties September 2024	Total HAP Properties December 2024	Total HAP Properties March 2025
Athlone	0	0	0	0
Cork City Centre	0	0	0	0
Cork City Suburbs	0	0	1	0
Dublin City North	17	15	14	16
Dublin City South	21	10	18	11
Dublin City Centre	2	5	5	4
Dundalk	1	0	1	4
Galway City Suburbs	0	0	1	1
Galway City Centre	0	0	0	0
Kildare	1	3	4	5
Co Leitrim	0	0	0	0
Limerick City Suburbs	1	0	0	0
Limerick City Centre	0	0	0	0
Sligo Town	0	0	0	0
Portlaoise	0	0	0	0
Waterford City Centre	0	0	2	0
Total	43	33	46	41

Table 1. *Locked Out of the Market Findings March 2024 – March 2025*

Household Types

The study found a total of 41 properties to rent within HAP limits across the 16 study areas in at least one of the four household categories. Four properties were available within standard HAP limits and the remaining 37 were available under discretionary HAP.

- **Single Person/Couple:** There were three properties for single person/couple households within standard HAP limits. All three properties were 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 (5 properties), Dublin City South (1 property), Galway City Suburbs (1 property), and Kildare (1 property).
- **Couple/One Parent Plus One Child:** There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 16 properties available through discretionary HAP rates. Four properties were in Dublin City North, eight properties were in Dublin City South, two properties were in Dublin City Centre, one property was in Dundalk, and one property was in Kildare.
- **Couple/One Parent Plus Two Children:** There was one property available to couple/one parent households with two children through a standard HAP rate. This property was in Dublin City Centre. There were 13 properties available through discretionary HAP rates, 16 of which overlap with properties available to families with one child. The 13 unique properties were in Dublin City North (4 properties), Dublin City South (2 properties), Dublin City Centre (1 property), Dundalk (3 properties), and Galway City Centre (3 properties).

Analysis of Findings

The March 2025 *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 9% reduction from the 1,233 properties available in the December 2024 report, and 5% reduction from the 1,180 properties available in March 2024.

72% (805) of the properties available to rent at any price were in the three Dublin areas studied. Sligo Town and Portlaoise had the lowest number of properties available to rent, with just five and two properties available in each area, respectively, across the three days. When compared with the December 2024 *Locked Out of the Market* Report, 12 of the 16 study areas saw a reduction in the number of properties available to rent. These include Athlone (-1 property), Dublin City North (-11 properties), Dublin City South (-65 properties), Dublin City Centre (-12 properties), Dundalk (-6 properties), Galway City Centre (-4 properties), Kildare (-16 properties), Co. Leitrim (-1 property), Limerick City Suburbs (-5 properties), Limerick City Centre (-1 property), Portlaoise (-1 property), and

Waterford City Centre (-4 properties). In two of the 16 study areas, the number of properties available to rent at any price remained unchanged from the December 2024 report. These included Cork City Centre and Galway City Suburbs. Two of the 16 study areas saw an increase in the number of properties available to rent. These included Cork City Suburbs (+12 properties) and Sligo Town (+1 property).

The March 2025 *Locked Out of the Market* report found 41 properties available to rent within HAP limits. This is a reduction of 5 properties (-11%) from the 46 properties available in the December 2024 report. Just 4% of all properties available to rent at the time of data collection were available within HAP limits. Eight of the 16 study areas had no properties available within HAP limits in either the December 2024 or January 2025 reports. These include Athlone, Cork City Centre, Galway City Centre, Co. Leitrim, Limerick City Suburbs, Limerick City Centre, Sligo Town, and Portlaoise. Four of the 16 study areas saw a reduction in the number of HAP properties available since the December 2024 report. These include Cork City Suburbs (-1 property), Dublin City South (-7 properties), Dublin City Centre (-1 property), and Waterford City Centre (-2 properties).

As seen in previous *Locked Out of the Market* reports, the supply of properties within HAP limits was predominantly found in Dublin; 31 (76%) of the 41 HAP properties were found across the three Dublin study areas. Just three of the 13 study areas outside of Dublin had properties available to rent within HAP limits. These included Dundalk (3 properties), Galway City Suburbs (1 property), and Kildare (5 properties). No properties were available to rent within HAP limits in 10 of the 16 study areas. These include Athlone, Cork City Centre, Cork 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. The *Locked Out of the Market* March 2025 report found just three properties suitable for single person/couple households within standard HAP limits – all of which were located in Dublin City North. There were an additional eight properties suitable for single person/couple households within discretionary HAP limits, located in Dublin City North (5 properties), Dublin City South (1 property), Galway City Suburbs (1 property), and Kildare (1 property).

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

within standard HAP limits. Of these 29 studio apartments, 27 were located in Dublin, one in Cork City Centre, and one 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 only one property available to couple/one parent households with two children through a standard HAP rate. There were 13 unique properties available through discretionary HAP rates, and an additional 16 properties that overlapped with properties available to families with one child.

Homeless HAP/Discretionary Top Ups

As well as reviewing availability of properties within standard HAP limits, *Locked Out of the Market* March 2025 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 couple (€900) is increased to €1,350. In all local authority areas outside of Dublin City, the discretionary rate was increased from 20% to 35% of the standard rate in June 2022. The rate for single people was also increased to match that available for couples. Prior to these recent changes, the standard rate for a single person in for example Cork City was €550, which could have been increased to €660 with the maximum discretionary rate. Now, a standard rate for a single person in Cork City sits at €650 with a maximum discretionary rate (35%) of €878.

The most recent [HAP Performance Indicator](#) report from the Department of Housing, Local Government and Heritage shows the use and level of HAP discretion, from 2018 to 2023. These figures are outlined in the tables below. The use of discretion shows what percentage of households are receiving additional discretion, and the level of discretion shows the average rate of discretion received by households. Since 2018, both the use and the level of discretion have been on the rise. This is unsurprising given the high rates of rental inflation across the country.

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

Table 2: HAP Discretion including DRHE 50%

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

Table 3: HAP Discretion excluding DRHE 50%

Summary of Findings

Location	Total Properties December 2024	Total Properties March 2025	% Change Total Properties	Total HAP Properties December 2024	Total HAP Properties March 2025	% Change HAP Properties
Athlone	16	15	-6%	0	0	0%
Cork City Centre	39	39	0%	0	0	0%
Cork City Suburbs	32	44	38%	1	0	-100%
Dublin City North	218	207	-5%	14	16	14%
Dublin City South	489	424	-13%	18	11	-39%
Dublin City Centre	186	174	-6%	5	4	-20%
Dundalk	23	17	-26%	1	4	300%
Galway City Suburbs	24	24	0%	1	1	0%
Galway City Centre	25	21	-16%	0	0	0%
Kildare	75	59	-21%	4	5	25%
Co. Leitrim	13	12	-8%	0	0	0%
Limerick City Suburbs	27	22	-19%	0	0	0%
Limerick City Centre	30	29	-3%	0	0	0%
Sligo Town	4	5	25%	0	0	0%
Portlaoise	3	2	-33%	0	0	0%
Waterford City Centre	29	25	-14%	2	0	-100%
Total	1,233	1,119	-9%	46	41	-11%

Table 4: Property Availability by Region

LOCATION	Average No. of properties available to rent each day – No min. cost	Total unique properties available to rent – No min cost	Total unique properties available within at least one HAP category/rate	Properties available to rent within Standard/Discretionary HAP Limits					
				Single person/ Couples		Couple/One Parent + 1 Child		Couple/One Parent + 2 Children	
				Standard	Discretion	Standard	Discretion	Standard	Discretion
Athlone	12	15	0	0	0	0	0	0	0
Cork City Centre	32	39	0	0	0	0	0	0	0
Cork City Suburbs	38	44	0	0	0	0	0	0	0
Dublin City North	181	207	16	3	5	0	4	0	4
Dublin City South	373	424	11	0	1	0	8	0	2
Dublin City Centre	147	174	4	0	0	0	2	1	1
Dundalk	16	17	4	0	0	0	1	0	3
Galway City Suburbs	22	24	1	0	1	0	0	0	0
Galway City Centre	18	21	0	0	0	0	0	0	0
Kildare (selected)	46	59	5	0	1	0	1	0	3
Co. Leitrim	10	12	0	0	0	0	0	0	0
Limerick City Suburbs	18	22	0	0	0	0	0	0	0
Limerick City Centre	27	29	0	0	0	0	0	0	0

Sligo town	4	5	0	0	0	0	0	0	0
Portlaoise	2	2	0	0	0	0	0	0	0
Waterford City Centre	21	25	0	0	0	0	0	0	0
Total:	967	1,119	41	3	8	0	16	1	13

Table 5: Availability of HAP Properties by Region

Summary of Findings for Each Location

Athlone

An average of 12 properties were available to rent in Athlone each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €700 - €1000 for one-bedrooms, €1,500 - €1,800 for two bedrooms, and €2,500 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Westmeath has increased by 5.5% since last year and now sits at €1,624.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€470)	Discretionary (€635)	Standard (€600)	Discretionary (€810)	Standard (€625)	Discretionary (€844)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0

Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 12 properties	2 one beds: €700-€1,000, Median: €850 5 two beds: €1,500-€1,800, Median: €1,800 2 three beds: €2,500 3 four+ beds: €2,100-€2,275, Median: €2,150					
Day Two: 10 properties	2 one beds: €700-€1,000, Median: €850 5 two beds: €1,500-€1,800, Median: €1,800 1 three beds: €2,500 2 four+ beds: €2,100-€2,275, Median: €2,187.50					
Day Three: 12 properties (13 including studios and students)	1 one bed: €1,000 7 two beds: €1,500-€1,800, Median: €1,800 2 three beds: €2,500 2 four+ beds: €2,100-€2,275, Median: €2,187.50					
Total Unique HAP properties:	0					

Table 6: Athlone

Cork City Centre

An average of 32 properties were available to rent in Cork City Centre each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €1,165-€2,150 for one-bedrooms, €1,696-€2,500 for two bedrooms, and €1,650-€3,000 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Cork City has increased by 10% since last year and now sits at €2,097.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€650)	Discretionary (€878)	Standard (€900)	Discretionary (€1,215)	Standard (€925)	Discretionary (€1,249)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 29 properties (31 including	6 one beds: €1,165-€1,925, Median: €1,450 9 two beds: €1,770-€2,500, Median: €1,906					

studios and students)	6 three beds: €2,300-€3,000 Median: €2,775 8 four+ beds: €2,462-€4,800 Median: €3,250
Day Two: 29 properties (32 including studios and students)	6 one beds: €1,165-€1,925, Median: €1,450 9 two beds: €1,696-€2,500, Median: €1,950 5 three beds: €2,300-€3,000, Median: €2,600 9 four+ beds: €2,462-€5,417, Median: €3,500
Day Three: 30 properties (34 including studios and students)	8 one beds: €1,166-€2,150, Median: €1,500 10 two beds: €1,696-€2,500, Median: €2,025 6 three beds: €1,650-€3,000 Median: €2,482.50 6 four+ beds: €2,462-€5,417, Median: €3,250
Total Unique HAP properties:	0

Table 7: Cork City Centre

Cork City Suburbs

An average of 38 properties were available to rent in Cork City Suburbs each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rent for a one bedroom was €2,000, and ranged from €1,500-€2,500 for two bedrooms and €2,100-€2,300 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Westmeath has increased by 6.1% since last year and now sits at €1,555.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€650)	Discretionary (€878)	Standard (€900)	Discretionary (€1,215)	Standard (€925)	Discretionary (€1,249)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 34 properties (40	1 one bed: €2,000					

including studios and students)	<p>9 two beds: €1,500-€2,500, Median: €1,800</p> <p>10 three beds: €2,100-€3,000, Median: €2,600</p> <p>14 four+ beds: €2,300-€5,417, Median: €3,300</p>
Day Two: 35 properties (40 including studios and students)	<p>1 one bed: €2,000</p> <p>8 two beds: €1,400-€2,500, Median: €1,775</p> <p>10 three beds: €2,100-€3,000, Median: €2,550</p> <p>16 four+ beds: €2,200-€5,417, Median: €3,300</p>
Day Three: 32 properties (34 including studios and students)	<p>1 one bed: €2,000</p> <p>10 two beds: €1,400-€2,500, Median: €1,775</p> <p>10 three beds: €2,100-€3,000, Median: €2,600</p> <p>11 four+ beds: €2,300-€5,417, Median: €3,500</p>
Total Unique HAP properties:	0

Table 8: Cork City Suburbs

Dublin City North

An average of 181 properties were available to rent in Dublin City North each day during the study period. Over the course of the three days, there were 16 properties available within HAP limits across all of the household types studied. Monthly rents ranged from €850-€2,577 for one-bedrooms, €1,600-€3,130 for two bedrooms, and €1,500-€4,047 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Dublin City North has increased by 5.8% since last year and now sits at €2,441.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€900)	Discretionary (€1,350)	Standard (€1,250)	Discretionary (€1,875)	Standard (€1,275)	Discretionary (€1,913)
Day One	2	3	0	3	0	4
Day Two (New Properties)	1	1	0	1	0	0
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	3	5	0	4	0	4
Total number of properties available to rent each day (no cost limits)						
Day One: 139 properties	49 one beds: €850-€2,577, Median: €1,800					

(180 including studios and students)	59 two beds: €1,600-€3,130, Median: €2,390 20 three beds: €1,500-€4,047, Median: €2,975 11 four+ beds: €2,667-€5,626, Median: €3,750
Day Two: 138 properties (181 including studios and students)	48 one beds: €850-€2,577, Median: €1,800 61 two beds: €1,600-€3,130, Median: €2,307 18 three beds: €1,500-€4,047, Median: €3,125 11 four+ beds: €2,667-€5,626, Median: €3,600
Day Three: 143 properties (182 including studios and students)	52 one beds: €850-€2,577, Median: €1,800 59 two beds: €1,600-€3,130, Median: €2,390 21 three beds: €1,500-€4,047, Median: €3,250 11 four+ beds: €2,667-€5,145, Median: €3,570
Total Unique HAP properties:	16

Table 9: Dublin City North

Dublin City South

An average of 373 properties were available to rent in Dublin City South each day during the study period. Over the course of the three days, there were 11 properties available within HAP limits for any of the household types studied. Monthly rents ranged from €1,150-€5,000 for one-bedrooms, €1,546-€8,517 for two bedrooms, and €2,265-€8,995 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Dublin City South has increased by 3.1% since last year and now sits at €2,560.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€900)	Discretionary (€1,350)	Standard (€1,250)	Discretionary (€1,875)	Standard (€1,275)	Discretionary (€1,913)
Day One	0	1	0	6	0	2
Day Two (New Properties)	0	0	0	1	0	0
Day Three (New Properties)	0	0	0	1	0	0
Total No. HAP Properties Across Three Days	0	1	0	8	0	2
Total number of properties available to rent each day (no cost limits)						
Day One: 323 properties	115 one beds: €1,150-€5,000, Median: €2,000					

(374 including studios and students)	130 two beds: €1,546-€8,517, Median: €2,657.50 58 three beds: €2,265-€6,500, Median: €3,625 20 four+ beds: €3,000-€16,000, Median: €4,302.50
Day Two: 322 properties (368 including studios and students)	112 one beds: €1,150-€5,000, Median: €2,000 132 two beds: €1,546-€8,517, Median: €2,600 57 three beds: €2,265-€8,995, Median: €3,800 21 four+ beds: €2,963-€16,000, Median: €4,750
Day Three: 330 properties (376 including studios and students)	113 one beds: €1,150-€5,000, Median: €1,990 136 two beds: €1,546-€8,517, Median: €2,600 56 three beds: €2,265-€8,995, Median: €3,775 25 four+ beds: €2,435-€16,000, Median: €4,100
Total Unique HAP properties:	11

Table 10: Dublin City South

Dublin City Centre

An average of 147 properties were available to rent in Dublin City Centre each day during the study period. Over the course of the three days, there were 4 properties available within HAP limits across all of the household types studied. Monthly rents ranged from €1,226-€4,000 for one-bedrooms, €1,604-€4,400 for two bedrooms, and €1,200-€6,900 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Dublin City Centre has increased by 2.8% since last year and now sits at €2,415.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€900)	Discretionary (€1,350)	Standard (€1,250)	Discretionary (€1,875)	Standard (€1,275)	Discretionary (€1,913)
Day One	0	0	0	2	0	0
Day Two (New Properties)	0	0	0	0	1	0
Day Three (New Properties)	0	0	0	0	0	1
Total No. HAP Properties Across Three Days	0	0	0	2	1	1
Total number of properties available to rent each day (no cost limits)						
Day One: 131 properties	51 one beds: €1,600-€3,033, Median: €2,000					

(147 including studios and students)	63 two beds: €1,604-€4,400, Median: €2,917 15 three beds: €2,900-€6,900, Median: €3,600 2 four+ beds: €4,900-€12,500, Median: €8,700
Day Two: 128 properties (144 including studios and students)	47 one beds: €1,600-€4,000, Median: €2,050 64 two beds: €1,699-€4,250, Median: €2,900 15 three beds: €1,200-€6,900, Median: €3,528 2 four+ beds: €4,900-€12,500, Median: €8,700
Day Three: 135 properties (149 including studios and students)	47 one beds: €1,226-€4,000, Median: €2,000 72 two beds: €1,699-€4250, Median: €2811 14 three beds: €2533-€6,900, Median: €3,625 2 four+ beds: €4,900-€12,500, Median: €8,700
Total Unique HAP properties:	4

Table 11: Dublin City Centre

Dundalk

An average of 16 properties were available to rent in Dundalk each day during the study period. Over the course of the three days, there were 4 properties available within HAP limits across the household types studied. Monthly rents ranged from €1,000-€1,395 for one-bedrooms, €1,300-€2,500 for two bedrooms, and €1,400-€2,300 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Louth has increased by 5.3% since last year and now sits at €1,791.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€650)	Discretionary (€878)	Standard (€975)	Discretionary (€1,316)	Standard (€1,050)	Discretionary (€1,418)
Day One	0	0	0	0	0	2
Day Two (New Properties)	0	0	0	1	0	0
Day Three (New Properties)	0	0	0	0	0	1
Total No. HAP Properties Across Three Days	0	0	0	1	0	3
Total number of properties available to rent each day (no cost limits)						
Day One: 16 properties (17	2 one beds: €1,000-€1,395, Median: €1,197.50					

including studios and students)	5 two beds: €1,350-€2,500, Median: €1,600 9 three beds: €1,400-€2,300, Median: €1,924.50 0 four+ beds
Day Two: 15 properties (17 including studios and students)	2 one beds: €1,000-€1,395, Median: €1,197.50 8 two beds: €1,300-€2,500, Median: €1,575 5 three beds: €1,400-€2,100, Median: €1,850 0 four+ beds
Day Three: 14 properties (16 including studios and students)	1 one bed: €1,395 9 two beds: €1,300-€2,500, Median: €1,402 4 three beds: €1,400-€2,100, Median: €1,924.50 0 four+ beds
Total Unique HAP properties:	4

Table 12: Dundalk

Galway City Suburbs

An average of 22 properties were available to rent in Galway City Suburbs each day during the study period. Over the course of the three days, there was 1 property available within HAP limits across all of the household types studied. Monthly rents ranged from €690-€2,250 for one-bedrooms, €2,000-€3,900 for two bedrooms, and €1,800-€2,738 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Galway County has increased by 8.3% since last year and now sits at €1,610.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€650)	Discretionary (€878)	Standard (€850)	Discretionary (€1,148)	Standard (€875)	Discretionary (€1,181)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	1	0	0	0	0
Total No. HAP Properties Across Three Days	0	1	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 19 properties	1 one beds: €2,250					

	<p>8 two beds: €2,000-€3,900, Median: €2,400</p> <p>2 three beds: €2,700-€2,768, Median: €2,719</p> <p>8 four+ beds: €1,782-€4,750, Median: €2,550</p>
Day Two: 24 properties	<p>1 one beds: €2,250</p> <p>8 two beds: €2,000-€3,900, Median: €2,400</p> <p>5 three beds: €1,800-€2,738, Median: €2,700</p> <p>10 four+ beds: €1,782-€4,750, Median: €2,650</p>
Day Three: 23 properties	<p>3 one beds: €690-€2,250, Median: €1,250</p> <p>7 two beds: €2,000-€3,900, Median: €2,300</p> <p>5 three beds: €1,800-€2,738, Median: €2,700</p> <p>8 four+ beds: €1,782-€3,995, Median: €2,550</p>
Total Unique HAP properties:	1

Table 13: Galway City Suburbs

Galway City Centre

An average of 18 properties were available to rent in Galway City Centre each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €1,400-€2,000 for one-bedrooms, €1,900-€2,450 for two bedrooms, and €2,200-€3,000 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Galway City has increased by 9.9% since last year and now sits at €2,197.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€650)	Discretionary (€878)	Standard (€850)	Discretionary (€1,148)	Standard (€875)	Discretionary (€1,181)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0

Total number of properties available to rent each day (no cost limits)	
Day One: 19 properties	4 one beds: €1,400-€2,000, Median: €1,982.50 4 two beds: €2,300-€2,450, Median: €2,370 6 three beds: €2,200-€3,000, Median: €2,750 5 four+ beds: €2,300-€6,283, Median: €3,600
Day Two: 18 properties	3 one beds: €1,400-€2,000, Median: €1,965 4 two beds: €1,900-€2,450, Median: €2,345 6 three beds: €2,200-€3,000, Median: €2,750 5 four+ beds: €2,300-€6,283, Median: €3,600
Day Three: 17 properties	3 one beds: €1,400-€2,000, Median: €1,965 3 two beds: €1,900-€2,450, Median: €2,390 6 three beds: €2,200-€3,000, Median: €2,750 5 four+ beds: €2,300-€6,283, Median: €3,600
Total Unique HAP properties:	0

Table 14: Galway City Centre

Kildare

An average of 46 properties were available to rent in Kildare each day during the study period. Over the course of the three days, there were 5 properties available within HAP limits across all of the household types studied. Monthly rents ranged from €1,000-€2,050 for one-bedrooms, €1,200-€3,500 for two bedrooms, and €1,089-€3,200 for three bedrooms. According to Daft.ie [Daft.ie's Rental Price Report](#), the average rent in Kildare has increased by 5.2% since last year and now sits at €1,966.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€750)	Discretionary (€1,013)	Standard (€975)	Discretionary (€1,316)	Standard (€1,050)	Discretionary (€1,418)
Day One	0	1	0	0	0	2
Day Two (New Properties)	0	0	0	1	0	1
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	1	0	1	0	3
Total number of properties available to rent each day (no cost limits)						

Day One: 42 properties (47 including studios and students)	8 one beds: €1,000-2,050, Median: €1,225 16 two beds: €1,347-€3,500, Median: €1,800 6 three beds: €1,954-€2,842, Median: €2,547.50 12 four+ bed: €1,850-€4,500, Median: €2,850
Day Two: 66 properties (71 including studios and students)	13 one beds: €1,000-€2,050, Median: €1,375 23 two beds: €1,200-€3,500, Median: €2,000 14 three beds: €1,089-€3,200, Median: €2,482.50 16 four+ bed: €1,850-€5,000, Median: €2,909.50
Day Three: 62 properties (67 including studios and students)	16 one bed: €1,000-€2,050, Median: €1,277 19 two beds: €1,200-€3,500, Median: €2,000 13 three beds: €1,089-€3,200, Median: €2,500 14 four+ beds: €1,850-€4,000, Median: €2,850
Total Unique HAP properties:	5

Table 15: Kildare

Co. Leitrim

An average of 10 properties were available to rent in Co. Leitrim each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. No one bedroom properties were available. Monthly rents ranged from, €900 - €1,350 for two bedrooms, and €1,000-€1,450 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Westmeath has increased by 13% since last year and now sits at €1,187.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€370)	Discretionary (€500)	Standard (€450)	Discretionary (€608)	Standard (€475)	Discretionary (€641)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 9 properties (10	0 one beds					

including studios and students)	<p>5 two beds: €900-€1,350, Median: €1,200</p> <p>3 three beds: €1,200-€1,450, Median: €1,250</p> <p>1 four+ beds: €1,800</p>
Day Two: 9 properties	<p>0 one beds</p> <p>5 two beds: €900-€1,350, Median: €1,200</p> <p>3 three beds: €1,200-€1.450, Median: €1,250</p> <p>1 four+ beds: €1,800</p>
Day Three: 11 properties	<p>0 one beds</p> <p>5 two beds: €900-€1,350, Median: €1,200</p> <p>4 three beds: €1,000-€1.450, Median: €1,225</p> <p>2 four+ beds: €1,100-€1,800, Median: €1,450</p>
Total Unique HAP properties:	0

Table 16: Co. Leitrim

Limerick City Suburbs

An average of 18 properties were available to rent in Limerick City Suburbs each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €2,300 for one-bedrooms, €1,600 - €2,400 for two bedrooms, and €2,200-€3,000 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Limerick County has increased by 12.3% since last year and now sits at €1,639.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€450)	Discretionary (€608)	Standard (€650)	Discretionary (€878)	Standard (€700)	Discretionary (€945)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 19 properties (21	1 one bed: €2,300					

including studios and students)	4 two beds: €1,600-€2,400, Median: €2,100 7 three beds: €2,200-€3,000, Median: €2,600 7 four+ bed: €2,400-€4,850, Median: €2,973
Day Two: 19 properties (21 including studios and students)	1 one bed: €2,300 3 two beds: €1,600-€2,400, Median: €2,200 9 three beds: €2,200-€3,000, Median: €2,500 6 four+ bed: €2,400-€4,850, Median: €3,100
Day Three: 20 properties (22 including studios and students)	1 one bed: €2,300 3 two beds: €1,600-€2,400, Median: €2,200 9 three beds: €2,200-€3,000, Median: €2,500 7 four+ beds: €2,400-€4,850, Median: €2,973
Total Unique HAP properties:	0

Table 17: Limerick City Suburbs

Limerick City Centre

An average of 27 properties were available to rent in Limerick City Centre each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €1,025-€3,000 for one-bedrooms, €1,429-€3,500 for two bedrooms, and €2,000-€2,500 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Limerick City has increased by 19% since last year and now sits at €2,271.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€450)	Discretionary (€608)	Standard (€650)	Discretionary (€878)	Standard (€700)	Discretionary (€945)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 25 properties (27)	4 one beds: €1,025-€3,000, Median: €1,925					

including studios and students)	13 two beds: €1,429-€3,500, Median: €2,010 5 three beds: €2,000-€2,500, Median: €2,300 3 four+ bed: €2,000-€3,000. Median: €2,500
Day Two: 25 properties (27 including studios and students))	4 one beds: €1,025-€3,000, Median: €1,925 14 two beds: €1,429-€3,500, Median: €1,980 5 three beds: €2,000-€2,500, Median: €2,300 2 four+ bed: €2,500-€2,750. Median: €2,750
Day Three: 25 properties (27 including studios and students)	3 one beds: €1,600-€3,000, Median: €2,250 14 two beds: €1,429-€3,500, Median: €3,500 6 three beds: €2,000-€2,500, Median: €2,300 2 four+ beds: €2,500-€3,000, Median: €2,750
Total Unique HAP properties:	0

Table 18: Limerick City Centre

Sligo Town

An average of 4 properties were available to rent in Sligo Town each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. No one bedroom properties were available. Monthly rent was €1,200 for a two bedroom and ranged from €1,400-€2,000 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Sligo has increased by 7.4% since last year and now sits at €1,344.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€490)	Discretionary (€662)	Standard (€550)	Discretionary (€743)	Standard (€575)	Discretionary (€776)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 3 properties	0 one beds					

	<p>0 two beds</p> <p>2 three beds: €1,400-€2,000, Median: €1,700</p> <p>1 four+ bed: €2,200</p>
Day Two: 3 properties	<p>0 one beds</p> <p>0 two beds</p> <p>2 three beds: €1,400-€2,000, Median: €1,700</p> <p>1 four+ bed: €2,200</p>
Day Three: 5 properties	<p>0 one beds</p> <p>1 two bed: €1,200</p> <p>2 three beds: €1,400-€2,000, Median: €1,700</p> <p>2 four+ beds: €1,600- €2,200, Median: €1,900</p>
Total Unique HAP properties:	0

Table 19: Sligo Town

Portlaoise

An average of 2 properties were available to rent in Portlaoise each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. There were no one-bedroom or three-bedroom properties available. Monthly rent for a two-bedroom property was €1,450. According to [Daft.ie's Rental Price Report](#), the average rent in Laois has increased by 3.7% since last year and now sits at €1,531.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€433)	Discretionary (€585)	Standard (€580)	Discretionary (€783)	Standard (€610)	Discretionary (€824)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 2 properties	0 one beds					

	1 two beds: €1,450 0 three beds 1 four+ bed: €2,450
Day Two: 2 properties	0 one beds 1 two beds: €1,450 0 three beds 1 four+ beds: €2,450
Day Three: 2 properties	0 one beds 1 two beds: €1,450 0 three beds 1 four+ beds: €2,450
Total Unique HAP properties:	0

Table 20: Portlaoise

Waterford City Centre

An average of 21 properties were available to rent in Waterford City Centre each day during the study period. Over the course of the three days, there were no properties available within HAP limits for any of the household types studied. Monthly rents ranged from €1,200-€1,632 for one-bedrooms, €1,400-€1,600 for two bedrooms, and €1,350-€2,550 for three bedrooms. According to [Daft.ie's Rental Price Report](#), the average rent in Waterford City has increased by 7.4% since last year and now sits at €1,651.

	Single/Couple		Couple/One Parent + One Child		Couple/One Parent + Two Children	
	Standard (€450)	Discretionary (€608)	Standard (€550)	Discretionary (€743)	Standard (€575)	Discretionary (€776)
Day One	0	0	0	0	0	0
Day Two (New Properties)	0	0	0	0	0	0
Day Three (New Properties)	0	0	0	0	0	0
Total No. HAP Properties Across Three Days	0	0	0	0	0	0
Total number of properties available to rent each day (no cost limits)						
Day One: 17 properties (24	1 one bed: €1,632					

including studios and students)	4 two beds: €1,430-€1,600, Median: €1,550 9 three beds: €1,350-€2,000, Median: €1,861 3 four+ beds: €1,650-€2,300, Median: €2,300
Day Two: 15 properties (22 including studios and students)	2 one beds: €1,200-€1,632, Median: €1,416 3 two beds: €1,400-€1,600, Median: €1,430 7 three beds: €1,400-€2,550, Median: €2,000 3 four+ beds: €1,650-€2,300, Median: €2,300
Day Three: 12 properties (18 including studios and students)	2 one beds: €1,200-€1,632, Median: €1,416 1 two beds: €1,400 7 three beds: €1,400-€2,550, Median: €2,000 2 four+ bed: €1,650-€2,300, Median: €1,975
Total Unique HAP properties:	0

Table 21: Waterford City Centre