

Locked Out of the Market

June 2025



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 Housing Assistance Payment (HAP) limits.² This study examines the availability of properties within standard and discretionary HAP limits in 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: Single Person; Couple; Couple/One Parent and One Child; and Couple/One Parent and Two Children.

The June 2025 *Locked Out of the Market* report shows a reduction in the number of properties available to rent through HAP since the March 2025 report. The number of properties available to rent at any price has also reduced over the same period. 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. The Office of the Ombudsman's recent *Investigation of the HAP Scheme* highlights the inefficiencies and inequities of the current scheme, making a number of welcome recommendations – including raising the maximum rent caps to reflect the current market.³

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 May 2025 there were 15,747 people living in emergency accommodation across the country, including 4,844 children. This represents an 11.2% and 12.2% year-on-year increase, respectively.

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 Cork City Centre, Cork City Suburbs, Dublin City Centre, Dublin City North, Dublin City South, Galway City Centre, Galway City Suburbs, Limerick City Centre, Limerick City Suburbs, Portlaoise, Kildare (selected areas), Athlone, Sligo Town, Dundalk, Co. Leitrim, and Waterford City Centre

³ *Investigation of the HAP Scheme*. Office of the Ombudsman. Published 5 June 2025. Available here: <https://ombudsman.ie/en/publication/2ae60-investigation-of-the-hap-scheme/>

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Findings

The June 2025 **Locked Out of the Market** report found 978 properties available to rent at any price within the 16 areas over the three dates surveyed. This is 13% reduction from the 1,119 properties available in the March 2025 report, and 17% reduction from the 1,178 properties available in June 2024.

72% (705) 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 seven and two properties available in each area, respectively, across the three days. When compared with the March 2025 **Locked Out of the Market Report**, 10 of the 16 study areas saw a reduction in the number of properties available to rent. These include Cork City Centre (-2 properties), Cork City Suburbs (-23 properties), Dublin City North (-47 properties), Dublin City South (-1 property), Dublin City Centre (-52 properties), Dundalk (-4 properties), Galway City Centre (-6 properties), Kildare (-12 properties), Co. Leitrim (-4 properties), 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 March 2025 report. These included Limerick City Suburbs and Portlaoise. Four of the 16 study areas saw an increase in the number of properties available to rent. These included Athlone (+3 properties), Galway City Suburbs (+3 properties), Limerick City Suburbs (+6 properties), and Sligo Town (+2 properties).

The June 2025 **Locked Out of the Market** report found 32 properties available to rent within HAP limits. This is a 22% decrease (-9 properties) from the number of properties available in the March 2025 report. Just 3% 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 March 2025 or June 2025 reports. These include Athlone, Cork City Centre, Cork City Suburbs, 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 March 2025 report. These include Dublin City North (-7 properties), Dublin City Centre (-2 properties), Dundalk (-1 property), and Kildare (-1 property).

As seen in previous **Locked Out of the Market** reports, the supply of properties within HAP limits was predominantly found in Dublin; 22 (69%) of the 32 HAP properties were found across the three Dublin study areas. Just five 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), Galway City Centre (1 property), Kildare (4 properties), and Limerick City Suburbs (1 property). No properties were available to rent within HAP limits in eight of the 16 study areas. These include Athlone, Cork City Centre, Cork City Suburbs, Co. Leitrim, 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** June 2025 report found just four properties suitable for single person/couple households within standard HAP limits, with one property located each in Dublin City North, Dublin City Centre, Galway City Suburbs, and Kildare. There were an additional 12 properties suitable for single person/couple households within

discretionary HAP limits, located in Dublin City North (3 properties), Dublin City South (6 properties), Galway City Centre (1 property), and Kildare (2 properties).

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 27 studio apartments available within HAP limits during the study period. Only two of these properties were available within standard HAP limits. Of these 27 studio apartments, 26 were located in Dublin, and one in Cork City Suburbs.

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 10 properties available through discretionary HAP rates – all of which were located in Dublin.

There was only one property available to couple/one parent households with two children through a standard HAP rate. There were 5 unique properties available through discretionary HAP rates, and an additional 10 properties that overlapped with properties available to families with one child.



Summary of Key Findings



- » The report found just **32 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.
- » This is the same as 2024's average. 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 **five properties were available through standard HAP limits**. Four of these were suitable for single person/couple households, while one was suitable for families with two children.



- » **22 (69%) of the 32 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 8 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, Co. Leitrim, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre.

Household Types

The study found a total of 32 properties to rent within HAP limits across the 16 study areas in at least one of the four household categories. Five properties were available within standard HAP limits, and the remaining 27 were available under discretionary HAP.



Single Persons and Couples

There were four properties for single person/couple households within standard HAP limits, with one located in each Dublin City North, Dublin City South, Galway City Suburbs, and Kildare. There were an additional 12 properties suitable for single person/couple households within discretionary HAP limits, located in Dublin City North (3 properties), Dublin City South (6 properties), Galway City Centre (1 property), and Kildare (2 properties).



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 10 properties available through discretionary HAP rates – all ten of which were located in Dublin. Five properties were in Dublin City North, four in Dublin City South, and one in Dublin City Centre.



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 Limerick City Suburbs. There were five properties available through discretionary HAP rates, and an additional 10 that overlapped with properties available to families with one child. The five unique properties were in Dublin City Centre (1 property), Dundalk (3 properties), and Kildare (1 property).

Voices of those Locked Out

Nathan,

Cork Simon service user

“

Most of the time you ring a place, it's gone. You get fed up of every day doing it and then you just give up for a while; depressed out of me head. You can't get out of it [homelessness]. I don't seem to see a way anyway. And it's not for want of trying. A bed, a bathroom and a kitchen. Basics. Oh, I'd love it. Come and go as you please.

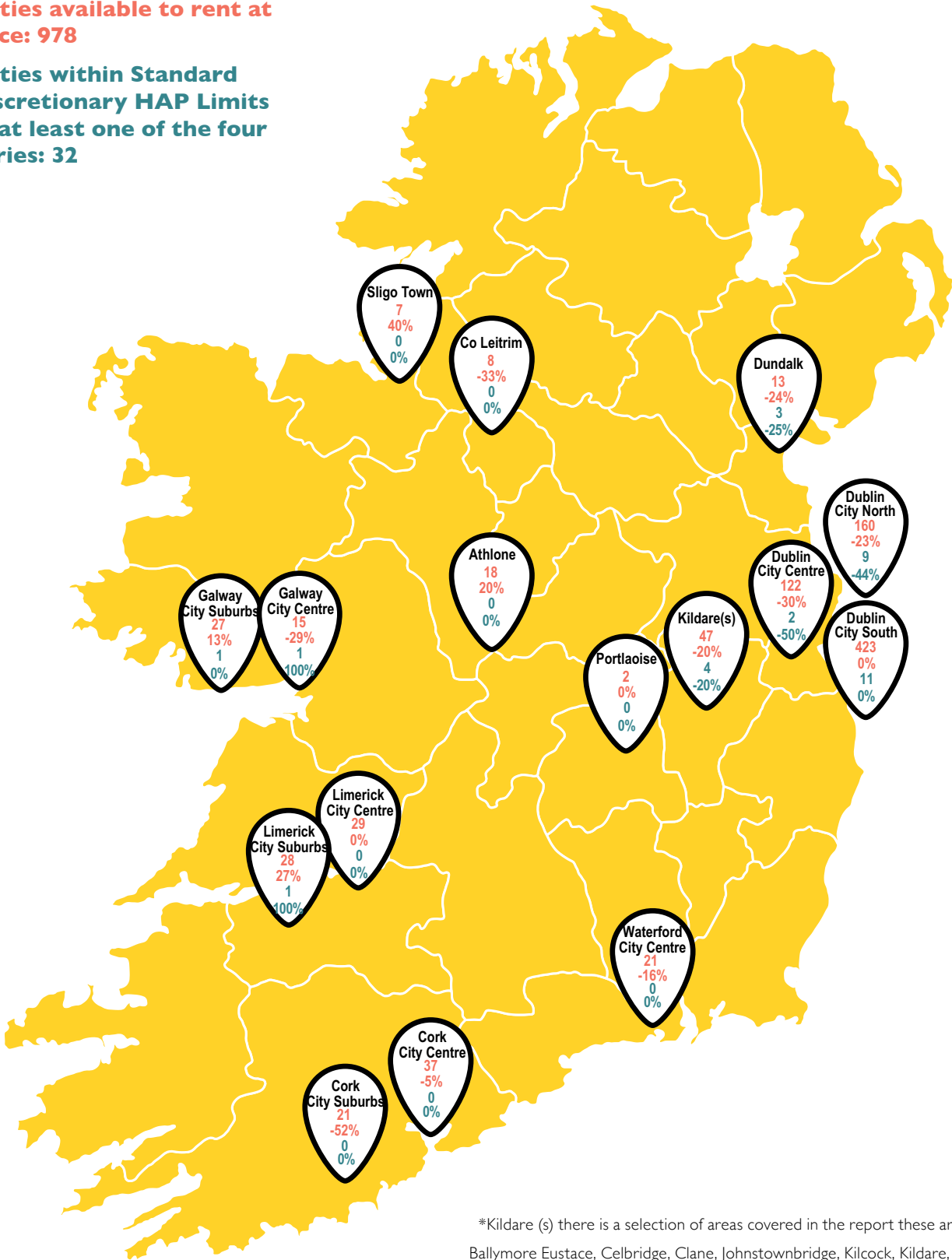
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Properties Available to Rent at Any Price and Within HAP Rates Across the 16 Study Areas

Properties available to rent at any price: 978

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 32



% 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.

*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