

Locked Out of the Market

September 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. This report tracks the number of properties advertised to rent within the Department of Housing, Local Government and Heritage Housing Assistance Payment (HAP) limits. 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 September 2025 **Locked Out of the Market** report shows a reduction in the number of properties available to rent through HAP since the June 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. The Department of Housing, Local Government, and Heritage has also recently commenced a review of HAP rent limits.

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 August 2025 there were 16,353 people living in emergency accommodation across the country, including 5,145 children. This represents a 12.9% and 16.4% 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/>

⁴ Parliamentary Question 53827/25 - Deputy Shane Moynihan, 8 October 2025. Available here: [Rental Sector – Wednesday, 8 Oct 2025 – Parliamentary Questions \(34th Dáil\) – Houses of the Oireachtas](#)

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Findings

The September 2025 **Locked Out of the Market** report found 833 properties available to rent at any price within the 16 areas over the three dates surveyed. This is a 15% reduction from the 978 properties available in the June 2025 report, and 26% reduction from the 1,119 properties available in September 2024.

70% (580) of the properties available to rent at any price were in the three Dublin areas studied. Sligo Town and Co. Leitrim had the lowest number of properties available to rent, with just three and four properties available in each area, respectively, across the three days. When compared with the June 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 Athlone (-13 properties), Cork City Centre (-3 properties), Dublin City South (-119 properties), Dublin City Centre (-28 properties), Galway City Suburbs (-10 properties), Kildare (-3 properties), Co. Leitrim (-4 properties), Limerick City Suburbs (-13 properties), Limerick City Centre (-9 properties), and Sligo Town (-4 properties). Six of the 16 study areas saw an increase in the number of properties available to rent. These included Cork City Suburbs (+5 properties), Dublin City North (+22 properties), Dundalk (+12 properties), Galway City Centre (+5 properties), Portlaoise (+3 properties), and Waterford City Centre (+14 properties).

The September 2025 **Locked Out of the Market** report found 24 properties available to rent within HAP limits. This is a 25% decrease (-8 properties) from the number of properties available in the June 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 June 2025 or September 2025 reports. These include Athlone, Cork City Centre, Cork City Suburbs, Co. Leitrim, Limerick City Centre, Sligo Town, Portlaoise, and Waterford City Centre. Six of the 16 study areas saw a reduction in the number of HAP properties available since the June 2025 report. These include Dublin City Centre (-1 property), Dundalk (-2 properties), Galway City Suburbs (-1 property), Galway City Centre (-1 property), Kildare (-2 properties), and Limerick City Suburbs (-1 property). As seen in previous **Locked Out of the Market** reports, the supply of properties within HAP limits was predominantly found in Dublin; 21 (88%) of the 24 HAP properties were found across the three Dublin study areas. Just two of the 13 study areas outside of Dublin had properties available to rent within HAP limits. These included Dundalk (1 property) and Kildare (2 properties). No properties were available to rent within HAP limits in 11 of the 16 study areas. These include Athlone, Cork City Centre, Cork City Suburbs, 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. The **Locked Out of the Market** September 2025 report found just one property suitable for single person/couple households within standard HAP limits, located in Dublin City South. There were 9 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 22 studio apartments available within HAP limits during the study period. Only one of these properties was available within standard HAP limits. All 22 studio apartments were located in Dublin.

There were no properties available to couple/one parent households with one child through a standard HAP rate. There were 11 properties available through discretionary HAP rates. Eight of these properties were located in Dublin, two in Kildare, and one in Dundalk.

There were no properties available to couple/one parent households with two children through a standard HAP rate. There were 3 unique properties available through discretionary HAP rates, and an additional 11 properties that overlapped with properties available to families with one child.



Summary of Key Findings



- » The report found just **24 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 **one property was available through standard HAP limits**, located in Dublin City South and suitable for a single person/couple household.



- » **21 (88%) of the 24 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 11 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 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 24 properties to rent within HAP limits across the 16 study areas in at least one of the four household categories. Only one property was available within standard HAP limits, and the remaining 23 were available under discretionary HAP.



Single Persons and Couples

There was one property for single person/couple households within standard HAP limits, located in Dublin City South. There were an additional 9 properties suitable for single person/couple households within discretionary HAP limits, located in Dublin City North (3 properties), Dublin City South (5 properties) and Dublin City Centre (1 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 11 properties available through discretionary HAP rates. These were located in Dublin City North (5 properties), Dublin City South (3 properties), Dundalk (1 property), and Kildare (2 properties).



Couple/One Parent with Two Children

There were no properties available to couple/one parent households with two children through a standard HAP rate. There were three unique properties available through discretionary HAP rates, and an additional 11 that overlapped with properties available to families with one child. The three unique properties were in Dublin City North (1 property) and Dublin City South (2 properties).

Voices of those Locked Out

Caoimhe,

Mid West Simon service user

“

I am currently living in homeless services while on jobseekers payment as I've been struggling the last two years to find work. I am currently on the housing list for approximately the last two years. I have been allocated HAP allowance but even at that it is very hard to find a landlord who will accept HAP and if they do accept it you're left to scrape by. The homeless crisis in this country is very heartbreaking and disheartening for people looking to start their lives and build a future.

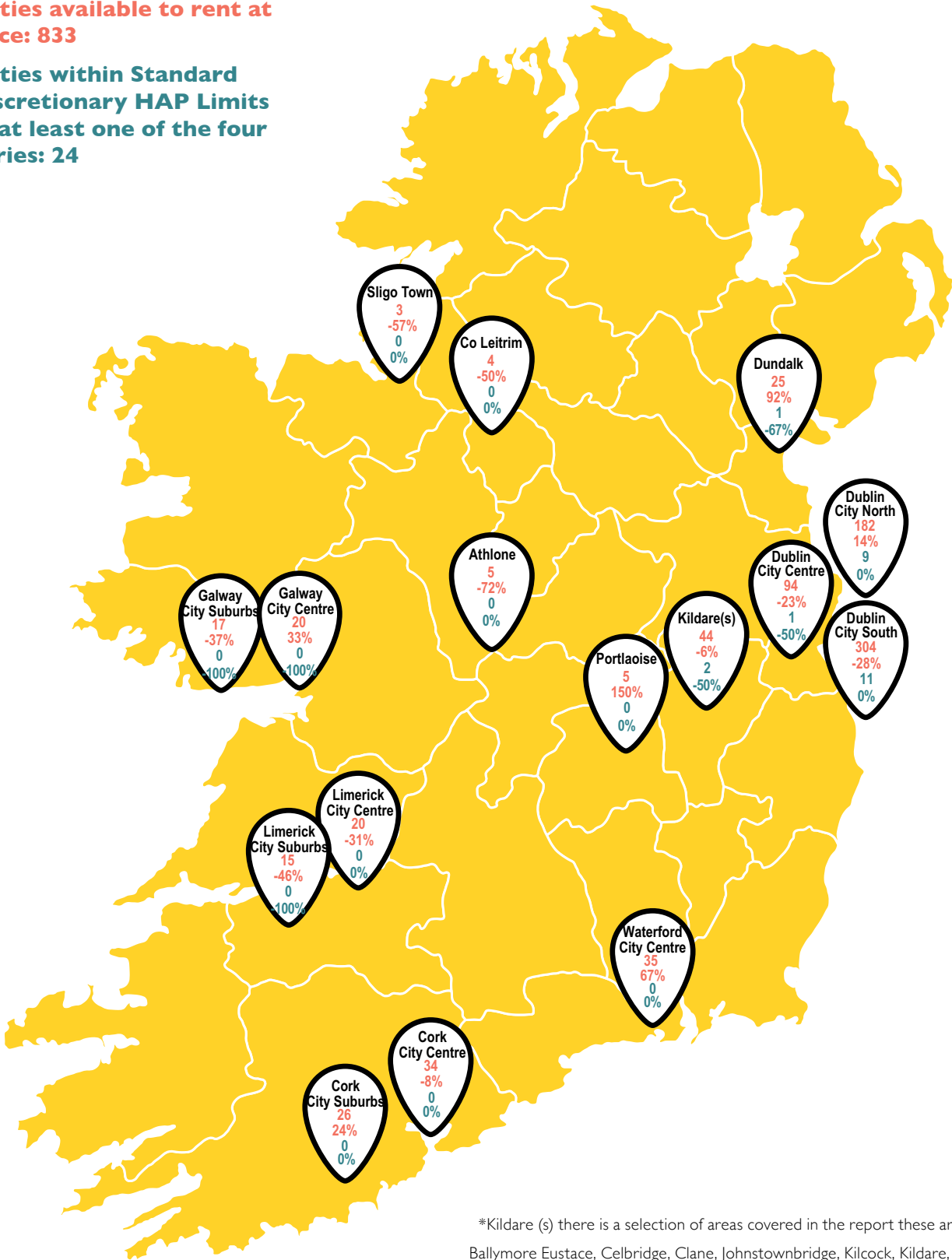
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Properties Available to Rent at Any Price and Within HAP Rates Across the 16 Study Areas

Properties available to rent at any price: 833

Properties within Standard and Discretionary HAP Limits within at least one of the four categories: 24



% 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