

# Mid-West Rental Monitor

*November 2022*



**Limerick  
Chamber**  
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# Mid-West at a Glance

November 2022



**129**

*Residential homes available to rent across the Mid-West in November 2022. This is the same as October.*

**€1,304**

*Average monthly rent, with a Median of €1,200. The average rent has increased.*

**19**

*1-bed premises available*

**45**

*Of the total homes are apartments*

# Overview: November 2022



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The Limerick Chamber Rental Monitor provides insight into the rental availability across the open market, for Limerick City (& Environs) and the Mid-West which includes Co. Limerick, Co. Clare and Co. Tipperary. House price (average & median), as well as type of housing (1-beds & apartments) and the BER rating of available rental stock are monitored.

## All Home Types\*:

For the month of November, Limerick City saw 3 less homes available than in October (28 vs 31). Co. Limerick as a whole had 4 more homes available to rent (50 vs 46), while Co. Clare also saw a slight increase in availability (49 vs 43) versus October. Co. Tipperary had 2 less homes available (46 vs 48).

Co. Limerick (21) and Co. Clare's (18) most common BER ratings for November were between C1 – C3 for November. Co. Tipperary had the most homes with an 'Exempt' BER rating (16), followed closely by the C1 – C3 rating (15). A & B BER rated homes made up 11.7% of the available rental stock across all housing types for November.

## Residential:

The availability of 1-bed homes and apartments in the residential sector remained relatively unchanged in November, with Co. Clare being the only county to see a change in 1-bed homes available (-2 MoM) and apartments (-1 MoM). Co. Limerick (5, 16) Co. Tipperary (8, 14) remained the same. Limerick City saw slight changes with one extra 1-bed home available (3) and one less apartment available (11) in November.



## Residential Breakdown:

- Of the 24 (-1 MoM) available residential homes available in Limerick City and Environs, its residential availability spread across several areas, the highest of which were Limerick City Centre (6), Castletroy (6) and Dooradoyle (4). The average price for a residential home in November was €1,770.
- There were 44 (+4 MoM) available residential homes in the whole of Co. Limerick (including City & Environs). 24 were based in Limerick City & Environs and 20 were based in Limerick County. The average price for a residential home in November was €1,587.
- Of the 41 (no change MoM) available residential homes available in Co. Clare, 16 were located in Ennis, with 3 in Sixmilebridge, and 3 located in Shannon. The average price for a residential home was €1,263.
- For the 44 (-4 MoM) available homes to rent in Co. Tipperary for the month of November, Thurles (10), Clonmel (8) and Cashel (7) had the most rental adverts in Co. Tipperary. The average price for a residential home was €1,059.

# Limerick City



# 28

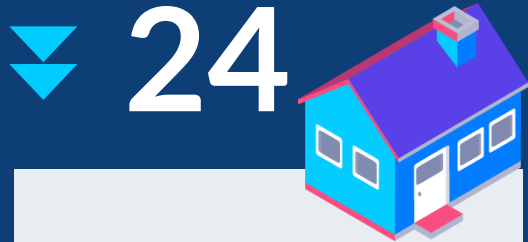


All rental homes available



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## Residential Homes



**€1,770**  
Average Price

**€1,600**  
Median Price

**3**  
1-beds

**11**  
Apartments

BER: E(\*1), D(\*3), C(\*12), B(\*3), A(\*2),  
Exe.(\*2), N/A(\*1)

## Student Homes



**€ -**  
Average Price

**€ -**  
Median Price

**0**  
1-beds

**0**  
Apartments

BER: N/A

## Executive Homes



**€3,125**  
Average Price

**€ -**  
Median Price

**1**  
1-beds

**1**  
Apartments

BER: B(\*1), A(\*1)

## Short-Term Rentals



**€2,081**  
Average Price

**€ -**  
Median Price

**0**  
1-beds

**0**  
Apartments

BER: C(\*2)

# Co. Limerick



50 ▲▲

All rental homes available



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## Residential Homes



€1,587  
Average Price ▲▲

€1,500  
Median Price ||

5  
1-beds ||

16  
Apartments ||

BER: G(\*1), E(\*1), D(\*5), C(\*21), B(\*5),  
Exe.(\*5), N/A(\*4)

## Student Homes



€ -  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

BER: N/A

## Executive Homes



€3,125  
Average Price ▼▼

€ -  
Median Price

1  
1-beds

1  
Apartments

BER: B(\*1), A(\*1)

## Short-Term Rentals



€1,765  
Average Price ▲▲

€1,450  
Median Price

0  
1-beds

1  
Apartments

BER: C(\*3), B(\*1)

# Co. Clare



49 ▲▲

All rental homes available



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## Residential Homes

|| 41

€1,263  
Average Price ▲▲

€1,200  
Median Price ||

4  
1-beds ▼▼

10  
Apartments ▼▼

BER: G(\*1), E(\*2), F(\*1), D(\*10), C(\*18), B(\*3), Exe.(\*5), N/A(\*1)

## Student Homes

|| 0

€ -  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

BER: N/A

## Executive Homes

|| 0

€ -  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

BER: N/A

## Short-Term Rentals

▲▲ 8

€1,581  
Average Price ▲▲

€1,250  
Median Price ▲▲

0  
1-beds ▼▼

2  
Apartments ||

BER: D(\*2), C(\*5), Exe.(\*1)



# Co. Tipperary



46



All rental homes available



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## Residential Homes



€1,059  
Average Price

€1,050  
Median Price

8  
1-beds

14  
Apartments

BER: E(\*3), D(\*4), C(\*15), B(\*3), A(\*1),  
Exe.(\*16), N/A (\*2)

## Student Homes



€ -  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

BER: N/A

## Executive Homes



€ -  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

BER: N/A

## Short-Term Rentals



€1,175  
Average Price

€ -  
Median Price

1  
1-beds

1  
Apartments

BER: D(\*1), N/A (\*1)

# Residential Home 6-Month Trend



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Jun-22

Jul-22

Aug-22

Sep-22

Oct-22

Nov-22

## Limerick City

<i>No. of Homes</i>	40	31	32	27	25	24
<i>Average Price</i>	€1,650	€1,641	€1,632	€1,713	€1,693	€1,770

## Co. Limerick

<i>No. of Homes</i>	-	-	61	51	40	44
<i>Average Price</i>	-	-	€1,610	€1,545	€1,447	€1,587

## Co. Clare

<i>No. of Homes</i>	-	-	57	51	41	41
<i>Average Price</i>	-	-	€1,227	€1,229	€1,193	€1,263

## Co. Tipperary

<i>No. of Homes</i>	-	-	55	39	48	44
<i>Average Price</i>	-	-	€1,120	€1,169	€1,052	€1,059

