



# Mid-West Rental Monitor

*May 2023*



# Mid-West at a Glance

May 2023



▲▲ **91**

Residential homes available to rent in the Mid-West in May 2023. This is an increase of 1 home from last month

▲▲ **€1,435**

Average monthly rent, with a Median of €1,250

▲▲ **16**

1-bed homes available

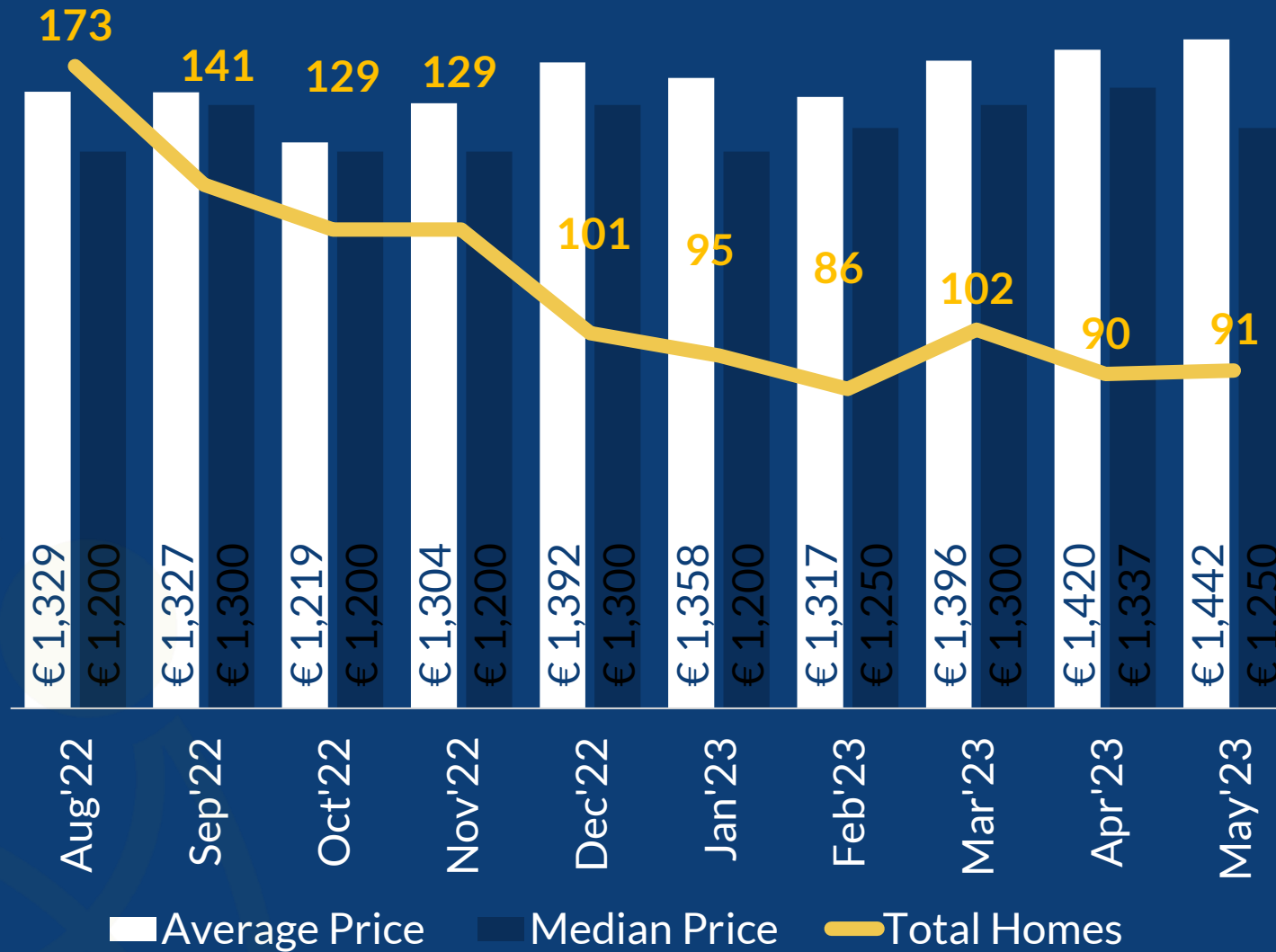
**19**

Of the total homes are apartments



# Mid-West

## Residential Home Trend





# Residential Overview

May 2023

May saw a very slight increase in the number of available residential homes across the Mid-West, increasing to 91 from 90 in April. During that same time, the average rental price increased while the median price decreased across the Mid-West. With the average price increasing slightly to €1,435 (up from €1,419 in April) and the median price decreasing to €1,250 (down from €1,319). There was an increase in the number of one bed homes available month-on-month, increasing to 16 in May, up from 10 in April. However, there was a decrease in the number of apartments available, down to 19 in May from 30 in April.

## Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick in May decreased by 1 home from the previous month with 18 homes available to rent. The average price of those homes was c. €1,900 with the median price being c. €1,700 – this represents a decrease on the previous month.

For the whole county of Limerick, there were 44 residential homes to rent, an increase of 2 on the previous month, with average and median prices being c. €1,650 for both which is also a decrease on the previous month.

Interestingly, there was a marked increase in the number of short-term rentals available, increasing from 1 in April to 6 in May, this is common for the summer break at third-level. All short-term rentals were located in Limerick City and Environs.

Of the 44 residential homes to rent in the whole county of Limerick in May, 41% of these were located in the city and suburbs while 59% were located in the county. The areas which saw the largest availability of rentals across the county were core city centre (6 homes), Castletroy (5 homes), Newcastle West (5 homes), Abbeyfeale (4 homes) and Adare (4 homes).

## Co. Clare

The amount of residential homes to rent in Clare increased by 2 in May compared to April, increasing to 23 homes available. The average and median price were c. €1,450 and c. €1,250 respectively – both increasing from the previous month. There were 3 granny flats available in Clare in May, compared to 1 in April and 1 in March, these are normally studios or one bed homes.

Clare had a less concentrated availability of homes when compared to Limerick and Tipperary, with options spread across the county. However, during May, Ennis (3 homes) had the largest availability, followed by Lisdoonvarna (2 homes) with the remainder of the homes spread across the county.

## Co. Tipperary

24 residential homes were available to rent in Tipperary in May – a decrease of 3 homes since April. The average price of these homes was c. €1,035 and the median price was c. €1,000. – this represents a decrease in prices from the previous month. Like Clare, the number of granny flats available to rent has been increasing in Tipperary, with no granny flats available in March, 1 available in April and 2 available in May.

Like Limerick, Tipperary had a high concentration of homes available in certain areas. Nenagh (5 homes) had the highest concentration followed by Borrisokane (3 homes), Cashel (3 homes), Clonmel (3 homes), Cahir (2 homes), Thurles (2 homes) and Tipperary Town (2 homes).

# Limerick City



24

All rental homes available



## Residential Homes



€ 1,931  
Average Price

€ 1,700  
Median Price

2  
1-beds

9  
Apartments

## Student Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Short-Term Rentals



€1,630  
Average Price

€1,560  
Median Price

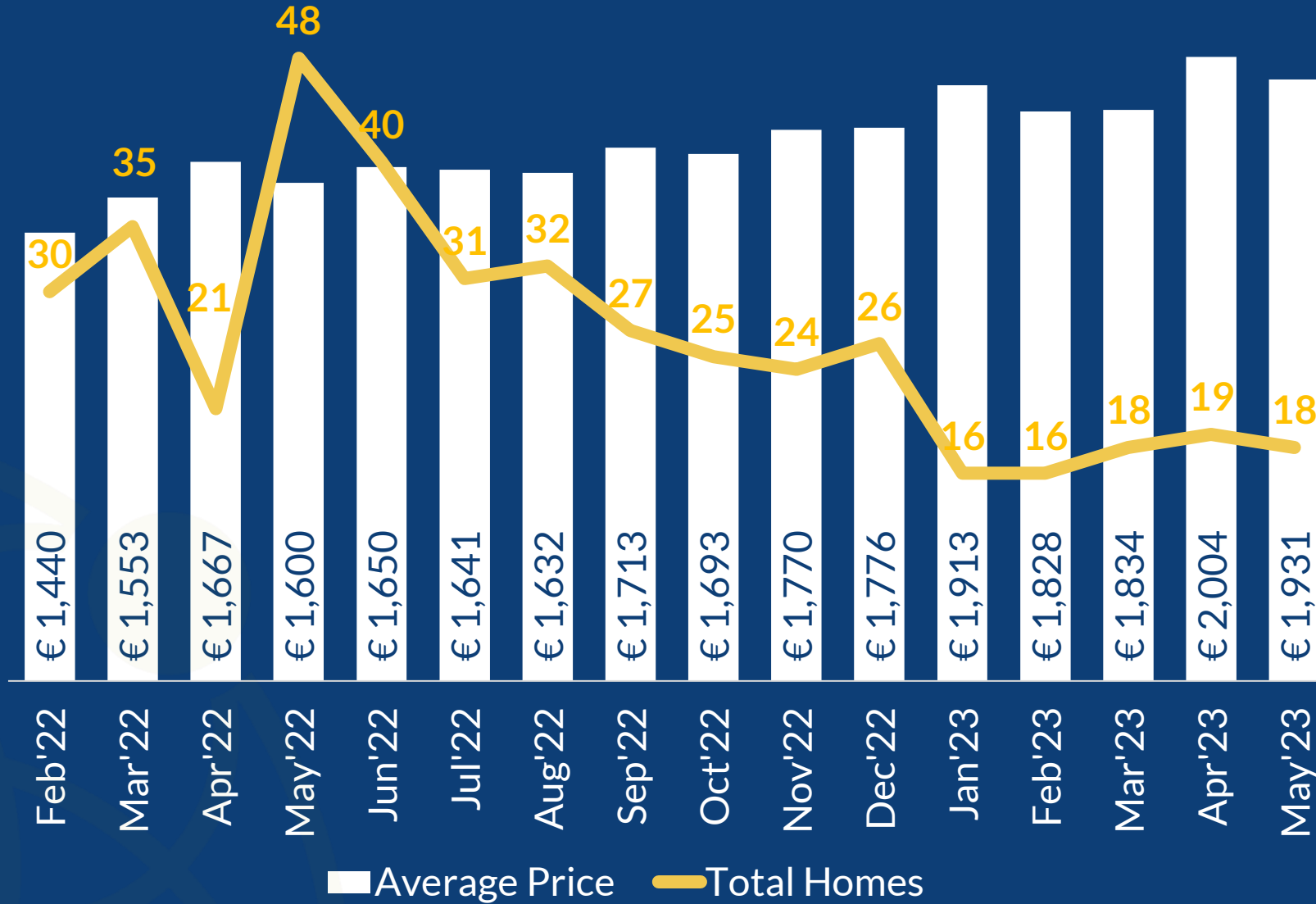
0  
1-beds

3  
Apartments



# Limerick City

## Residential Home Trend



# Co. Limerick



51

All rental homes available



## Residential Homes



€1,656  
Average Price

€1,650  
Median Price

7  
1-beds

13  
Apartments

## Student Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes



€3,700  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

## Short-Term Rentals



€1,630  
Average Price

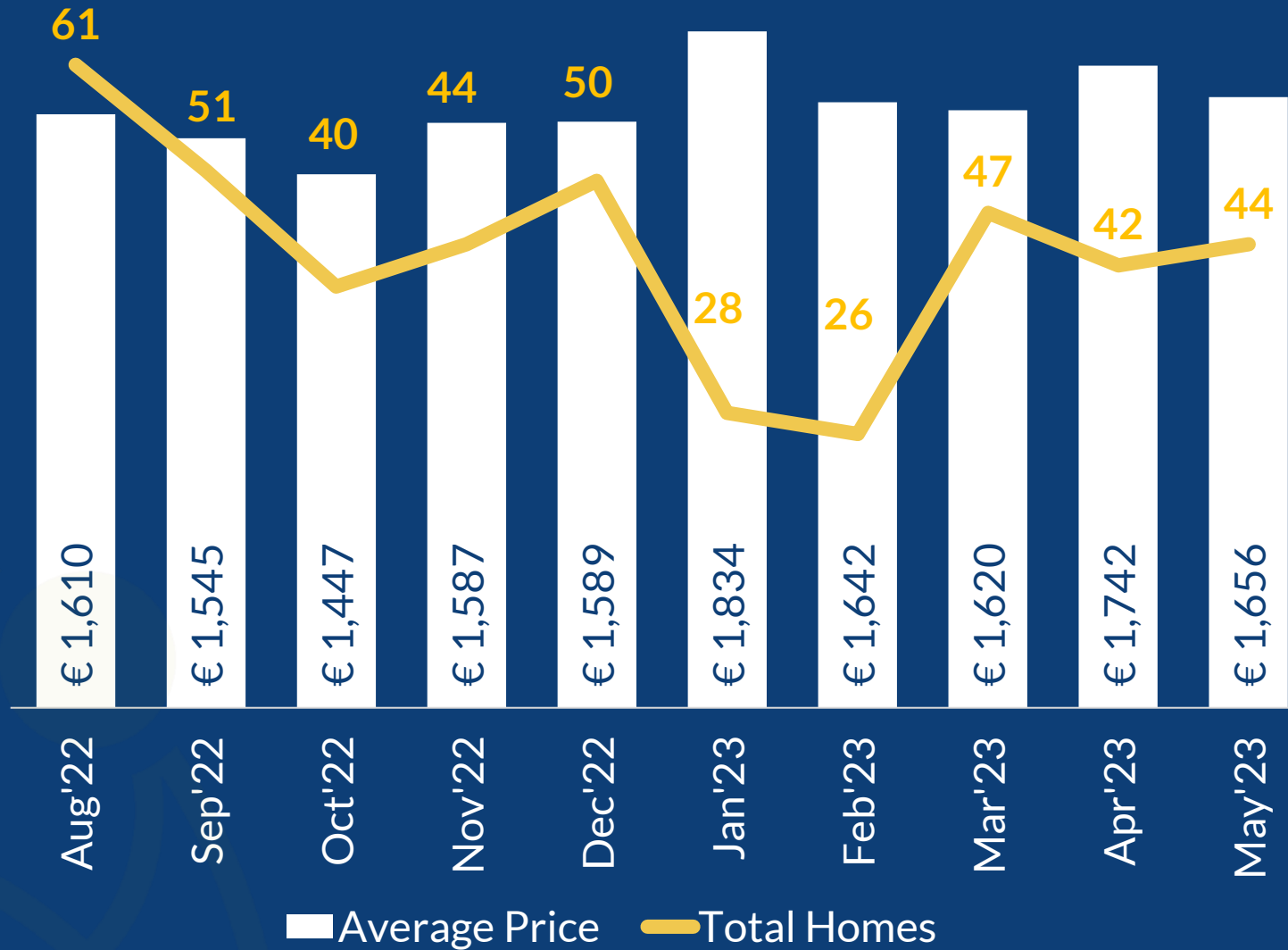
€1,560  
Median Price

0  
1-beds

3  
Apartments

# Co. Limerick

## Residential Home Trend





# Co. Clare



26 ▲▲

All rental homes available



## Residential Homes



€1,456  
Average Price

€1,250  
Median Price

5  
1-beds

0  
Apartments

## Student Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes



€3,500  
Average Price

€ -  
Median Price

0  
1-beds

0  
Apartments

## Short-Term Rentals



€3,900  
Average Price

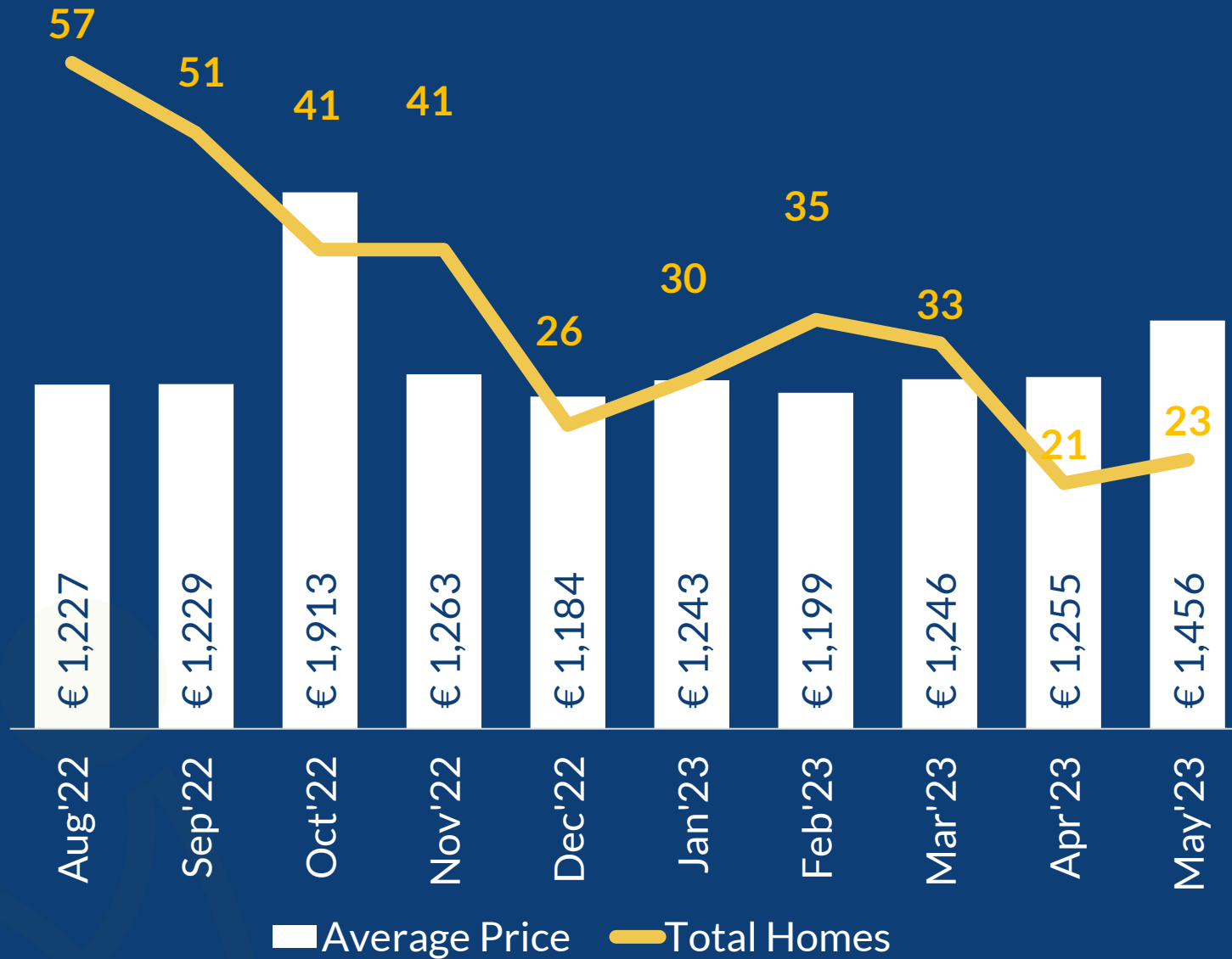
€3,000  
Median Price

0  
1-beds

0  
Apartments

# Co. Clare

## Residential Home Trend



# Co. Tipperary



25

All rental homes available



## Residential Homes



€1,035  
Average Price

€1,000  
Median Price

4  
1-beds

6  
Apartments

## Student Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Short-Term Rentals



€1,500  
Average Price

€ -  
Median Price

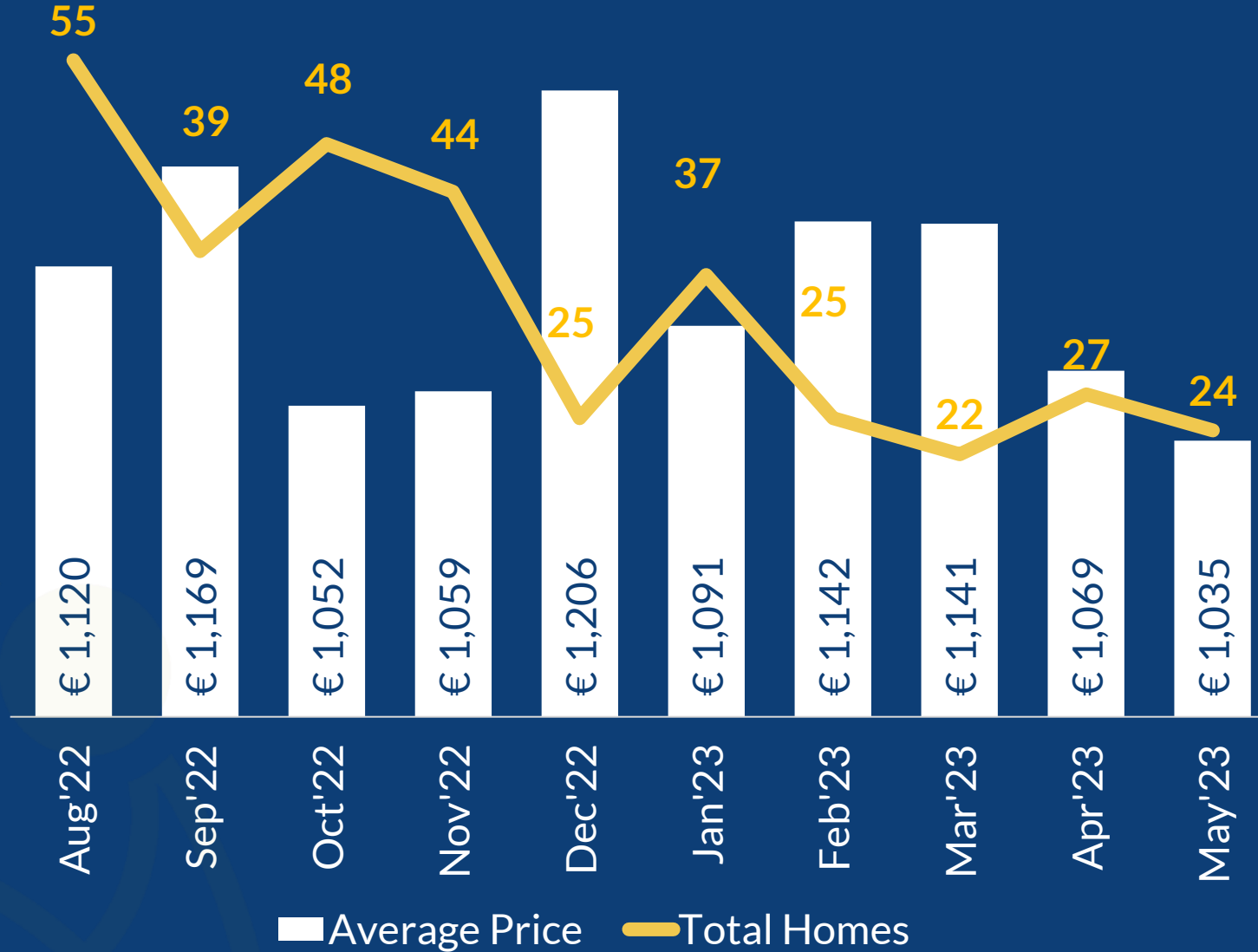
0  
1-beds

0  
Apartments



# Co. Tipperary

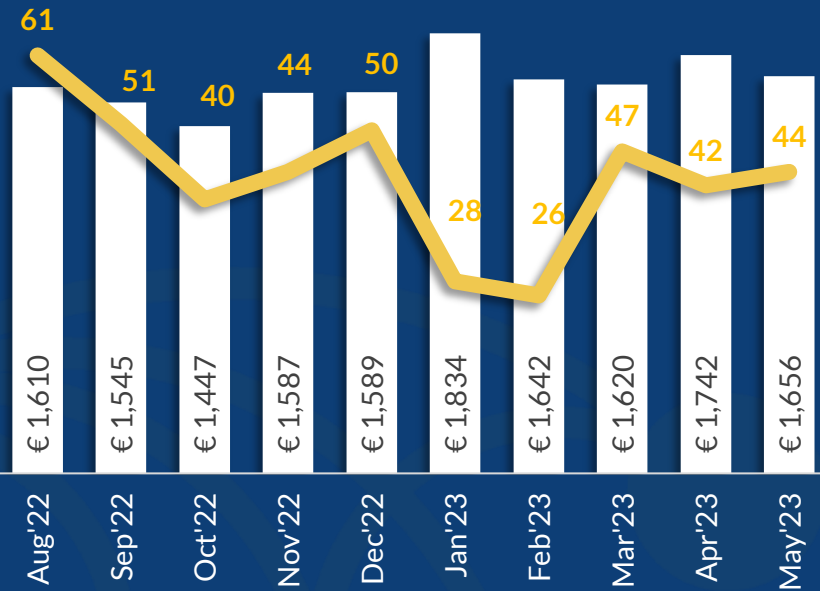
## Residential Home Trend



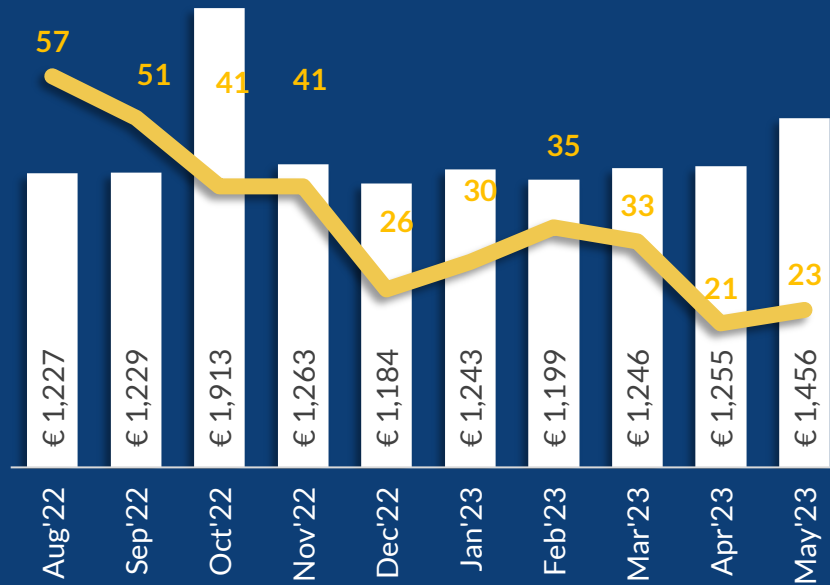
# Mid-West in Focus



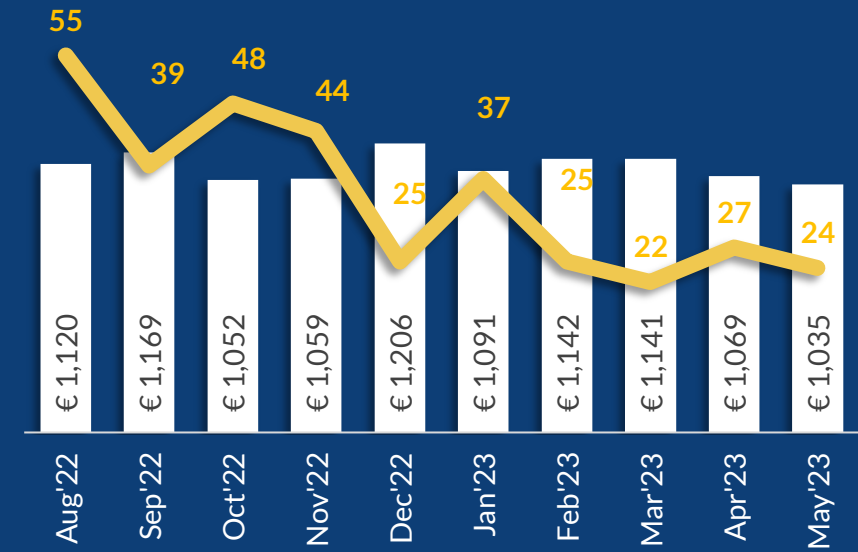
Co. Limerick



Co. Clare



Co. Tipperary



Average Price
  Total Homes

