



Mid-West Rental Monitor

June 2023



Mid-West at a Glance

June 2023



87

Residential homes available to rent in the Mid-West in June 2023. This is a decrease of 4 homes from the previous month

€1,531

Average monthly rent, with a Median of €1,500

8

1-bed homes available

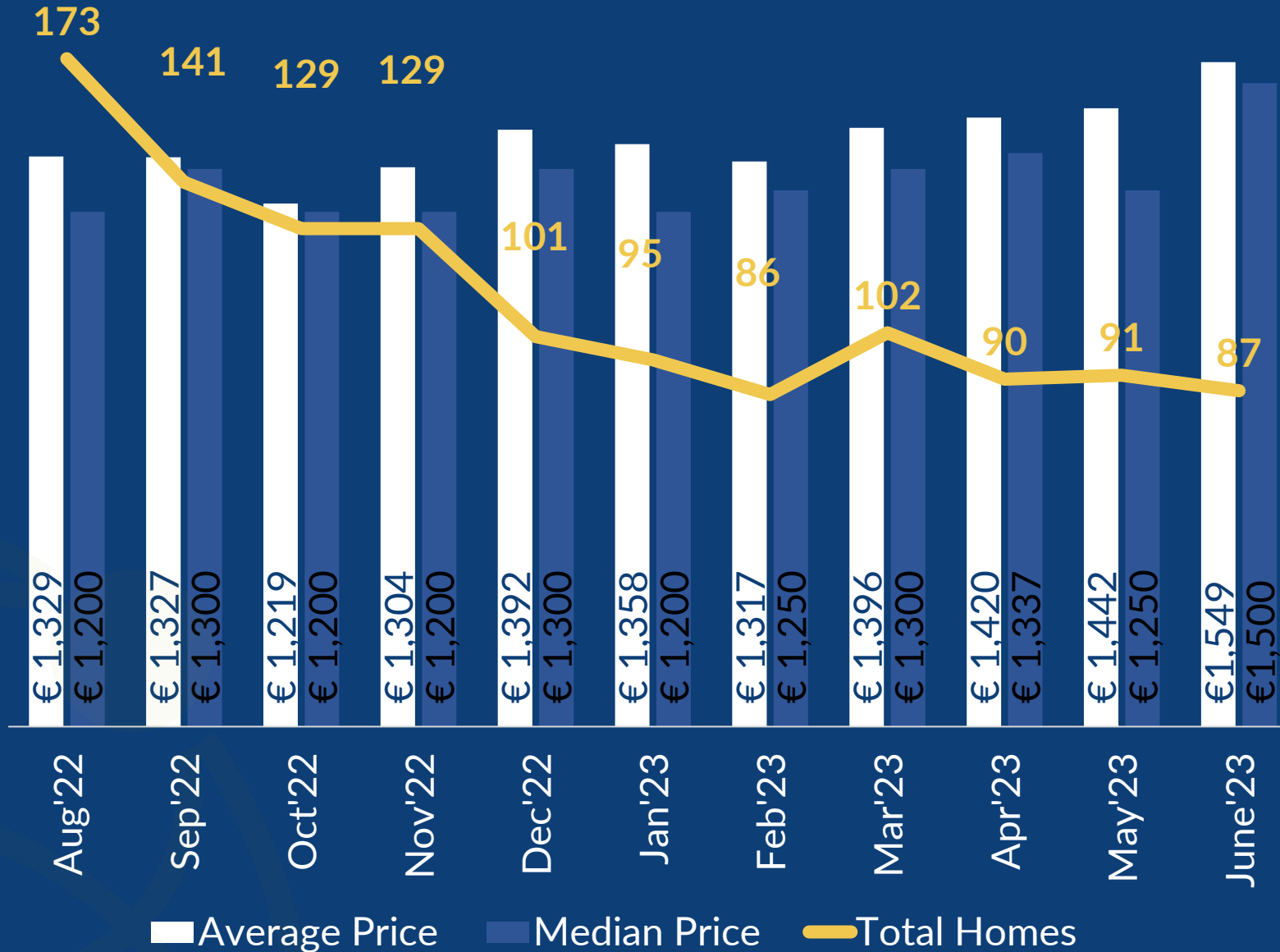
19

Of the total homes are apartments



Mid-West

Residential Home Trend



Residential Overview

June 2023



June saw a slight decrease in the number of available residential homes across the Mid-West, decreasing to 87, from 91 in May. During that same time, the average price increased to €1,531 (up from €1,435 in May) and the median price increased to €1,500 (up from €1,250 in May). There was a decrease in the number of one bed homes available month-on-month, decreasing to 8 in June, down from 16 in May. However, there were 19 apartments available, the same as seen in May.

Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick City in June increased by 1 home from the previous month, with 19 homes available to rent. The average price of those homes was c. €1,958 and the median price being c. €2,000 – this represents an increase on the previous month.

For the whole county of Limerick (including city and environs), there were 46 residential homes to rent, an increase of 2 on the previous month, with an average of €1,796 and median c. €1,800, which is an increase for both on the previous month.

During the summer, there was a marked increase in the number of short-term rentals available, increasing from 1 in April to 6 in May and 3 in June, this is common for the summer break at third level. All short-term rentals were located in Limerick City and Environs.

Of the 46 residential homes to rent in the whole county of Limerick in June, 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 Limerick City Centre (9 homes), Newcastle West (5 homes), Adare (4 homes) Croom (3 homes), and Castletroy, Doradoyle, Kilmallock, Mungret and the South Circular Road with 2 homes each.

Co. Clare

The number of residential homes to rent in Clare decreased by 1 in June compared to May, decreasing to 22 available homes. The average price was c. €1,309, decreasing from the previous month. The median price of €1,250 is unchanged from May. There were 4 granny flats available in Clare in June, compared to 3 in May and 1 in April, these are normally studios, or one bed homes attached to another house.

During June, Ennis (7 homes) had the largest availability, followed by Whitegate (2 homes) with the remainder of the homes spread across the county.

Co. Tipperary

19 residential homes were available to rent in Tipperary in June – a decrease of 5 homes since May. The average price of these homes was c. €1,146 and the median price was c. €1,200. – this represents an increase 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, 2 available in May and now 2 in June.

Like Limerick, Tipperary had a high concentration of homes available in certain areas. Borrisokane (3 homes) and Nenagh (3 homes) had the highest concentration followed by, Thurles, Cahir, Carrick-on-Suir, and Cashel with 2 homes each.

Limerick City



23

All rental homes available



Residential Homes



€ 1,958
Average Price
€ 2,000
Median Price

3
1-beds

8
Apartments

Student Homes



€ 2,150
Average Price
€ -
Median Price

0
1-beds

0
Apartments

Executive Homes



€ -
Average Price
€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 1,933
Average Price
€ 1,800
Median Price

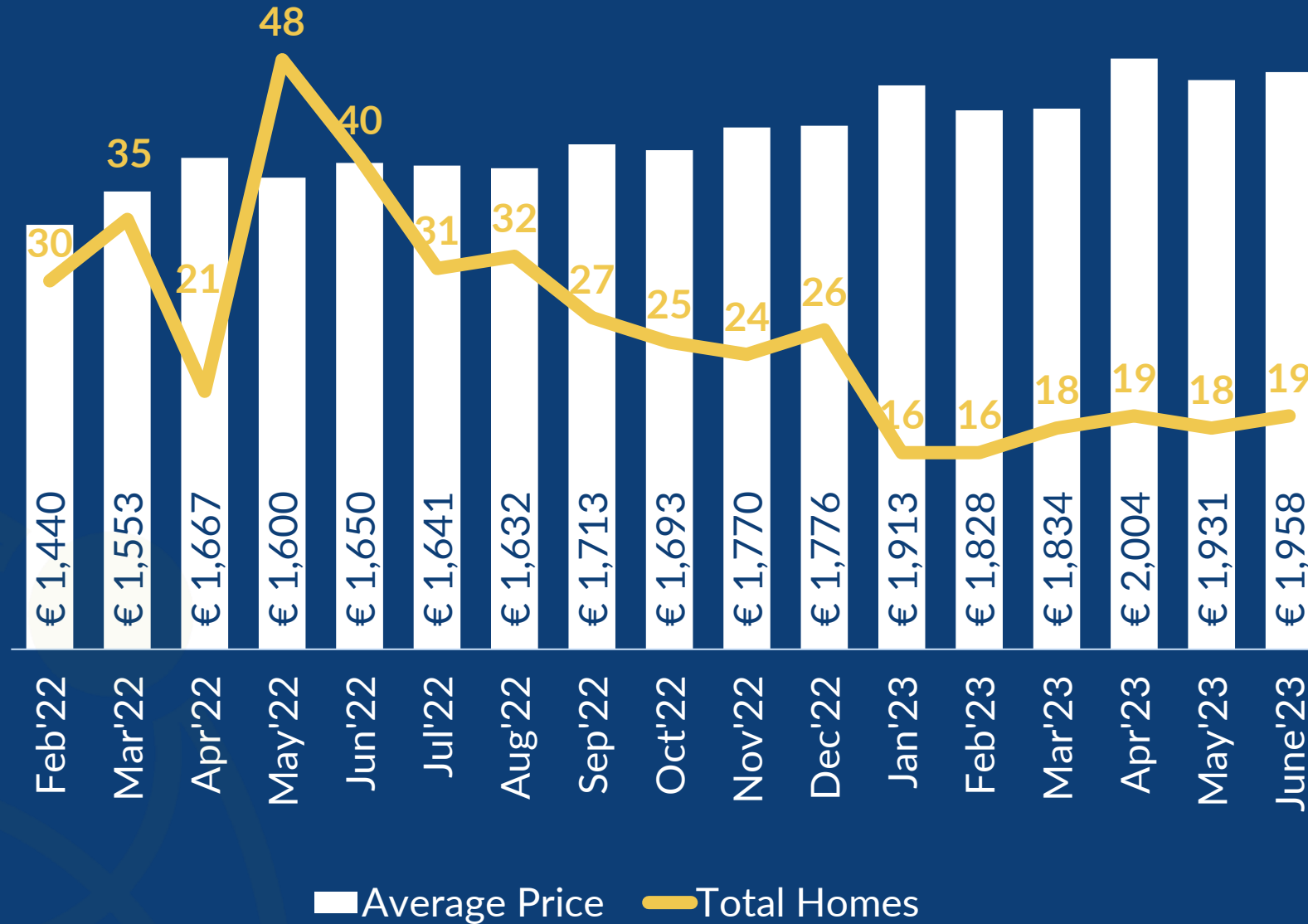
0
1-beds

0
Apartments



Limerick City

Residential Home Trend



Co. Limerick



50

All rental homes available



Residential Homes



€ 1,796
Average Price
€ 1,800
Median Price

2
1-beds

3
Apartments

Student Homes



€ 2,150
Average Price
€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ -
Average Price
€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



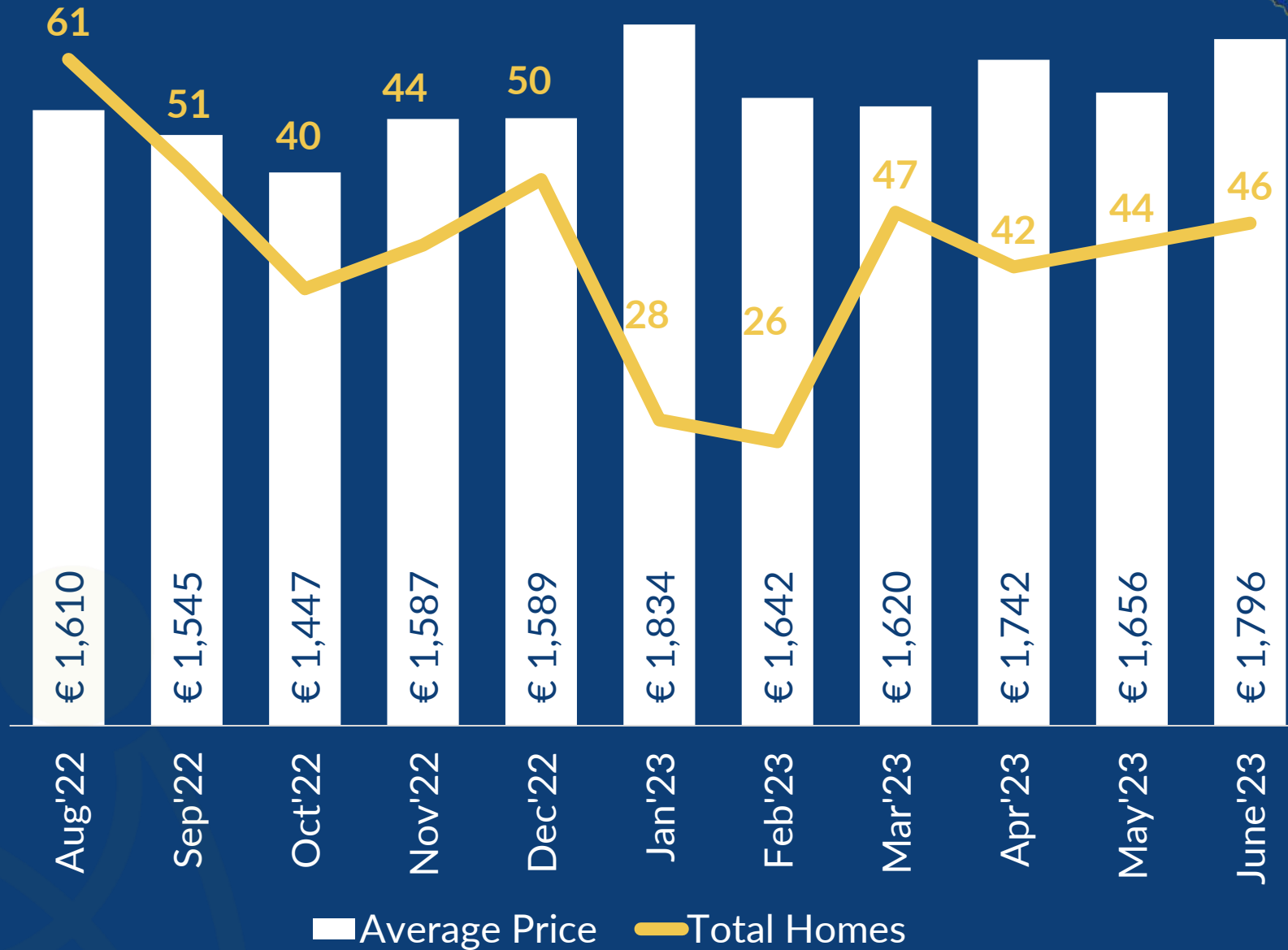
€ 1,933
Average Price
€ 1,800
Median Price

0
1-beds

0
Apartments

Co. Limerick

Residential Home Trend



Co. Clare



23

All rental homes available



Residential Homes

22



€ 1,309
Average Price

€ 1,250
Median Price

2
1-beds

5
Apartments

Student Homes

0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes

0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals

1



€ 1,900
Average Price

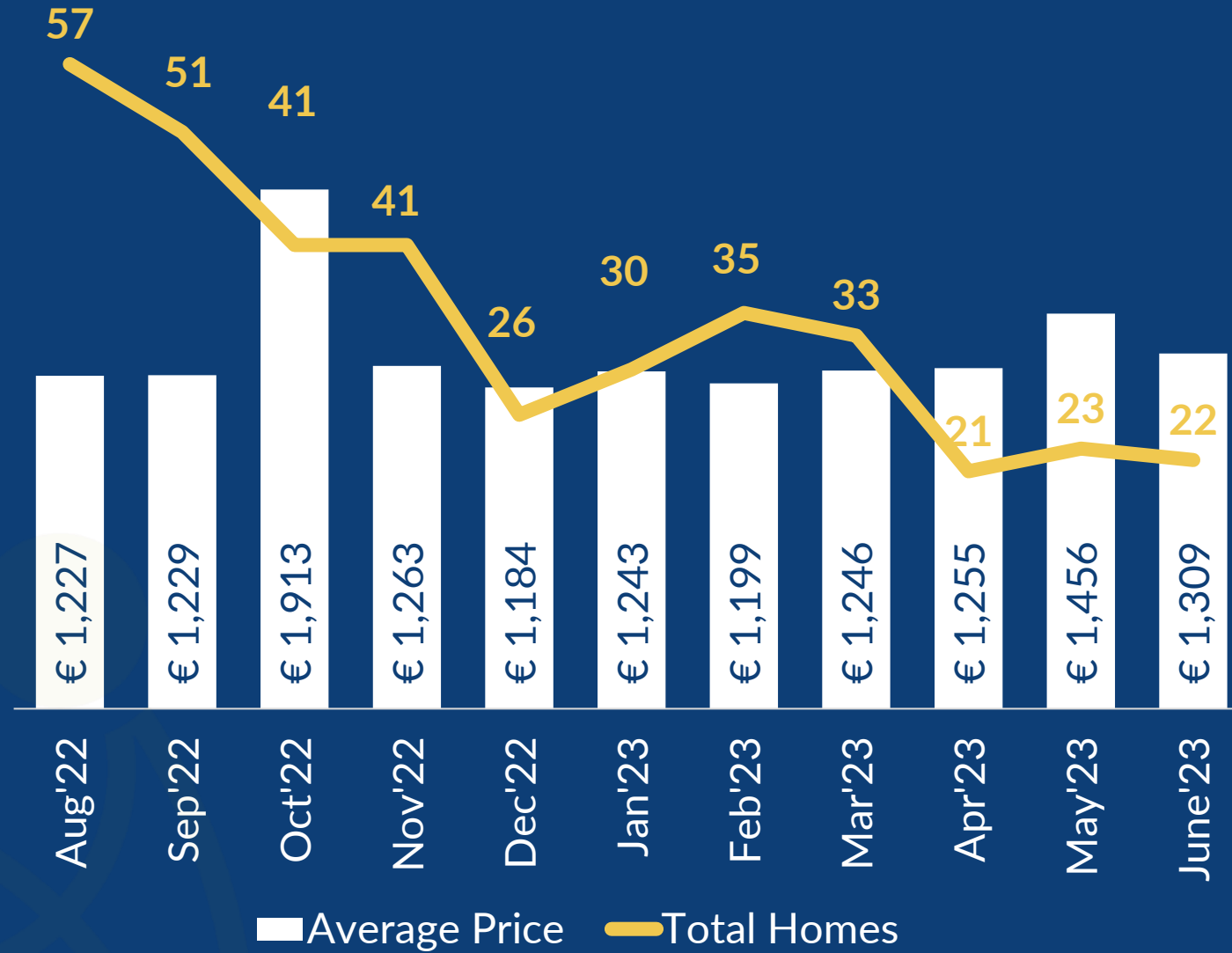
€ -
Median Price

0
1-beds

0
Apartments

Co. Clare

Residential Home Trend



Co. Tipperary



20

All rental homes available



Residential Homes



€ 1,146
Average Price
€ 1,200
Median Price

1
1-beds

3
Apartments

Student Homes



€ -
Average Price
€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ -
Average Price
€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 1,000
Average Price
€ -
Median Price

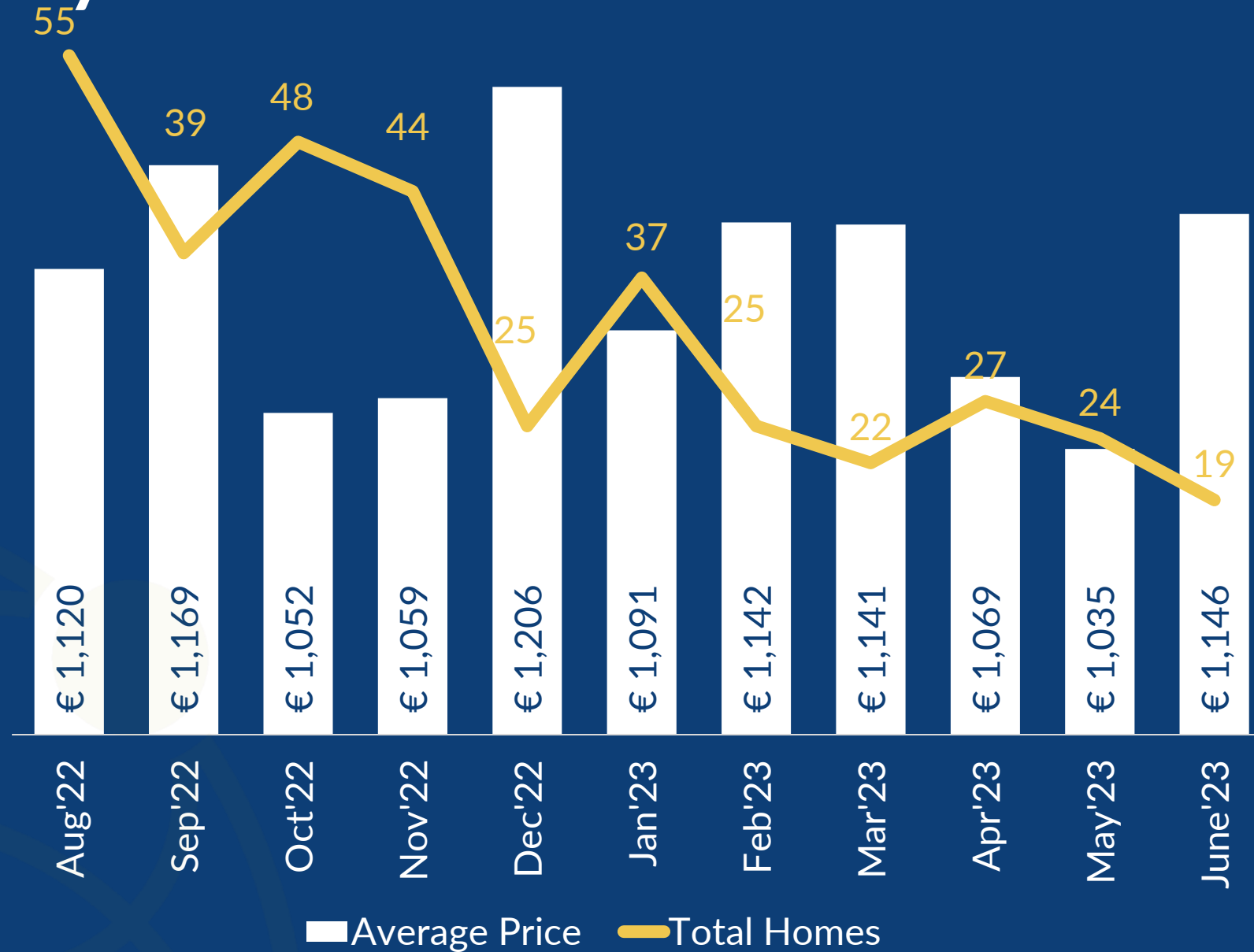
0
1-beds

0
Apartments



Co. Tipperary

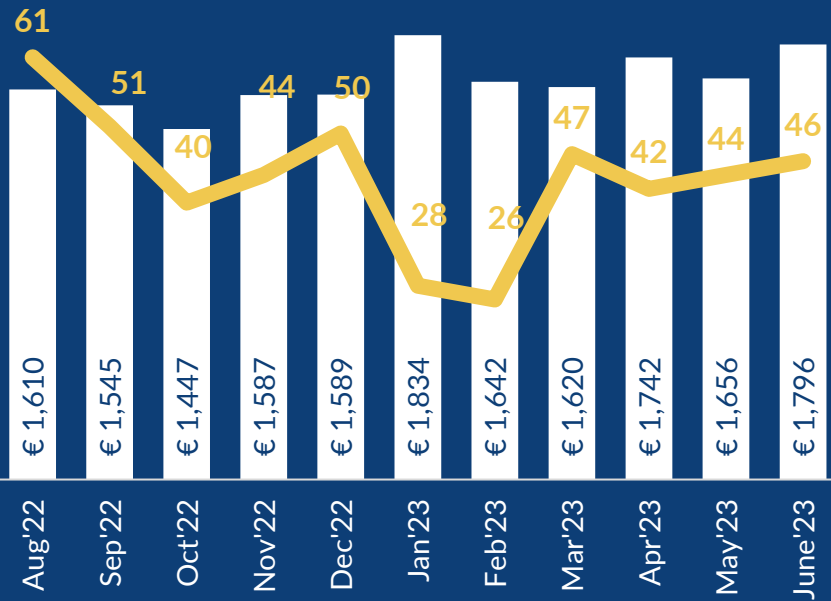
Residential Home Trend



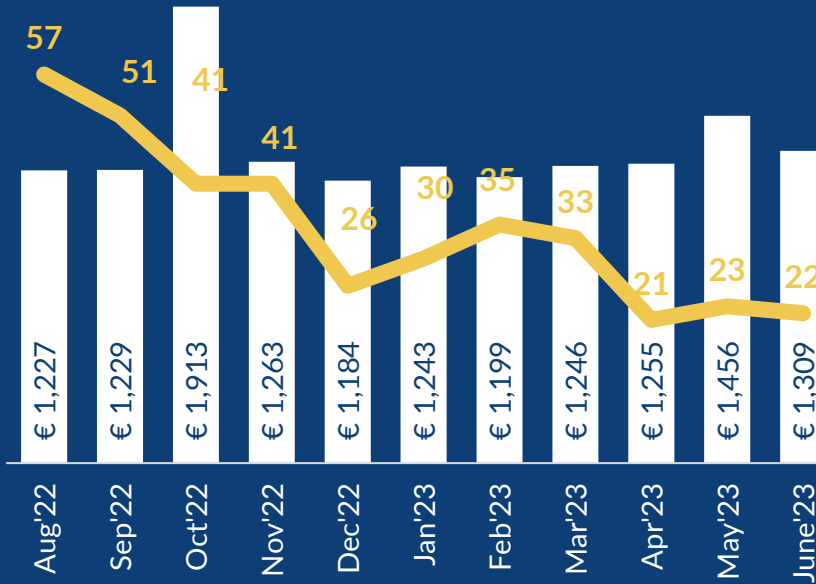
Mid-West in Focus



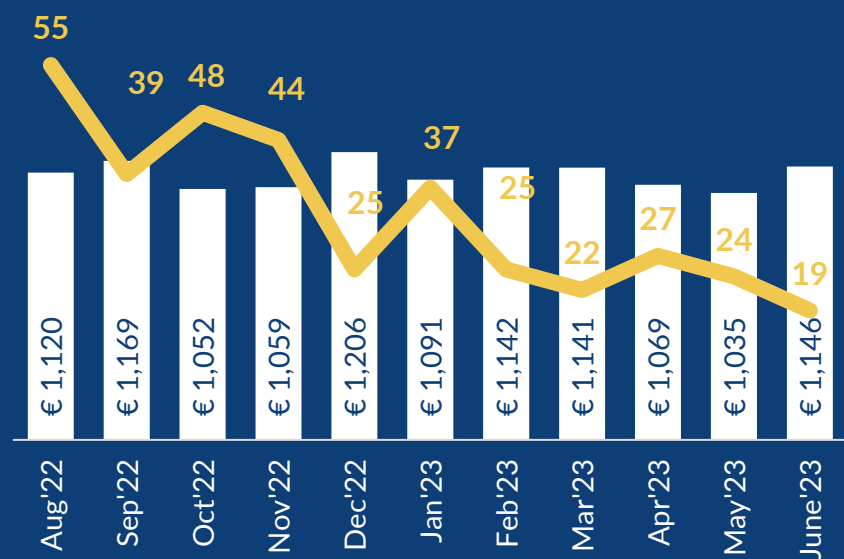
Co. Limerick



Co. Clare



Co. Tipperary



Average Price
 Total Homes

Mid-West in Focus

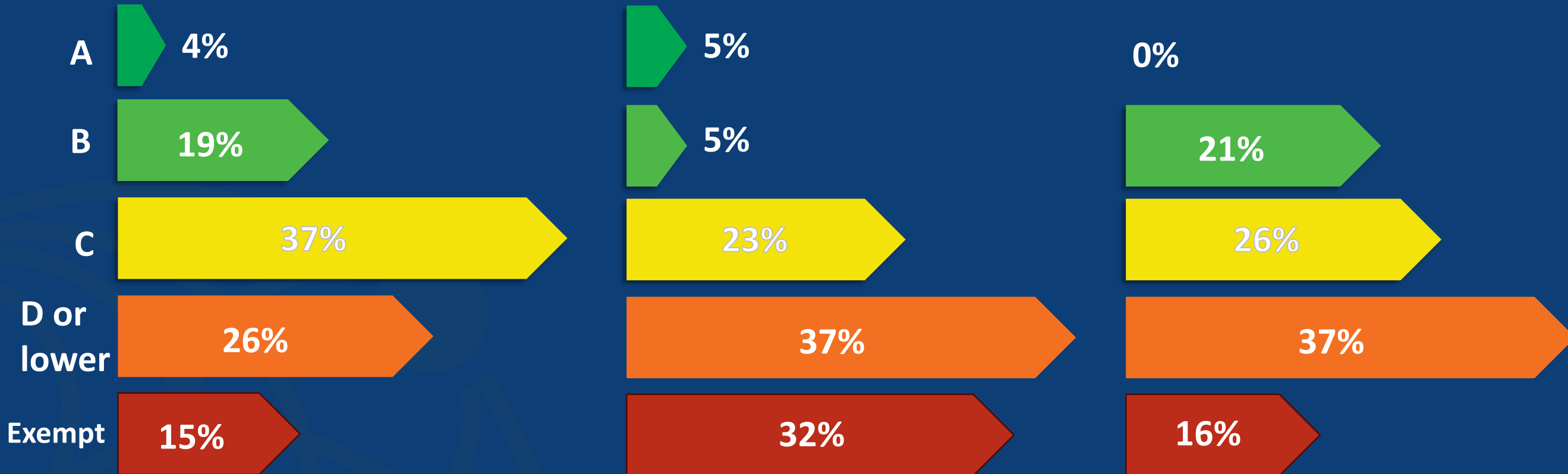
Building Energy Ratings (BER)



Co. Limerick

Co. Clare

Co. Tipperary



* Monthly percentage of housing by BER categories

