



Mid-West Rental Monitor

July 2023



Mid-West at a Glance

Residential
July 2023



▲▲ **130**

Residential homes available to rent in the Mid-West in July 2023. This is an increase of 43 home from last month

▼▼ **€1,455**

Average monthly rent, with a Median of €1,400

▲▲ **16**

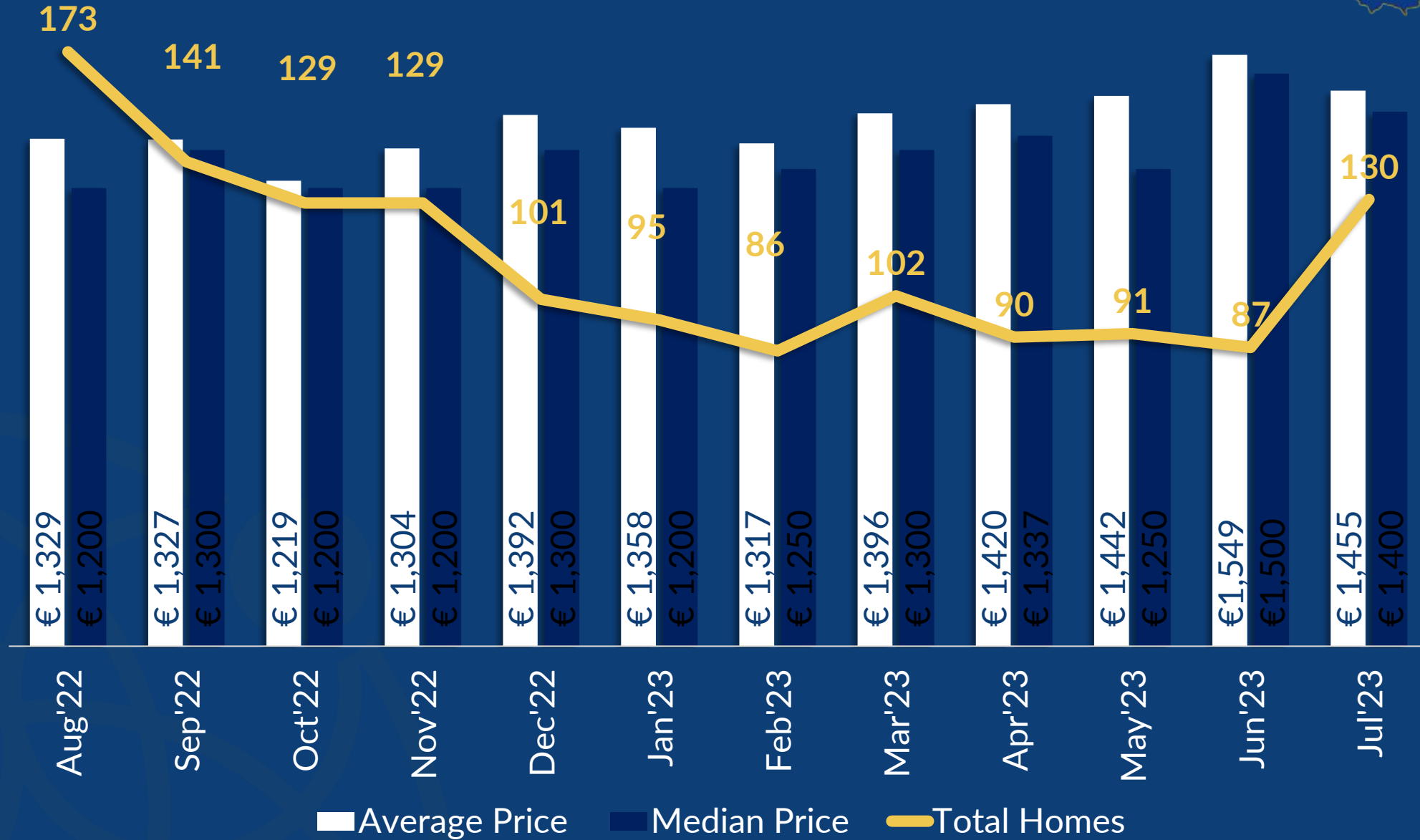
1-bed homes available

▲▲ **44**

homes are apartments

Mid-West

Residential Home Trend



Residential Overview

July 2023



July saw a significant increase in the number of available residential homes across the Mid-West, increasing to 130 from 87 in June. While all counties saw an increase in availability, this large increase was due to a significantly greater number of rentals available in Tipperary. During that same time, the average rental price across the Mid-West decreased to €1,455 (from €1,531 in June). Similarly, the median rental price decreased to €1,400 (down from €1,500). There was a significant increase in the number of one bed homes available month-on-month, increasing to 16 in July, up from 8 in June. There was also a significant increase in the number of apartments available to rent across the Mid-West, increasing to 44, up from 19 in the previous month. Tipperary and Limerick had a major influence on this pattern as July saw additional apartments become available, rising to a total of 16 apartments in Tipperary and 21 apartments in Limerick.

Limerick City / Environs & Co. Limerick

The number of residential homes available to rent in Limerick City in July increased by 3 homes from the previous month, with 22 homes available to rent in July. The average price of those homes was €1,876 with the median price being €1,900 – this represents a decrease in average rents and median rent prices since June. For the whole county of Limerick, there were 46 residential homes to rent which is unchanged since June. The average rental price was c. €1,650 and the median price was €1,600. This represents a decrease on June's average and median rental prices for the whole county of Limerick.

Interestingly, short-term rental availability has remained steady throughout the summer, bolstered by an increase in the number of granny flats in the latter end of the summer. 6 short-term rentals were available in May, 3 in June and 5 in July.

Of the 46 residential homes to rent in the whole county of Limerick in July, 54% of these were located in the city and suburbs while 46% were located in the county. The areas which saw the largest availability of rentals across the county were

core city centre (9 homes), Castletroy (8 homes), followed by Adare, Castleconnell, Kilmallock and Rathkeale with 3 homes available each.

Co. Clare

The number of residential homes available to rent in Clare increased by 10 in July compared to June, increasing to 32 residential homes. The average and median prices were c. €1,400 and €1,300 respectively – both increasing from the previous month. Granny flats have grown in popularity in Clare. There was 1 granny flat available in Clare in April, 3 in May, 4 in June and now 5 in July. The rental availability in Clare was most prevalent in Ennis. Of the 32 residential homes to rent in Clare in July, 17 were in Ennis (53%). The second largest availability of rentals in Clare were in Kilkee and Crusheen, with 2 homes available for rent in each. The remainder of the rental availability was scattered throughout the county.

Co. Tipperary

52 residential homes were available to rent in Tipperary in July – a significant increase of 33 homes since the previous month (up from 19 homes). Due to this large increase, we contacted local estate agents in Tipperary to verify if this is what they were seeing on the ground. Approximately two thirds of estate agents had not seen evidence of this increase, while the remainder had seen an increase in rental availability. The average rent price of these homes was c. €1,300 and the median price was c. €1,250 – an increase in prices from the previous month. Like Clare, the number of granny flats available to rent has been increasing in Tipperary, with 0 granny flats available in March, 1 in April, 2 available in May and June, and 3 available in July. Like Limerick, Tipperary had a high concentration of homes available in certain areas. Thurles (12 homes) had the highest concentration followed by Carrick-on-Suir (7 homes), Cashel (6 homes), Clonmel (5 homes) and Cahir (4 homes).

Data Note: Due to the increase in Granny Flats, these are categorised under “Short-term” rentals.

Limerick City



25

All rental homes available



Residential Homes



€ 1,876
Average Price

€ 1,900
Median Price

5
1-beds

14
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ 3,000
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 1,625
Average Price

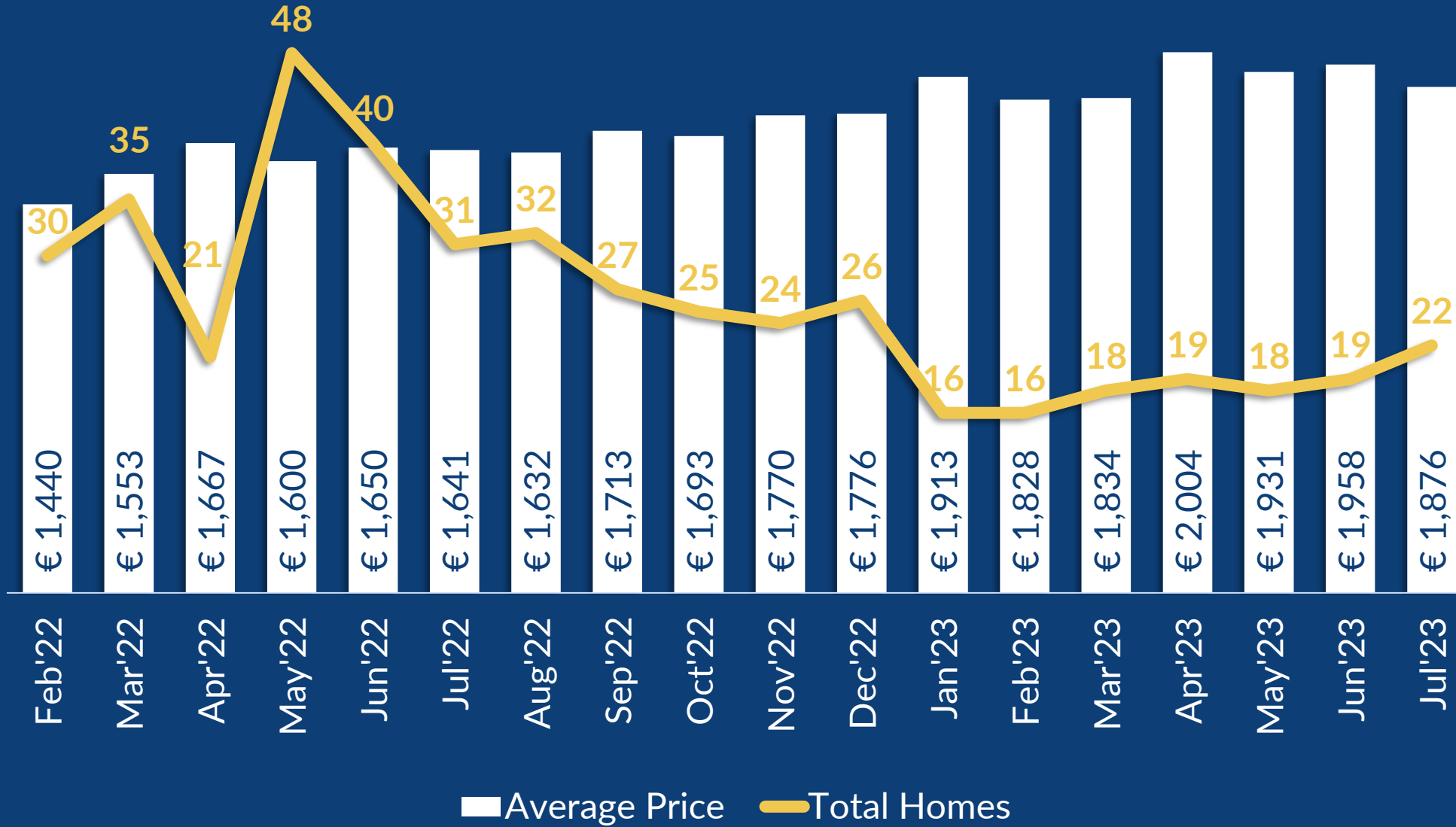
€ 1,625
Median Price

1
1-beds

-
Apartments

Limerick City

Residential Home Trend



Co. Limerick



52 ▲▲

All rental homes available



Residential Homes



€ 1,649
Average Price

€ 1,600
Median Price

8
1-beds

21
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€3,000
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 1,450
Average Price

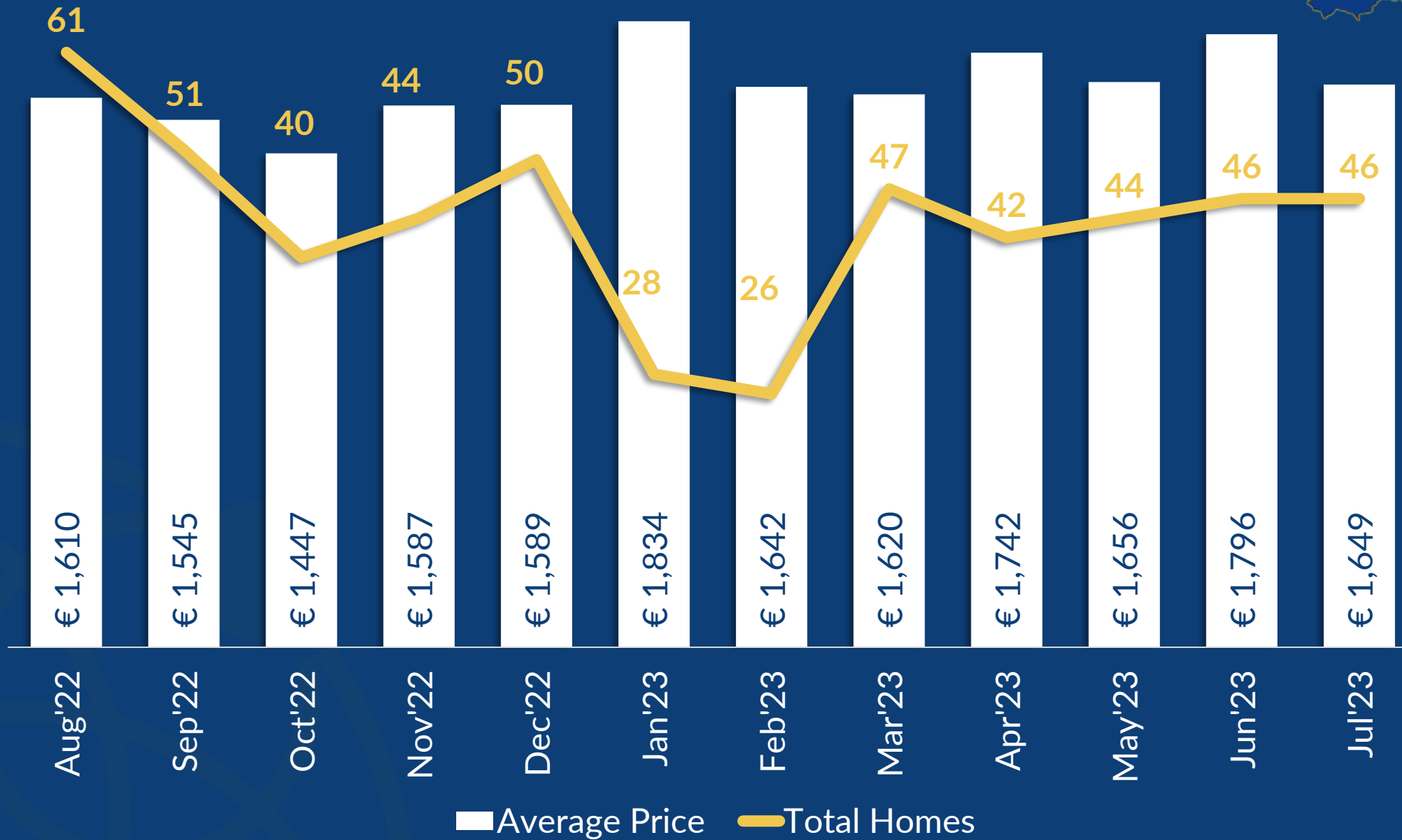
€ 1,250
Median Price

3
1-beds

-
Apartments

Co. Limerick

Residential Home Trend



Co. Clare

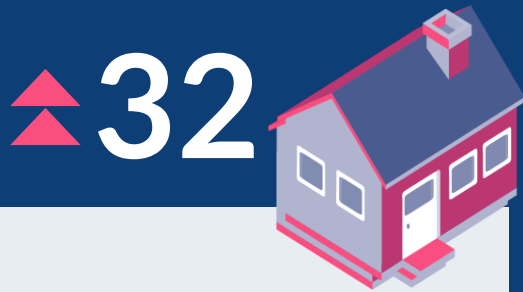


38 ▲▲

All rental homes available



Residential Homes



€ 1,423
Average Price

€ 1,300
Median Price

3
1-beds

7
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ 3,500
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 1,040
Average Price

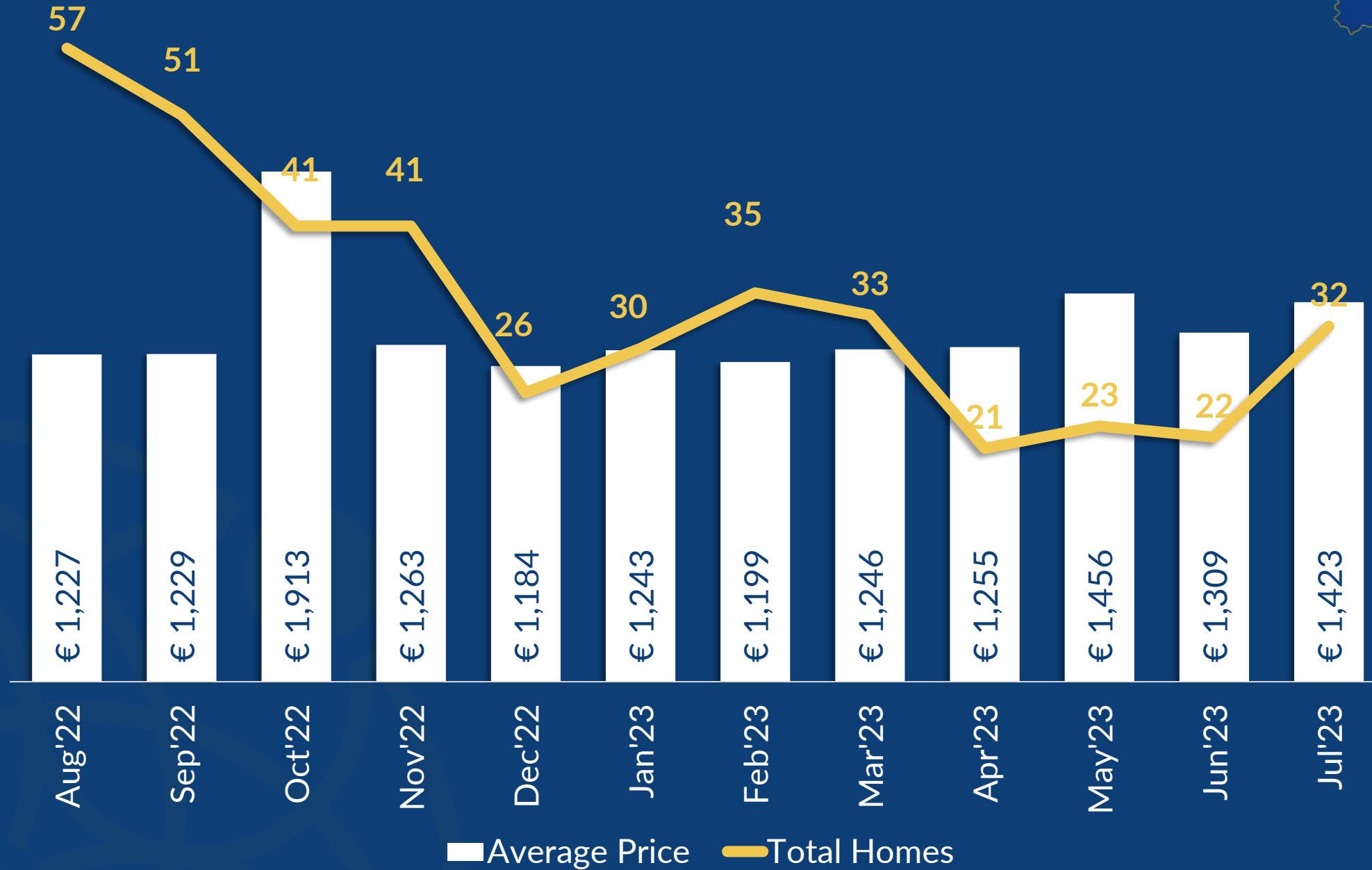
€ 1,040
Median Price

3
1-beds

-
Apartments

Co. Clare

Residential Home Trend



Co. Tipperary



55 ▲

All rental homes available



Residential Homes



€ 1,304
Average Price

€ 1,242
Median Price

5
1-beds

16
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 867
Average Price

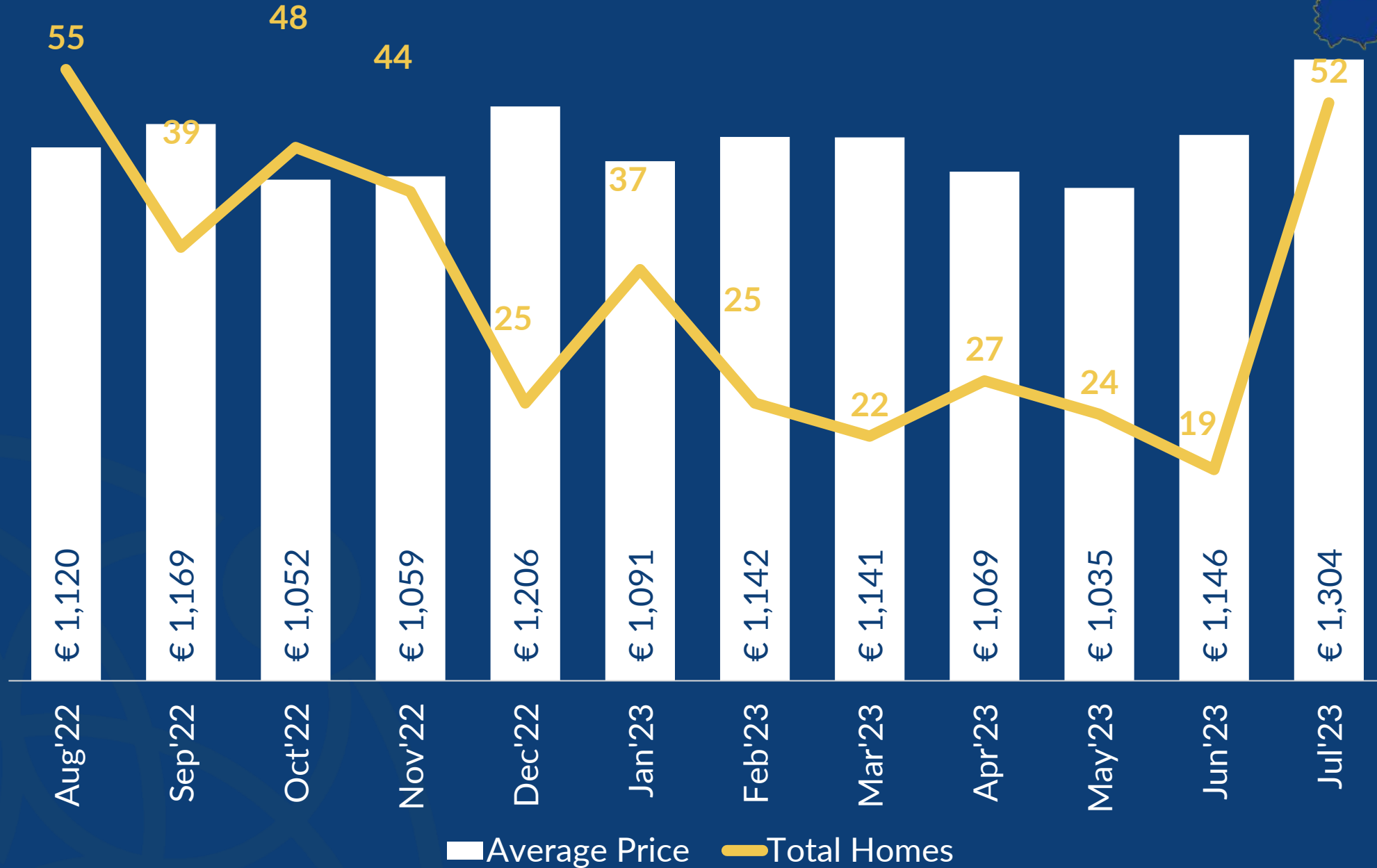
€ 800
Median Price

1
1-beds

-
Apartments

Co. Tipperary

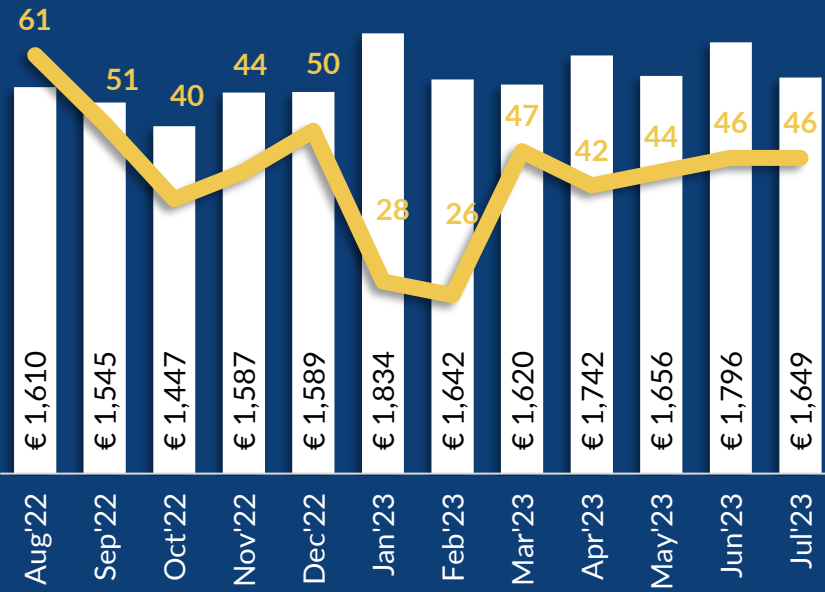
Residential Home Trend



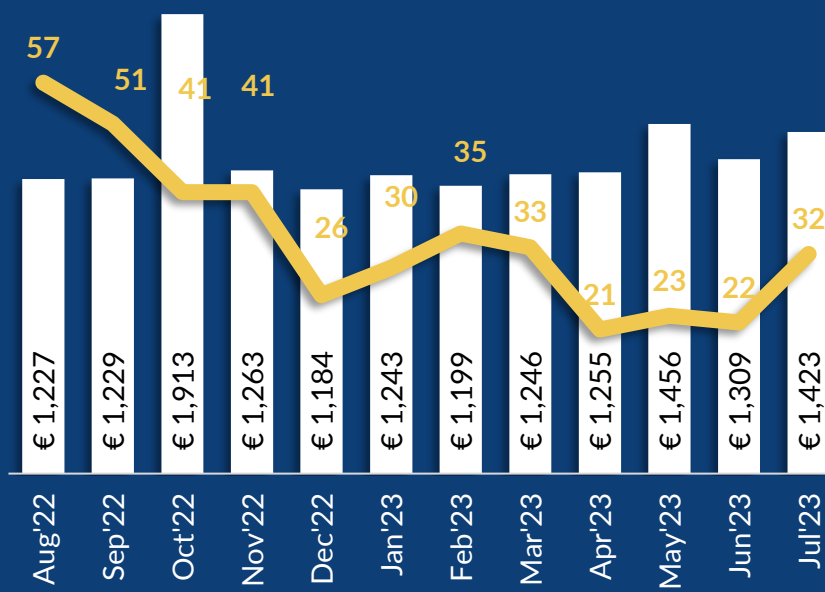
Mid-West in Focus



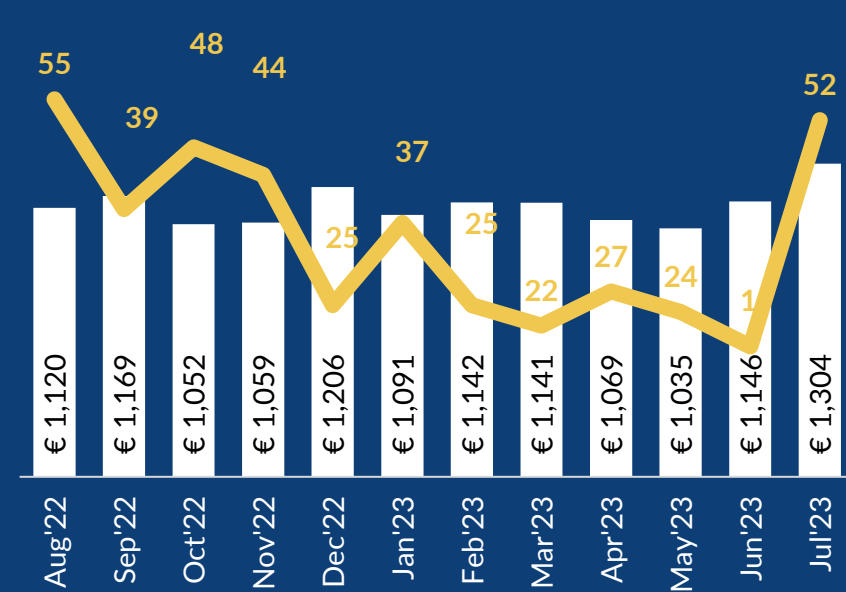
Co. Limerick



Co. Clare



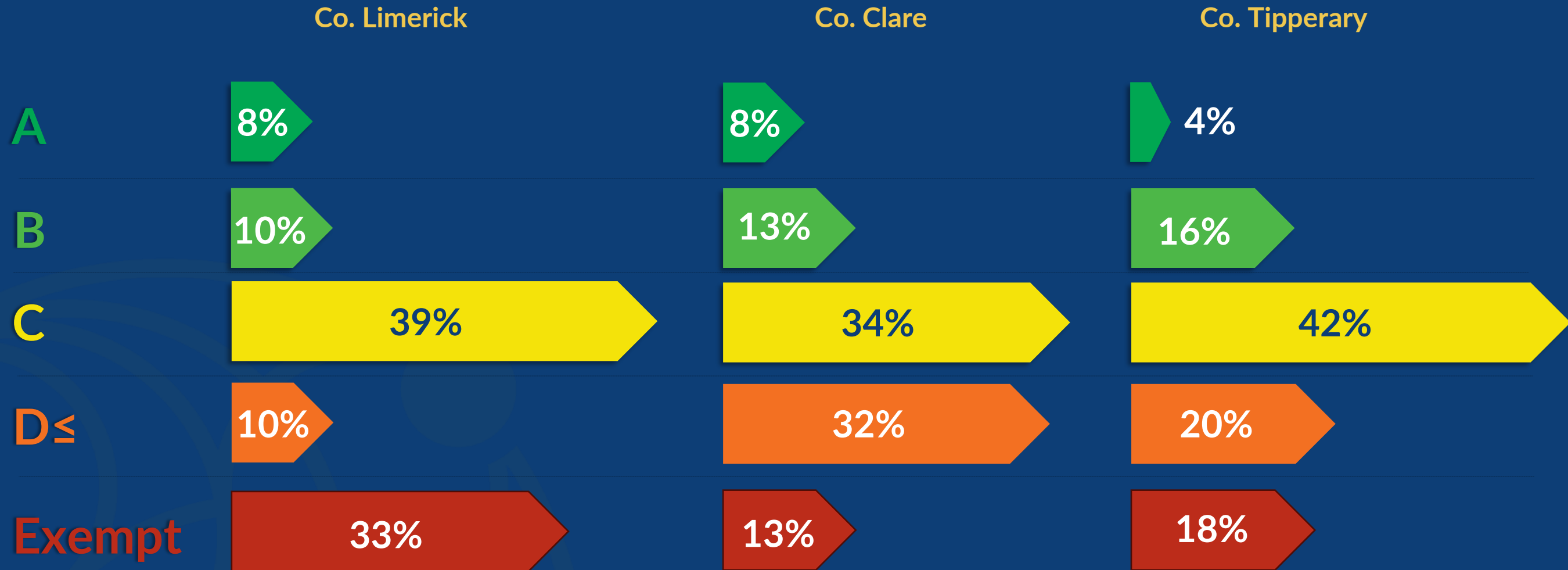
Co. Tipperary



Average Price
 Total Homes

Mid-West in Focus

Building Energy Ratings (BER)



* Monthly percentage of housing by BER categories

