



Mid-West Rental Monitor

October 2023



Mid-West at a Glance

September 2023



▲▲ **105**

Residential homes available to rent in the Mid-West in October 2023. This is an increase of 5 homes from last month

▼▼ **€1,483**

Average monthly rent, with a Median of €1,300

▲▲ **21**

1-bed homes available

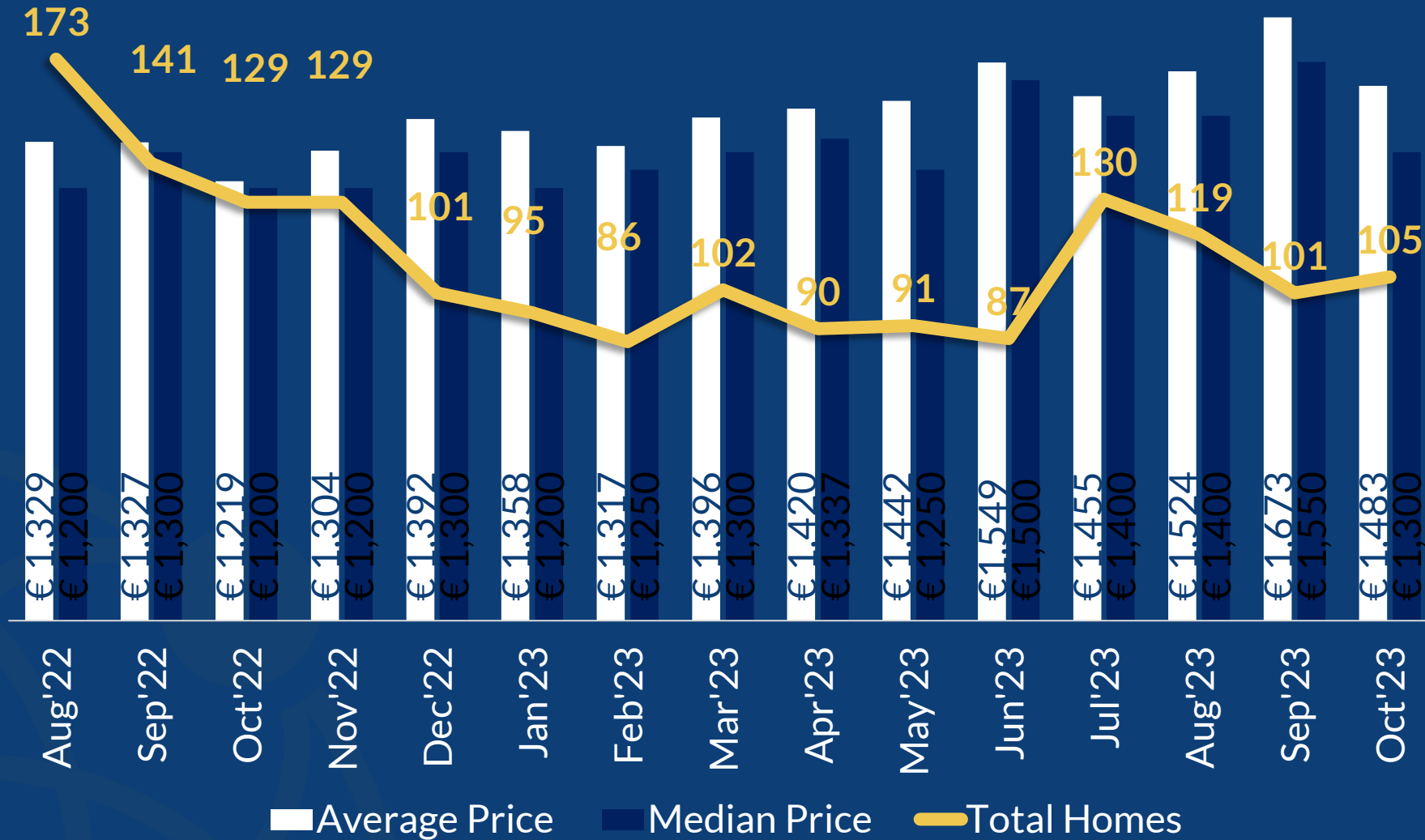
31

Of the total homes are apartments



Mid-West

Residential Home Trend



Residential Overview

October 2023



October saw a very slight increase in the number of available residential homes across the Mid-West, increasing to 106 from 101 in September. During that same time, the average rental price and median price decreased across the Mid-West. The average price decreased to €1,483 (from €1,673 in August) and the median price has decreased to €1,300 (down from €1,550). Limerick has usually had the greatest share of rental availability in the Mid-West and has been the most expensive relative to Clare and Tipperary. October saw Clare overtaking Limerick in terms of availability, hence the decreased average and median rental prices.

There was an increase in the number of one bed homes available month-on-month, increasing to 21 in October, up from 12 in September. There was also an increase in the number of apartments available, up to 31 in October from 27 in September.

Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick City & Environs in October decreased by 10 homes from the previous month with 21 homes available to rent. The average price of those homes was €1,989 (down slightly from the previous month) and with the median price being €2,000 the same as the previous month.

For the whole county of Limerick, there were 34 residential homes to rent, a decrease of 15 on the previous month, with average price of c. €1,780 and median price of €1,650, both representing a decrease on the previous month.

Of the 34 residential homes to rent in the whole county of Limerick in October, 62% of these were located in the city and suburbs while 38% were located in the county. The areas which saw the largest availability of rentals across the county were

The City Centre (4 homes), followed by Caherdavin, Castletroy, Killmallock, and Newcastle West with 3 homes each.

Co. Clare

The number of residential homes to rent in Clare increased by 11 in October compared to September, increasing to 38 homes available to rent. The average and median price were €1,480 and €1,300 respectively – both decreasing from the previous month. There were 3 granny flats available to rent in October. This trend has plateaued at around 3 or 4 granny flats to rent a month.

Ennis had the greatest share of rental availability in Clare with 14 homes. While the rest of Clare's rental availability was scattered throughout the county.

Co. Tipperary

33 residential homes were available to rent in Tipperary in October – an increase of 8 homes since September. The average price of these homes was €1,168 and the median price was €1,100 – this represents a decrease in prices from the previous month.

Like Limerick, Tipperary had a high concentration of homes available in certain areas. Nenagh (6 homes), Clonmel (4 homes), Cashel (4 homes), Thurles (4 homes) and Carrick-on-Suir (3 homes) had the greatest concentration of residential rental availability in Tipperary.

Limerick City



21

All rental homes available



Residential Homes

21



€ 1,989
Average Price

€ 2,000
Median Price

4
1-beds

9
Apartments

Student Homes

0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes

0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals

0



€ -
Average Price

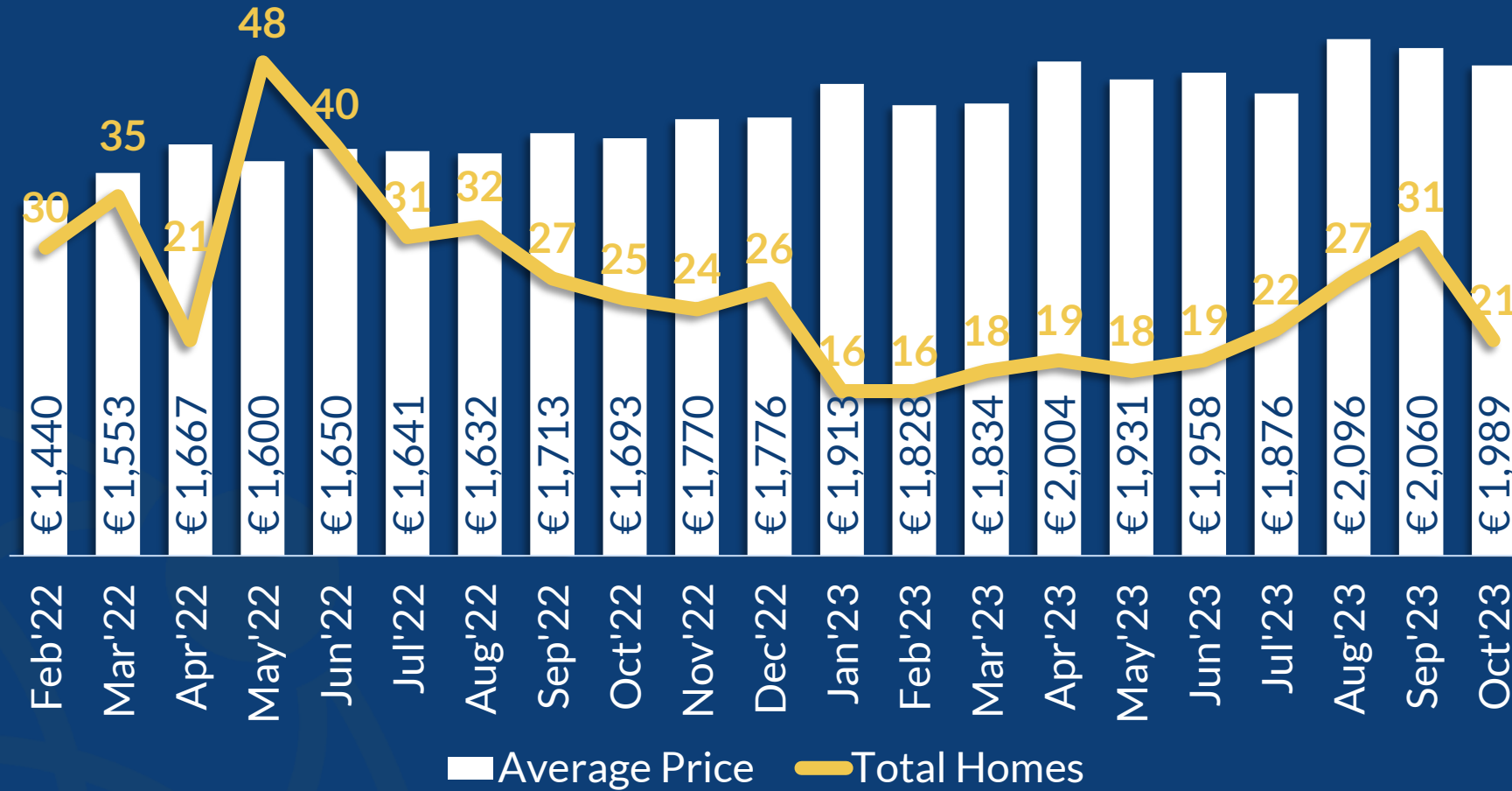
€ -
Median Price

-
1-beds

-
Apartments

Limerick City

Residential Home Trend



Co. Limerick



37

All rental homes available



Residential Homes



€ 1,784
Average Price

€ 1,650
Median Price

6
1-beds

12
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 967
Average Price

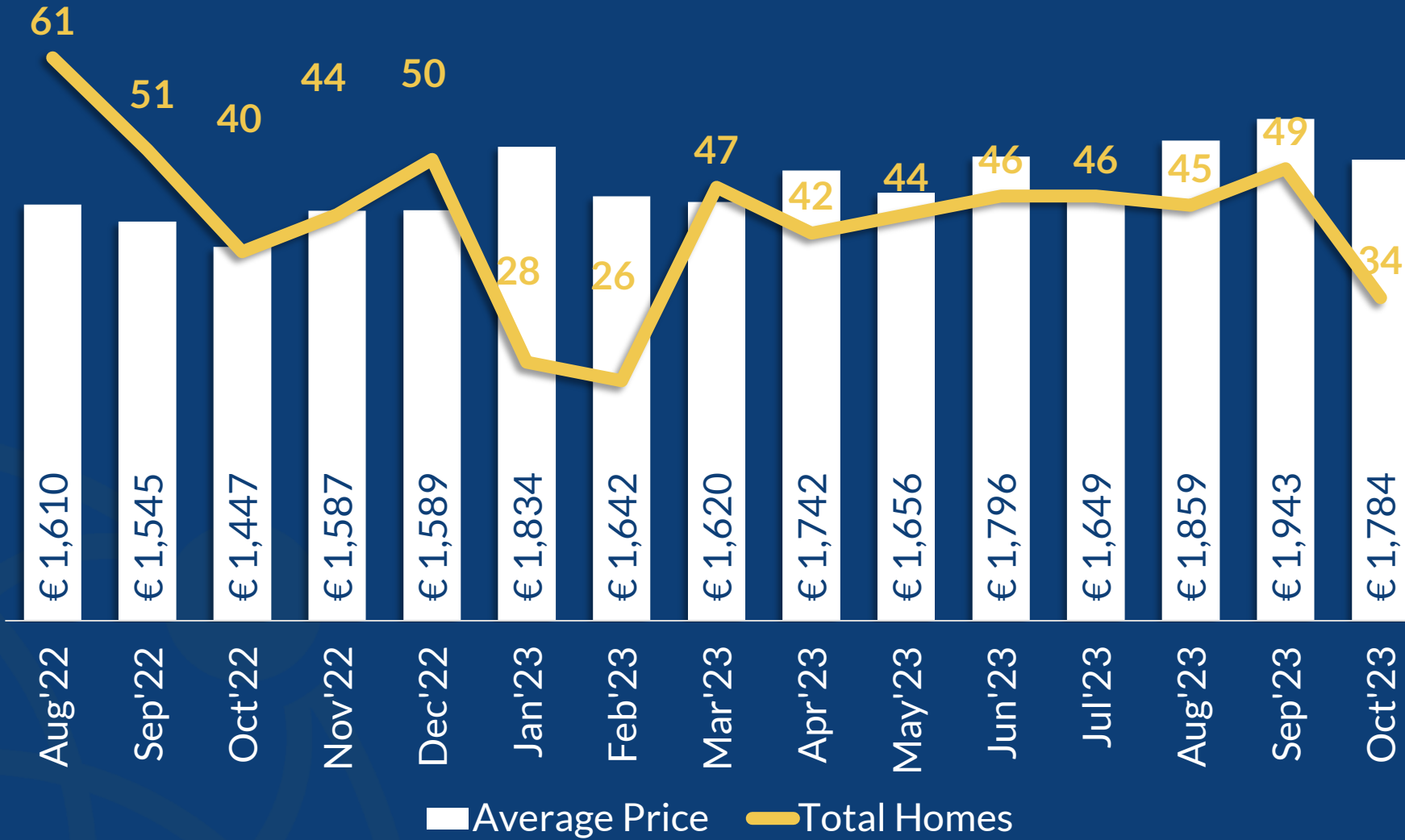
€ 850
Median Price

2
1-beds

-
Apartments

Co. Limerick

Residential Home Trend



Co. Clare



43

All rental homes available



Residential Homes

38



€ 1,480
Average Price

€ 1,300
Median Price

6
1-beds

7
Apartments

Student Homes

0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes

1



€ 3,000
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals

4



€ 1,213
Average Price

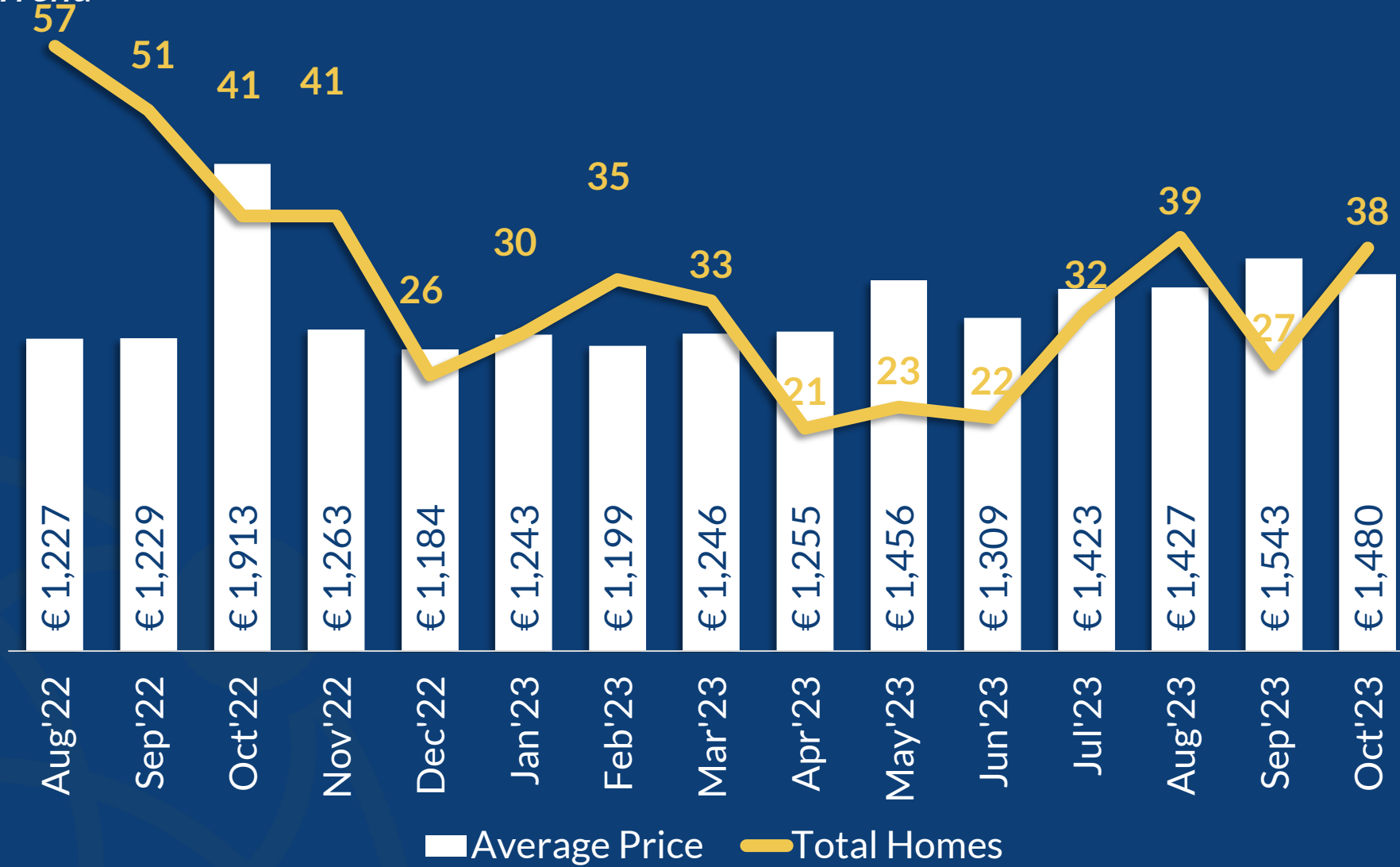
€ 1,200
Median Price

1
1-beds

-
Apartments

Co. Clare

Residential Home Trend



Co. Tipperary



36 ▲

All rental homes available



Residential Homes

▲ 33



€ 1,168
Average Price

€ 1,100
Median Price

9
1-beds

12
Apartments

Student Homes

|| 0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes

▼ 0



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals

▼ 3



€ 1,133
Average Price

€ 1,250
Median Price

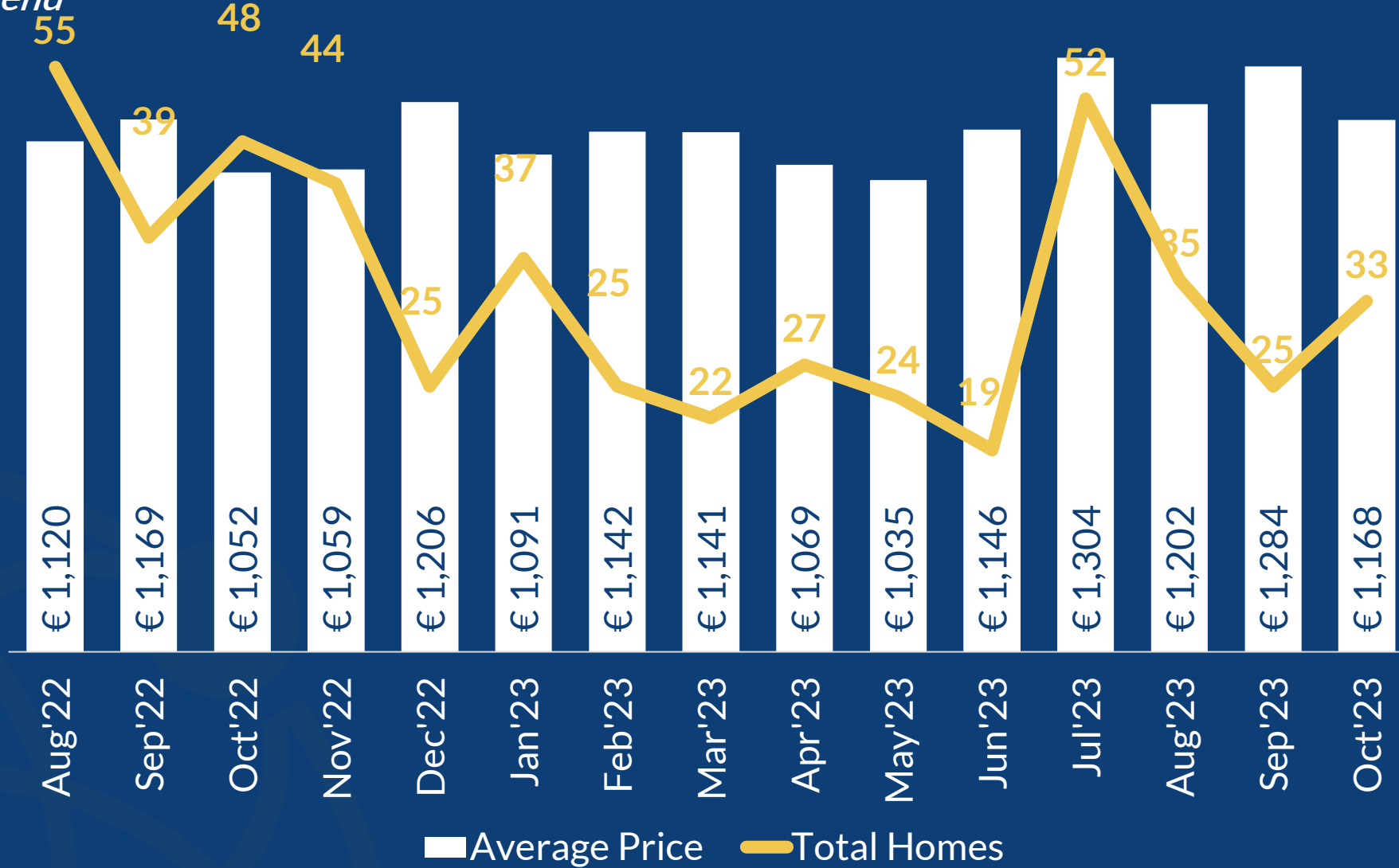
3
1-beds

-
Apartments



Co. Tipperary

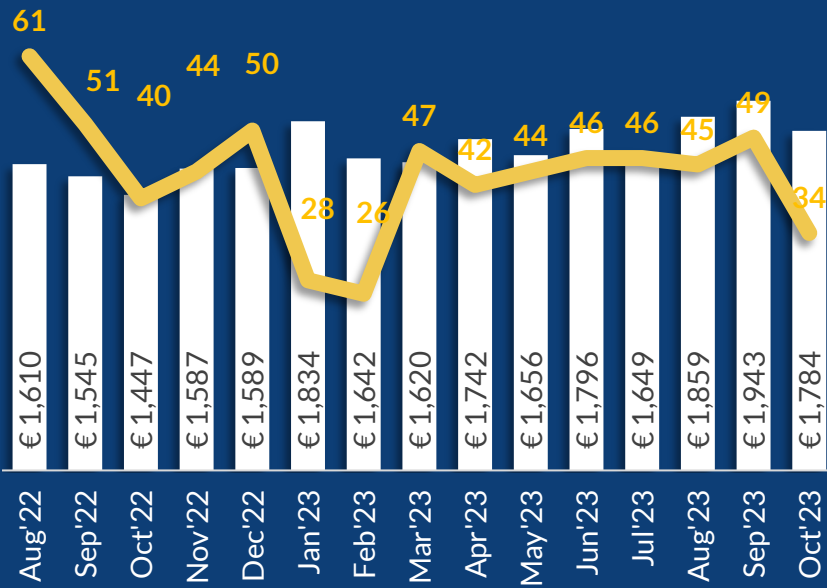
Residential Home Trend



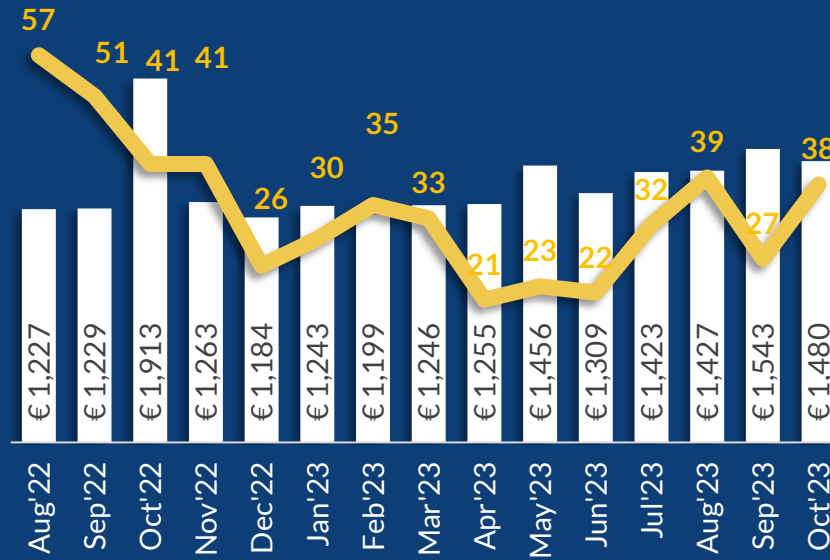
Mid-West in Focus



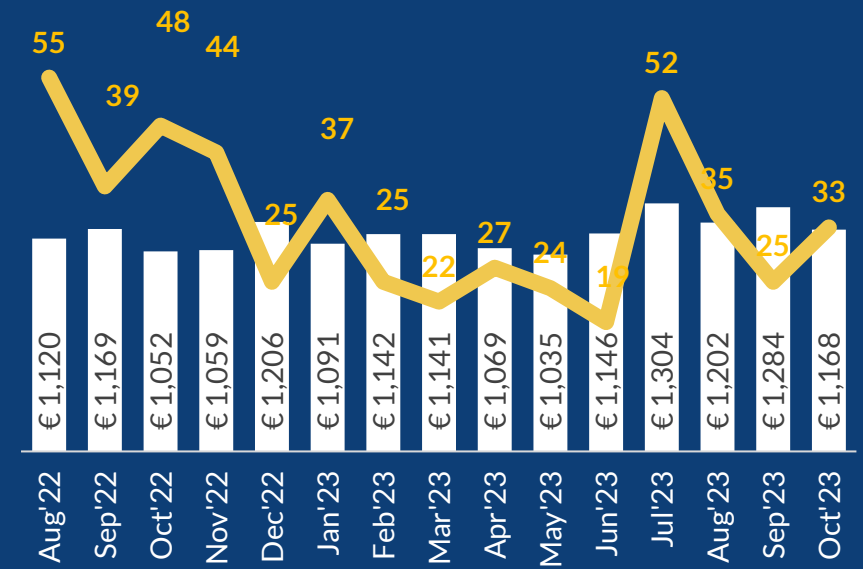
Co. Limerick



Co. Clare



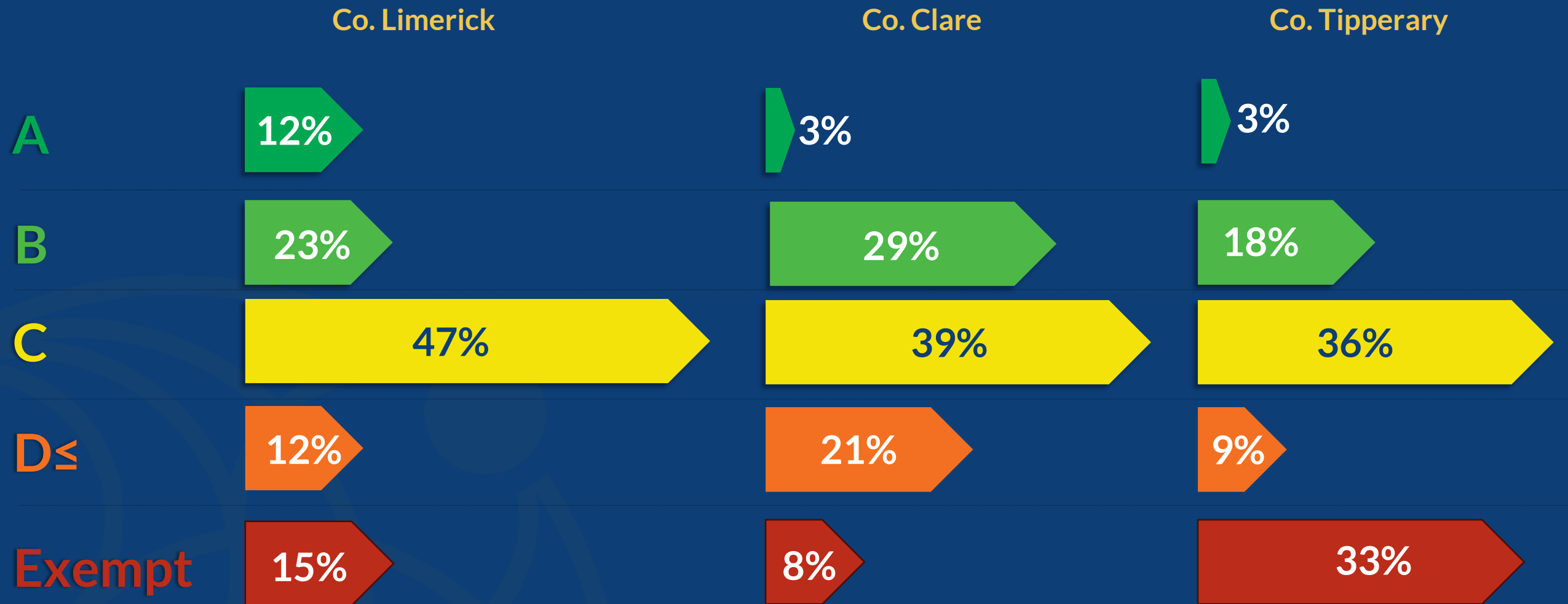
Co. Tipperary



Average Price
 Total Homes

Mid-West in Focus

Building Energy Ratings (BER)



* Monthly percentage of housing by BER categories

