



# Mid-West Rental Monitor

*September 2023*



# Mid-West at a Glance

September 2023



▼ **101**

Residential homes available to rent in the Mid-West in September 2023. This is a decrease of 17 homes from last month

▲ **€1,673**

Average monthly rent, with a Median of €1,550

▼ **12**

1-bed homes available

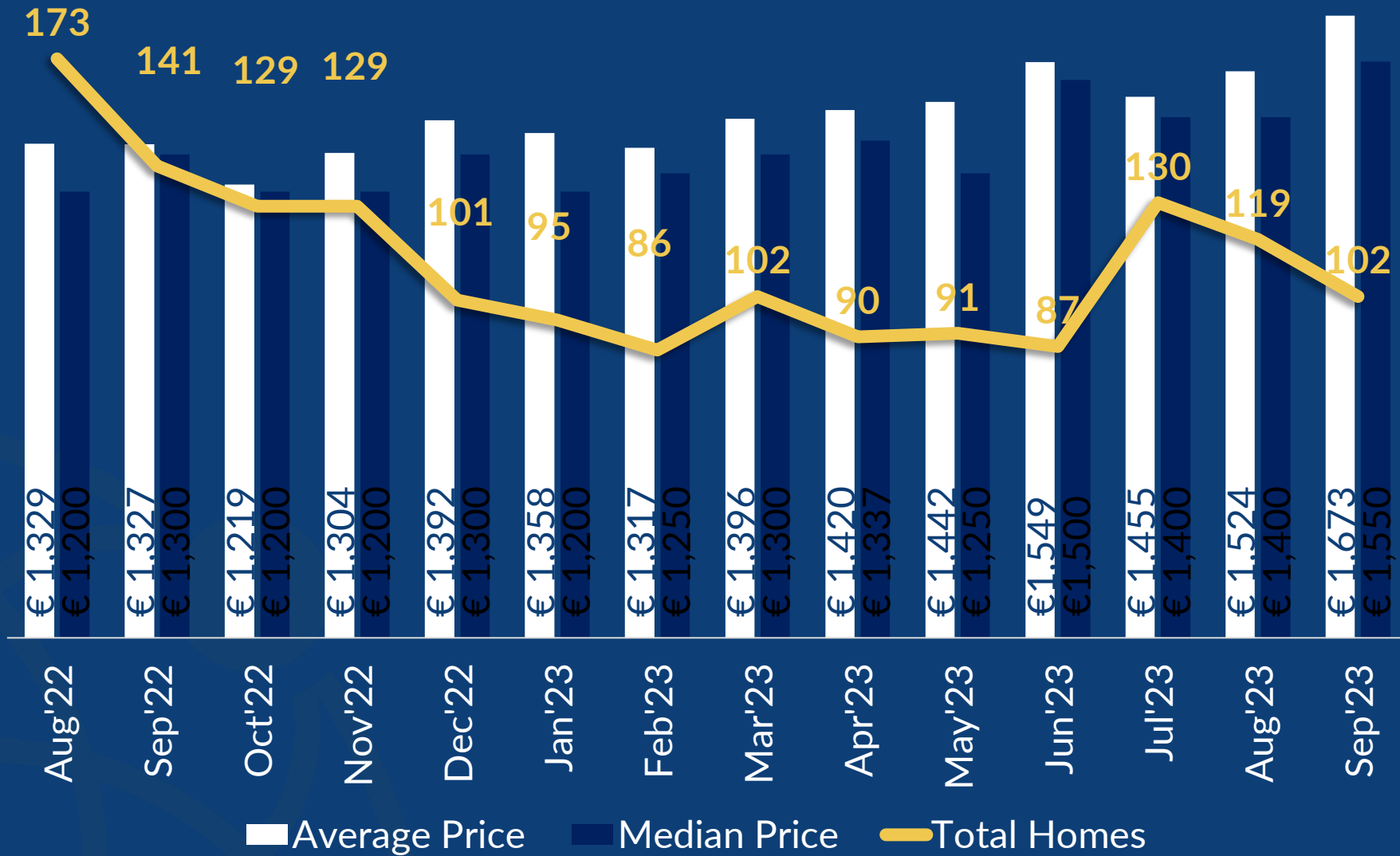
**27**

Of the total homes are apartments



# Mid-West

## Residential Home Trend



# Residential Overview

September 2023



September saw a very slight decrease in the number of available residential homes across the Mid-West, decreasing to 101 from 119 in August. During that same time, the average rental price and median price increased across the Mid-West. September has experienced the most expensive average and median rental prices since our records began in August 2022. The average price increased to €1,673 (up from €1,524 in August) and the median price has increased to €1,550 (up from €1,400). There was a decrease in the number of one bed homes available month-on-month, decreasing to 12 in September, down from 14 in August. However, there was a decrease in the number of apartments available, down to 37 in August from 30 in April.

## Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick City & Environs in September increased by 4 homes from the previous month with 31 homes available to rent. The average price of those homes was c. €2,050 (down slightly from the previous month) and with the median price being €2,000 (up slightly from the previous month).

For the whole county of Limerick, there were 49 residential homes to rent, an increase of 4 on the previous month, with average and median price of c. €1,900 which is an increase on the previous month.

Interestingly, the listings of granny flats were mostly recorded in Limerick City and Environs, however, this trend has reversed in recent months as the 3 listed in August were outside the city and environs and 3 of the 4 listed in September were also outside the City and Environs.

Of the 49 residential homes to rent in the whole county of Limerick in May, 65% of these were located in the city and suburbs while 35% were located in the county. The areas which saw the largest availability of rentals across the county were

Castletroy (11 homes), City Centre (5 homes), followed by Adare, Bruff, Dooradoyle, Ennis Road and Newcastle West.

## Co. Clare

The number of residential homes to rent in Clare decreased by 12 in September compared to August, decreasing to 27 homes available to rent. The average and median price were €1,543 and €1,400 respectively – both increasing from the previous month. There were 4 granny flats available to rent in September. This trend has plateaued at around 3 or 4 granny flats to rent a month.

Clare had a less concentrated availability of homes when compared to Limerick and Tipperary, with options spread across the county. However, during September, Ennis (6 homes) had the largest availability, followed by Shannon (2 homes) with the remainder of the homes spread across the county.

## Co. Tipperary

25 residential homes were available to rent in Tipperary in September – a decrease of 10 homes since August. The average price of these homes was €1,284 and the median price was €1,250. – this represents a slight increase in prices from the previous month. The granny flats in Tipperary has dwindled to 2 in September, matching the number seen in August.

Like Limerick, Tipperary had a high concentration of homes available in certain areas. Clonmel (5 homes) and Thurles (4 homes) had the highest concentration followed by Carrick-on-Suir (3 homes) and Nenagh (3 homes).



# Limerick City

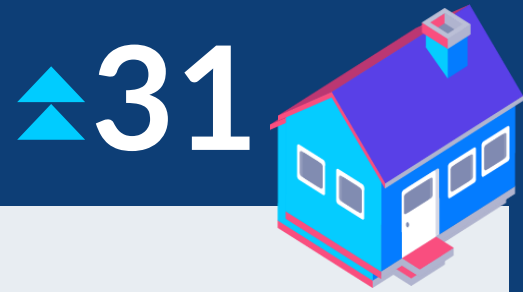


32

All rental homes available



## Residential Homes



€ 2,060  
Average Price

€ 2,000  
Median Price

2  
1-beds

11  
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

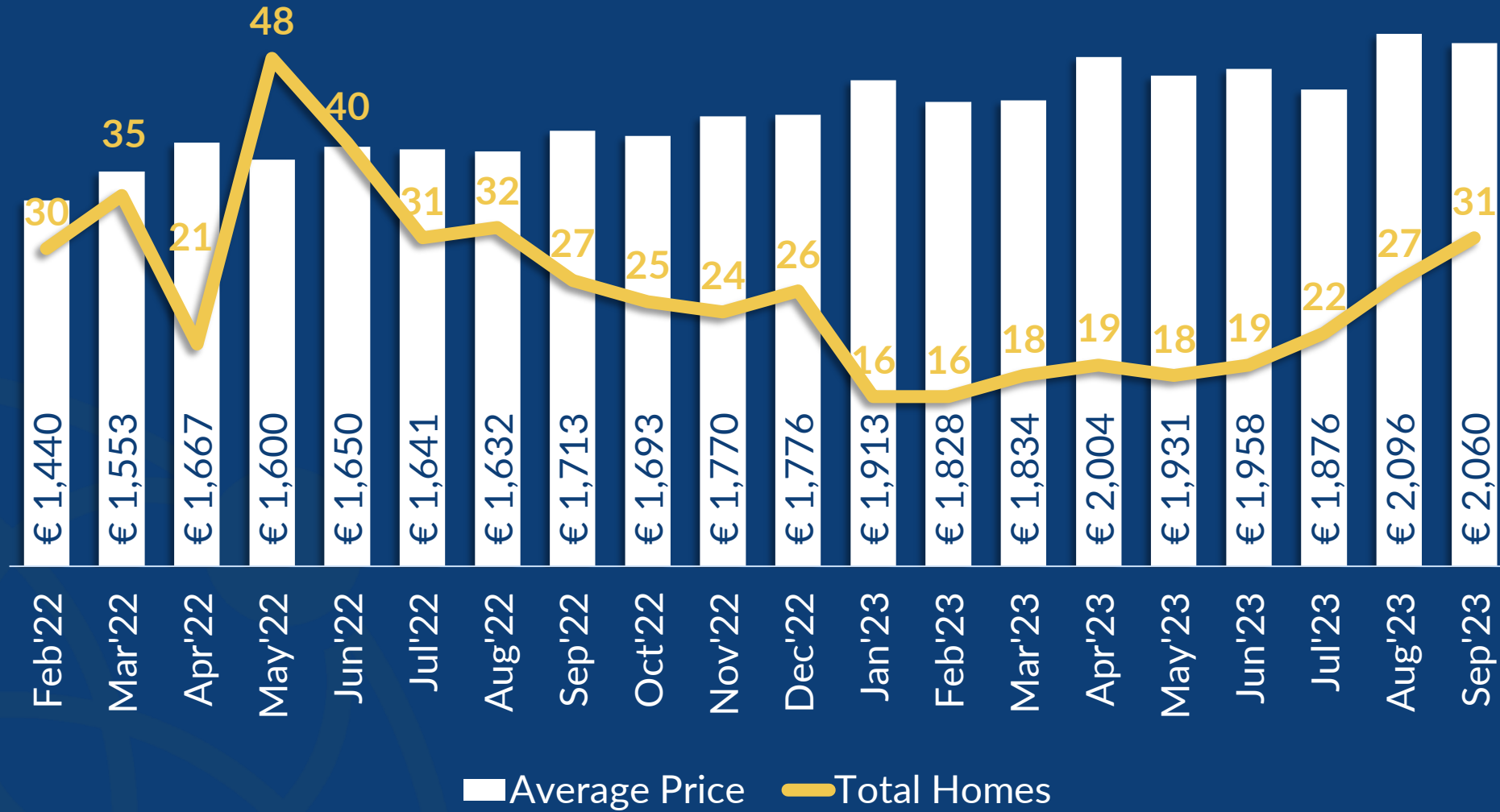
1  
1-beds

-  
Apartments



# Limerick City

## Residential Home Trend



# Co. Limerick



53 ▲▲

All rental homes available



## Residential Homes



€ 1,943  
Average Price

€ 1,900  
Median Price

4  
1-beds

13  
Apartments

## Student Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Short-Term Rentals



€ 1,113  
Average Price

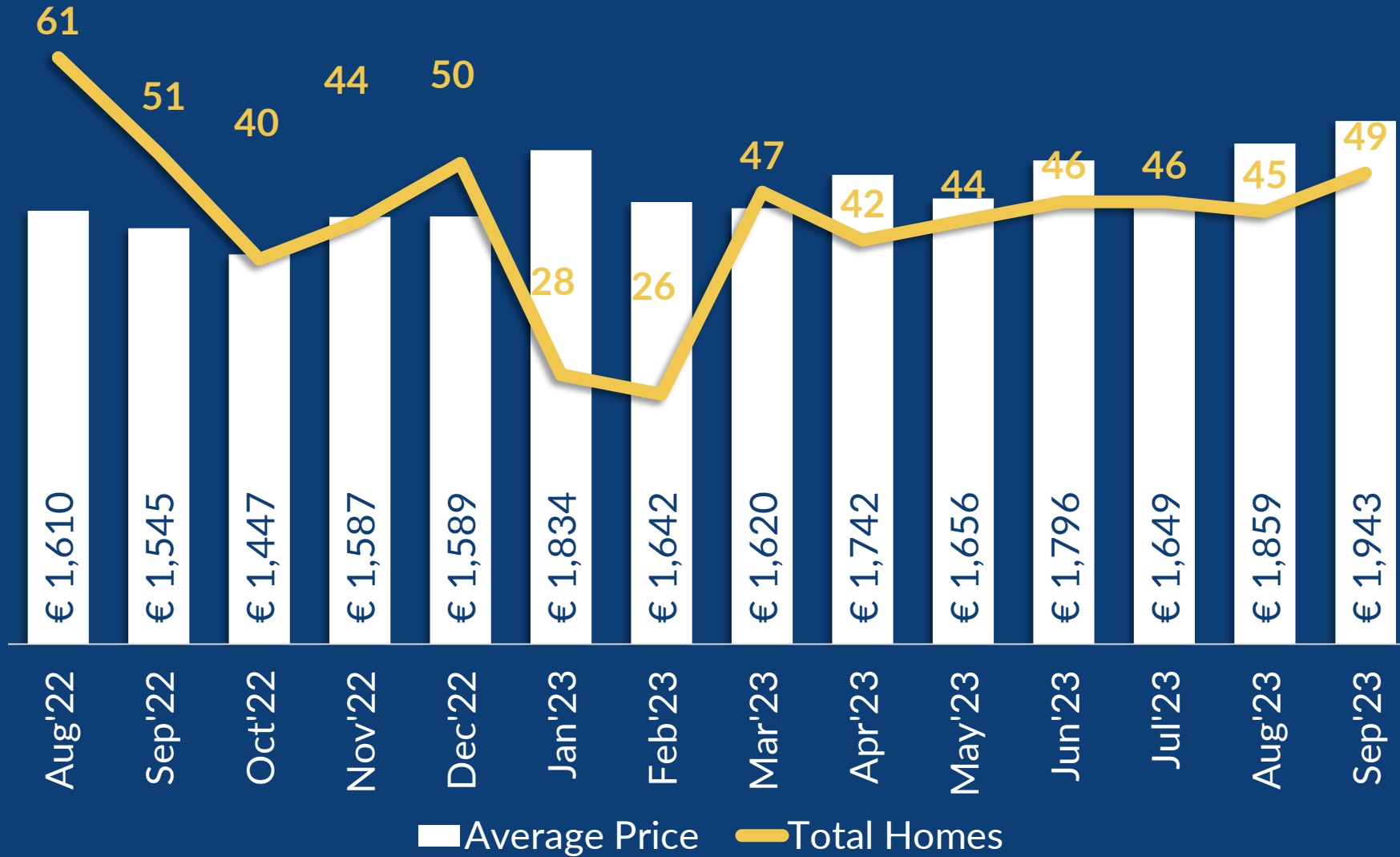
€ 1,000  
Median Price

2  
1-beds

-  
Apartments

# Co. Limerick

Residential Home





# Co. Clare



31

All rental homes available



## Residential Homes

27



€ 1,543  
Average Price

€ 1,400  
Median Price

1  
1-beds

3  
Apartments

## Student Homes

0



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes

0



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Short-Term Rentals

4



€ 919  
Average Price

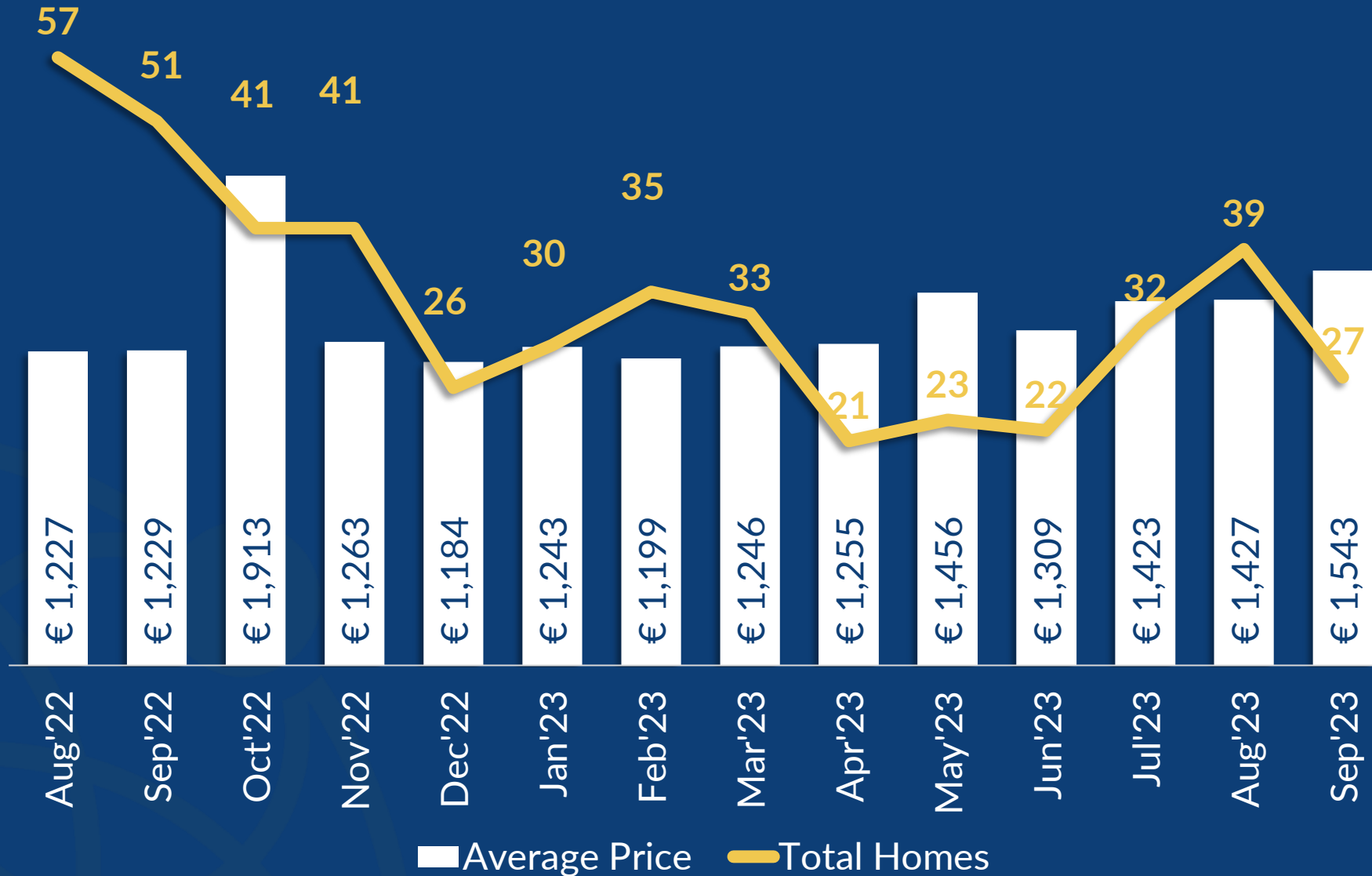
€ 888  
Median Price

3  
1-beds

-  
Apartments

# Co. Clare

## Residential Home Trend



# Co. Tipperary



30

All rental homes available



## Residential Homes

25



€ 1,284  
Average Price

€ 1,250  
Median Price

1  
1-beds

10  
Apartments

## Student Homes

0



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

## Executive Homes

1



€ 2,500  
Average Price

€ -  
Median Price

-  
1-beds

1  
Apartments

## Short-Term Rentals

4



€ 875  
Average Price

€ 900  
Median Price

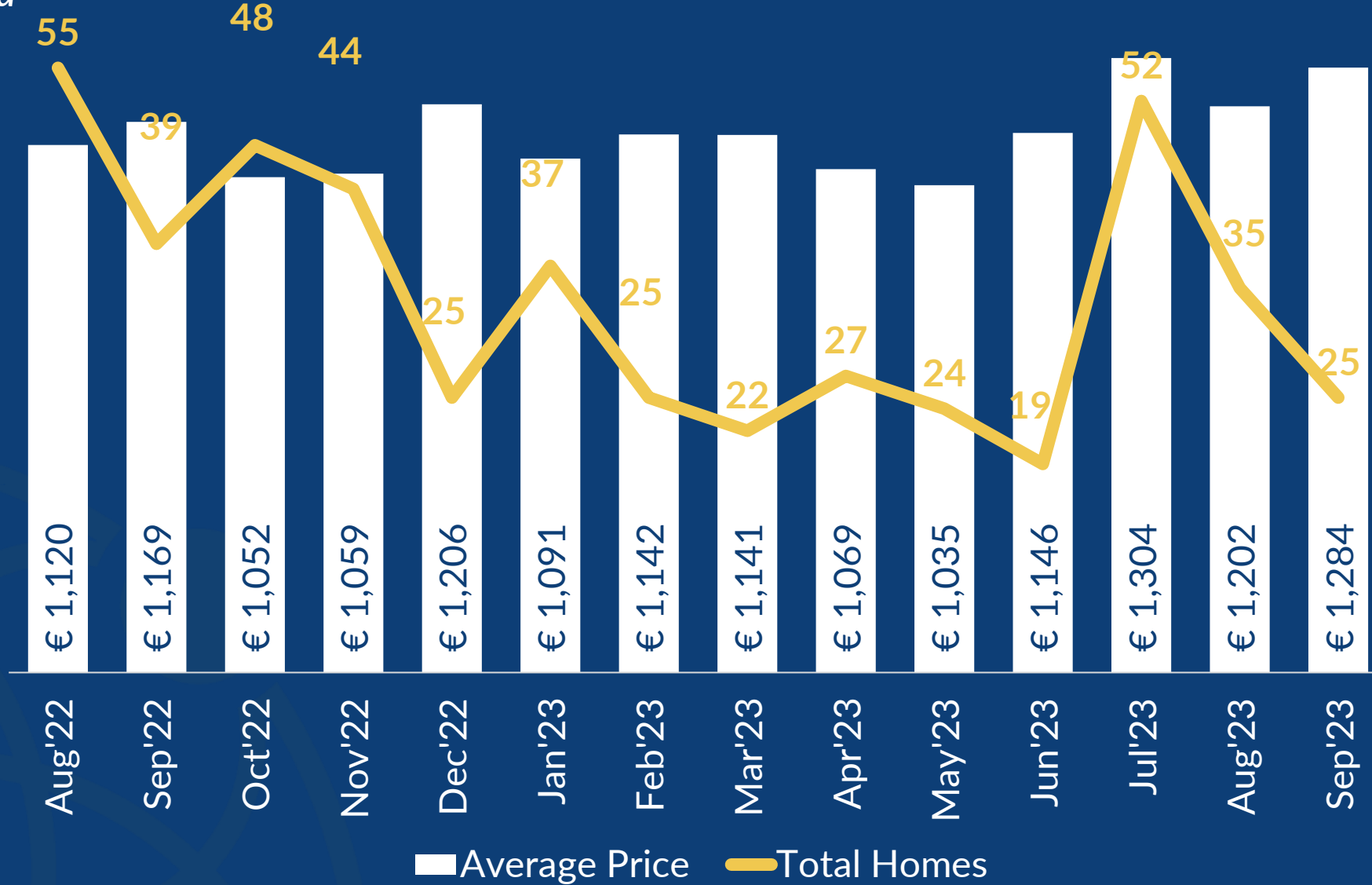
1  
1-beds

-  
Apartments



# Co. Tipperary

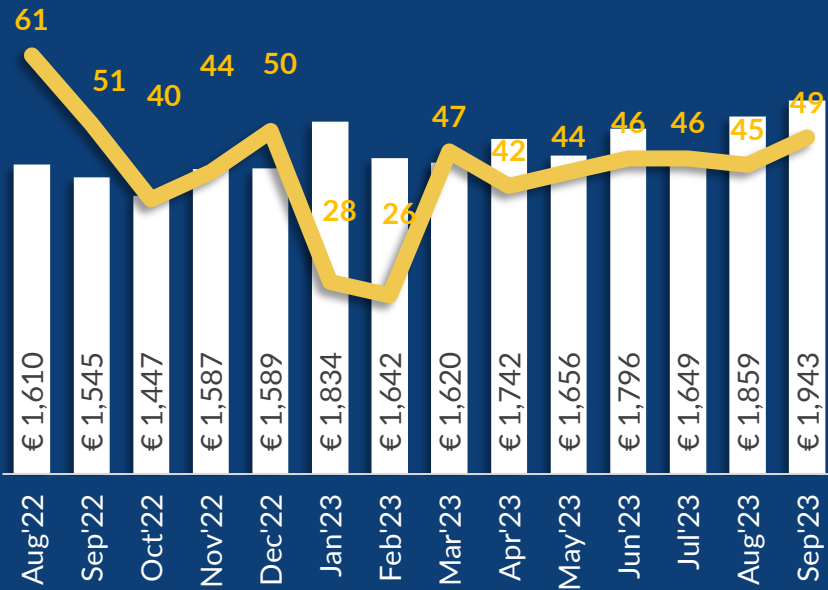
## Residential Home Trend



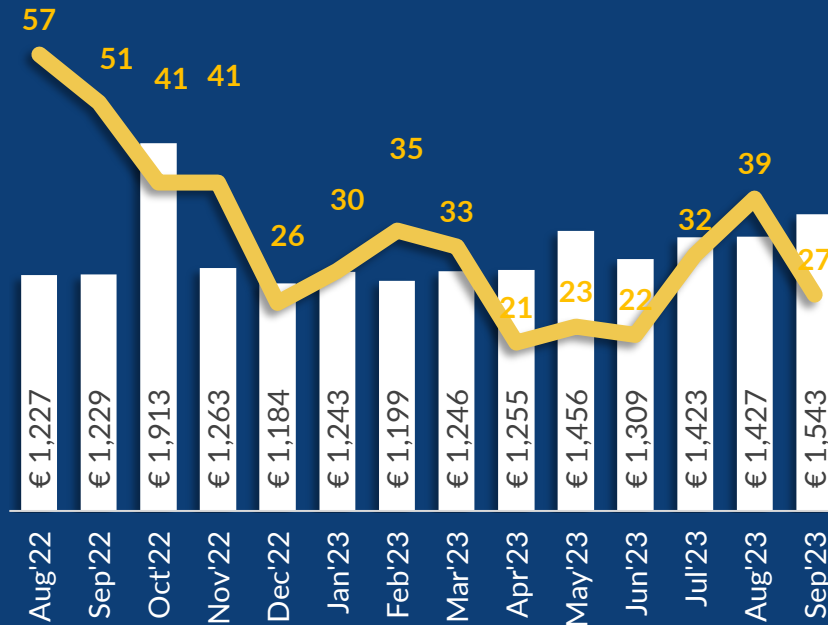
# Mid-West in Focus



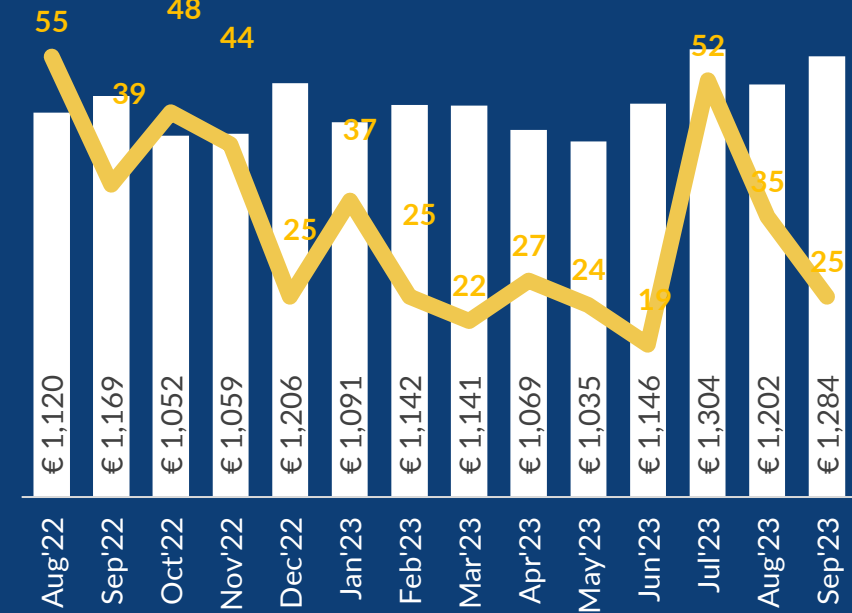
Co. Limerick



Co. Clare



Co. Tipperary

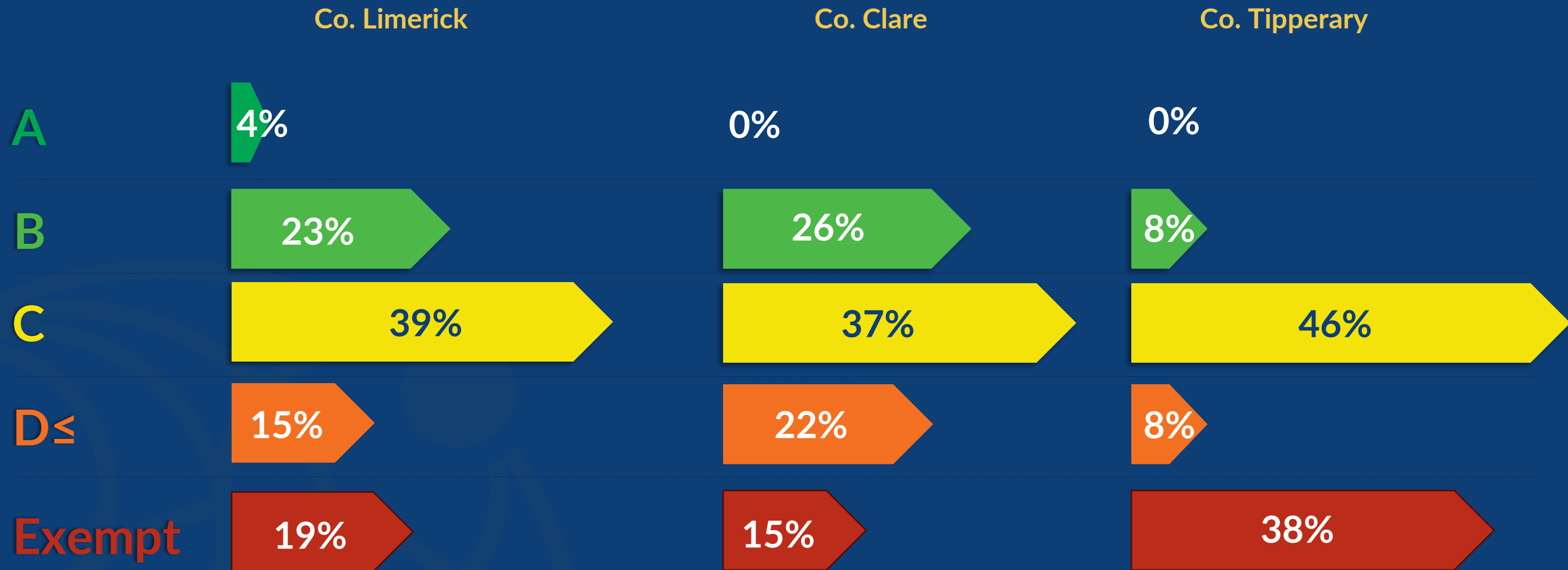


Average Price
  Total Homes



# Mid-West in Focus

## Building Energy Ratings (BER)



\* Monthly percentage of housing by BER categories

