



# Mid-West Rental Monitor

*December 2023*



# Mid-West at a Glance

December 2023



76

Residential homes available to rent in the Mid-West in December 2023. This is an increase of 65 homes from last month

€1,736

Average monthly rent, with a Median of €1,600

15

1-bed homes available

44

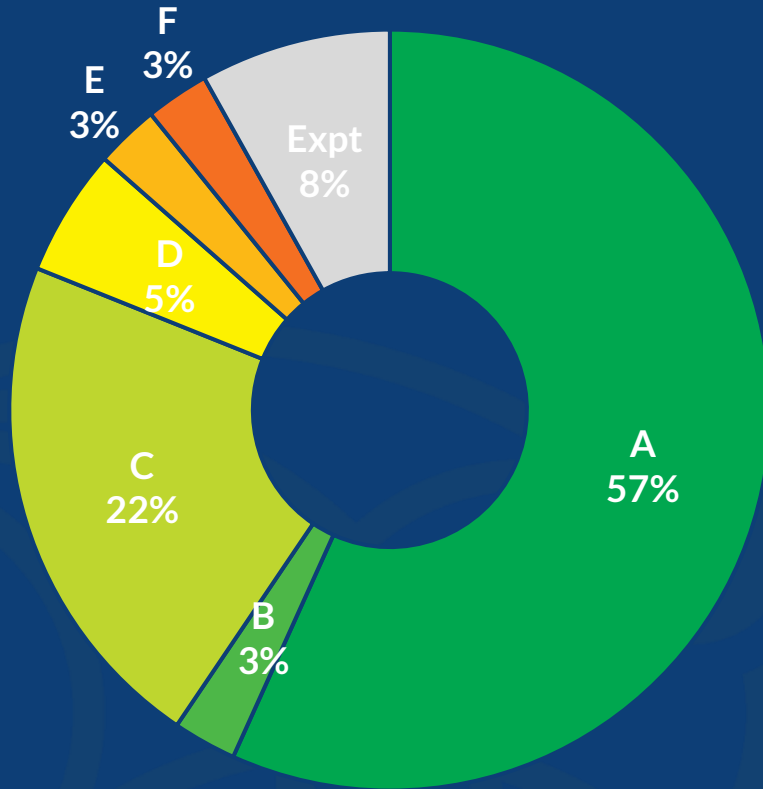
Of the total homes are apartments

# Mid-West Sustainability

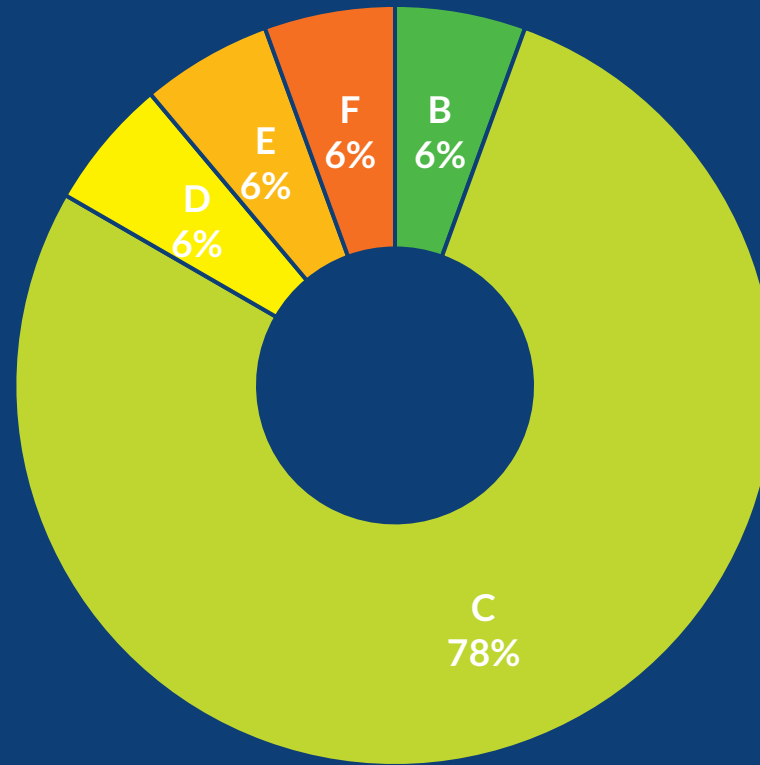
## Residential Building Energy Ratings (BER)



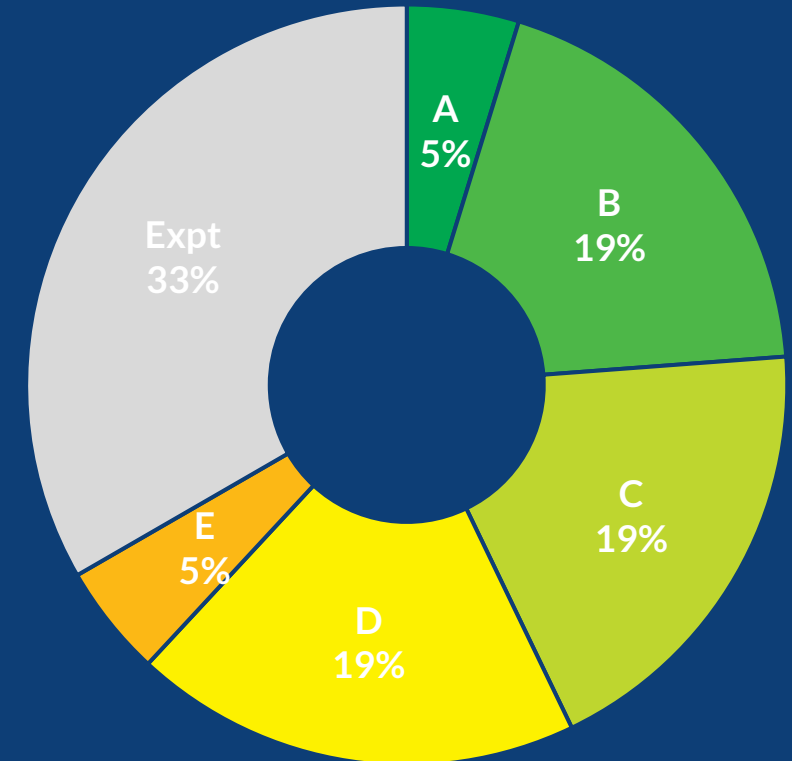
Co. Limerick



Co. Clare



Co. Tipperary

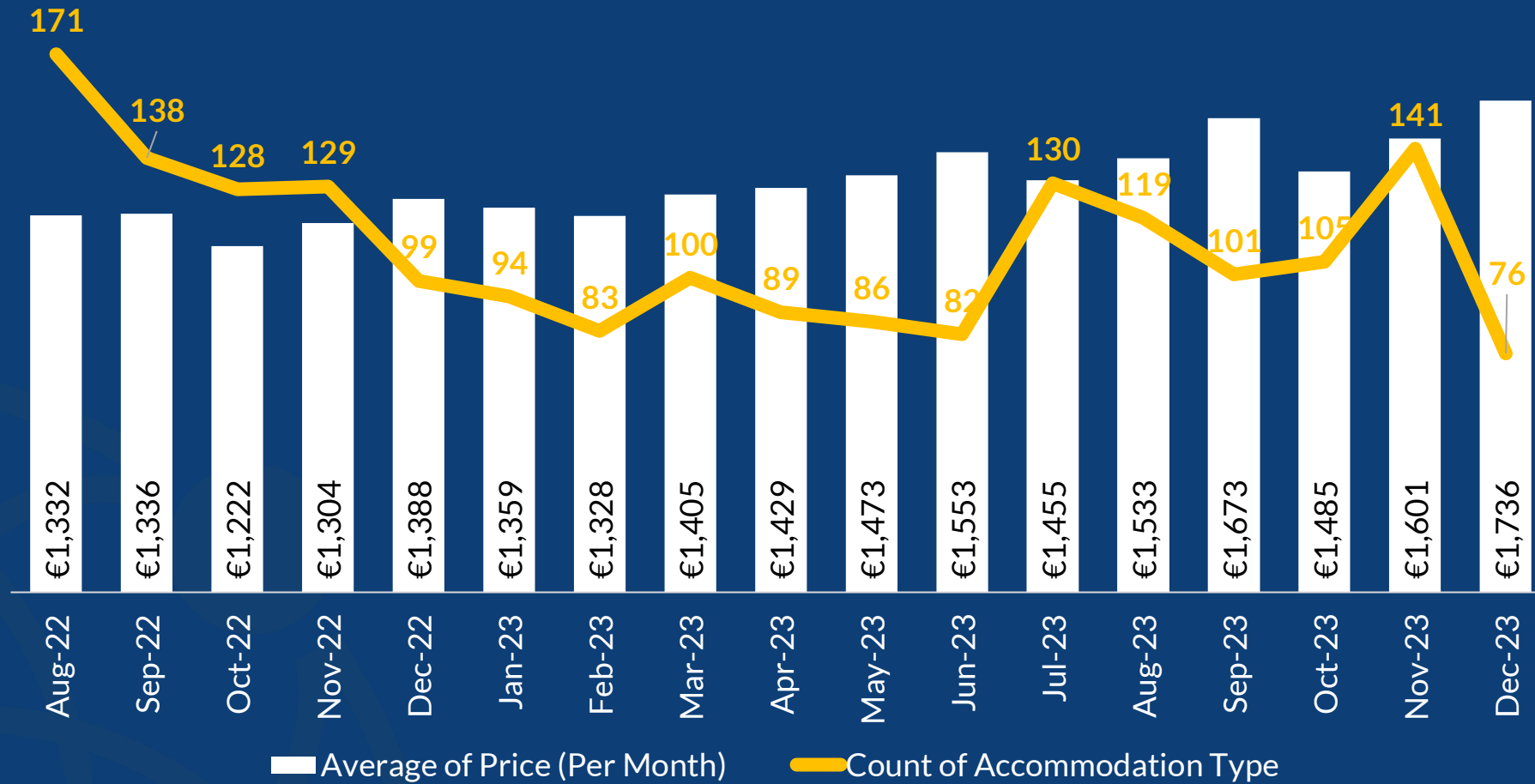


\* Expt denotes properties that are exempt from BER, N/A denotes properties where the BER was not disclosed



# Mid-West

## Residential Home Trend







# Residential Overview

December 2023

The November rental monitor showed large growth in the number of rental properties available on the previous month. In fact, November, had the second highest number of available rental properties since Limerick Chamber began publishing this research in August 2022. However, this increase was short lived and was followed in December by the worst month for rental availability since we began publishing this research combined with highest prices observed. December saw 76 residential rentals available across the three counties of the Mid-West, a decrease of 46% on the previous month. The decrease in rental availability also coincided with an increase in price with average prices increasing to €1,736 in December from €1,601 in November, similarly, median prices increased to €1,600 from €1,500. Both the average and median prices observed in December were the highest prices seen in the open market for the Mid-West since we began this research in August 2022.

## Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick City & Environs in December increased by 7 homes from the previous month with 34 homes available to rent. This is largely due to the market being bolstered by new apartments coming on the market at the Ardhú in the city. The average price for December was €2,273, while the median was €2,225. This represents an increase on the previous month, and the highest prices seen since our research began in February 2022 (this research began with looking at Limerick City Centre and was expanded to the whole Mid-West in August 2022). Comparing December 2023 with December 2022 yields interesting results, with average prices being 31% higher in December 2023 and median prices being 44% higher. It is also worth noting that in December 2023, 100% of available rentals were apartments, with no houses available to rent.

For the whole county of Limerick, 37 homes were available to rent in December 2023, which was a decrease of 18 homes from the previous month.

Both the average and median prices for Co. Limerick for December 2023 increased from the previous month, and in fact were the highest since data collection began. The average price was €2,183 and the median was €2,100. Compared to December 2022, average prices increased by 37%, while median prices increased by 50%.

## Co. Clare

The number of residential homes to rent in Clare decreased from 46 in November 2023 to 18 in December 2023 – a decrease of 28 homes. This was the joint lowest availability for homes observed in Clare since this research began. The average price in December, €1,408, while a 9% decrease on the previous month is up 18% from the previous year. Similarly, the median decreased from the previous month but is up 6% since December 2022, reaching €1,300 in December 2023.

## Co. Tipperary

21 residential homes were available to rent in Tipperary in December 2023 – a decrease of 19 homes from the previous month. December 2023 saw the second lowest availability of rentals since this research began, with the lowest being 19 homes observed in June 2023. The average price of these homes was €1,233 and the median price was €1,120. Again, this represents a decrease in prices from the previous month. Since December 2022 average prices have increased by 2% but median prices have decreased by 7%.

# Limerick City



34

All rental homes available



## Residential Homes

34



€ 2,273  
Average Price

€ 2,225  
Median Price

9  
1-beds

34  
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

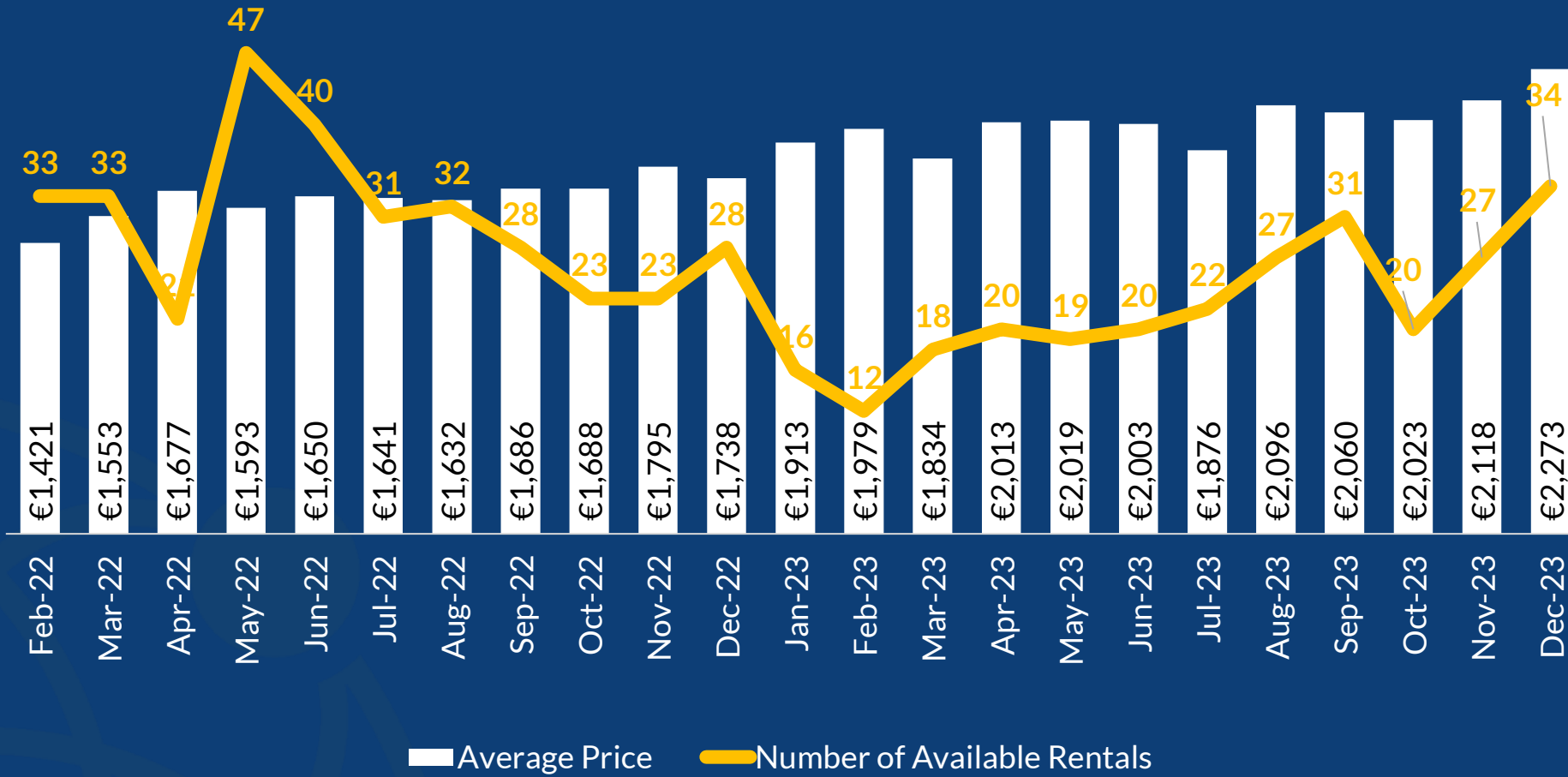
-  
1-beds

-  
Apartments



# Limerick City

## Residential Home Trend



# Co. Limerick



37



All rental homes available



## Residential Homes

37



€ 2,183  
Average Price

€ 2,100  
Median Price

10  
1-beds

35  
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

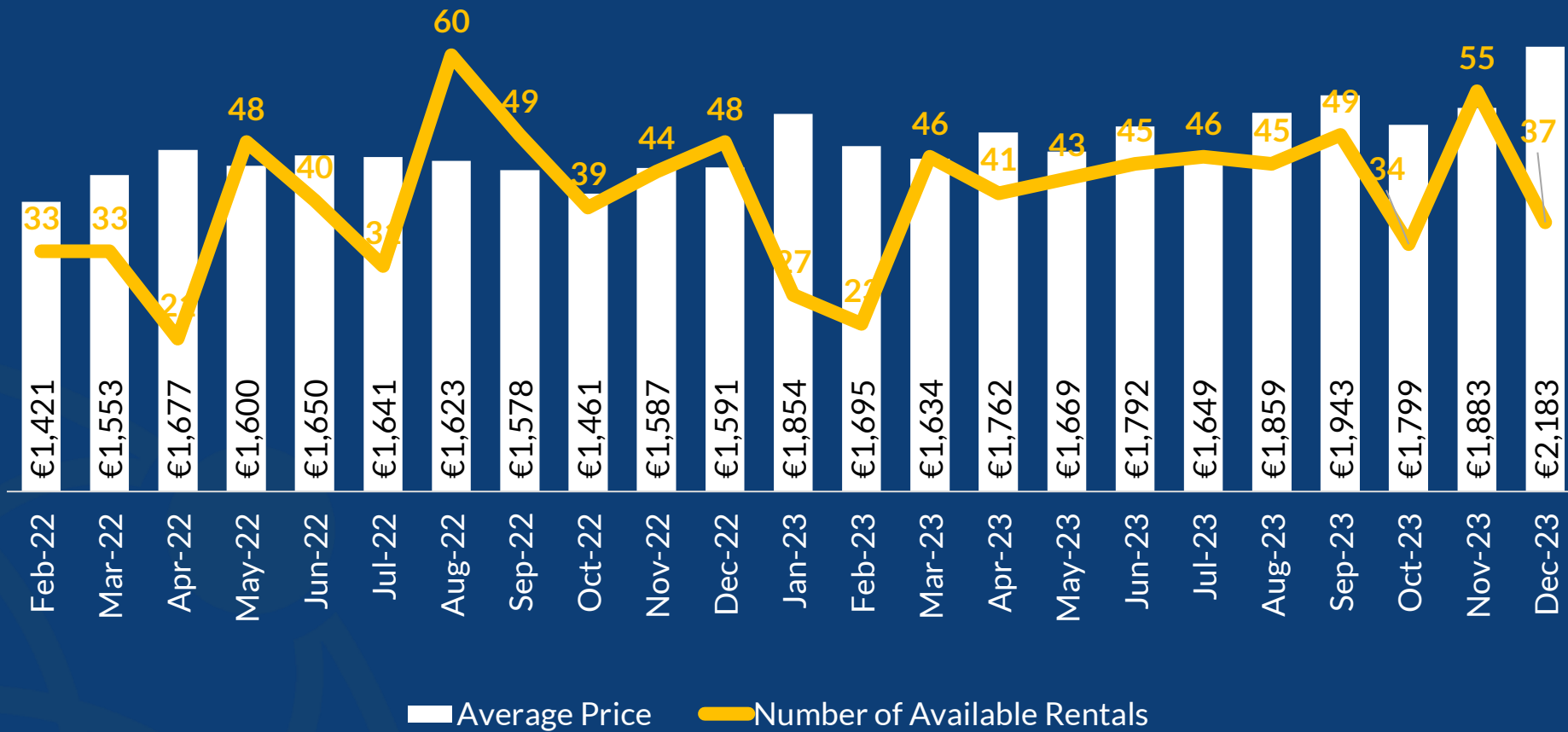
-  
1-beds

-  
Apartments



# Co. Limerick

## Residential Home Trend



# Co. Clare



20

All rental homes available



## Residential Homes



€ 1,402  
Average Price

€ 1,300  
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



€ 2,050  
Average Price

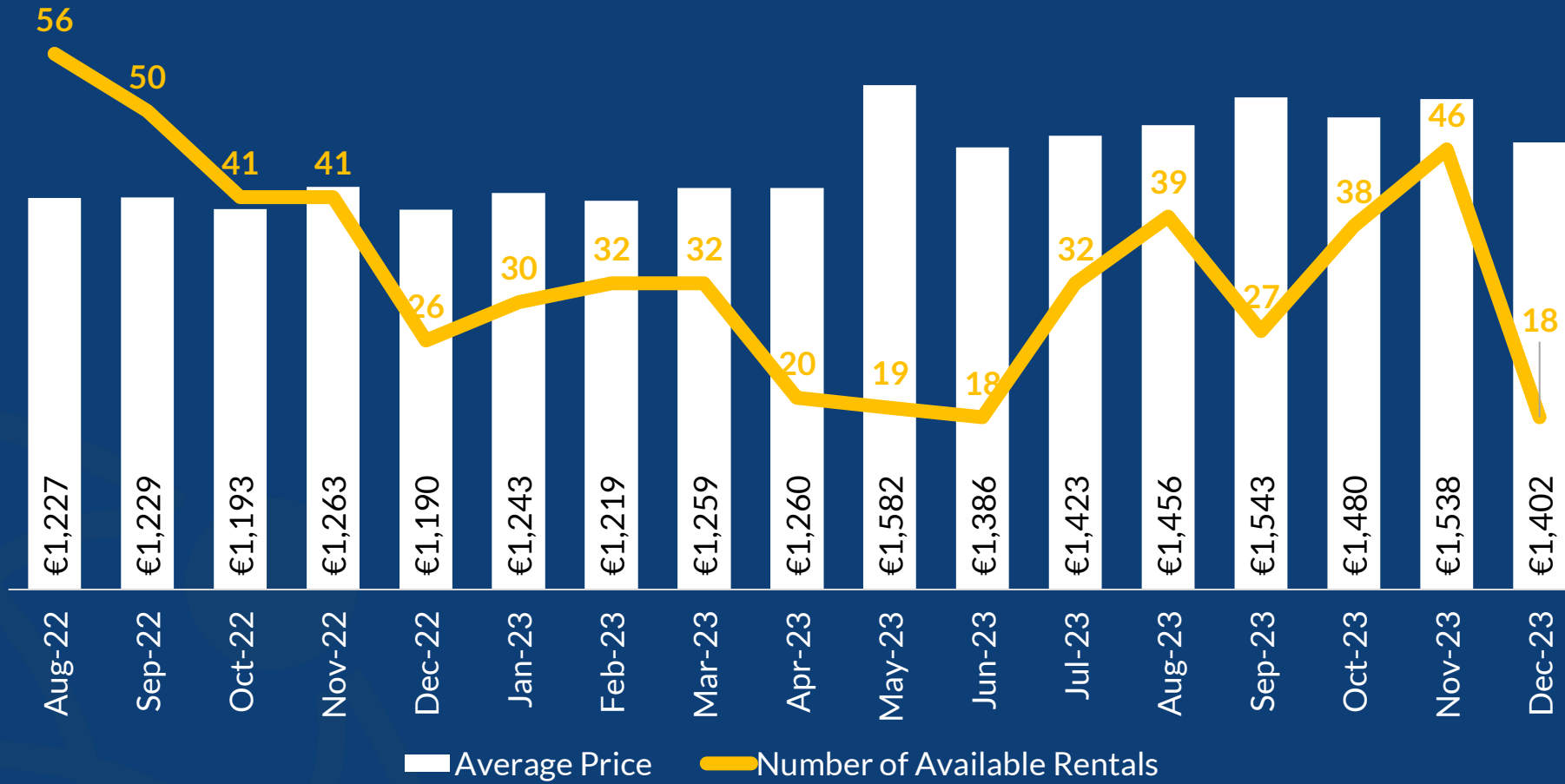
€ 1,200  
Median Price

1  
1-beds

-  
Apartments

# Co. Clare

## Residential Home Trend



# Co. Tipperary



21

All rental homes available



## Residential Homes



€ 1,233  
Average Price

€ 1,120  
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



€ -  
Average Price

€ -  
Median Price

-  
1-beds

-  
Apartments

# Co. Tipperary

## Residential Home Trend

