



Mid-West Rental Monitor

November 2023



Mid-West at a Glance

November 2023



▲▲ **141**

Residential homes available to rent in the Mid-West in November 2023.

▲▲ **€1,601**

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

▼▼ **14**

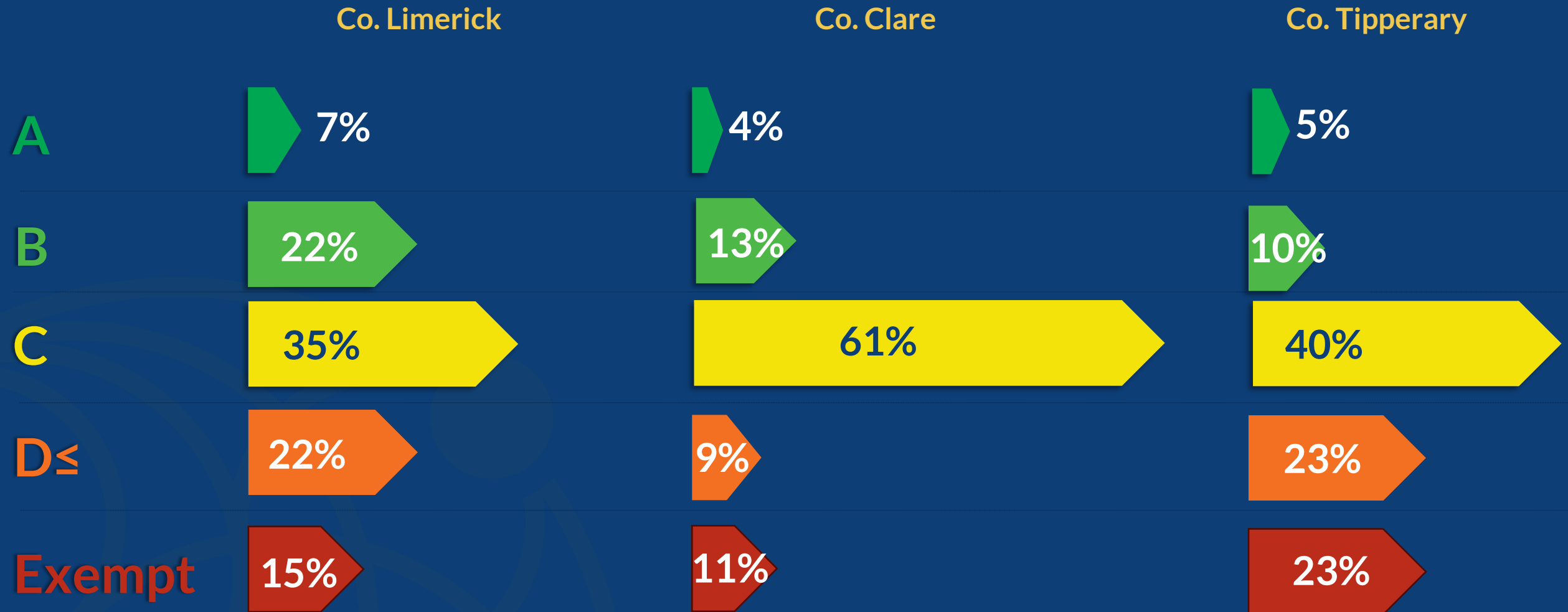
1-bed homes available

37

Of the total homes are apartments

Mid-West Sustainability

Building Energy Ratings (BER)

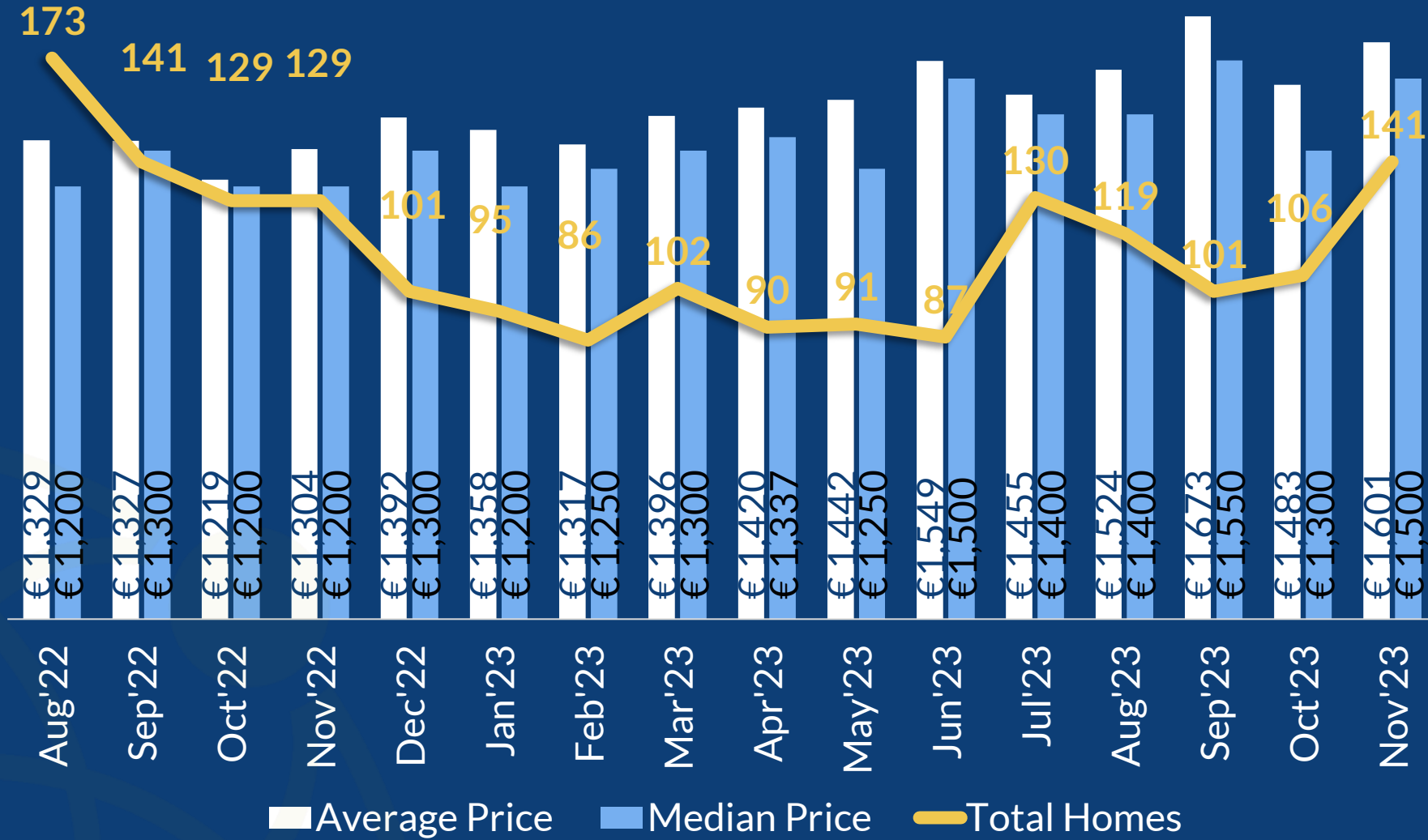


* Monthly percentage of housing by BER categories



Mid-West

Residential Home Trend





Residential Overview

November 2023

November saw a significant jump in the number of available residential homes across the Mid-West, increasing to 141 from 106 in October (+33%). This is the second highest number of homes observed at the Mid-West level since Limerick Chamber began capturing data and is the highest number of homes available since September 2022.

However, month-on-month, the average rental price and median price increased across the Mid-West. The average price increased to €1,601 (up from €1,483 in October) and the median price has increased to €1,500 (up from €1,300). Rental availability increased across all counties of the Mid-West since October.

There was an decrease in the number of one bed homes available month-on-month, decreasing to 14 in November, down from 21 in October. There was an increase in the number of apartments available, up to 37 in November from 31 in October.

Co. Limerick & Limerick City / Environs

The number of residential homes available to rent in Limerick City & Environs in November increased by 6 homes from the previous month with 27 homes available to rent in November. The average price of those homes was €2,118 (up from the €1,989 in previous month or 6.5% increase) and with the median price being €2,000 the same as the previous month.

For the whole county of Limerick, there were 55 residential homes to rent, an increase of 21 on the previous month, with average price of €1,883 (up from €1,784 or 5.5% from the previous month) and median price of €1,700 (up from €1,650 in the previous month or 3.0%).

Of the 55 residential homes to rent in the whole county of Limerick in November, there was almost a 50:50 split between rental availability of the City and Environs and the County Areas. The areas which saw the largest availability of rentals across the county were The City Centre (9 homes), Castletroy (5 homes),

Castleconnell and Kilmallock (4 homes each), and Adare and Raheen (3 homes each).

Co. Clare

The number of residential homes available to rent in Clare increased by 8 in November compared to October, increasing to 46 homes available to rent. The average and median price were €1,538 and €1,475 respectively – both increasing from the previous month, an increase of 4.0% and 13.5% respectively.

Ennis had the greatest share of rental availability in Clare with 16 homes. Shannon had the second largest share of listing with 6 units for rent.

Co. Tipperary

40 residential homes were available to rent in Tipperary in November – an increase of 7 homes since the previous month. The average price of these homes was €1,288 and the median price was €1,300 which represents an increase of 10.3% and 18% from the previous month,

Tipperary had a high concentration of homes available in certain areas. Cashel (6 homes), Clonmel (6 homes), Thurles (4 homes) and Carrick-on-Suir (3 homes) and Nenagh (3 homes).

Limerick City



29

All rental homes available



Residential Homes



€ 2,118
Average Price

€ 2,100
Median Price

3
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



€ 875
Average Price

€ 875
Median Price

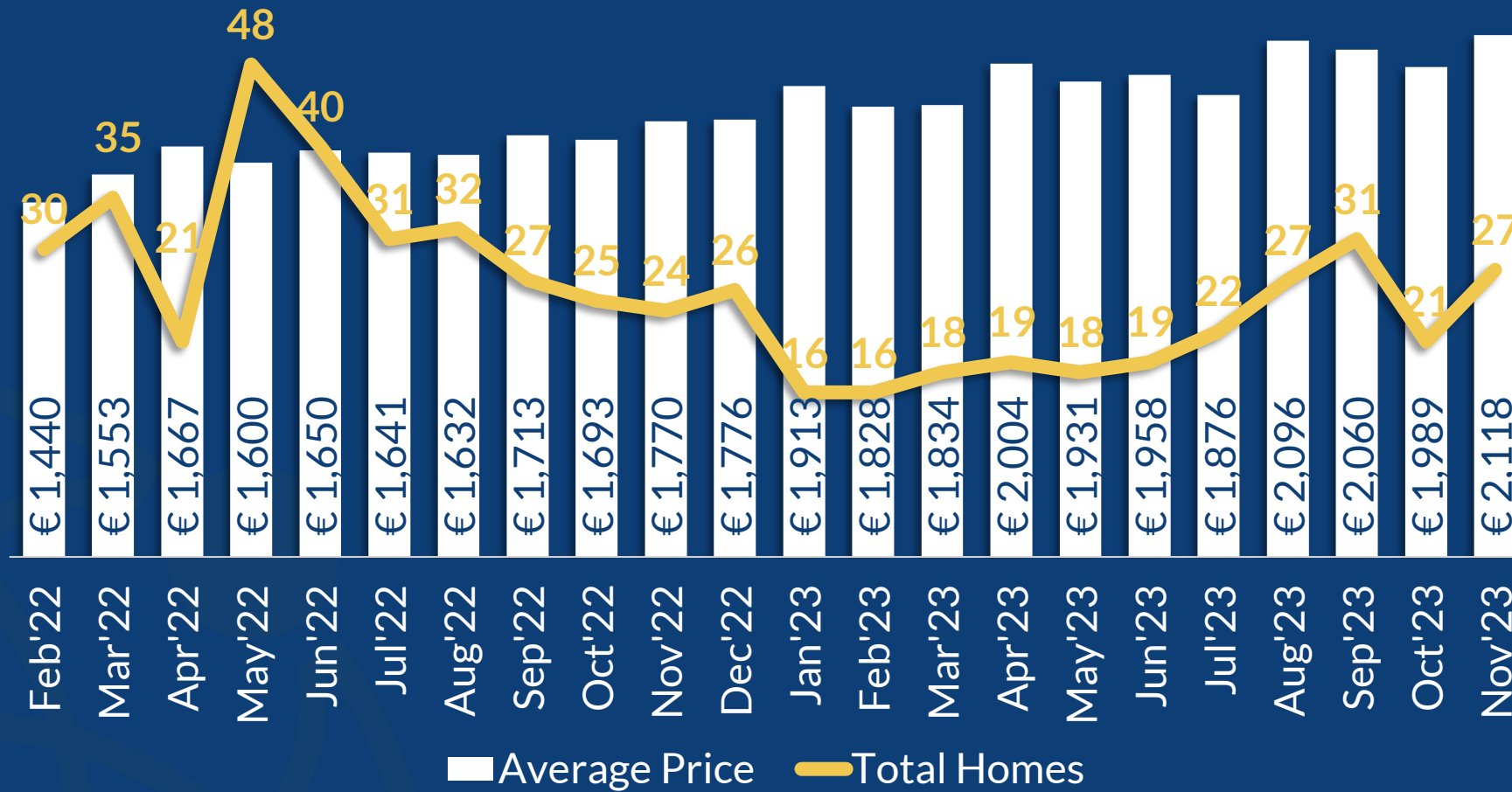
1
1-beds

-
Apartments



Limerick City

Residential Home Trend



Co. Limerick



60

All rental homes available



Residential Homes



€ 1,883
Average Price

€ 1,700
Median Price

3
1-beds

19
Apartments

Student Homes



€ -
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Executive Homes



€6,000
Average Price

€ -
Median Price

-
1-beds

-
Apartments

Short-Term Rentals



€ 975
Average Price

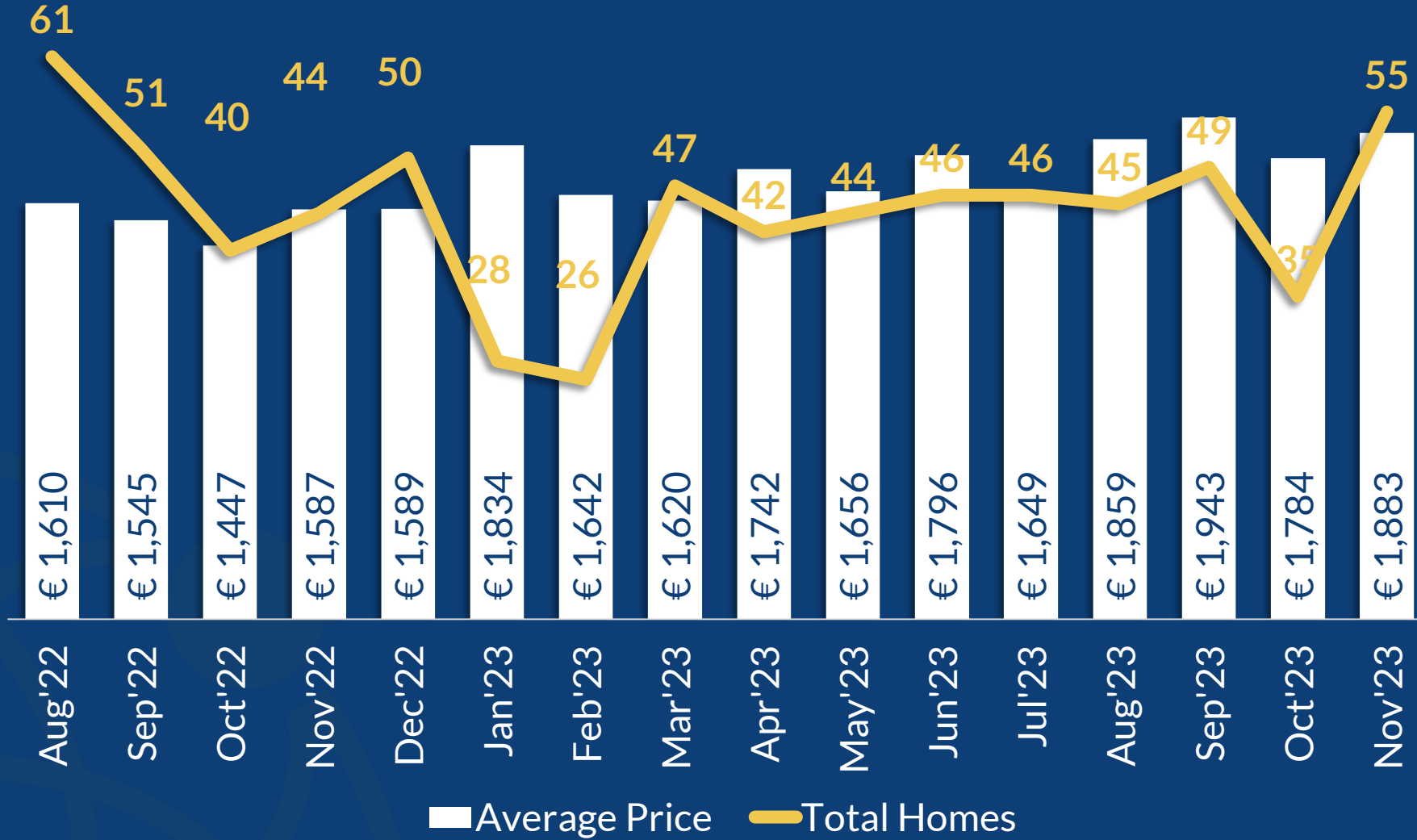
€ 950
Median Price

3
1-beds

-
Apartments

Co. Limerick

Residential Home Trend



Co. Clare



47

All rental homes available



Residential Homes

46



€ 1,538
Average Price

€ 1,475
Median Price

4
1-beds

9
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

0



€ -
Average Price

€ -
Median Price

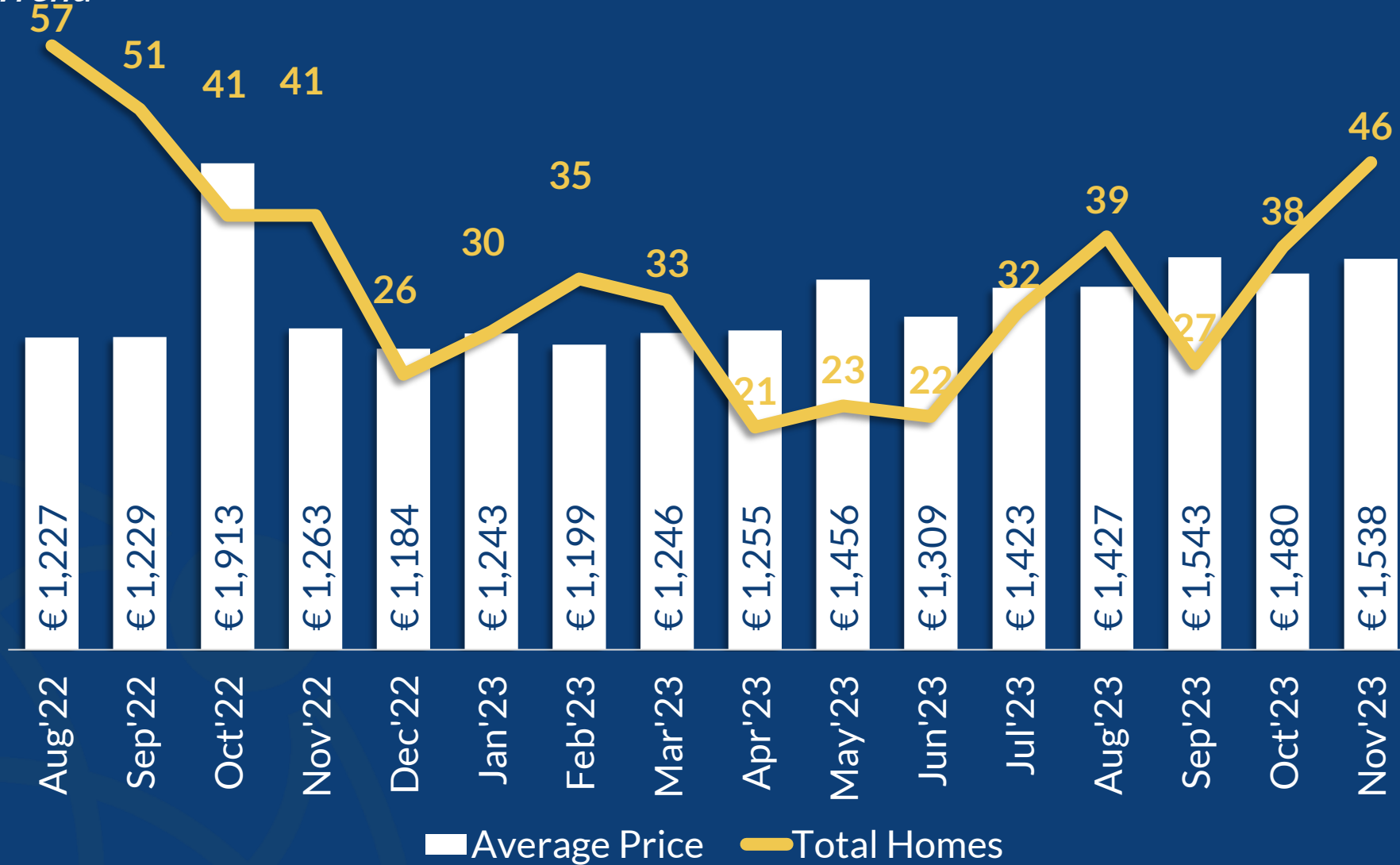
-
1-beds

-
Apartments



Co. Clare

Residential Home Trend



Co. Tipperary



40

All rental homes available



Residential Homes



€ 1,288
Average Price

€ 1,300
Median Price

7
1-beds

9
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

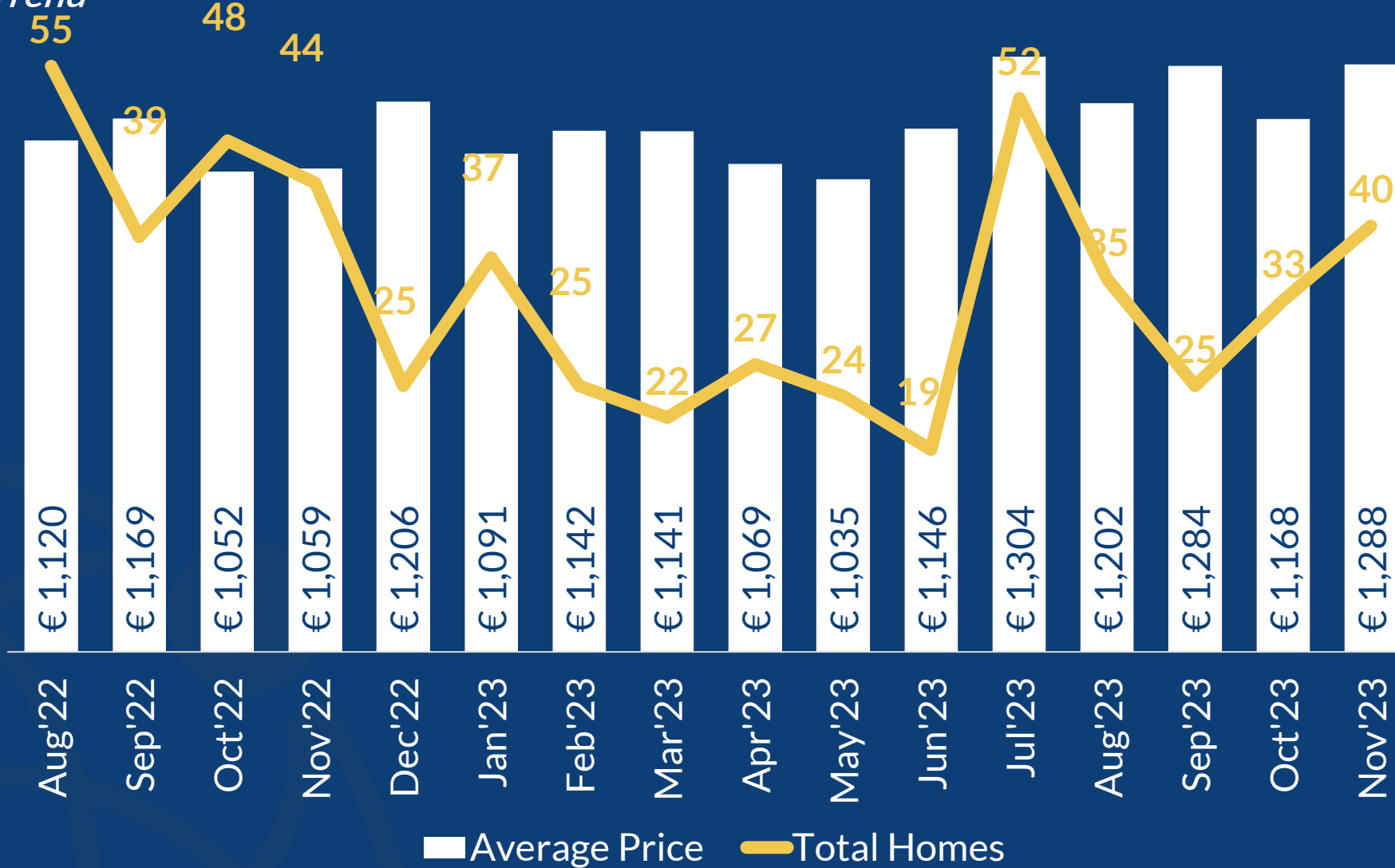
-
1-beds

-
Apartments



Co. Tipperary

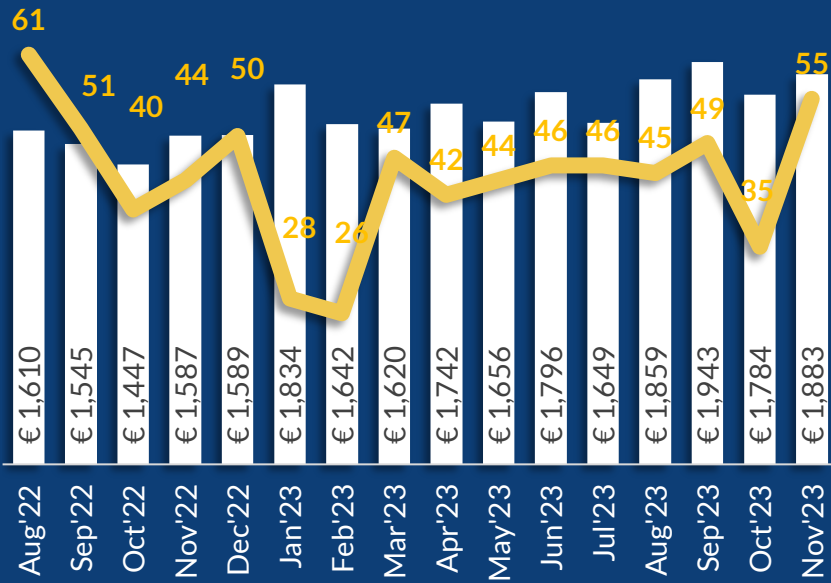
Residential Home Trend



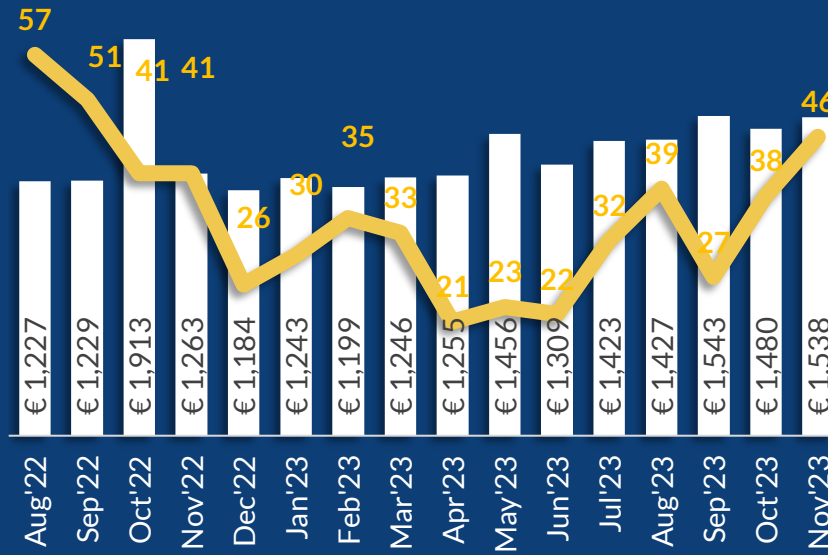
Mid-West in Focus



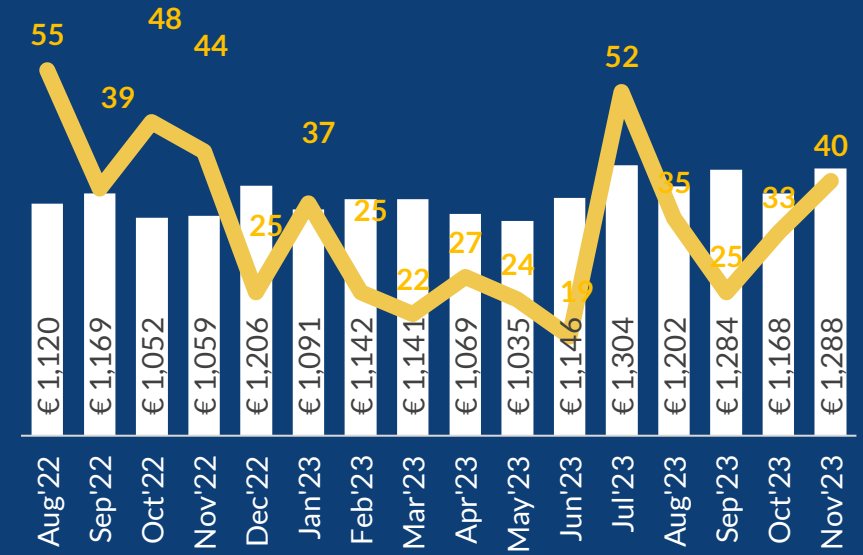
Co. Limerick



Co. Clare



Co. Tipperary



Average Price
 Total Homes

