

Mid-West Rental Monitor



Mid-West Overview

Mid-West

January 2024 saw an increase on December's figures, increasing by 22 homes across the Mid-West. During that same time, the average rental price decreased to €1,720 – a decrease of €16 since the previous month.

There were four more homes available to rent in January 2024 compared to a year previous (January 2023, 94 homes). However, the average price of rent is drastically different, with January 2024 rent being 27% higher or what would represent an additional spend of c. €4,000 for new renters.

Limerick

Limerick City and Suburbs saw a slight increase in January compared to December with an increase of two homes. During this time both the median and average prices also decreased, by 9% and 3% respectively. However, when comparing January 2024 to January 2023, there is a substantial increase of homes with 36 available in January 2024 compared to just 16 in January 2023. Unfortunately, during the same period, average prices have increased by 15% equating to an additional spend of over €3,000 for new renters.

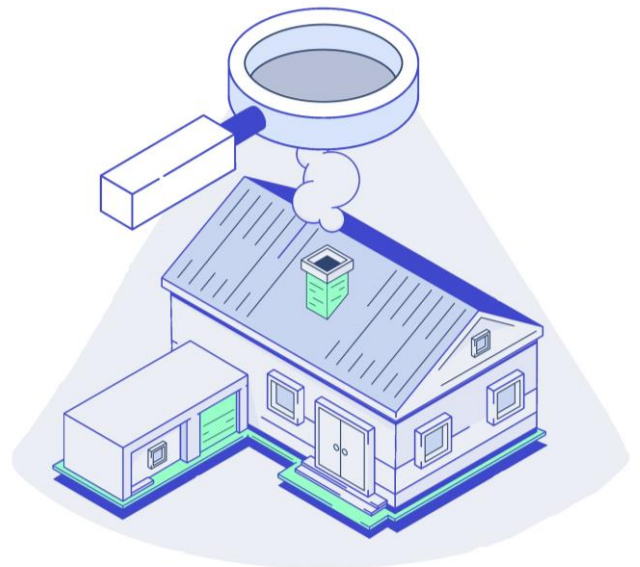
In the whole county of Limerick, there was an increase of 18 homes from the previous month and also a decrease of 8% in average prices and 5% in median prices. However, comparing January 2024 to January 2023, there has been a 9% increase in average prices which would be almost an additional €2,000 spend for new renters.

Clare

Clare saw 24 homes to rent in January 2024, an increase of 6 homes from the previous month. Like Limerick, Clare saw a decrease in average prices, however, this change was minimal and amounted to €5. Interestingly, median prices increased, but again by a relatively low amount of €25. Compared to last year, Clare had 6 less homes to rent in January 2024 compared to January 2023 while also seeing increases of 12% on average rent prices – equating to an additional annual spend of just under €2,000 for new renters.

Tipperary

Unlike Limerick and Clare, Tipperary had a decrease in the number of homes since December, reaching 19 homes in January 2024. This is the joint lowest number of homes that we had observed in Tipperary. Interestingly, prices have also increased from the previous month with average prices increasing by €36 and median prices increasing by €80. Compared to the same month in the previous year (January 2023) supply in Tipperary is down 49% while average prices are up 20%.



Mid-West At a Glance



98

Residential homes available to rent in the Mid-West in *January 2024*. This is an *increase of 22* homes from last month



€1,720

Average monthly rent decrease by €16



38

Apartments available. With *8 1-beds* available in total

Limerick City & Suburbs



*No. of
Homes*

*Average
Price*

*Median
Price*

*No. of
Apartments*

*No. of 1-
beds*

Residential

36

€2,196

€2,025

19

3

Executive

0

-

-

-

-

Student

0

-

-

-

-

Short-Term

0

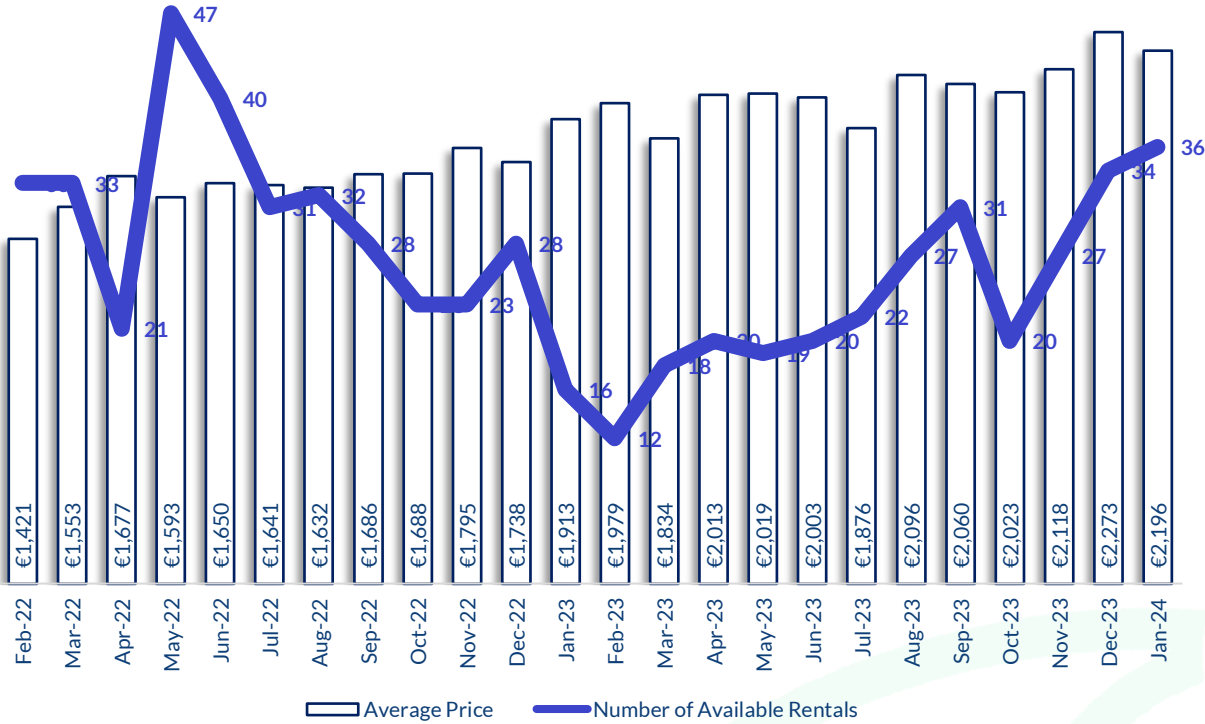
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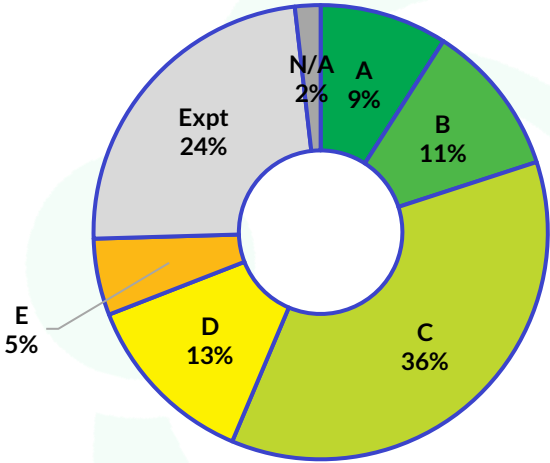
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Limerick City & Suburbs Residential Rental Trend



Limerick City and Suburbs Monthly BER



Co. Limerick



*No. of
Homes*

*Average
Price*

*Median
Price*

*No. of
Apartments*

*No. of 1-
beds*

Residential

55

€2,017

€2,000

24

5

Executive

0

-

-

-

-

Student

0

-

-

-

-

Short-Term

1

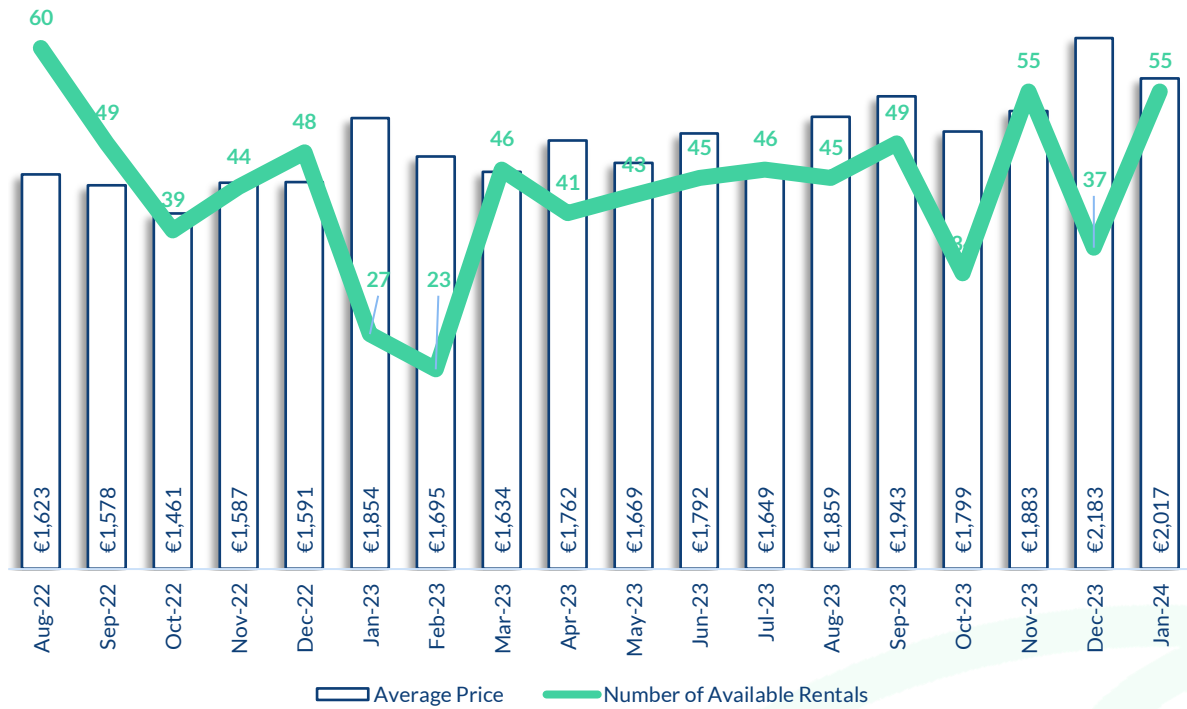
€900

€900

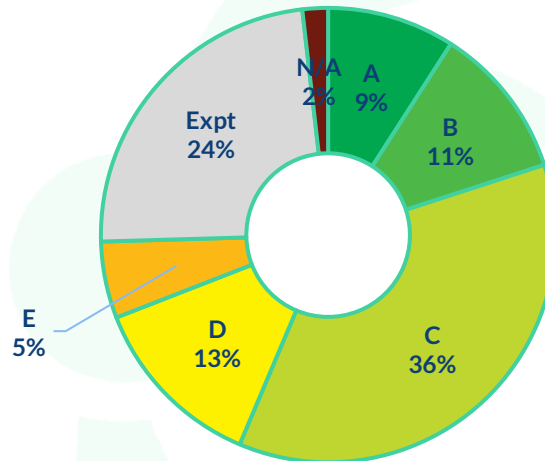
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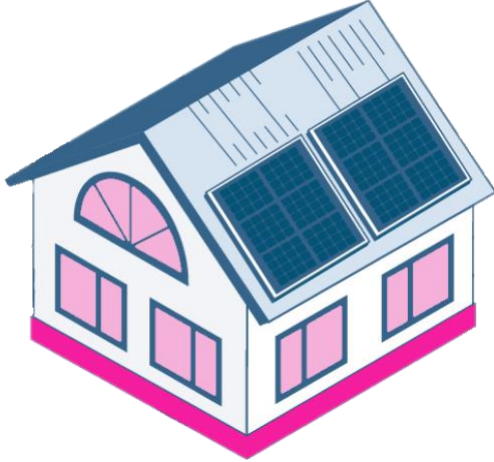
1

Co. Limerick Residential Rental Trend



Co. Limerick Residential Monthly BER





*No. of
Homes*

*Average
Price*

*Median
Price*

*No. of
Apartments*

*No. of 1-
beds*

Residential

24

€1,397

€1,325

5

1

Executive

0

-

-

-

-

Student

0

-

-

-

-

Short-Term

3

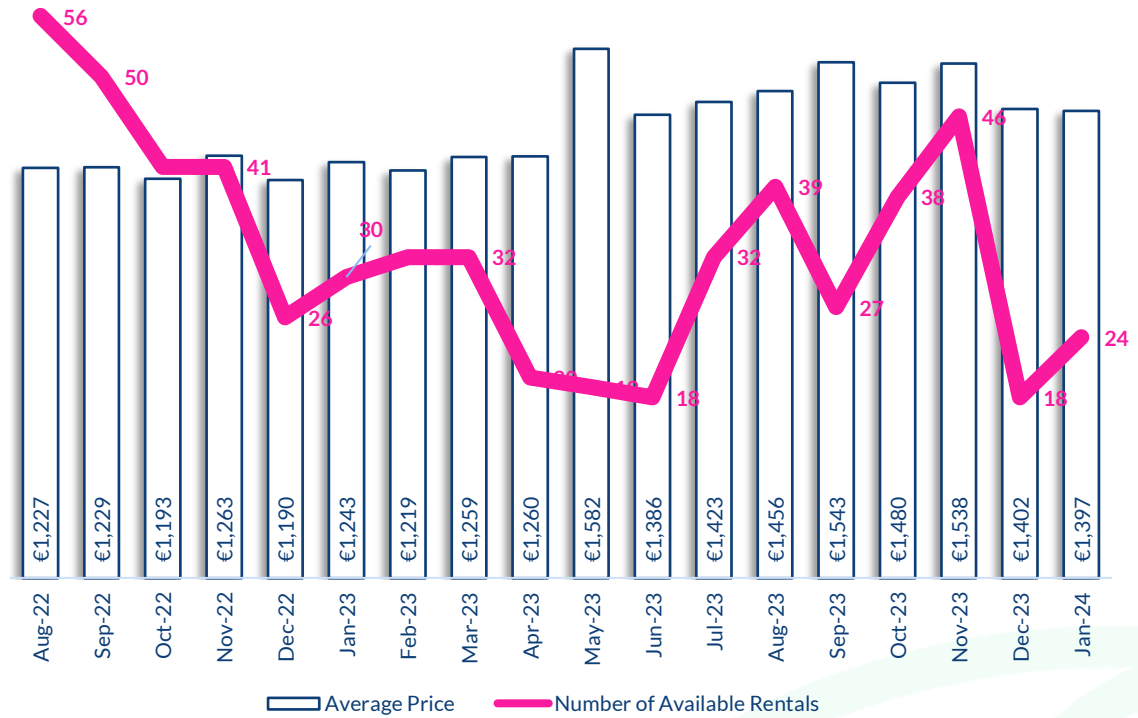
€847

€840

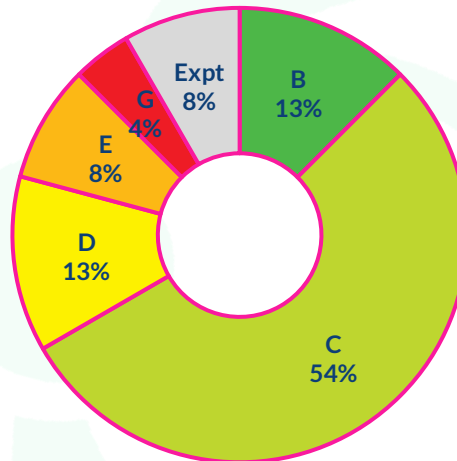
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2

Co. Clare Residential Home Trend



Co. Clare Residential Monthly BER



Co. Tipperary



*No. of
Homes*

*Average
Price*

*Median
Price*

*No. of
Apartments*

*No. of 1-
beds*

Residential

19

€1,269

€1,200

9

2

Executive

0

-

-

-

-

Student

0

-

-

-

-

Short-Term

0

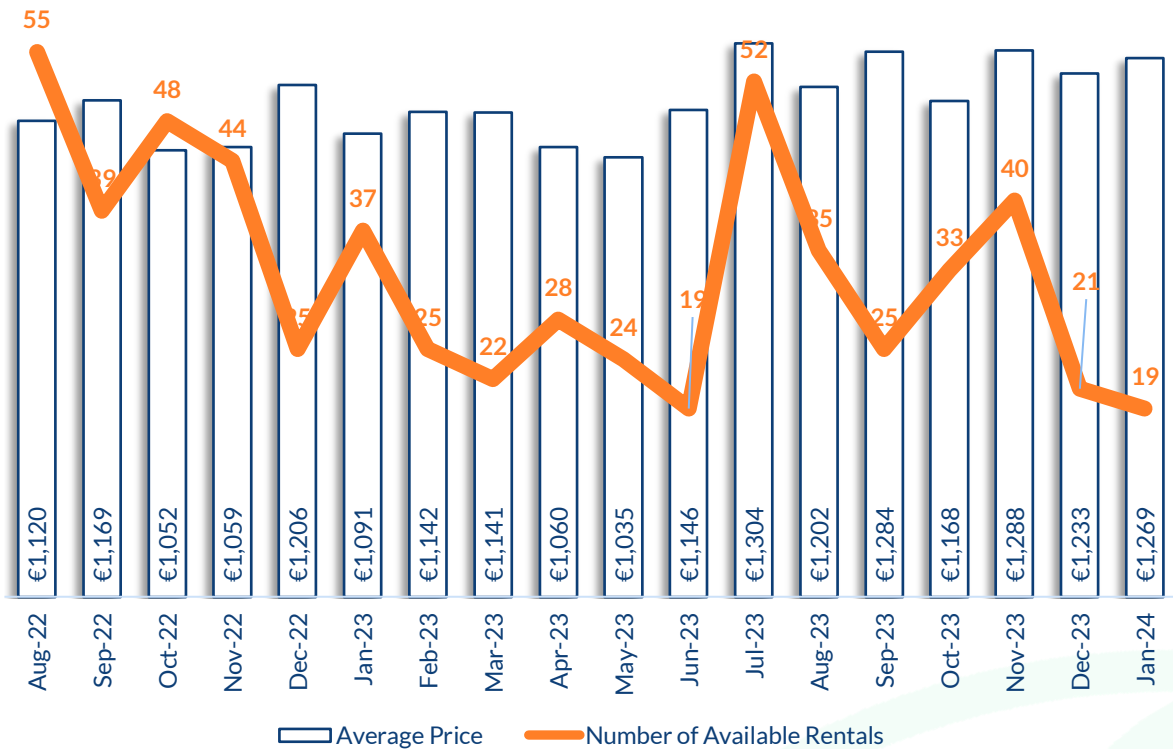
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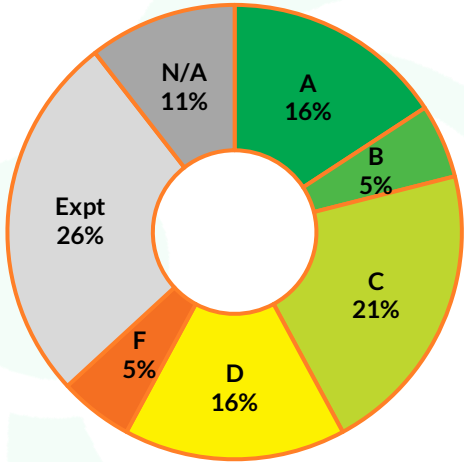
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Co. Tipperary Residential Home Trend



Co. Tipperary Residential Monthly BER





www.limerickchamber.ie

