

IRISH RENTAL MARKET ANALYSIS

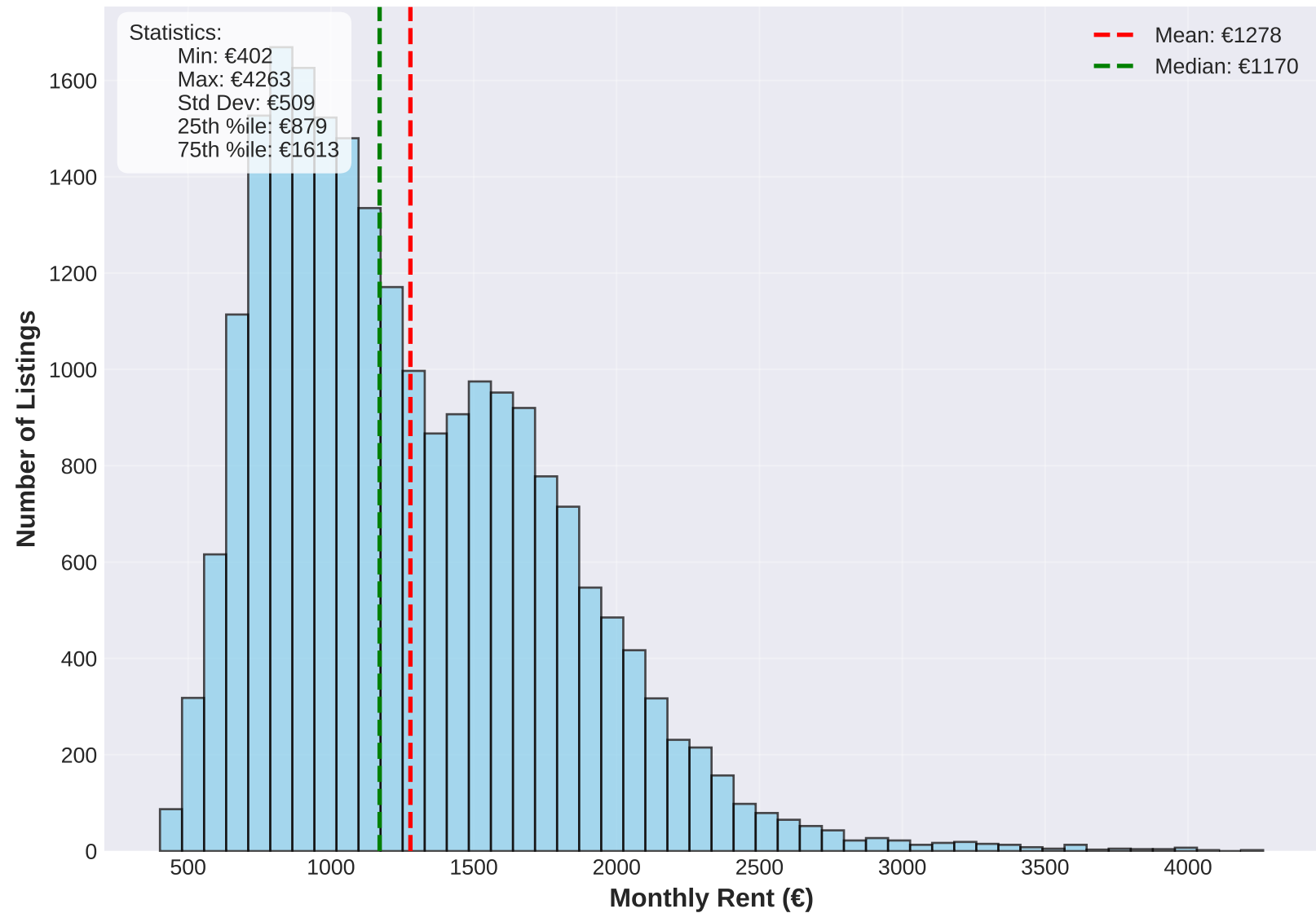
KEY METRICS: 2020 - 2025

Residential Tenancies Board (RTB) Official Data

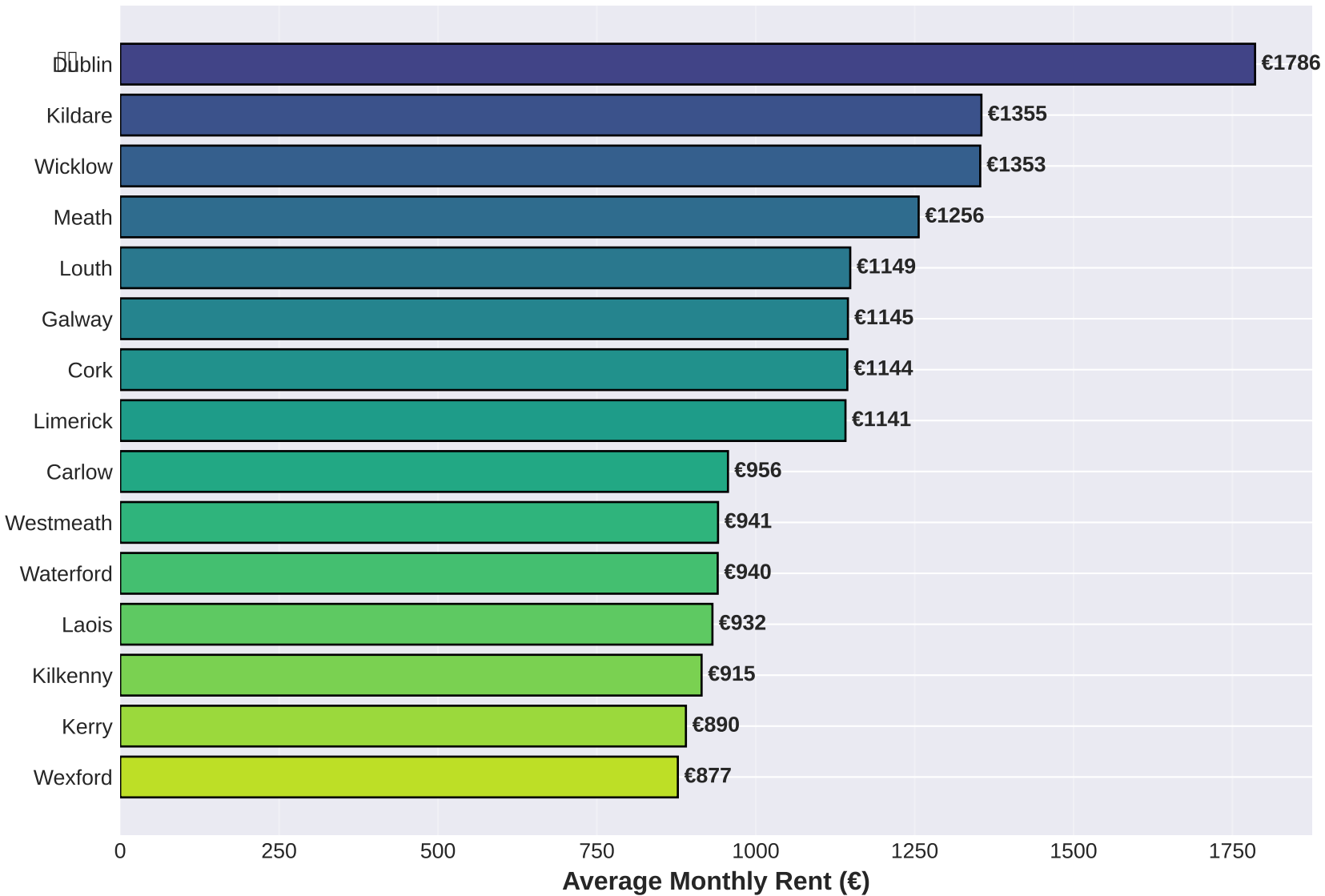
- Average Monthly Rent: €1,278.22
- Dublin Average: €1,786
- Non-Dublin Average: €1,016
- Dublin Premium: 75.8%
- Total Listings Analyzed: 22,484
- Time Period: 2020 H1 - 2025 H1
- Counties Covered: 26

Generated: 08 February 2026

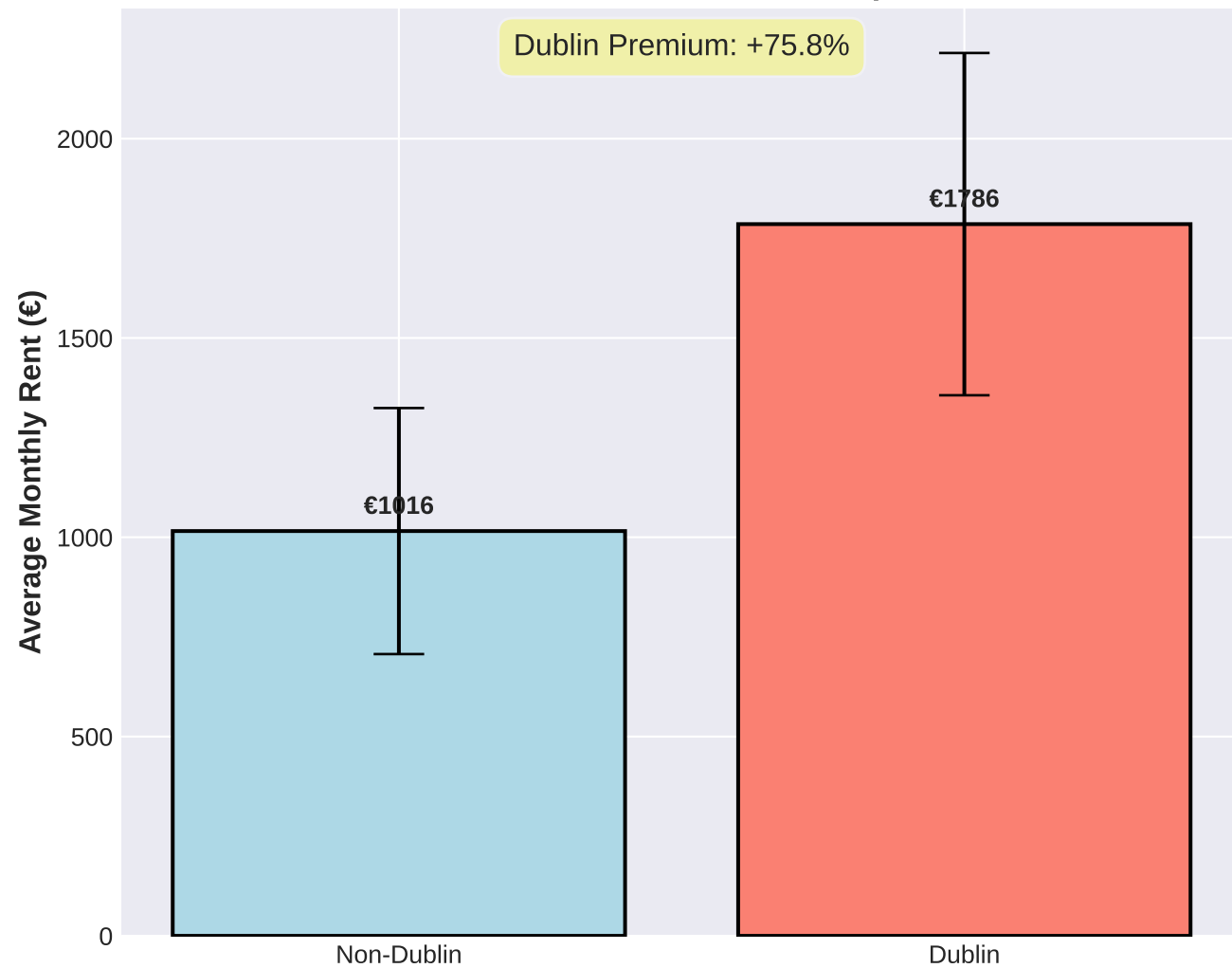
Distribution of Rental Prices Across Ireland



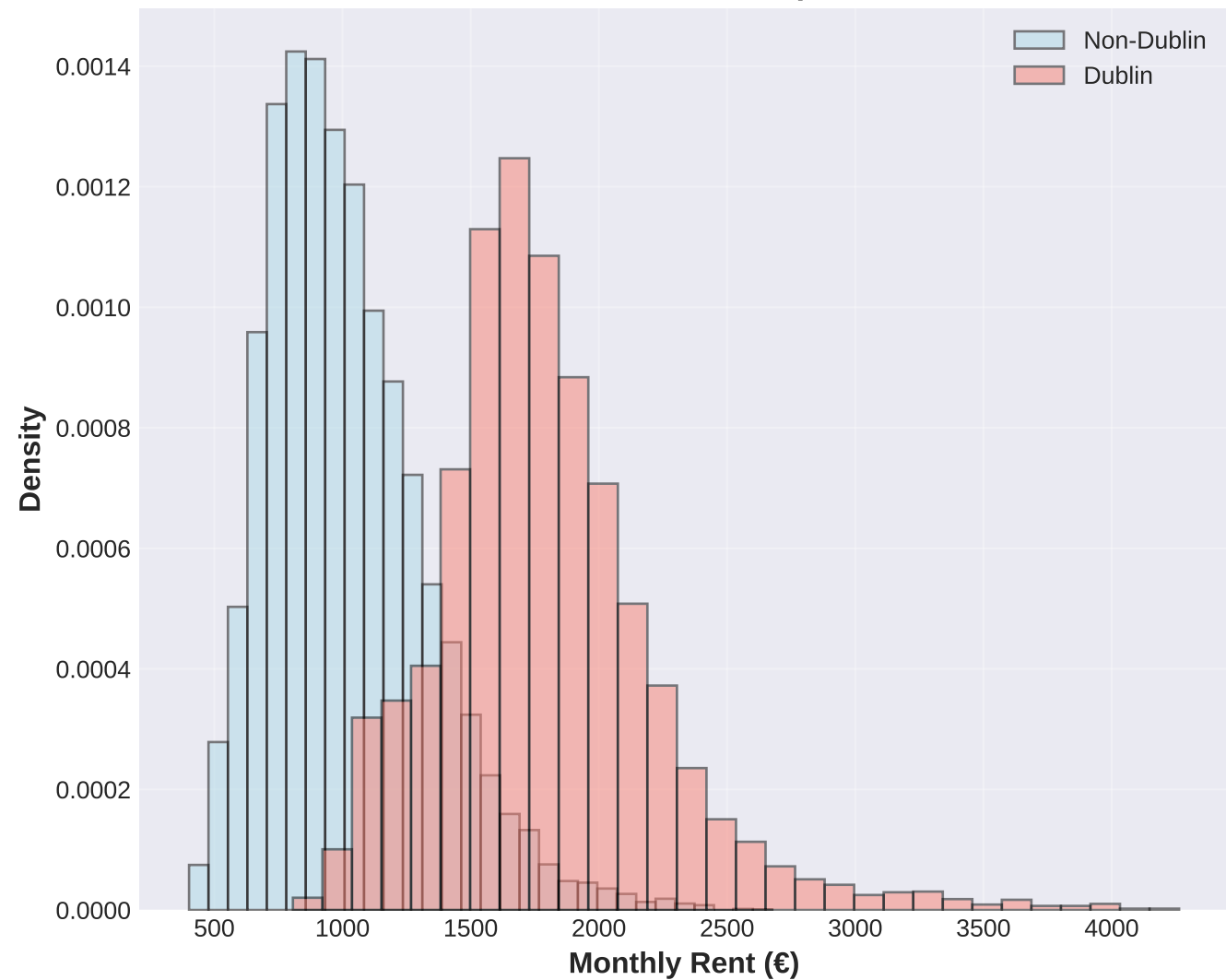
Top 15 Counties by Average Rent Price



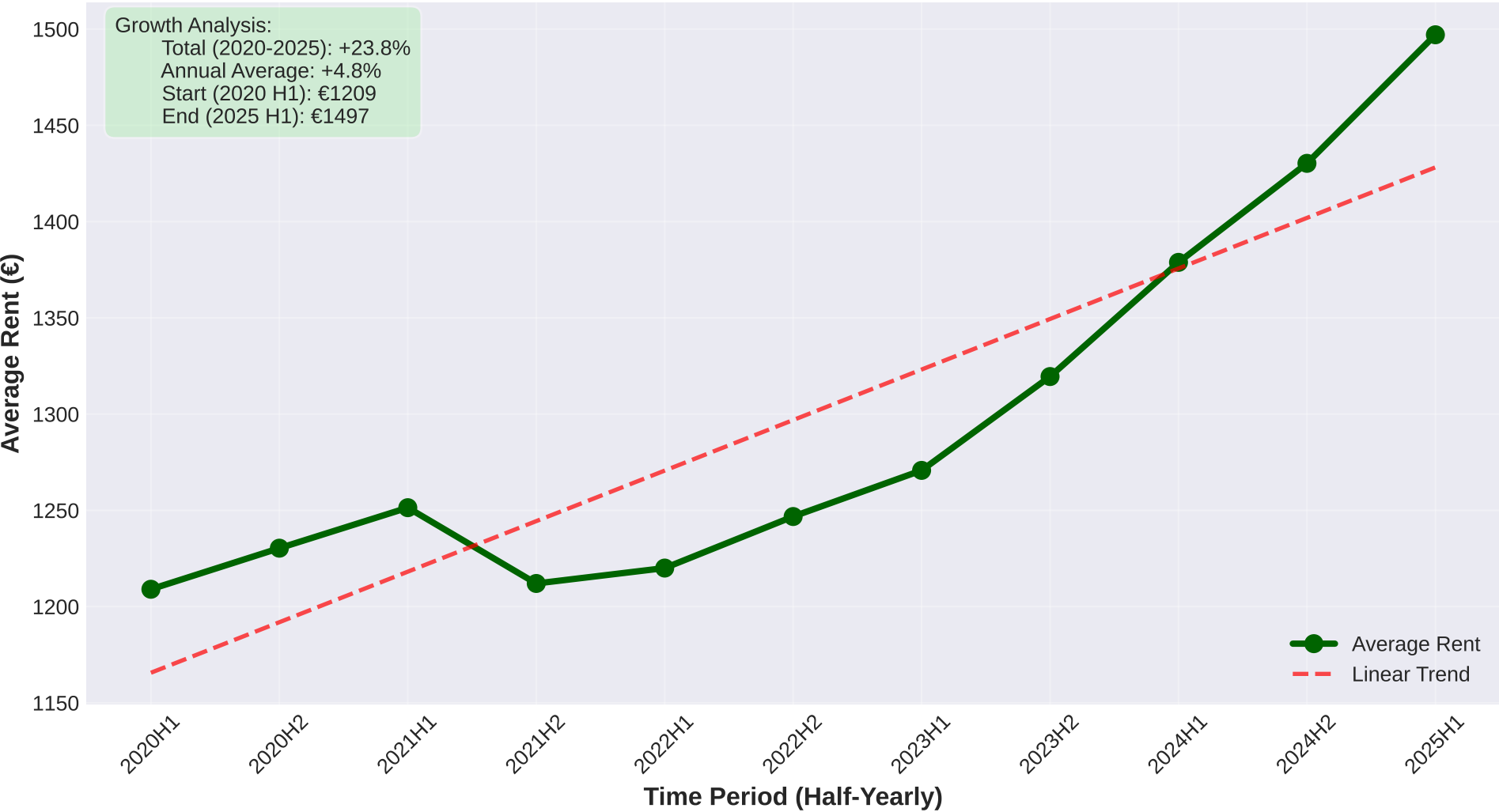
Dublin vs Non-Dublin Rent Comparison



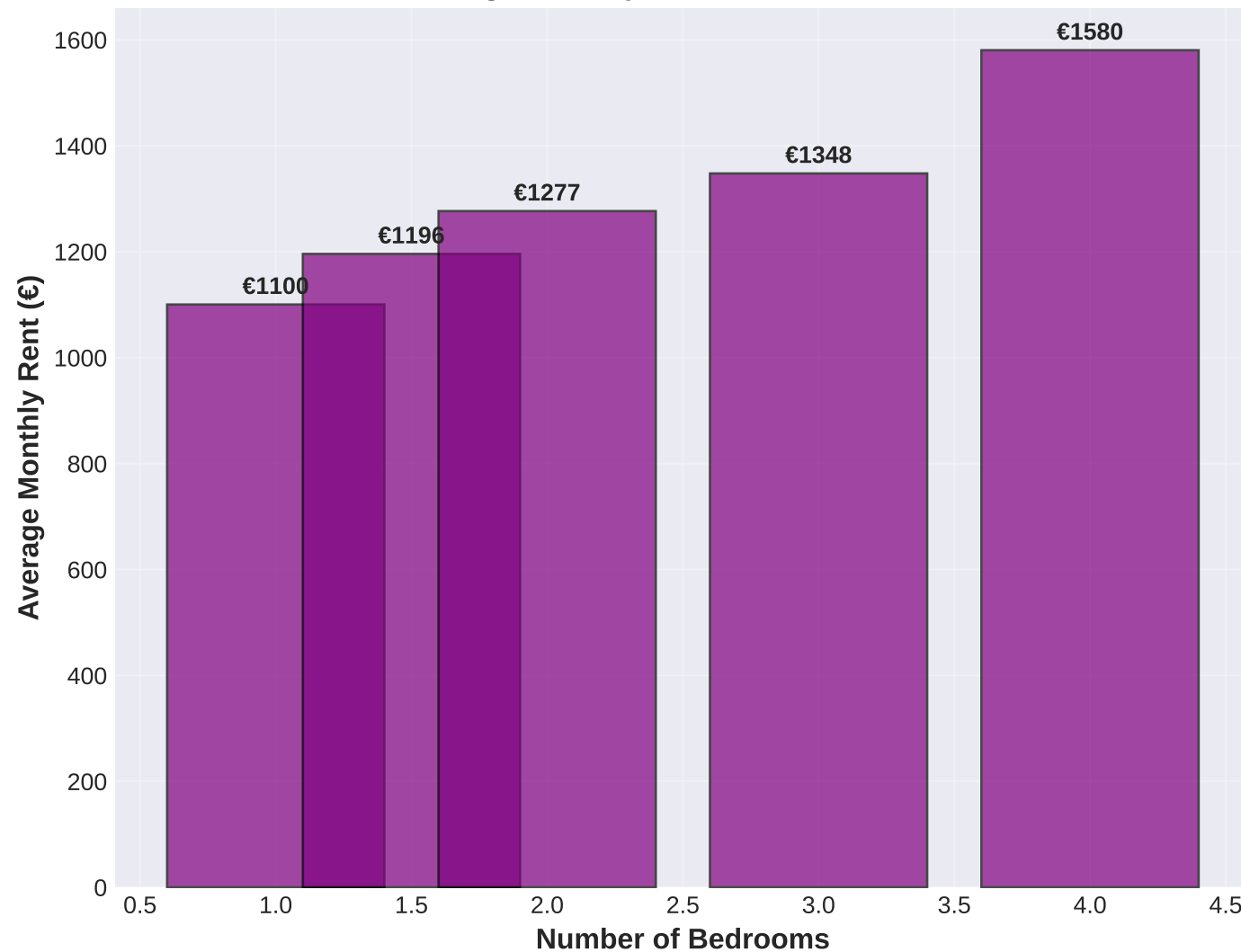
Rent Distribution Comparison



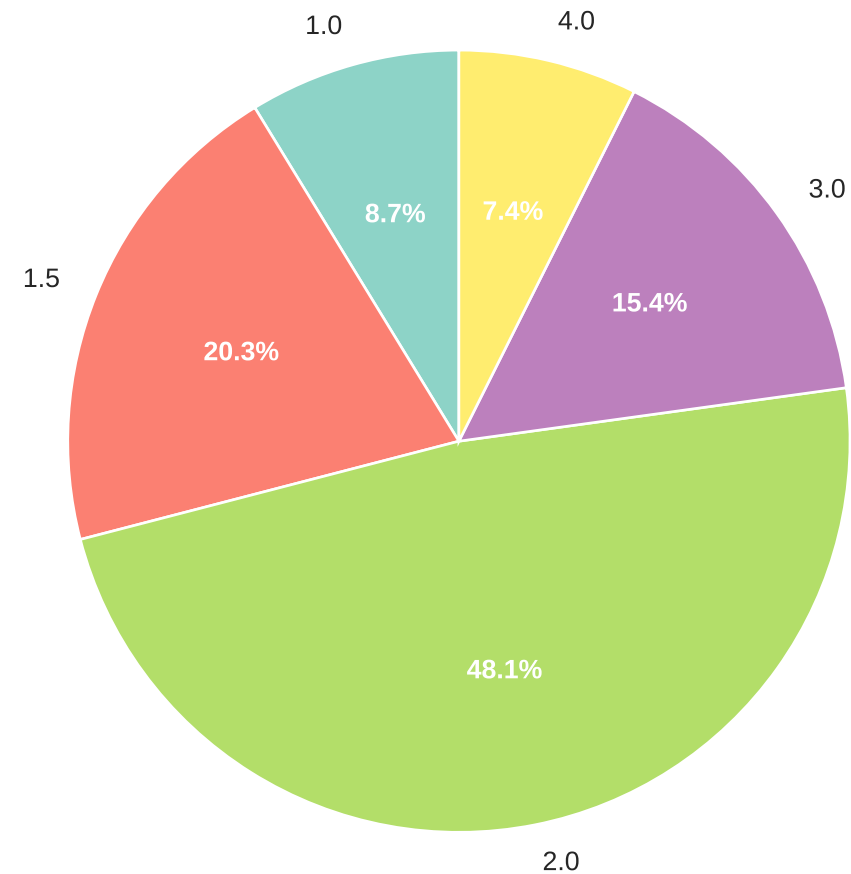
Irish Rental Market Trend 2020-2025



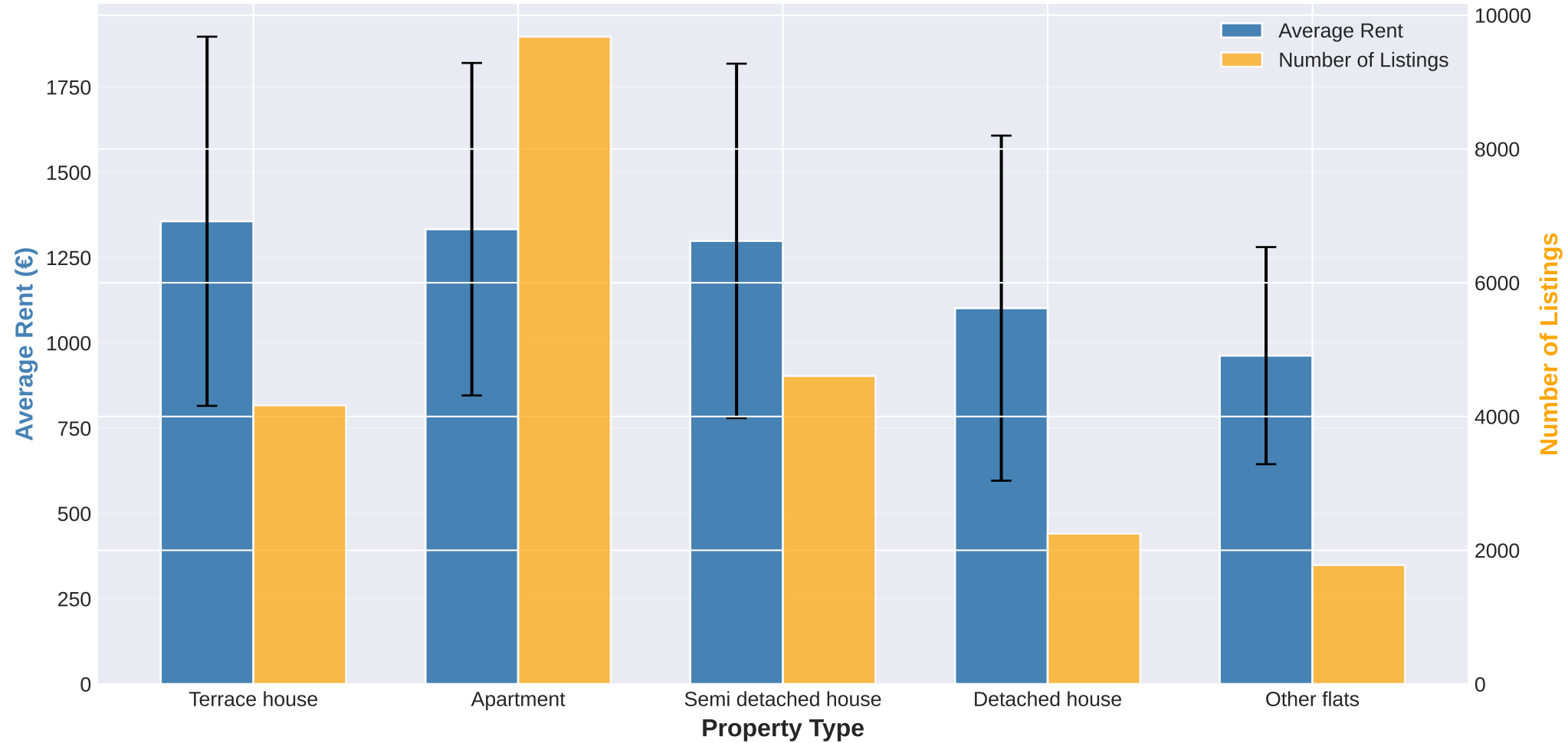
Average Rent by Number of Bedrooms



Distribution of Listings by Bedroom Count



Rent Analysis by Property Type



KEY FINDINGS & RECOMMENDATIONS

MAJOR FINDINGS:

1. DUBLIN DOMINANCE

- Dublin commands a 76% price premium
- Dublin average: €1786 vs Non-Dublin: €1016
- Location explains majority of price variation

2. STEADY MARKET GROWTH

- 23.8% total growth from 2020-2025
- Consistent upward trend across all periods
- No significant seasonal fluctuations detected

3. PROPERTY CHARACTERISTICS

- Each additional bedroom adds €120 on average
- Apartments most common property type
- 2-3 bedroom properties represent optimal market segment

4. REGIONAL DISPARITIES

- Top 3: Dublin, Wicklow, Kildare
- Clear urban-rural divide in pricing
- Provincial differences: Leinster > Munster > Connacht > Ulster

RECOMMENDATIONS:

For Renters:

- Consider adjacent counties (Wicklow, Kildare, Meath) for better value
- Opt for properties outside major city centers
- 2-bedroom apartments offer best price-to-space ratio

For Investors:

- Dublin remains prime investment location despite premium
- Monitor growth in commuter counties
- Consider student accommodation in university cities

For Policymakers:

- Address housing affordability in urban centers
- Encourage development in regional growth centers
- Monitor rent pressure zones effectiveness

DATA QUALITY NOTES:

- Source: Official RTB registration data (high reliability)
- Coverage: Comprehensive national coverage
- Period: 5.5 years of half-yearly data
- Granularity: County and property type detail

END OF REPORT