



---

# 2025 Q4 – Year in Review

## Daft.ie Rental Report



# Contents

---

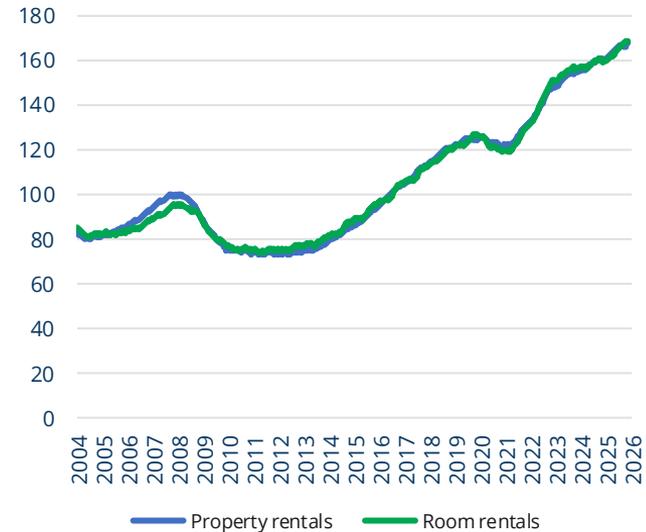
Overview & Commentary	<b>3</b>
National Findings	<b>7</b>
Dublin	<b>18</b>
Other Cities	<b>26</b>
Rest Of Leinster	<b>34</b>
Munster	<b>45</b>
Connacht-Ulster	<b>53</b>



# At 4.4%, the increase in market rents in 2025 was larger than in 2024 (3.6%) – rents have now increased in 13 of the last 14 years

- **Inflation in open-market rents during 2025 was 4.4%** – this is above the 2024 rate (3.6%) but below the rates seen in the previous three years (including a peak of 12.3% in 2023)
  - Market rents have now increased in every calendar since 2011, except in 2020
  - For room rentals, the picture is very similar, with inflation of 5.4% marking an acceleration in price increases, compared to 2023 and 2024
- Market rents are now **34% above pre-Covid levels** and 79% higher than ten years ago
  - The increase in prices since Covid has been uneven across the country, with an increase of 18% in Dublin but 77% in Connacht-Ulster
- In 2025Q4, the average monthly rent nationwide for a **two-bedroom apartment was €2,086**

**National rent price indices**  
*Mix-adjusted, 2016=100*



# Availability remains extremely tight, with fewer than 1,800 homes to rent nationwide on February 1<sup>st</sup>, by far the lowest in twenty years

Stock and flow of homes for rent, by month



- On February 1st, there were a total of just 1,777 **homes for rent nationwide, down 22%** on the same date a year previously
  - This marks the lowest total for the start of February since the start of the series in 2006 – the previous low was 2,211 recorded in early 2023
- Supply in all markets is less than half of late 2010s levels – but **especially so outside Leinster**
  - Compared to 2015-2019, supply is tightest in the four other major cities (-72%) and in Connacht-Ulster (-75%) – but even in Dublin it is down 52%
- The number of homes listed for rent in the 12 months to October was down 6% year-on-year and **close to half the 2015-2019 average (-47%)**

# Dublin's rental market has tightened again as the build-to-rent supply boost fades, with a new low in availability on February 1



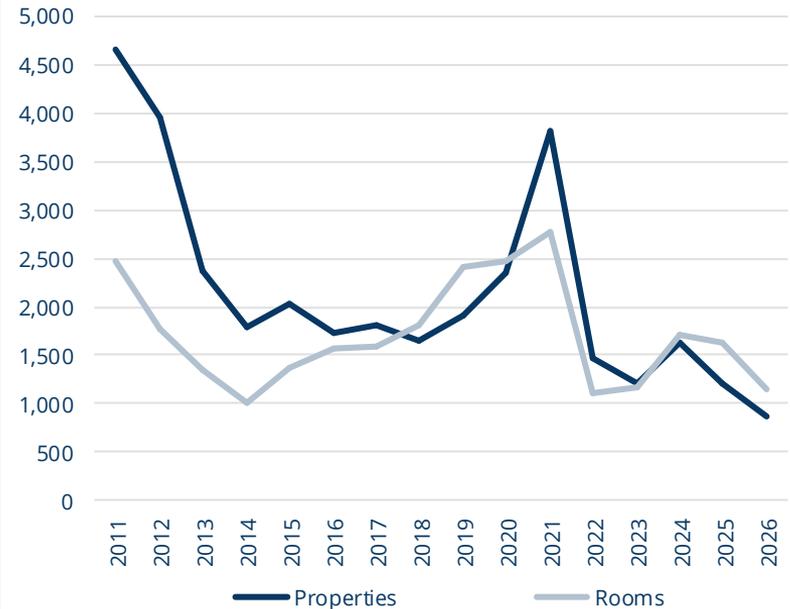
*Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report*

For much of the past two years, Dublin stood apart from the rest of the country. A wave of new rental supply, in large apartment schemes, eased pressure in the capital, delivering unusually low rent inflation by recent standards. In both 2023 and 2024, rent growth in Dublin was well below that seen elsewhere, even as shortages intensified across much of the country.

The data for 2025 show that this period of relative relief has come to an end. On February 1st, there were just 859 homes available to rent in Dublin, down 29% year-on-year and the lowest February figure on record. Availability is now 48% below the 2015–2019 average. As supply has tightened, price pressures have begun to re-emerge: market rents in Dublin rose by 3% during 2025, up from 2.2% in 2024, while room rents increased by 4.9%, compared to little more than 1% in each of the previous two years.

This re-tightening highlights how quickly supply-side gains can be absorbed in a market with strong underlying demand. Without a sustained pipeline of new rental homes, temporary improvements in availability do not translate into lasting affordability.

**Number of properties/rooms to rental in Dublin**  
*1<sup>st</sup> of February, various years*



# Ireland's rental market is re-synchronising under increasingly severe supply constraints – as new controls bring more uncertainty

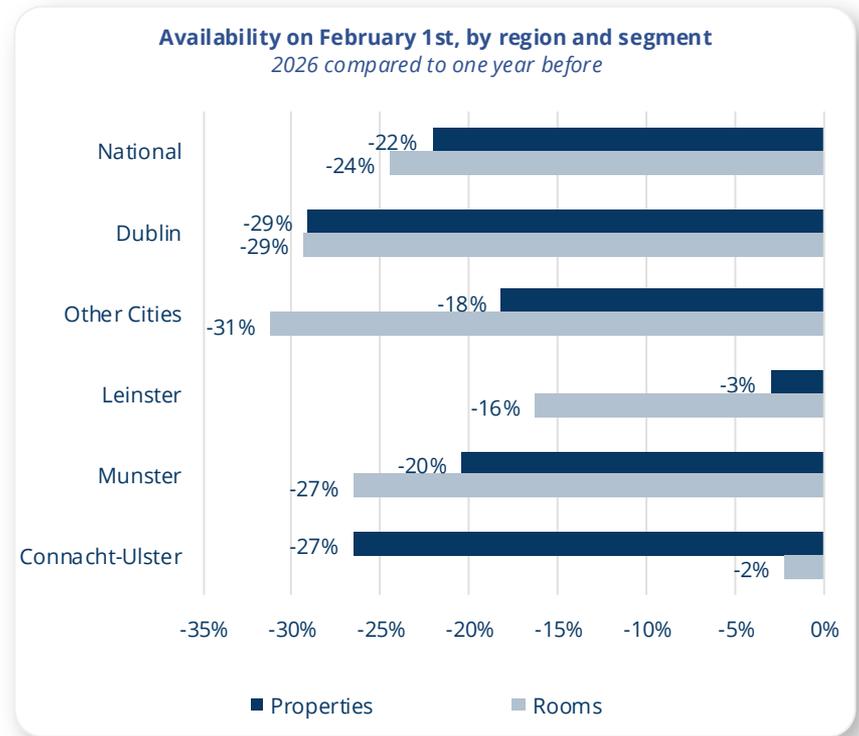


*Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report*

With inflation in Dublin drifting back up towards rates seen elsewhere, Ireland's rental market is re-synchronising – but not because conditions are improving. Instead, 2025 marks a year in which supply shortages once more became acute across all regions, including Dublin, while rent levels remain far above their pre-pandemic benchmarks.

Nationally, market rents rose by 4.4% during 2025, up from 3.6% in 2024. At the same time, availability continued to deteriorate. On February 1st, there were just 1,777 homes available to rent nationwide, down 22% on a year earlier and the lowest level recorded in almost twenty years for this time of year. Overall availability is now just two-fifths of its 2015–2019 average, with particularly severe shortages outside Leinster. In the four other cities and in Connacht-Ulster, the stock of rental homes is now around one quarter of normal pre-pandemic levels.

Against this backdrop, the recent moderation in rental inflation should be interpreted with caution. Slower growth rates do not signal balance, they reflect the fact that rents have already risen sharply, with market rents nationally 34% above pre-Covid levels. Over the past two decades, the number of homes available to rent has proven the best predictor of what happens next for rental prices. With supply still shrinking, and significant uncertainty about the exact nature and impact of new rent control measures due to come into force in a matter of weeks, underlying pressures in the rental market remain firmly upward in 2026.





## National findings

---

2025 Q4

Daft.ie Rental Report

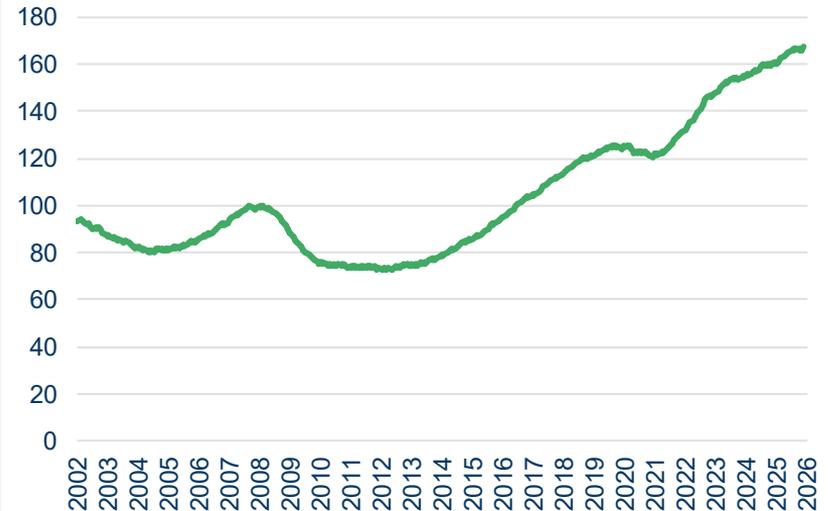


# Market rents nationwide rose by an average of 4.4% during 2025, up from 3.6% during 2024

- According to the Daft.ie Market Rent Index, rents nationally were **0.5% higher in December** than three months earlier – and 4.4% higher than a year ago
- The increase of 4.4% during 2025 was above the 3.6% rise seen in 2024 but slightly below the 2023 increase (5.2%)
- In the final quarter of 2025, the average monthly rent nationwide for a **two-bedroom apartment was €2,086**
- Across the country, market rents are on average now **34% above their pre-covid levels** and 68% above their Celtic Tiger peak

## National Index of listed market rents

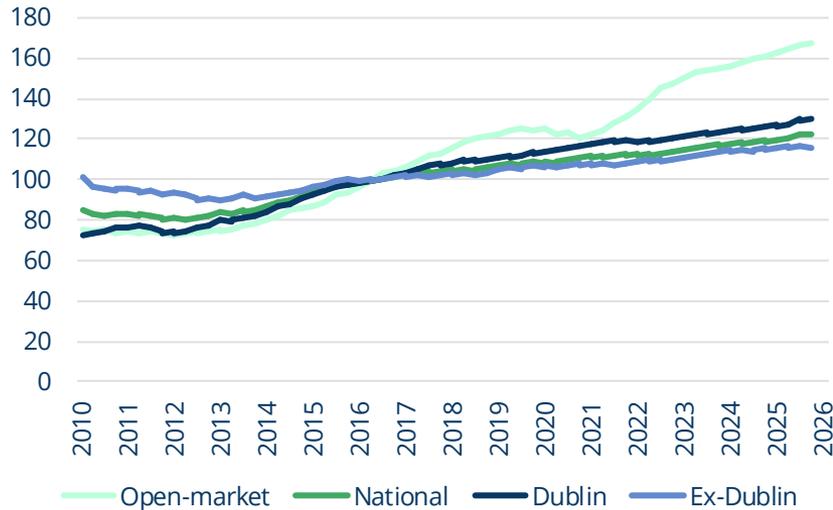
Mix-adjusted, 2016 = 100



# Sitting tenants – ‘stayers’ – saw unchanged in the final quarter of 2025 and have seen less than one third the growth movers have since 2016

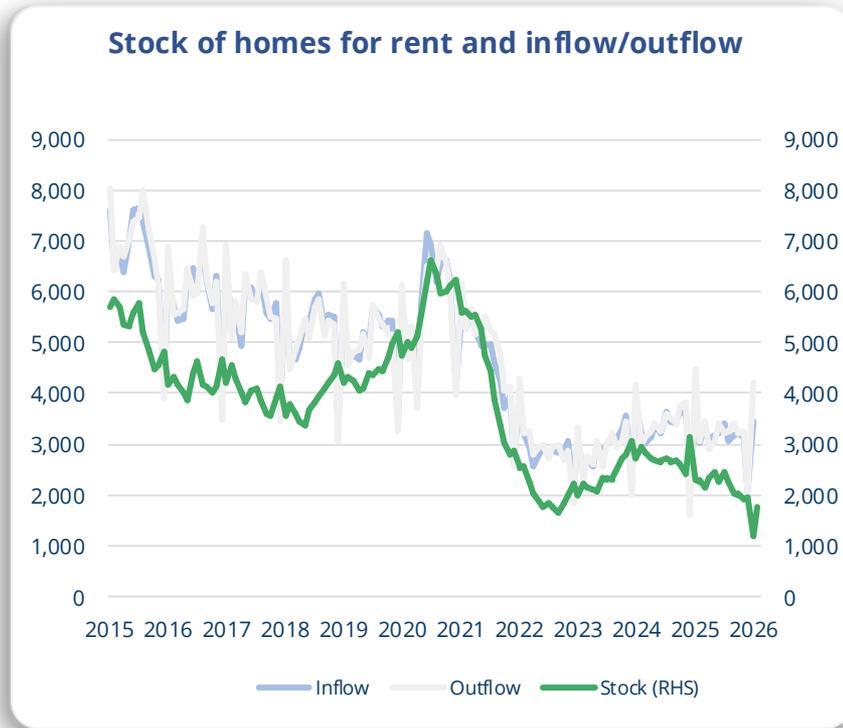
## Index of sitting tenant rents, by market

Repeat rents, 2016=100



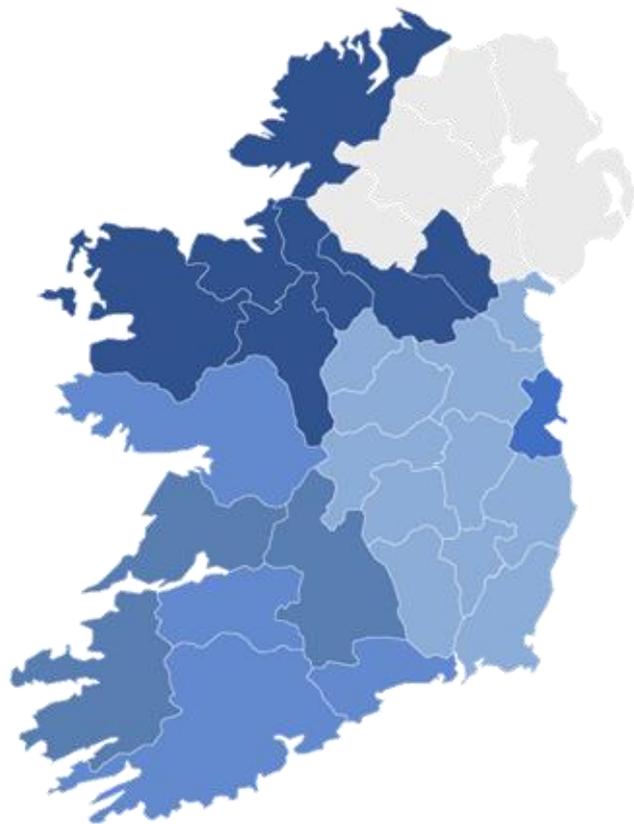
- Each quarter, Daft.ie surveys sitting tenants on the path of their rents within the lease – a ‘stayers’ rent index to complement the main ‘movers’ index of open market rents
- **Rents for stayers were unchanged**, on average in the final quarter of 2025 compared to three months earlier – and were 2.2% higher than a year ago, half the rate seen in the open market
- **Since 2016, stayers’ rents have risen by 22%** on average – less than one third of the 68% increase seen by those in the open market

# The total number of homes for rent on February 1st was below 1,800 – down almost one quarter on the same date a year ago



- On February 1st, there were a total of **1,777 homes for rent nationwide, down almost one quarter (22%)** on the same date a year previously
- Overall, availability is **just two-fifths of the 2015-2019 average** (down 59%)
- The number of homes listed for rent in the 12 months to January was just over 37,800, down 5% year-on-year and almost one half (47%) below the 2015-2019 average

# The average monthly rent of a two-bedroom apartment, nationwide, in the final quarter of 2025 was €2,086



## Dublin

City Centre	€2,696
North City	€2,320
South City	€2,349
North County	€2,302
South County	€2,481
West Dublin	€2,292

## Four Major Cities

Cork City	€1,979
Limerick City	€1,789
Galway City	€2,168
Waterford City	€1,466

## Leinster

Carlow	€1,658
Kildare	€2,053
Kilkenny	€1,413
Laois	€1,612
Longford	€1,318
Louth	€1,722
Meath	€1,477
Offaly	€1,666
Westmeath	€1,373
Wexford	€1,384
Wicklow	€1,671

## Munster

Clare	€1,709
Cork County	€1,519
Kerry	€1,418
Limerick County	€1,240
Tipperary	€1,530
Waterford County	€1,391

## Connacht-Ulster

Cavan	€1,265
Donegal	€1,036
Galway County	€1,462
Leitrim	€1,077
Mayo	€1,288
Monaghan	€1,026
Roscommon	€1,548
Sligo	€1,321

# Snapshot of average monthly rent, by region and segment

Average market rents are in monthly terms; percentage changes are year-on-year

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Apartment 1-bed	€1,931	2.0%	€1,478	9.6%	€1,262	3.5%	€1,159	10.3%	€1,041	8.8%
Apartment 2-bed	€2,517	2.3%	€2,030	7.0%	€1,674	5.9%	€1,454	5.3%	€1,275	5.8%
Apartment 3-bed	€3,152	2.5%	€2,412	6.8%	€1,888	2.7%	€1,826	21.6%	€1,484	8.0%
House 2-bed	€2,549	3.9%	€1,887	4.9%	€1,596	5.5%	€1,415	6.4%	€1,212	4.8%
House 3-bed	€3,022	0.3%	€2,281	6.9%	€1,918	7.4%	€1,719	10.6%	€1,459	8.5%
House 4-bed	€3,820	0.9%	€2,830	5.0%	€2,297	9.6%	€1,987	6.0%	€1,635	7.5%
House 5-bed	€4,400	0.6%	€3,439	13.1%	€2,688	-1.8%	€2,231	2.1%	€1,831	5.5%
Studio	€1,492	2.3%	€1,166	3.0%	€1,141	6.1%	€1,049	0.4%	€1,042	15.8%

# Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Apartment 1-bed	7.3%	-0.2%	7.0%	-0.6%	7.0%	-0.9%	6.8%	-0.2%	8.3%	-1.7%
Apartment 2-bed	7.7%	-0.2%	8.5%	-0.1%	7.9%	-0.1%	8.3%	0.3%	8.6%	-0.3%
Apartment 3-bed	7.6%	-0.3%	8.6%	-0.5%	6.7%	-0.6%	8.1%	0.8%	7.8%	-0.5%
House 2-bed	6.8%	-0.1%	8.5%	0.1%	7.0%	-0.1%	7.7%	-0.4%	8.6%	-0.6%
House 3-bed	6.7%	-0.2%	7.4%	-0.1%	6.6%	0.0%	6.9%	0.2%	7.1%	-0.2%
House 4-bed	5.7%	-0.1%	6.6%	0.0%	5.6%	0.1%	5.6%	0.0%	5.6%	0.0%

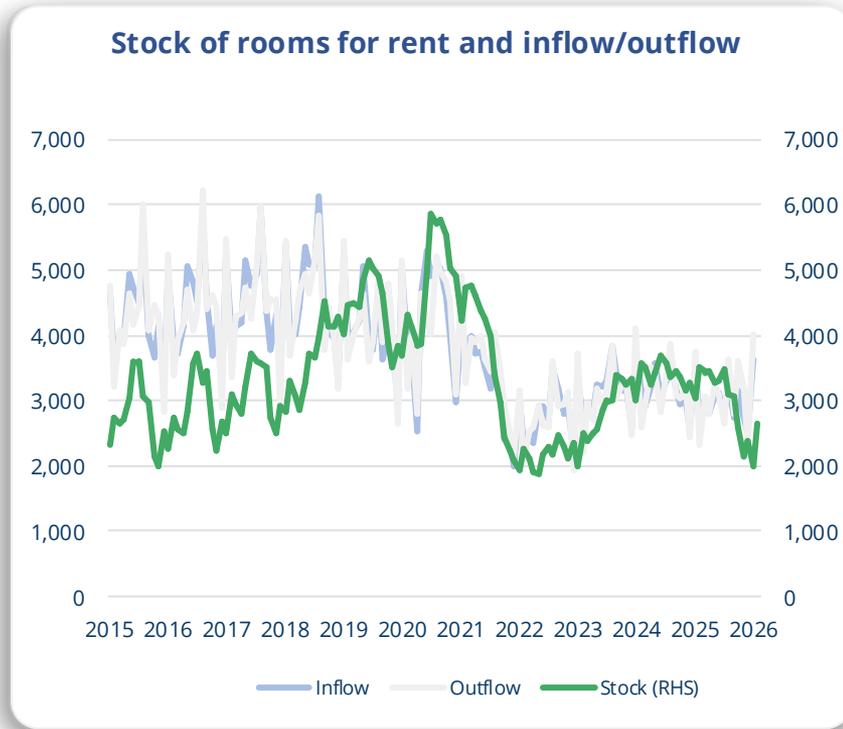
# Room rents nationwide rose by an average of 5.4% during 2025, over twice the increase seen in 2024

**National index of room rents**  
*Mix-adjusted, 2016=100*



- According to the Daft.ie Room Rent Index, room rents nationally were **1.2% higher in December than three months earlier** – and 5.4% higher than a year ago
- The increase of over 5% during 2025 is larger than the rise seen in both 2024 (2.3%) and 2023 (3.6%)
- In the final quarter of 2025, the average monthly rent nationwide for a **double-room in a house was €775**
- Room rents are now on average **34% higher than the pre-covid level** and 77% above their Celtic Tiger peak

# The total number of rooms for rent on February 1st was just above 2,650 – down almost one quarter on the same date a year ago



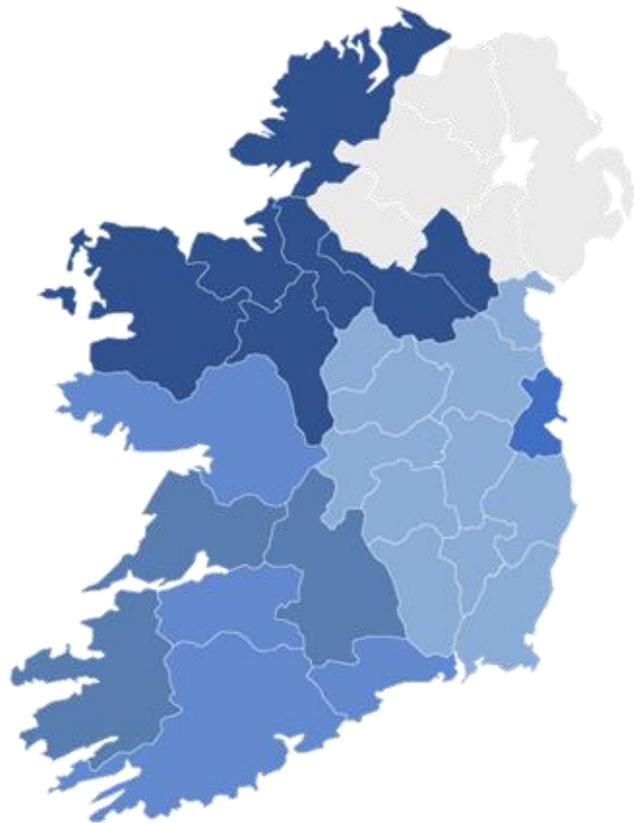
- On February 1st, there were a total of **2,659 rooms for rent nationwide, down almost one quarter (24%)** on the same date a year previously
- Overall, availability is **about one fifth below the 2015-2019 average (down 21%)**
- The number of rooms listed for rent in the 12 months to January was just under 35,600, down 7% year-on-year and about one third (32%) below the 2015-2019 average

# Snapshot of average room rent, by region and type

Average listed room rents are in monthly terms; percentage changes are year-on-year

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Double in house (with ensuite)	€1,025	4.1%	€810	6.2%	€766	4.6%	€711	7.2%	€638	8.0%
Double in house (no ensuite)	€876	3.4%	€705	5.1%	€679	5.5%	€626	4.8%	€572	6.6%
Double in apt (with ensuite)	€1,159	3.0%	€887	4.5%	€822	4.4%	€745	9.2%	€624	-9.9%
Double in apt (no ensuite)	€1,005	2.9%	€761	3.8%	€742	5.0%	€644	5.9%	€611	11.1%
Single in house (with ensuite)	€916	3.4%	€751	3.0%	€704	4.5%	€667	12.2%	..	..
Single in house (no ensuite)	€759	3.6%	€620	5.2%	€605	3.3%	€575	4.3%	€524	4.7%
Single in apt (with ensuite)	€1,117	4.4%	..	..	..	..	..	..	..	..
Single in apt (no ensuite)	€906	6.4%	€620	2.5%	€677	9.0%	..	..	..	..

# In the final quarter of 2025, the average monthly rent nationwide of a double-room in a house was €775



## Dublin

City Centre	€988
North City	€895
South City	€853
North County	€840
South County	€1,005
West Dublin	€838

## Four Major Cities

Cork City	€756
Limerick City	€658
Galway City	€759
Waterford City	€602

## Leinster

Carlow	€682
Kildare	€777
Kilkenny	€596
Laois	€625
Longford	€653
Louth	€758
Meath	€643
Offaly	€590
Westmeath	€541
Wexford	€681
Wicklow	€686

## Munster

Clare	€706
Cork County	€684
Kerry	€576
Limerick County	€610
Tipperary	€595
Waterford County	€610

## Connacht-Ulster

Cavan	€494
Donegal	€523
Galway County	€634
Leitrim	€461
Mayo	€615
Monaghan	€570
Roscommon	€629
Sligo	€610



# Dublin

---

2025 Q4

Daft.ie Rental Report

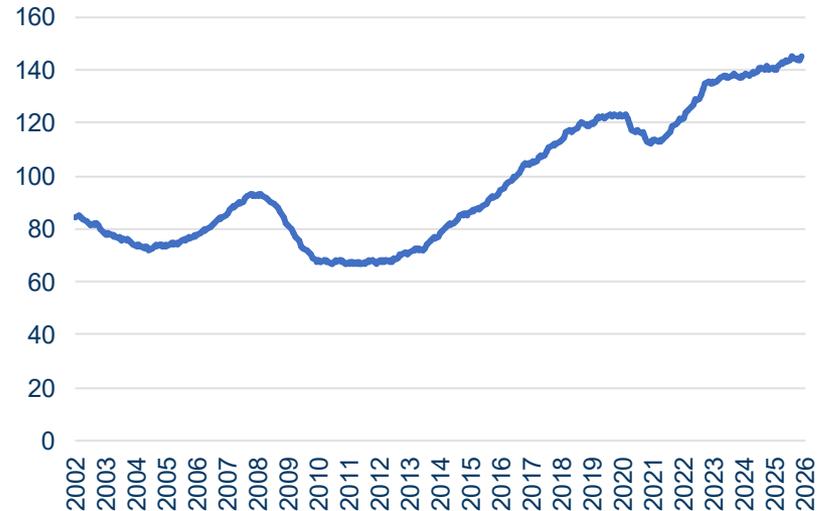


# Market rents in Dublin rose by an average of 3% during 2025, compared to an increase of 2.2% in 2024

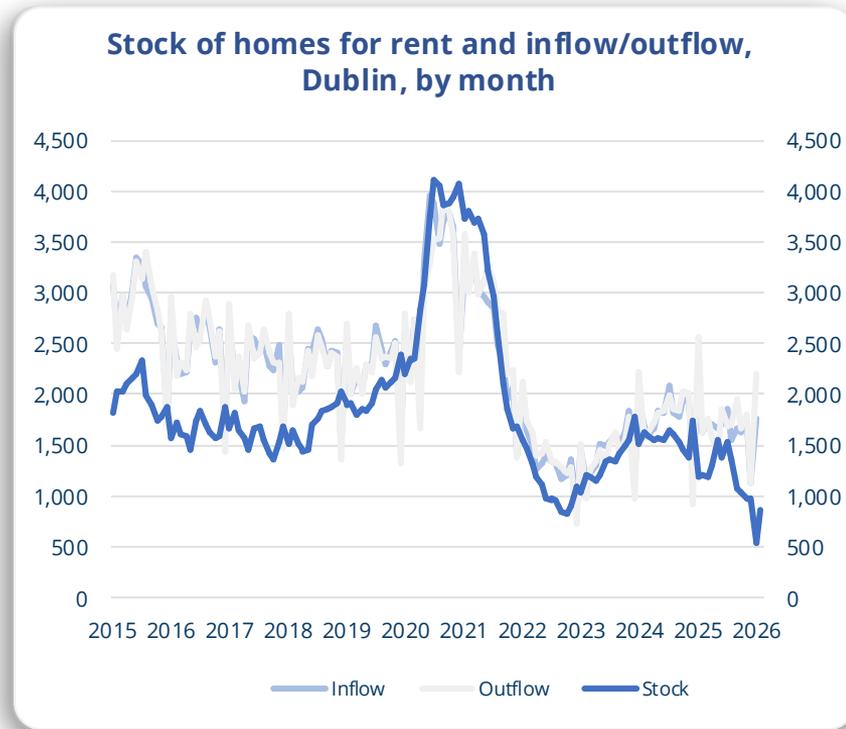
- According to the Daft.ie Market Rent Index, rents in the capital were **0.2% higher in December** than three months earlier
- The increase of 3% during 2025 is above the 2.2% rise seen in 2024 and the 1.6% increase in 2023
- In the third quarter, the average monthly rent for a **two-bedroom apartment in Dublin was €2,438**
- Market rents in the capital are now **18% above their pre-covid levels** and 55% above their Celtic Tiger peak

**Index of listed market rents, Dublin**

*Mix-adjusted, 2016=100*



# Rental availability in Dublin reached an all-time low for February, with just 860 homes on the market – down almost one third year-on-year



- On February 1st, there were just **859 homes actively for rent in Dublin, down 29%** on the same date a year previously and the lowest ever total for February in a series extending back to 2006
- Availability is now roughly **one half of the 2015-2019 average** (down 48%)
- The volume of homes listed to rent in Dublin in the year to January was just over 19,700, down 8% year-on-year and one third (34%) below the 2015-2019 average

# Snapshot of average monthly rent, by region and segment

Average market rents are in monthly terms; percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Apartment 1-bed	€1,923	0.7%	€1,851	3.6%	€1,993	2.8%	€1,793	1.9%	€2,051	6.1%	€1,736	3.9%
Apartment 2-bed	€2,628	2.1%	€2,376	2.5%	€2,708	5.7%	€2,269	3.2%	€2,552	3.7%	€2,230	2.2%
Apartment 3-bed	€3,413	3.0%	€2,836	-1.2%	€3,620	7.2%	€2,775	-0.6%	€3,379	6.4%	€2,673	0.4%
House 2-bed	€2,546	4.3%	€2,397	1.0%	€2,718	5.4%	€2,246	7.3%	€2,618	3.3%	€2,225	3.2%
House 3-bed	€3,214	2.1%	€2,908	-1.0%	€3,484	3.6%	€2,652	-1.7%	€3,377	4.4%	€2,631	0.0%
House 4-bed	€3,816	-0.6%	€3,608	0.5%	€4,295	2.6%	€3,344	3.5%	€4,151	3.1%	€3,286	-1.7%
House 5-bed	..	..	€4,026	-7.9%	€5,463	14.2%	€3,879	1.1%	€4,768	0.8%	€4,010	3.6%
Studio	€1,492	1.8%	€1,413	2.4%	€1,527	3.4%	€1,329	-5.8%	€1,654	8.8%	€1,407	3.5%

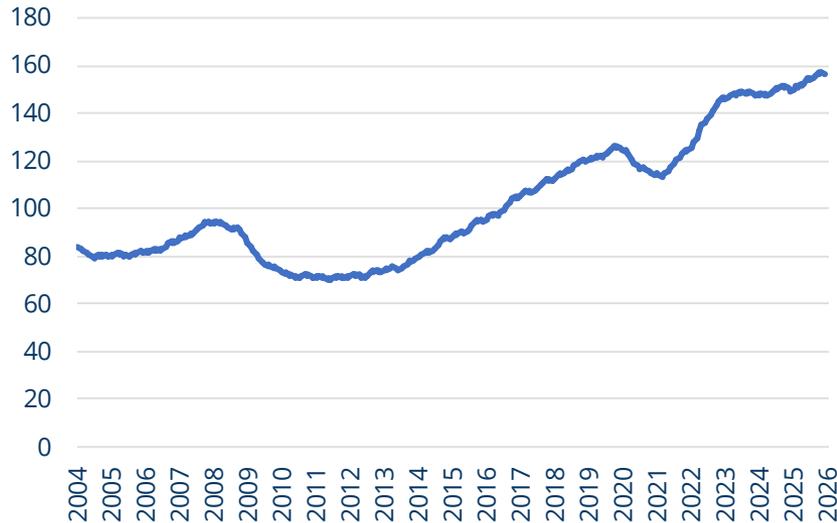
# Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Apartment 1-bed	7.8%	-0.1%	7.9%	0.1%	6.4%	-0.3%	7.2%	-0.4%	6.5%	-0.1%	8.1%	-0.3%
Apartment 2-bed	7.8%	0.0%	8.2%	-0.5%	6.5%	-0.1%	8.0%	-0.2%	6.6%	0.0%	8.6%	-0.3%
Apartment 3-bed	7.3%	-0.4%	8.4%	-0.8%	5.8%	0.2%	6.9%	-1.4%	6.5%	0.0%	8.4%	-0.2%
House 2-bed	6.7%	-0.2%	7.0%	-0.1%	7.0%	-0.1%	7.1%	-0.2%	5.2%	0.0%	7.3%	-0.3%
House 3-bed	..	..	6.8%	-0.4%	6.7%	0.0%	6.4%	-0.3%	5.5%	0.1%	7.2%	-0.5%
House 4-bed	..	..	6.2%	0.2%	5.3%	-0.3%	5.4%	-0.2%	4.7%	-0.2%	6.9%	-0.3%

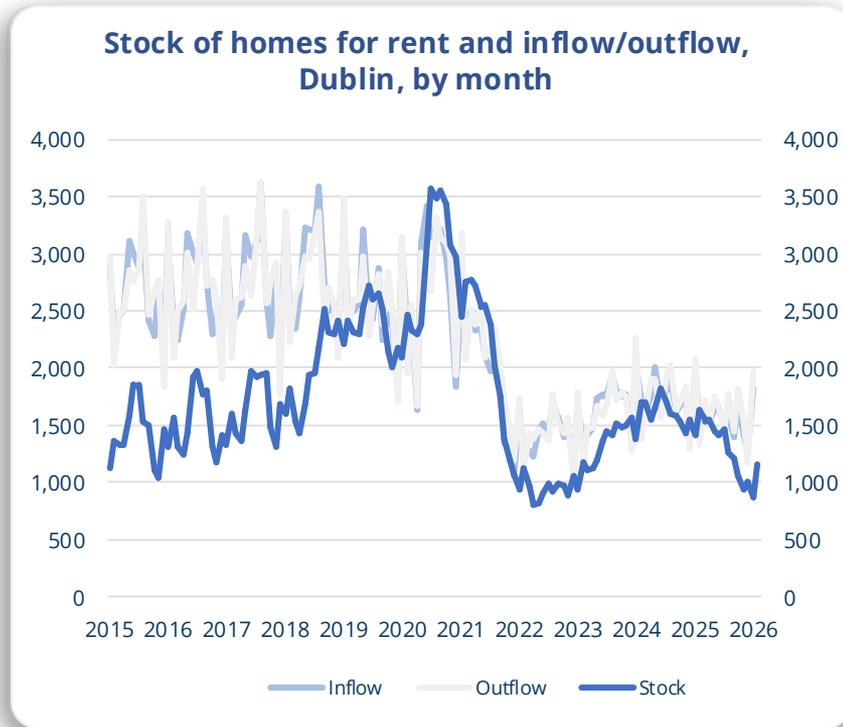
# Room rents in Dublin rose by an average of 4.9% during 2025, compared to an increase of just 1.2% in 2024

**Index of room rents, Dublin**  
*Mix-adjusted, 2016=100*



- According to the Daft.ie Room Rent Index, room rents in the capital were **1% higher in December than three months earlier**
- The rise of 4.9% seen during 2025 is significantly higher than the increases of 1.2% in 2024 and 1.3% in 2023
- In the third quarter, the average monthly rent for a **double-room in a house in Dublin was €897**
- Room rents in the capital are now **27% higher than their pre-covid level** and 66% above their Celtic Tiger peak

# The number of rooms for rent in Dublin on February 1st was 1,150 – down almost one third on the same date a year ago



- On February 1st, there were just 1,150 rooms actively for rent in Dublin, down 29% on the same date a year previously
- Availability of rooms to rent is now over one third lower than the 2015-2019 average (down 36%)
- The volume of rooms listed to rent in Dublin in the year to January was just under 18,600, down 11% year-on-year and 43% below the 2015-2019 average

# Snapshot of average room rent in Dublin, by market and type

Average listed room rents are in monthly terms; percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Double in house (with ensuite)	€1,075	6.6%	€1,029	5.4%	€1,079	6.6%	€932	2.0%	€1,070	1.4%	€988	3.7%
Double in house (no ensuite)	€953	6.8%	€865	2.9%	€897	4.7%	€823	3.3%	€920	3.7%	€830	2.7%
Double in apartment (with ensuite)	€1,228	3.2%	€1,090	2.8%	€1,215	2.7%	€1,042	1.7%	€1,191	3.6%	€1,047	4.2%
Double in apartment (no ensuite)	€1,056	1.8%	€921	2.5%	€1,077	4.0%	€862	6.4%	€1,053	4.3%	€881	4.0%
Single in house (with ensuite)	€894	-2.2%	€902	4.1%	€984	3.3%	€792	0.3%	€965	4.3%	€873	3.1%
Single in house (no ensuite)	€806	6.6%	€761	4.4%	€767	2.7%	€727	3.7%	€812	3.9%	€720	3.7%
Single in apartment (with ensuite)	€1,184	3.4%	€1,018	-3.8%	€1,222	9.5%	..	..	€1,129	7.6%	€842	-3.3%
Single in apartment (no ensuite)	€965	7.8%	€824	0.2%	€961	3.4%	€820	11.4%	€950	6.4%	€783	7.6%

Note: Blank cells appear where the number of listings in a given region/segment combination was too low to estimate average prices or percentage changes.



## **Four Other Cities:** Cork, Galway, Limerick and Waterford

---

Q4 2025

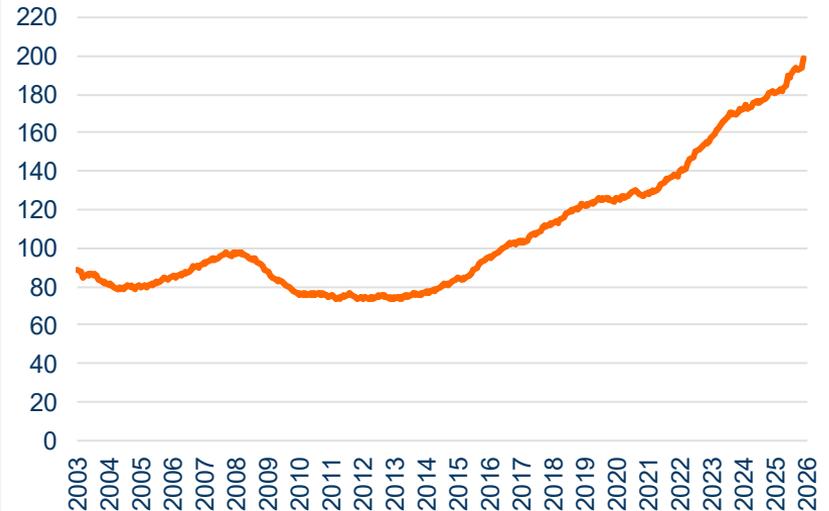
Daft.ie House Price Report



# Across the four major cities other than Dublin, market rents rose by an average of 9.2% during 2025, compared to 5.4% in 2024

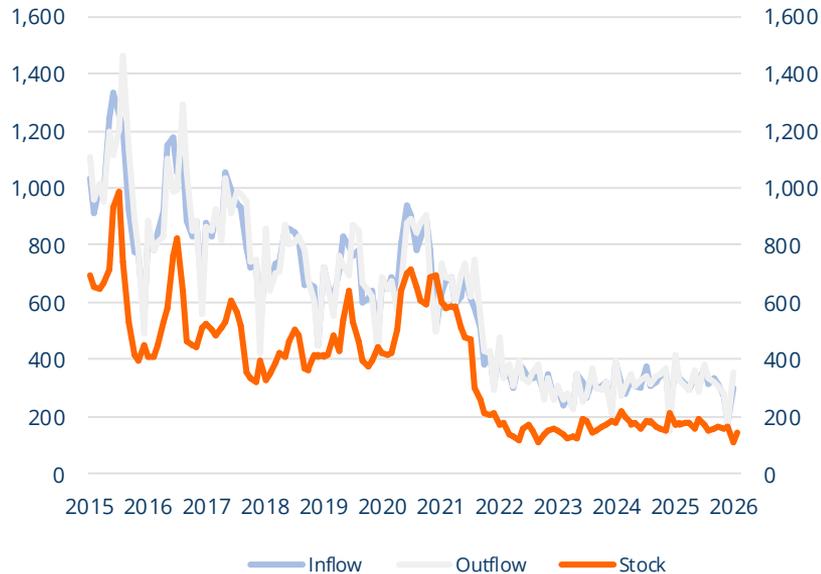
- According to the Daft.ie Market Rent Index, rents in the four major cities were **2.2% higher in December** than three months earlier
- The increase of 9.2% during 2025 is significantly larger than the increase of 5.4% in 2024 – but slightly below the 10.7% seen in 2023
- In the third quarter, the average monthly rent for a **two-bedroom apartment in the four cities was €1,951**
- Market rents in the four cities are now on average **57% above their pre-covid levels** and twice their Celtic Tiger peak

**Index of listed market rents, Four Cities**  
*Mix-adjusted, 2016=100*



# Across the four cities other than Dublin, there were fewer than 150 homes to rent on February 1st, down almost one-fifth in a year

Stock of homes for rent and inflow/outflow, Four Cities, by month



- On February 1st, there were just 144 homes to rent across Cork, Galway, Limerick and Waterford cities, **down 18% on a year ago**
- Availability is now well below **one third (28%) of the 2015-2019 average**, when typically over 500 homes were available to rent at any one time across the cities
- The total number of homes listed in the year to January was just over 3,650, down 4% year-on-year and just one third (35%) of the 2015-2019 average

# Snapshot of average market rents, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
Apartment 1-bed	€1,539	11.6%	€1,380	6.7%	€1,550	5.8%	€1,261	16.3%
Apartment 2-bed	€2,013	9.1%	€2,113	8.4%	€2,127	4.0%	€1,525	12.0%
Apartment 3-bed	€2,306	5.1%	€2,569	6.1%	€2,360	5.4%	..	..
House 2-bed	€1,920	8.0%	€1,921	-2.5%	€2,049	-2.8%	€1,557	9.0%
House 3-bed	€2,312	9.0%	€2,255	1.9%	€2,430	3.6%	€1,799	9.6%
House 4-bed	€2,985	6.2%	€2,752	4.0%	€2,816	6.1%	€2,099	-4.6%
House 5-bed	€3,884	19.9%	€3,310	3.8%	€3,033	-0.2%	..	..
Studio	€1,166	2.9%	€1,147	0.3%	€1,189	9.8%	..	..

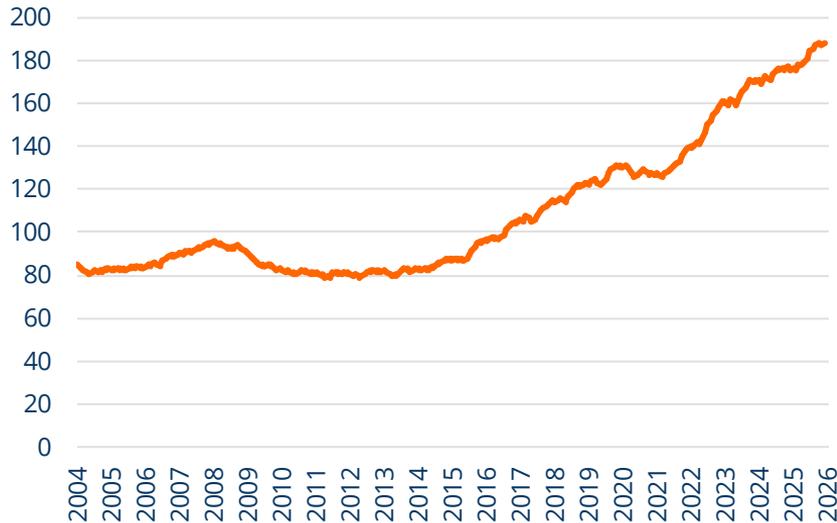
# Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Cork City		Galway City		Limerick City		Waterford City	
Apartment 1-bed	6.8%	-0.3%	5.7%	-0.7%	10.9%	-0.4%	9.8%	0.3%
Apartment 2-bed	8.0%	0.3%	7.6%	-0.2%	10.8%	-0.2%	10.8%	0.6%
Apartment 3-bed	8.0%	-0.2%	8.5%	0.2%	9.7%	-0.6%	..	..
House 2-bed	8.3%	0.4%	..	..	..	..	..	..
House 3-bed	7.3%	0.1%	6.6%	-0.4%	8.8%	-0.3%	7.7%	0.0%
House 4-bed	6.8%	0.3%	6.4%	-0.1%	7.3%	-0.1%	6.2%	-0.7%

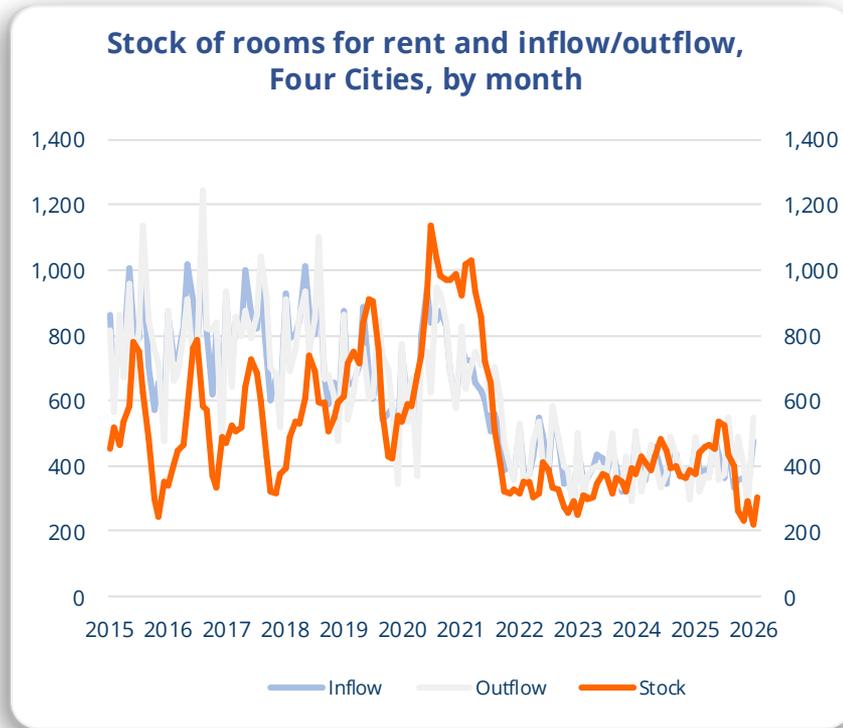
# Room rents across the four cities rose by an average of 7.1% during 2025, compared to an increase of 3% during 2024

**Index of room rents, Four Cities**  
*Mix-adjusted, 2016=100*



- According to the Daft.ie Room Rent Index, room rents across the four cities were **0.4% higher in December than three months earlier**
- The 7.1% rise in room rents during 2025 is significantly above the 3% increase in 2024
- Across the four cities, the average monthly rent in the third quarter for a **double-room in a house was €718**
- Room rents in the four cities are now **44% higher than their pre-covid level** and nearly twice their Celtic Tiger peak

# Across the four cities other than Dublin, there were just over 300 rooms to rent on February 1st, down almost one-third in a year



- On February 1st, there were just 302 rooms to rent across Cork, Galway, Limerick and Waterford cities, **down 31% on a year ago**
- Availability is now almost **one half below the 2015-2019 average** (down 46%), when typically over 550 rooms were available to rent at any one time across the cities
- The total number of rooms listed in the year to January was just over 4,700, largely unchanged year-on-year but 43% below the 2015-2019 average

# Snapshot of average room rents, by market and segment

Average room rents are in monthly terms, percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
Double in house (with ensuite)	€867	8.4%	€773	5.6%	€791	6.6%	€687	-3.3%
Double in house (no ensuite)	€741	6.2%	€693	6.9%	€678	3.8%	€633	3.0%
Double in apartment (with ensuite)	€926	2.1%	€889	10.1%	€848	7.0%	..	..
Double in apartment (no ensuite)	€769	2.9%	€748	-0.4%	€776	11.2%	€676	21.4%
Single in house (with ensuite)	€809	6.0%	€715	0.8%	€685	1.6%	..	..
Single in house (no ensuite)	€644	7.2%	€611	2.3%	€620	8.1%	€542	2.9%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	€648	-1.6%	€679	6.7%	€588	-0.4%	€545	10.7%



# Leinster (excluding Dublin)

---

2025 Q4

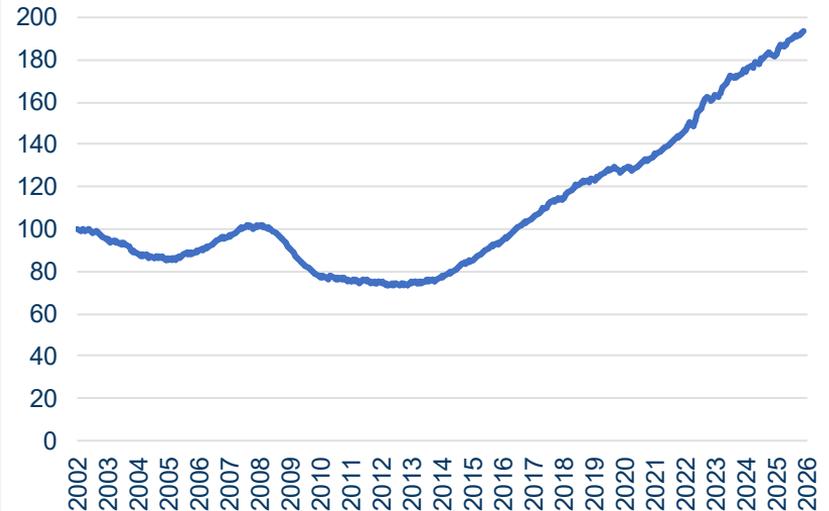
Daft.ie Rental Report



# In Leinster (outside Dublin), market rents rose by an average of 6.3% during 2025, compared to 3.9% in 2024

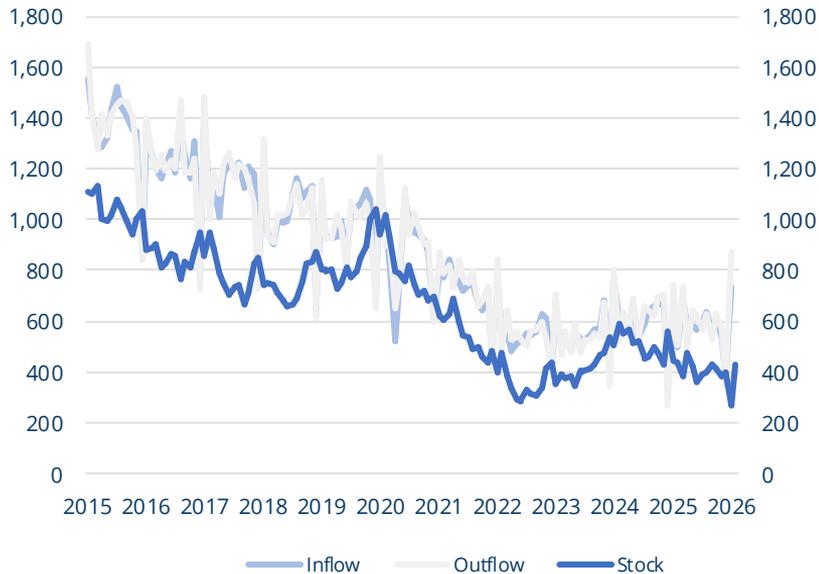
- According to the Daft.ie Market Rent Index, rents in Leinster (excluding Dublin) were **1% higher in December** than three months earlier
- The increase of 6.3% seen during 2025 is well above the 3.9% rise in 2024 – but below the 8.4% seen in 2023
- Across the region, the average monthly rent in the third quarter for a **two-bedroom apartment in Leinster was €1,641**
- Market rents in the region are now on average **50% above their pre-covid levels** and 90% higher than their Celtic Tiger peak

**Index of listed market rents, Leinster (ex-Dublin)**  
*Mix-adjusted, 2016=100*



# There were 425 homes available to rent in Leinster on February 1<sup>st</sup>, largely unchanged on the same date a year ago

Stock of homes for rent and inflow/outflow, Leinster (ex-Dublin), by month



- On February 1st, there were a total of 425 homes for rent in Leinster outside Dublin, **largely unchanged** (down 3%) on the same date a year previously
- Nonetheless, availability is now **half (50%) of the 2015-2019 average**, when there were typically about 850 homes for rent at any one time
- The total number of homes put up for rent in Leinster in the year to January was lower than 7,000, down 4% year-on-year and half (49%) of the 2015-2019 average

# Snapshot of average market rent, by market and segment (1/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Apartment 1-bed	€1,265	3.9%	€1,382	3.3%	€1,355	-4.0%	€1,377	14.6%	€948	-9.9%	€1,174	9.4%
Apartment 2-bed	€1,811	6.4%	€1,902	8.4%	€2,093	0.8%	€1,613	9.1%	€1,315	5.9%	€1,476	14.2%
Apartment 3-bed	€1,891	1.1%	€2,191	1.0%	€2,789	4.7%	€1,774	3.3%	..	..	..	..
House 2-bed	€1,775	2.0%	€1,933	10.8%	€2,036	4.0%	€1,555	2.3%	€1,338	15.0%	€1,316	2.7%
House 3-bed	€2,011	3.0%	€2,393	8.1%	€2,439	6.6%	€1,969	8.5%	€1,412	2.8%	€1,720	12.5%
House 4-bed	€2,526	3.8%	€2,898	11.2%	€3,018	8.1%	€2,239	8.4%	€1,620	2.4%	€1,954	8.3%
House 5-bed	€3,054	-0.5%	€3,270	8.0%	€3,257	-8.1%	..	..	..	..	..	..
Studio	€1,185	3.2%	€1,218	7.3%	€1,173	2.4%	€1,059	0.9%	..	..	..	..

# Snapshot of average market rent, by market and segment (2/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Apartment 1-bed	€1,133	5.9%	€1,138	8.5%	€1,153	7.2%	€1,121	5.2%	€1,046	6.5%
Apartment 2-bed	€1,538	10.3%	€1,436	10.7%	€1,459	11.7%	€1,322	2.8%	€1,309	4.2%
Apartment 3-bed	..	..	..	..	€1,515	3.2%	..	..	€1,392	-4.2%
House 2-bed	€1,511	14.5%	€1,321	7.1%	€1,562	22.8%	€1,340	-5.2%	€1,312	6.1%
House 3-bed	€1,904	11.8%	€1,712	11.2%	€1,716	11.8%	€1,648	4.1%	€1,532	4.9%
House 4-bed	€2,034	5.5%	€1,943	10.9%	€1,951	12.1%	€1,754	-9.7%	€1,719	3.6%
House 5-bed	..	..	..	..	..	..	..	..	..	..
Studio	€972	19.5%	..	..	..	..	..	..	€890	1.7%

# Gross market yields, by region and segment (1/2)

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Apartment 1-bed	6.8%	0.0%	6.3%	-1.7%	5.1%	-1.1%	9.3%	0.2%	..	..	..	..
Apartment 2-bed	8.5%	0.0%	7.9%	-0.2%	6.4%	-0.9%	8.7%	-0.1%	11.1%	-0.7%	9.9%	0.4%
Apartment 3-bed	6.9%	-0.3%	6.5%	-1.2%	7.3%	-0.5%	7.9%	-0.2%	..	..	..	..
House 2-bed	6.8%	-0.6%	6.6%	0.0%	6.6%	0.5%	7.2%	-0.6%	..	..	7.2%	-0.4%
House 3-bed	6.4%	-0.3%	7.0%	0.0%	6.2%	0.0%	7.3%	0.1%	8.0%	-0.5%	7.5%	0.1%
House 4-bed	6.0%	-0.2%	6.2%	0.3%	5.2%	-0.1%	5.9%	0.2%	..	..	6.2%	0.2%

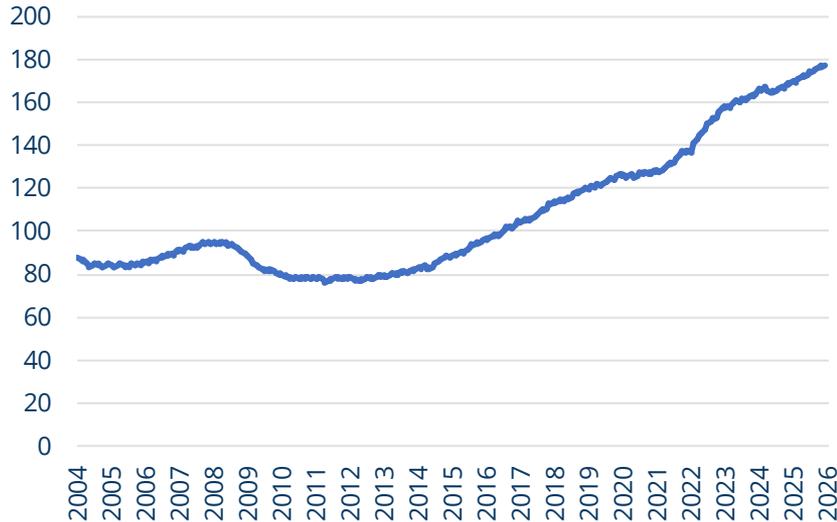
## Gross market yields, by region and segment (2/2)

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Apartment 1-bed	7.8%	-0.9%	..	..	..	..	..	..	8.0%	0.1%
Apartment 2-bed	8.1%	0.3%	9.2%	0.4%	9.4%	0.9%	7.0%	0.3%	7.7%	-0.1%
Apartment 3-bed	..	..	..	..	..	..	..	..	6.3%	-1.3%
House 2-bed	9.5%	1.7%	7.8%	0.0%	..	..	7.0%	-0.9%	7.3%	0.4%
House 3-bed	7.5%	0.3%	6.9%	-0.3%	7.3%	0.4%	6.6%	-0.1%	6.0%	-0.2%
House 4-bed	6.1%	-0.2%	..	..	6.4%	0.4%	4.5%	-1.2%	4.8%	-0.1%

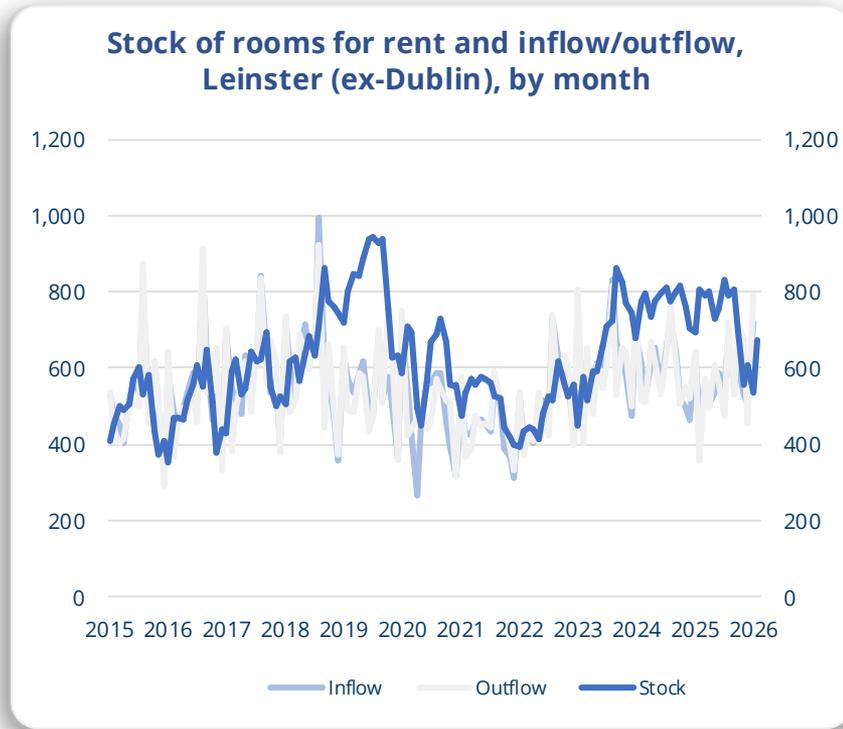
# Room rents in Leinster, outside Dublin, rose by an average of 4.9% during 2025, compared to a rise of 3% in 2024

Index of room rents, Leinster (ex-Dublin)  
*Mix-adjusted, 2016=100*



- According to the Daft.ie Room Rent Index, room rents in Leinster (excluding Dublin) were **1.3% higher in December than three months earlier**
- The 4.9% increase seen during 2025 is above the 3% rise in 2024
- Across the region, the average monthly rent in the third quarter for a **double-room in a house was €684**
- Room rents in the region are now on average **41% higher than their pre-covid level** and 86% above their Celtic Tiger peak

# There were just over 670 rooms available to rent in Leinster on February 1<sup>st</sup>, down 16% on the same date a year ago



- On February 1st, there were a total of 673 rooms for rent in Leinster outside Dublin, **down 16%** on the same date a year previously
- Nonetheless, availability is about **10% above the 2015-2019 average**, when there were typically just over 600 rooms for rent at any one time
- The total number of room put up for rent in Leinster in the year to January was just under 6,800, down 4% year-on-year and but roughly in line with the 2015-2019 average

# Snapshot of average room rent, by market and segment (1/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Double in house (with ensuite)	€798	5.0%	€817	3.3%	€866	4.7%	€764	6.4%	€592	5.0%	€678	4.7%
Double in house (no ensuite)	€703	2.5%	€728	5.3%	€780	4.3%	€661	6.4%	€541	5.1%	€585	4.9%
Double in apartment (with ensuite)	€876	7.4%	€877	4.8%	€975	1.3%	€761	6.6%	..	..	..	..
Double in apartment (no ensuite)	€772	2.5%	€805	7.7%	€883	5.4%	€730	13.8%	..	..	..	..
Single in house (with ensuite)	€713	7.4%	€765	8.0%	€800	13.3%	€696	2.2%	..	..	..	..
Single in house (no ensuite)	€641	3.1%	€632	3.0%	€685	-0.8%	€586	7.8%	..	..	€523	10.6%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	€701	9.5%	€703	8.0%	€785	1.4%	..	..	..	..	..	..

# Snapshot of average room rent, by market and segment (2/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Double in house (with ensuite)	€672	6.2%	€690	4.7%	€717	8.6%	€717	6.7%	€684	4.8%
Double in house (no ensuite)	€603	3.3%	€635	10.9%	€631	4.9%	€637	10.0%	€634	8.5%
Double in apartment (with ensuite)	..	..	€726	1.9%	..	..	..	..	..	..
Double in apartment (no ensuite)	€634	8.2%	..	..	..	..	..	..	..	..
Single in house (with ensuite)	€578	-5.5%	..	..	..	..	..	..	..	..
Single in house (no ensuite)	€530	5.7%	€524	-1.8%	€579	5.3%	€543	9.1%	€556	2.2%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..



## Munster (outside cities)

---

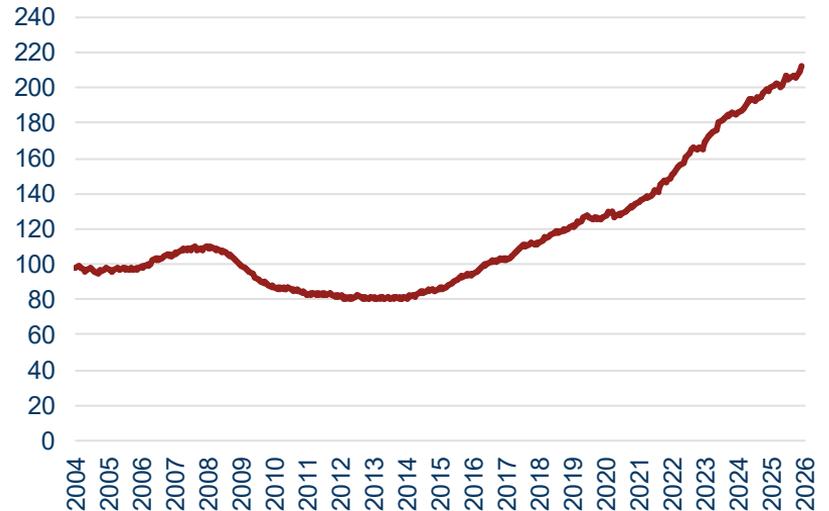
2025 Q4

Daft.ie Rental Report

# Market rents in Munster, outside the cities, rose by an average of 6.4% during 2025, compared to 7.9% in 2024

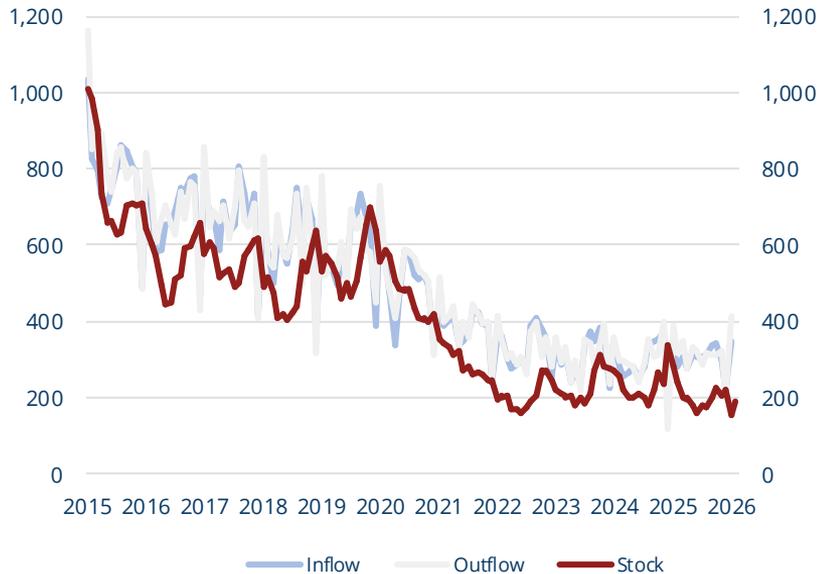
- According to the Daft.ie Market Rent Index, rents in Munster (outside the three cities) were **2.4% higher in December** than three months earlier
- The increase of 6.4% seen during 2025 was slightly below the 7.9% rise in 2024 – and well below the 11.3% in 2023
- Across the region, the average monthly rent in the third quarter for a **two-bedroom apartment was €1,482**
- Market rents in the region are now on average **65% above their pre-covid levels** and 93% higher than their Celtic Tiger peak

**Index of listed market rents, Munster (ex-cities)**  
*Mix-adjusted, 2016=100*



# With fewer than 200 homes to rent in Munster outside the cities, supply is tight with availability down one fifth year-on-year

Stock of homes for rent and inflow/outflow, Munster (ex-cities), by month



- On February 1st, there were a total of 191 homes actively for rent in Munster (outside the cities), **down 20%** on a year ago
- Availability is **now only one third (33%) of its 2015-2019 average**, when almost 600 homes were for rent
- The total number of homes put up for rent in Munster in the year to January was just over 3,600, up 2% year-on-year but 57% below the 2015-2019 average

# Snapshot of average market rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Apartment 1-bed	€1,159	1.8%	€1,047	9.0%	€1,240	15.0%	€1,171	14.7%	€1,286	15.4%	€1,009	0.9%
Apartment 2-bed	€1,574	1.4%	€1,354	7.5%	€1,518	5.4%	€1,346	6.4%	€1,702	3.7%	€1,304	7.1%
Apartment 3-bed	..	..	..	..	€1,948	21.3%	€1,888	6.8%	..	..	..	..
House 2-bed	€1,467	10.5%	€1,310	7.3%	€1,491	5.0%	€1,380	18.1%	€1,354	-4.2%	€1,352	11.1%
House 3-bed	€1,751	9.8%	€1,532	4.7%	€1,830	11.8%	€1,705	13.7%	€1,911	10.8%	€1,564	11.8%
House 4-bed	€2,125	-0.6%	€1,879	8.8%	€2,129	5.5%	€1,850	10.1%	€1,994	-0.6%	€1,798	14.3%
House 5-bed	..	..	€1,970	13.4%	€2,420	-3.2%	..	..	€2,359	6.4%	€2,179	0.0%
Studio	..	..	..	..	€1,059	2.8%	€1,110	-1.4%	..	..	..	..

# Gross market yields, by region and segment

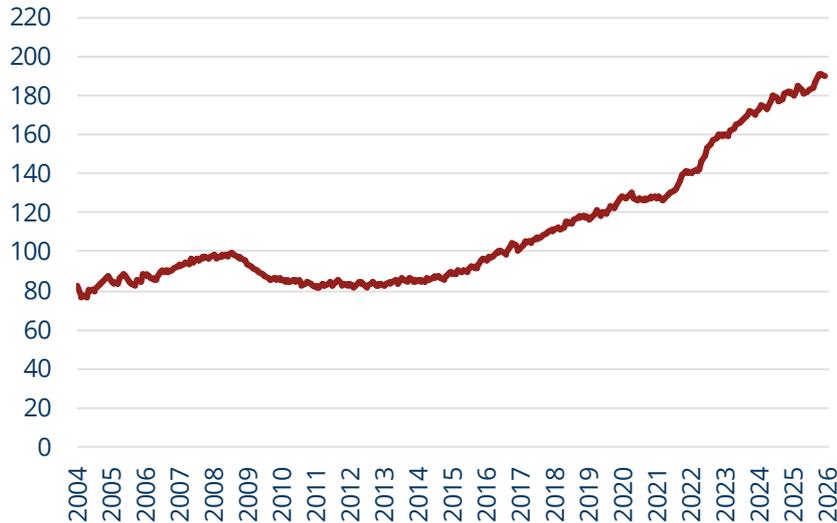
Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Apartment 1-bed	..	..	4.5%	-1.2%	8.5%	1.7%	..	..	..	..	7.4%	-2.3%
Apartment 2-bed	8.1%	0.5%	7.0%	0.0%	8.5%	0.4%	8.5%	-0.1%	12.4%	0.4%	8.6%	-1.7%
Apartment 3-bed	..	..	..	..	8.5%	0.6%	..	..	..	..	..	..
House 2-bed	7.8%	0.0%	7.1%	0.3%	7.5%	-0.4%	8.0%	0.4%	7.9%	-2.8%	8.2%	-1.4%
House 3-bed	6.6%	0.2%	6.1%	-0.5%	6.7%	0.2%	7.3%	0.6%	8.5%	0.6%	7.5%	0.2%
House 4-bed	..	..	5.5%	0.0%	5.6%	0.0%	5.6%	0.2%	..	..	5.8%	0.3%

# Room rents in Munster, outside the cities, rose by an average of 4.6% during 2025, compared to 6.2% in 2024

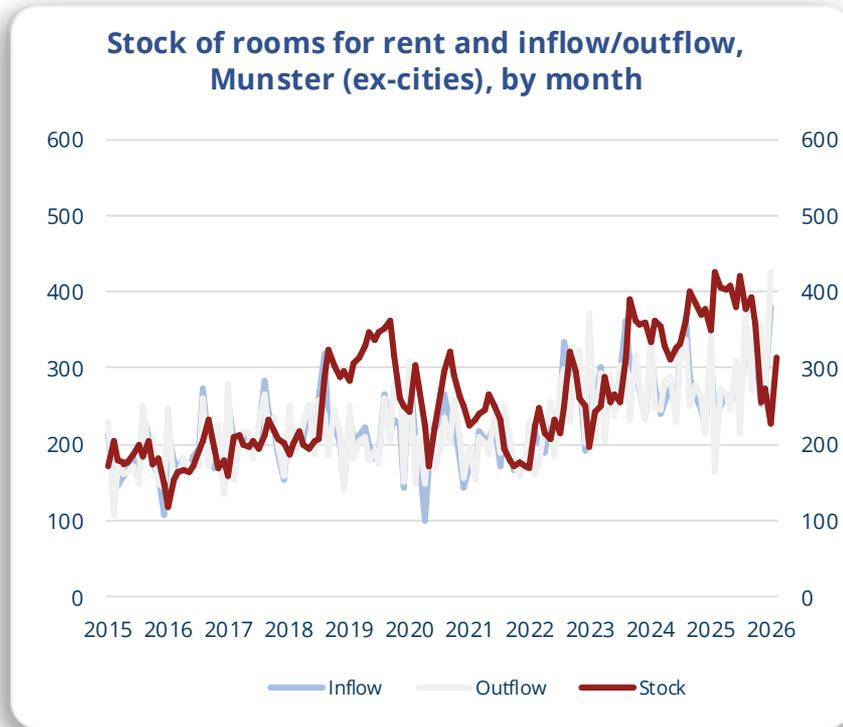
## Index of room rents, Munster (ex-cities)

Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents in Munster (excluding the three cities) were **1.8% higher in December than three months earlier**
- The 4.6% rise in room rents during 2025 was below the 6.2% increase seen in 2024
- Across the region, the average monthly rent in the third quarter for a **double-room in a house was €640**
- Room rents in the region are now on average **48% higher than their pre-covid level** and 91% above their Celtic Tiger peak

# There were just over 300 rooms to rent in Munster on February 1<sup>st</sup>, down over one quarter on the same date a year ago



- On February 1st, there were a total of 313 rooms for rent in Munster (outside the cities), **down 27%** on a year ago
- Nonetheless, availability remains **about 40% higher than the 2015-2019 average**, when an average of 225 rooms were for rent
- The total number of rooms put up for rent in Munster in the year to January was just under 3,400, up 3% year-on-year and 43% above the 2015-2019 average

# Snapshot of average room rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Double in house (with ensuite)	€687	9.4%	€643	3.7%	€797	7.3%	€698	5.8%	€732	5.5%	€624	8.3%
Double in house (no ensuite)	€638	6.3%	€576	4.0%	€679	5.0%	€611	4.3%	€645	3.1%	€562	3.7%
Double in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..
Double in apartment (no ensuite)	..	..	..	..	€673	8.0%	€634	3.6%	..	..	€575	1.9%
Single in house (with ensuite)	..	..	€576	-1.9%	€747	20.0%	..	..	..	..	..	..
Single in house (no ensuite)	€566	-2.3%	€553	9.4%	€612	4.0%	€559	6.0%	€594	5.0%	€523	4.6%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..	..	..



## Connacht-Ulster (excluding Galway)

---

2025 Q4

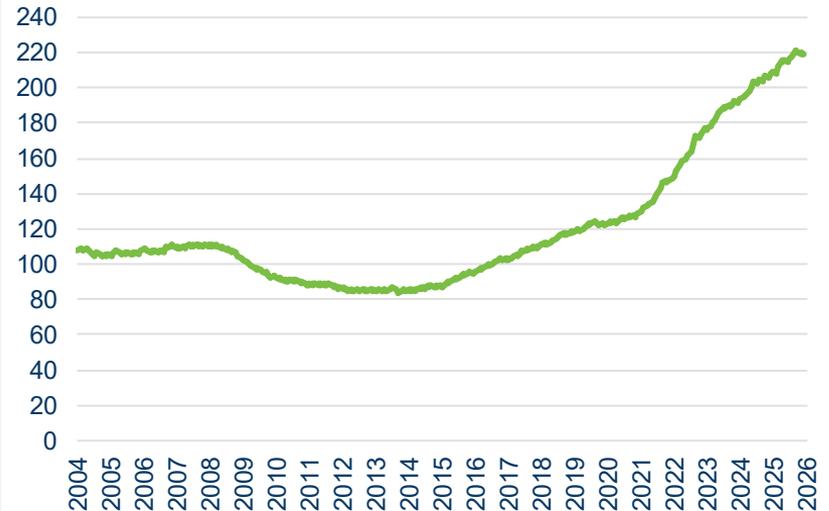
Daft.ie Rental Report



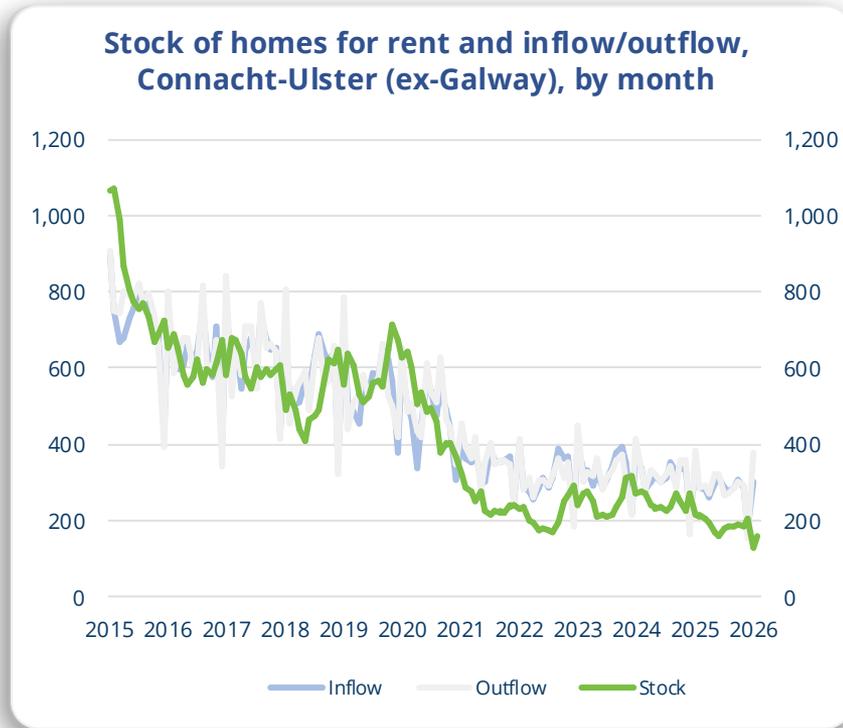
# In Connacht-Ulster (excluding Galway), market rents rose by an average of 5.1% during 2025, compared to 8.6% in 2024

- According to the Daft.ie Market Rent Index, rents in Connacht and Ulster (excluding Galway) were **1% lower in December** than three months earlier
- Rents were, however, 5.1% higher than a year earlier, although this marks a slowdown compared to the 8.6% increase seen in 2024
- Across the region, the average monthly rent in the third quarter for a **two-bedroom apartment was €1,250**
- Market rents in the region are now on average **77% above their pre-covid levels** and almost double their Celtic Tiger peak

**Index of listed market rents, Connacht-Ulster**  
*Mix-adjusted, 2016=100*



# With fewer than 160 homes to rent in Connacht-Ulster, supply is tight with availability down one quarter year-on-year



- On February 1st, there were a total of 158 homes actively for rent in Connacht-Ulster (outside Galway city), **down 27% on a year ago**
- Availability is **now just one quarter (25%) of its 2015-2019 average**, when an average of 630 homes were typically available for rent
- The total number of homes put up for rent in Connacht-Ulster in the year to January was 3,350, down 10% year-on-year and 57% below the 2015-2019 average

# Snapshot of average market rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Apartment 1-bed	€1,130	9.9%	€1,027	-0.9%	..	..	€998	4.4%	..	..	€1,002	14.1%	€1,025	11.1%	€906	8.4%
Apartment 2-bed	€1,386	5.7%	€1,305	7.4%	€1,263	-7.9%	€1,342	12.2%	€1,225	12.9%	€1,169	4.7%	€1,248	7.7%	€1,196	7.9%
Apartment 3-bed	..	..	€1,436	13.0%	..	..	..	..	..	..	..	..	..	..	..	..
House 2-bed	€1,381	-2.1%	€1,224	9.8%	€1,214	-2.4%	€1,382	21.3%	€1,061	9.4%	€1,144	4.8%	€1,161	5.1%	€1,143	7.2%
House 3-bed	€1,729	11.7%	€1,459	8.5%	€1,545	10.8%	€1,509	11.7%	€1,360	10.0%	€1,321	7.8%	€1,467	5.3%	€1,315	4.4%
House 4-bed	€1,915	6.7%	€1,607	7.2%	€1,689	12.2%	€1,634	9.2%	€1,522	8.7%	€1,465	5.7%	€1,652	5.6%	€1,519	11.6%
House 5-bed	€2,434	6.8%	€1,792	9.1%	..	..	..	..	..	..	€1,559	0.6%	..	..	..	..
Studio	€1,107	14.9%	€965	18.4%	..	..	..	..	..	..	..	..	..	..	..	..

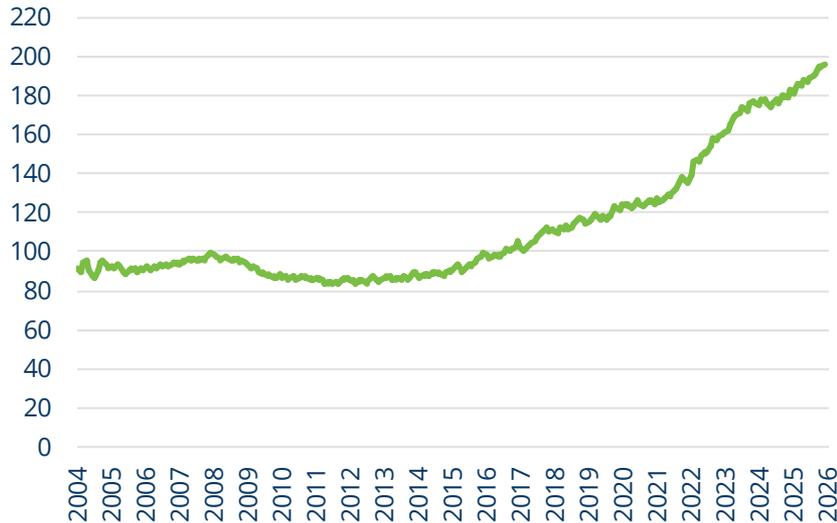
# Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Apartment 1-bed	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Apartment 2-bed	7.2%	-1.0%	8.7%	1.0%	9.8%	-1.2%	9.5%	-0.9%	8.9%	0.7%	9.1%	-0.3%	9.0%	-0.3%	..	..
Apartment 3-bed	..	..	8.4%	2.2%	..	..	..	..	..	..	..	..	..	..	..	..
House 2-bed	..	..	8.2%	-0.5%	..	..	10.2%	2.0%	..	..	7.2%	-0.7%	8.4%	-0.6%	..	..
House 3-bed	6.9%	-0.1%	7.1%	-0.3%	8.4%	-0.2%	7.4%	0.1%	7.8%	0.1%	6.7%	-0.2%	7.8%	0.1%	6.6%	-0.4%
House 4-bed	5.7%	-0.1%	5.8%	-0.2%	..	..	5.7%	0.1%	..	..	5.1%	0.0%	..	..	5.7%	0.2%

# Room rents in Connacht-Ulster, outside Galway, rose by an average of 7.5% during 2025, twice the 3.7% rise seen in 2024

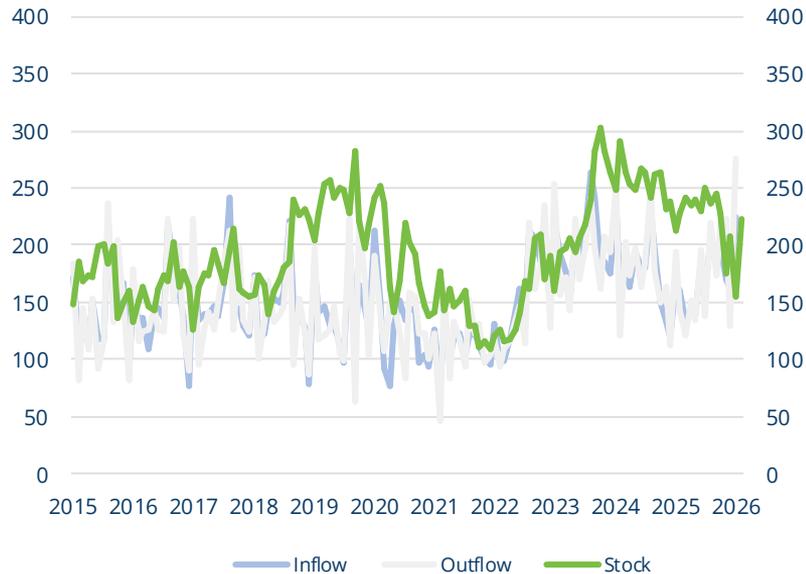
Index of room rents, Connacht-Ulster (ex-Galway)  
*Mix-adjusted, 2016=100*



- According to the Daft.ie Room Rent Index, room rents in Connacht-Ulster (excluding Galway) were **2.7% higher in December than three months earlier**
- The 7.5% increase in room rents seen in 2025 is twice the 3.7% rise seen during 2024
- Across the region, the average monthly rent in the third quarter for a **double-room in a house was €582**
- Room rents in the region are now on average **58% higher than their pre-covid level** and 97% above their Celtic Tiger peak

# There were almost 225 rooms to rent in Connacht-Ulster on February 1<sup>st</sup>, largely unchanged on the same date a year ago

Stock of rooms for rent and inflow/outflow, Connacht-Ulster (ex-Galway), by month



- On February 1st, there were a total of 223 rooms actively for rent in Connacht-Ulster (outside Galway city), **down 2% on a year ago**
- Availability remains **one fifth (20%) above its 2015-2019 average**, when an average of almost 190 rooms were typically available for rent
- The total number of rooms put up for rent in Connacht-Ulster in the year to January was just over 2,000, up 2% year-on-year and 20% above the 2015-2019 average

# Snapshot of average room rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Double in house (with ensuite)	€694	9.2%	€646	6.0%	€585	-4.8%	€631	7.3%	€555	10.0%	€590	14.4%	€618	14.2%	€590	-1.8%
Double in house (no ensuite)	€622	3.6%	€587	8.0%	€546	-4.0%	€584	5.7%	€499	5.6%	€517	10.9%	€554	10.3%	€546	7.5%
Double in apartment (with ensuite)	..	..	€573	-13.5%	..	..	..	..	..	..	..	..	..	..	..	..
Double in apartment (no ensuite)	€686	25.3%	€641	21.7%	..	..	..	..	..	..	€596	11.7%	..	..	..	..
Single in house (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Single in house (no ensuite)	€581	5.3%	€482	-4.8%	€490	-0.6%	€510	0.7%	..	..	€491	7.8%	€578	11.2%	..	..
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..

# Celebrating 20 Years of the Daft.ie Report



As Daft.ie marks over 20 years of leading market analysis, the Daft.ie Report has been revamped and extended, to put more information at the fingertips of buyers, sellers and others interested in the housing market.

This includes cutting-edge methods applied both to listed market rents and rents for rooms, as well as stock available to rent, the gross yield on housing and a range of other metrics.

## About the Report

The goal of the Daft Report is to use this information to help all actors in the property market make informed decisions about buying, selling and renting. In addition, because it is freely available, the Daft Report can help inform the media, the general public and policymakers about the latest developments in the property market.

This is the Daft.ie House Price Report, the partner to the Daft.ie Rental Report, which will be issued next month. Together, they give house-hunters and investors more information to help them make their decisions. These twin reports mean that Daft.ie is the only objective monitor of trends in both rental and sales markets on a quarterly basis, making the report an essential barometer for anyone with an interest in the Irish property market.

The Daft Report was first launched in 2005. It has since then become the definitive barometer of the Irish rental market and is being used by the Central Bank, mortgage institutions, financial analysts and the general public alike. The Daft.ie House Price report is Ireland's longest-running house price report, combining information from the Daft.ie archives with data from Ireland's Residential Property Price Register.

## About Daft.ie

Daft.ie is Ireland's leading property website. Since its founding in 1997, it has grown to become the go-to destination for buyers, sellers and renters across the country. Each month, Daft.ie connects over 2.5 million unique users, with more than 8.6 million visits. This makes Daft.ie the biggest and most trusted property website in Ireland.

## Methodology and Sample Size

The report is structured to give consistent national and regional series of a range of key metrics, including: rental and room rental prices; the stock and flow of rental and room sharing listings; a snapshot of rents by property/room type and location; listed rents; and rental/room volumes. The country is broken into five regions throughout: Dublin; the four other major cities (Cork, Galway, Limerick and Waterford); Leinster; Munster; and Connacht-Ulster.

Quantity measures (stock/flow) are based on the Daft.ie database.

For rent and room sharing indices, similar methods are applied, specifically hedonic rent price regressions, using a dwelling's segment (combination of size, type and location), and energy efficiency. A 'rolling windows' approach is applied throughout, with nine quarters of data used to generate monthly indices.

## Disclaimer

The Daft.ie Report is prepared from information that we believe is collated with care, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the indices, snapshots or analysis at any time for regulatory or other reasons. Persons seeking to place reliance on any information contained in this report for their own or third party commercial purposes do so at their own risk.

## Credits

Economic Analysis: **Ronan Lyons & Tom Gillespie.**  
Marketing and Communications: **Laura Barry & Cara Daly.**  
Layout and Design: **Kevin Gannon**

# Coming next: **The Daft.ie Sales Report 2026 Q1**

The next Daft.ie Sales Report, to be published in late March, will have all the usual indicators on the housing market around the country, including levels and changes in listed and transaction prices, market heat, expected price changes, the volume of listings and of transactions, the median price of newly-built homes and the average price per square metre – providing buyers, sellers, policymakers, analysts, researchers and the public with the most up-to-date information on Ireland's sales market. All data is Copyright © Daft Media Limited. The information contained in this report may only be reproduced if the source is clearly credited.

Please contact Daft.ie at [support@daft.ie](mailto:support@daft.ie) for further information.

