

## **RTB Rent Index shows quarterly rent levels moderated across the country amid Covid-19 crisis, with 0.0% annual change in Dublin**

- *The Q2 2020 RTB Rent Index shows that rents fell nationally between Q1 and Q2 2020 to stand at €1,226 and there was a quarterly drop of 0.6% on rents in the previous quarter.*
- *The annual growth rate of rents nationally at 1.8% is at the lowest rate since 2012.*
- *The standardised average rent for Dublin was €1,709. This represents 0.0% growth since Q2 2019 – suggesting moderation is taking effect.*
- *Quarterly, rent levels have moderated across the country, with 13 counties having lower standardised average rents in Q2 2020 than Q1 2020.*
- *Renewal tenancies now account for over one-in-five tenancies which is an increase of more than three percentage points relative to Q1 2020.*

**29 September 2020:** The [Residential Tenancies Board](#) (RTB) has published the quarterly Rent Index for the April to June period (Q2) of 2020. The national standardised average rent decreased by 0.6% from €1,233.58 to €1,226.20 in Q2 2020. At 1.8%, the year-on-year growth rate of the national standardised average rent in Q2 2020 was at its lowest level since 2012.

The standardised average rent in Dublin now stands at €1,709 and €928 outside of Dublin. Compared to the previous quarter, rents outside Dublin increased by 0.3%, while they decreased by 1.5% in Dublin. On an annual basis, Dublin experienced no growth, while rents outside Dublin grew by 3.4%.

### **Padraig McGoldrick, Interim Director of the RTB, commented on the latest Rent Index findings;**

*“It is clear that the COVID-19 pandemic has significantly impacted the rental sector – annual growth has moderated and rent levels have slowed compared to Q1 2020.*

*There are considerable changes across the country with the Greater Dublin Area (excluding Dublin) seeing the greatest adjustment in prices with rents falling by 3.7% between Q1 and Q2 and Dublin experiencing no growth on an annualised basis. We’ve also seen further moderation with 13 counties having lower rents in Q2 2020 than Q1 2020”*

The RTB Rent Index, which is compiled in conjunction with the [Economic and Social Research Institute](#) (ESRI), is the authoritative report on the Irish rental market. It is based on actual rents paid on 16,857 tenancies registered with the RTB in the quarter, which is made up of homes new to the rental sector, new tenancies in existing housing stock and renewals of existing tenancies.

Annual growth has moderated in most counties and the standardised average rent in 13 counties was lower in Q2 2020 compared to Q1 2020. There was a sizeable fall in the number of tenancies registered with the RTB. Out of the 26 counties, 21 experienced a decline in the number of tenancies registered between Q1 and Q2 2020.

There were seven counties where the standardised average rent exceeded €1,000 per month in Q2 2020 – Cork, Dublin, Galway, Kildare, Louth, Meath and Wicklow – while Limerick had a standardised average rent of €988. The high rental levels in these areas relative to other counties reflects the concentration of demand close to the country’s largest employment hubs.

The highest standardised average rent was in Dublin at €1,709. The county with the lowest standardised average rent was Leitrim at €599 per month.

**Conor O'Toole, Senior Research Officer at the Economic and Social Research Institute added:**

*“The economic shock associated with the pandemic has been the sharpest and most rapid in living memory. These economic adjustments are beginning to feed through into the rental sector with rental inflation moderating across the country. The drop in inflationary pressures has been strongest in the Dublin area which is the country’s largest rental market. It is likely that continued downward pressure will be exerted on rents in the short term as the economy continues to struggle under COVID-19 conditions.”*

For anyone experiencing issues in their tenancies visit [www.rtb.ie](http://www.rtb.ie) for information on how to resolve issues and, if necessary, use the RTB’s free telephone mediation service on 0818 30 30 37 which helps landlords and tenants resolve a dispute in a mutually beneficial manner, and does not require people to leave their home.

The full Q2 2020 RTB Rent Index Report and supporting info-graphics, can be downloaded here:

- [Q2 2020 RTB Rent Index Report](#)
- [Supporting infographic](#)  
[Regional analysis infographic](#)

**ENDS**

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**NOTES TO EDITORS**

**Appendix 1: Q2 2020 RTB Rent Index Summary Results**

***The Dublin Market***

- In Q2 2020, the standardised average rent in Dublin was €1,709 in Q2 2020.
- In Q2 2020, rent levels in Dublin registered 0.0 % growth on an annualised basis – this is the lowest annualised growth rate seen in Dublin since 2011.
- On a quarterly basis, the standardised average rent in Dublin fell by 1.5% in comparison to Q1 2020.
- In Q2 2020, Dublin accounted for 42.3% of the tenancies that were registered with the RTB (for more detail see the Market Insights section). As Dublin also accounts for a large share of economic activity and employment, housing demand can be considerable in, and around, the capital.

***Outside Dublin***

- The standardised average rent is considerably less outside the capital standing at €928 in Q2 2020.

***Greater Dublin Area (Meath, Kildare, Wicklow)***

- The standardised average rent for the GDA (excluding Dublin) stood at €1,237 in Q2 2020, down from €1,285 in the previous quarter.
- The GDA (excluding Dublin) Rent Index stood at 121 in Q2 2020, up 4 points from the same period the previous year.
- Quarter on-quarter, rent in the GDA (excluding Dublin) was 3.7% lower in Q2 2020, while on a year-on-year basis GDA (excluding Dublin) rents were up 3.3%.

#### **Non-GDA**

- Focusing on the rest of the counties outside the GDA, the standardised average rent stood at €880 in Q2 2020, up from €852 the same quarter the previous year.
- The Index for outside the GDA stood at 115 in Q2 2020, an increase of 4 index points in comparison to Q2 2019.

#### **Cities**

- Looking at the cities, the second highest standardised average rent in Q2 2020 was in Cork City at €1,209 per month.
- Rents were highest in Dublin City at €1,653, which is a decrease of 1.7% in the year to Q2 2020.
- Galway City's standardised average rent stood at €1,169 for Q2 2020, and the standardised average rent in Limerick City and Waterford City stood at €971 and €799, respectively.
- On an annualised basis, rents in Cork City grew most rapidly this quarter, growing by 3.3% in the year to Q2 2020.
- Waterford City rents have increased by 0.3% on an annualised basis in Q2 2020.
- Rents in Galway City grew 2.5% year-on-year and increased by 1.3% quarter-on-quarter.
- Annually, rents in Limerick City matched their Q2 2019 level with 0% growth.

#### **Rental Developments across Cities – Irish Cities Index Q2 2020**

Due to a larger concentration of jobs and amenities within urban areas, the majority of the population is concentrated in cities and housing demand is highest in these areas. To provide more insight into rental developments across cities in Ireland, we present standardised average rents for each of the cities. The data is presented in Table 1. (See pages 18-19 of the Q2 2020 RTB Rent Index for more information).

**Table 1: RTB Rent Index – Irish Cities**

City	Index Q2 2020	Standardised Average Rent Q2 2020	Standardised Average Rent Q1 2020	Quarter-on-Quarter Change (%)	Standardised Average Rent Q2 2019	Year-on-Year Change (%)
Cork City	124	€1209	€1200	0.7	€1170	3.3
Dublin City	132	€1653	€1705	-3.1	€1682	-1.7
Galway City	124	€1169	€1154	1.3	€1140	2.5
Limerick City	125	€971	€943	3.0	€971	0.0
Waterford City	123	€799	€819	-2.4	€797	0.3

#### **Rental Developments Across Counties**

- There were seven counties where the standardised average rent exceeded €1,000 per month in Q2 2020 – Cork, Dublin, Galway, Kildare, Louth, Meath and Wicklow – while Limerick had a standardised average rent of €988.

- The high rental levels in these areas relative to other counties reflects the concentration of demand close to the country's largest employment hubs.
- The highest standardised average rents were in Dublin at €1,709. The county with the lowest standardised average rent was Leitrim at €599 per month. This is €1,110 per month lower than rents in Dublin.
- The border and midlands counties continue to have the lowest rents in general in this most recent quarter. As of Q2 2020, Cavan, Donegal, Leitrim, Longford, Mayo, Monaghan and Roscommon all had standardised average rents below €700 per month.
- A full county by county breakdown is available on pages 20-26 of the Q2 2020 RTB Rent Index Report.

### ***New versus Renewal Tenancies***

- Renewal tenancies now account for over one-in-five tenancies which is an increase of more than three percentage points relative to Q1 2020. A renewal tenancy refers to a tenancy that has been renewed following the end of a part four tenancy after four/six years. An increase in the proportion of renewals tenancies indicates that individuals are staying their tenancies for longer periods.
- The level of the standardised average rent remains higher for new tenancies relative to renewal tenancies.
- The national standardised average rent for new tenancies increased by 1.7% year-on-year to €1,289 in Q2 2020. This marks a significant moderation in the annual growth rate when compared to the 5.0% growth experienced in the year to Q1 2020.
- The standardised average rent for part IV renewals stood at €1,053 in Q2 2020, a year-on-year growth rate of 4.9%.
- On a quarterly basis, a 0.3% decline in standardised average rents was recorded for new tenancies and a 1.3% increase for renewals.

### ***Analysis of Apartments and Houses***

- The standardised average rent for a house stood at €1,838 in Dublin and €941 outside of Dublin.
- To give more granular detail on the area outside Dublin, the GDA (excluding Dublin) and the area outside of the GDA are examined separately. The standardised average rent for a house in the GDA (excluding Dublin) was €1,311 in Q2 2020 and the same was €889 outside the GDA.
- The corresponding standardised average monthly rental prices for apartments stood at €1,688, €916, €1,152 and €875 respectively for Dublin, Non-Dublin, the GDA (excluding Dublin) and outside the GDA.
- Rent for Dublin apartments decreased by 2.6% in Q2 2020 compared to Q1 2020 and rent also fell by 0.3% for apartments outside of Dublin over the same period.
- Rent for apartments in the GDA (excluding Dublin) fell by 3.7% quarterly, while rent for apartments outside the GDA increased by 0.4% from Q1 2020 to Q2 2020.
- The year-on-year change in apartment rents in Q2 2020 was 0.6% for Dublin and 2.9% outside of Dublin. There was also growth in the GDA (excluding Dublin) where rents for apartments grew by 0.5% in the year to Q2 2020, while the corresponding figure for outside the GDA was 3.6%.

### ***Analysis of Apartments and Houses by Number of Bedrooms***

- One-bedroom apartments in Dublin had a standardised average rent of €1,426, see Table 2.

- The lowest standardised average rent for such apartments was in the Rest of the Country (RoC) where the relevant figure was €596 in Q2 2020.

**Table 2: Standardised Average Rent for Apartments Q2 2020 – National and Regional**

	1 bedroom	2 bedrooms	3+ bedrooms
<b>National</b>	€1160	€1290	€1469
<b>Dublin Co.</b>	€1426	€1760	€2202
<b>GDA</b>	€969	€1193	€1371
<b>Cork</b>	€912	€1106	€1246
<b>Galway</b>	€774	€1044	€1317
<b>Limerick</b>	€761	€955	€1106
<b>RoC</b>	€596	€744	€823

The standardised average rent for houses with 1 bedroom was €995 nationally in Q2 2020. This marks a 4.1% increase on the same period last year, see Table 3.

**Table 3: Standardised Average Rent for Houses Q2 2020 – National and Counties**

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
<b>National</b>	€995	€1138	€1160	€1314
<b>Dublin Co.</b>	€1262	€1664	€1826	€2293
<b>GDA</b>	*	€1164	€1336	€1443
<b>Cork</b>	€823	€1034	€1084	€1248
<b>Galway</b>	*	€854	€1064	€1209
<b>Limerick</b>	*	€739	€987	€1193
<b>RoC</b>	€561	€702	€783	€849

For more information on the breakdown of rent levels for both houses and apartments based on the number of bedrooms and where they are located, please see pages 44-49 of the Report.

### ***Investigations and Sanctions***

On 1 July 2019, the RTB was given new powers to directly investigate and sanction breaches of rental law. The RTB can start an investigation into the following matters:

- Failure to comply with the RPZ requirements or falsely relying on an RPZ exemption;
- Failing to register a tenancy;
- Failing to offer a tenant their tenancy back where it has been terminated; and
- Citing a false or misleading reason to end a tenancy.

If you are aware of a potential breach of rental law as outlined above, you can bring it to the attention of the Investigations and Sanctions unit in three ways, by:

- Calling us on 0818 776297 or 01 6753724.
- Emailing us at [investigations@rtb.ie](mailto:investigations@rtb.ie).
- Making a formal complaint by filling out and returning the RTB Sanctions and Alleged Breach Complaint form found on [www.rtb.ie](http://www.rtb.ie).

To learn more about the RTB's Investigations and Sanctions Unit, please visit the RTB website [here](http://www.rtb.ie).

**For more information, please visit [www.rtb.ie](http://www.rtb.ie).**