

The RTB Q1 2023 Rent Index

14,085

New tenancies registered in Q1 2023

Standardised average rents in new tenancies Q1 2023*

National

€1,544

Dublin

€2,102

Outside of Dublin**

€1,187

GDA excl. Dublin***

€1,530

Outside the GDA

€1,133

Standardised average rent for a three bedroom house in new tenancies Q1 2023



National

€1,478

Dublin

€2,258

Outside of Dublin**

€1,187

GDA excl. Dublin***

€1,620

Outside the GDA

€1,129

Year-on-Year rate of change (%) in standardised average rent in new tenancies, Q1 2023

8.9%

National

8.0%

Dublin

8.3%

Outside of Dublin**

7.1%

GDA excl. Dublin***

8.5%

Outside the GDA

Quarter-on-Quarter rate of change (%) in standardised average rent in new tenancies, Q1 2023

2.5%

National

2.4%

Dublin

1.6%

Outside of Dublin**

1.7%

GDA excl. Dublin***

1.5%

Outside GDA

Highest and lowest standardised average rents in new tenancies in Q1 2023

By county

County Dublin
€2,102
per month

County Leitrim
€809
per month

By local electoral area (LEA)

Lifford - Stranorlar LEA, Co. Donegal
€686
per month

Killiney-Shankill LEA, Co. Dublin
€2,486
per month

Rents in new tenancies in cities Q1 2023

Galway City
€1,535

Limerick City
€1,341

Cork City
€1,490

Waterford City
€1,171

Dublin City
€2,045

* The RTB uses the standardised average rent, which is a mix adjusted rent that takes account of the changing mix of properties in an area.

** The area outside of Dublin takes into account every tenancy that is not in county Dublin. This area is also referred to as 'Non-Dublin'.

*** GDA - Greater Dublin Area. For comparison purposes, Dublin is excluded from the GDA region in the RTB Index and thus the GDA refers to the surrounding counties of Meath, Kildare, and Wicklow.