

Media release

RTB Rent Index shows clear and consistent drop in the growth rate for the third quarter in 2020

- *The Q3 2020 RTB Rent Index shows the national year-on-year growth rate has remained below 2% for two consecutive quarters for the first time since late 2012.*
- *On an annual basis, rents grew nationally by 1.4% in Q3 2020 which is marginally lower than the growth rate in Q2 2020.*
- *The national standardised average rent stood at €1,256 in Q3 2020, a rise of 2.5% (or €31 per month) on the previous quarter.*
- *The standardised average rent in Dublin City¹ declined year on year by 1.0% (€17 per month) in Q3 2020 to €1,690 per month.*

Monday, December 21st 2020: The [Residential Tenancies Board](#) (RTB) has published the quarterly Rent Index for the July to September period (Q3) of 2020. The annual national standardised average rent increased by 1.4% (or €17 per month), going from €1,239 in Q3 2019 to €1,256 in Q3 2020. This is the lowest national annual growth rate since Q4 2012.

The county with the highest standardised average rent in Q3 2020 was Dublin (€1,758 per month), and the county with the lowest monthly rents was Leitrim (€600 per month). At the Local Electoral Area (LEA) level, the LEA with the highest standardised average rent was Stillorgan in County Dublin (€2,319 per month) and the lowest was Carndonagh in County Donegal (€498 per month). New tenancies continued to account for approximately four-fifths of all registrations. In Q3 2020, 82.3% of registered tenancies were new registrations, with 17.7% being renewals.

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

“The effect of Covid-19 on the rental sector can be seen once again in the third quarter of 2020. There is an ongoing moderation in rental price growth which can be seen throughout the country, most notably in Dublin and the Greater Dublin Area.

We know Covid-19 has impacted on both landlords and tenants and the RTB are working to support both by ensuring that information is available on new rental legislation and supports are available for those affected. Further measures and the extension of temporary protections for those facing rent arrears have just been introduced by Government. If rent arrears arise in a tenancy it can be a distressing and difficult time for both landlords and tenants; The RTB is working in collaboration with MABS to assist tenants in accessing their services. Free telephone mediation services are also available to assist in sustaining tenancies. We continue to encourage those who are experiencing issues in their tenancies to visit our website [www.rtb.ie] for information on how to resolve issues.”

¹ Dublin City refers to the administrative area of Dublin City Council

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 25,193 private 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. This is the highest number of private tenancy registrations in a single quarter since Q3 2018.

The presence of public health restrictions on economic and social life in the second quarter of 2020 likely affected the balance of registrations between the second and third quarter as households may have put off registrations until the economy reopened in the third quarter.

In Q3 2020, eight counties had standardised average rents above €1,000 euros per month; Cork, Dublin, Galway, Kildare, Limerick, Louth, Meath, and Wicklow. This is the first time that standardised average rents in Limerick exceeded €1,000 per month. Year-on-year the fastest growing rent in the third quarter of 2020, by county, was seen in County Waterford (7.9%) and the county with the largest year-on-year decline in rents was Sligo (-6.5%).

Extension of temporary protections for tenants facing rent arrears due to Covid-19

The Planning and Development and Residential Tenancies Act has just been enacted and extends certain provisions in relation to notices of termination served on tenants for failure to pay rent due, prohibiting increases in rents on those tenancies facing rent arrears due to Covid-19 during the period from 11 January 2021 to 12 April 2021.

The aim of these provisions is to continue but modify the operation of the temporary protections to tenants under the Residential Tenancies and Valuation Act 2020 enacted in early August. The proposed new provisions will operate, subject to certain conditions to provide protections for those tenants who are facing rent arrears and, as a result, are at risk of losing their tenancy due to Covid-19.

Anyone seeking further information on these new measures or for anyone experiencing issues in their tenancies please visit 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. This is available to help both landlords and tenants resolve a dispute in a mutually beneficial manner and does not require people to leave their home.

The full Q3 2020 RTB Rent Index Report and supporting infographics, can be downloaded below:

[Rent Index Report](#)

[Rent Index Infographics](#)

[Rent Index Data](#)

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NOTES TO EDITORS

Appendix 1: Q3 2020 RTB Rent Index Summary Results

National

- The national standardised average rent stood at €1,256 in Q3 2020.
- Year-on-year rents grew nationally by 1.4% or roughly €17 per month.
- Nationally, in terms of property type, 53.7 per cent of the tenancies registered in Q3 2020 were apartments or flats.
- In Q3 2020, 4.2% of tenancies registered in the quarter had a monthly rent level of less than or equal to €500; 33.3% had a monthly rent level of €501-€1,000; 27.9% had a monthly rent level of €1,001-€1,500; and 34.7% had a monthly rent level in excess of €1,500.

The Dublin Market

- Dublin accounted for 45.5% of tenancies in Q3 2020.
- The standardised average rent stood at €1,758 in Q3 2020 for Dublin.
- Year-on-year for Dublin standardised average rent increased by 0.9% (€16 per month) from Q3 2019.
- In terms of property type, 71.0% of the tenancies registered in Q3 2020 were for flats or apartments in Dublin, while it was 38.9% and 41.1% in the Rest of the Country and the GDA respectively.
- For Q3 2020 in Dublin, 63.2% of rents were over €1,500 as compared to only 10.8% in the Rest of the Country.
- The difference in the level of rents between Dublin and elsewhere is very noticeable as the rent for a one-bedroom apartment in Dublin costs nearly €300 per month more than an apartment with three or more bedrooms outside Dublin.

Outside Dublin

- The standardised average rent is considerably less outside Dublin standing at €965 in Q3 2020.
- The standardised average rent outside Dublin rose by 2.7% (€25 per month) year-on-year as compared to Q3 2019.
- Outside of Dublin only 10.8% of rents in Q3 2020 were above €1,500 while the largest share of rents corresponds to the €501 to €1,000 category at 54.0%.
- Focusing on the rest of the counties outside Dublin and the Greater Dublin Area (GDA), as of Q3 2020, rents in Dublin are nearly twice the level at €1,758 per month as compared to €922 per month outside the GDA.
- Taking a typical two-bedroom house, the standardised average rent in Dublin stood at €1,661 per month in Q3 2020. This is nearly twice the amount for a two-bedroom house outside Dublin for which the most recent standardised average rent was €853. per month.

Greater Dublin Area (Meath, Kildare, Wicklow)

- The standardised average rent in the Greater Dublin Area (GDA) excluding Dublin stood at €1,254 as of Q3 2020.

- In Q3 2020, standardised average rent for the GDA rose by 0.4% (€5 per month) annually.
- Dublin (45.5%) and the GDA (7.6%) accounted for over half of all tenancy agreements registered in Q3 2020.
- In the GDA, 41.1 % of tenancies registered in Q3 2020 were for apartments or flats.

Cities

- Rents in Dublin City continue to moderate with there being a year-on-year decline in standardised average rent of -1.0% (€17 per month) in Q3 2020. This is the first time since 2012 in which there has been a year-on-year decline in two consecutive quarters for Dublin City.
- Rent levels in Dublin City averaged €1,690 per month in Q3 2020. Galway City has overtaken Cork city with the second highest standardised average rent level in Q3 2020. The standardised average rent in Galway city stood at €1,269 per month in Q3 2020, in Cork City at €1,220 per month and Limerick City at €1,019 per month.
- Waterford city had the lowest standardised average rent of all the cities in Q3 2020 at €839 per month.
- While annualised rental inflation rates in Dublin City, Cork City and Galway City were all below 2 %, strong annual growth occurred in Limerick City at 4.3 % and Waterford City at 8.8 % per annum.

Table 1: RTB Rent Index Q3 2020 – Irish Cities: Index, Standardised Average Rent (€), Quarterly Change (%) and Annual Change (%)

City	Index Q3 2020	Standardised Average Rent Q3 2020 (€)	Standardised Average Rent Q2 2020 (€)	Q-o-Q Change (%)	Standardised Average Rent Q3 2019 (€)	Y-on-Y Change (%)
Cork City	125	€1,220	€1,208	1.0	€1,202	1.5
Dublin City	135	€1,690	€1,655	2.1	€1,707	-1.0
Galway City	135	€1,269	€1,169	8.5	€1,267	0.1
Limerick City	131	€1,019	€965	5.6	€977	4.3
Waterford City	129	€839	€806	4.1	€772	8.8

Due to a large 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 22 of the Q3 2020 RTB Rent Index for more information).

Rental Developments Across Counties

- Eight counties had standardised average rents above €1,000 euros per month; Cork, Dublin, Galway, Kildare, Limerick, Louth, Meath, and Wicklow. This is the first time in the history of the Rent Index that standardised average rents in Limerick have exceeded €1,000 per month.
- The county with the highest growth rate in standardised average rent in Q3 2020 was Waterford (7.9% per annum) and the county with the largest decline in rents was Sligo (-6.5 % per annum).

- A full county by county breakdown is available on pages 24 of the Q3 2020 RTB Rent Index Report.

Local Electoral Area (LEA) Trends

- In Q3 2020, the LEA with the highest standardised average rent was Stillorgan, Co. Dublin at €2,319.
- The LEA with the lowest standardised average rent in Q3 2020 was Carndonagh, Co. Donegal at €498.

New versus Renewal Tenancies

- New tenancies continued to account for approximately four-fifths of all registrations. In Q3 2020, 82.3% of registered tenancies were new registrations with 17.7% being part IV renewals.
- Little difference existed between the growth rates for new and renewal tenancies; annual growth in the standardised average rent for new tenancies nationally was 2.2% while it was 2.9% for further part IV renewals. This represents a rise in the rate of growth relative to Q2 2020 for new tenancies and a drop in the rate of growth from Q2 2020 for renewal tenancies.
- Nationally, the standardised average rent for new tenancies was €1,308 which continues to be higher than that for renewal tenancies at €1,049.
- In terms of property type, the standardised average rent for new apartments was highest at €1,400 while it was lowest for renewals houses at €1,007.

For 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 19 - 22 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 Rent Pressure Zone (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.
- Making a formal complaint by filling out and returning the RTB Sanctions and Alleged Breach Complaint form found on 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.