

The RTB Q4 2024 **New** Tenancies Rent Index

11,793

New tenancies commenced in Q4 2024 and included in sample

Standardised average rents in new tenancies Q4 2024*

National

€1,680

Dublin

€2,177

Outside of Dublin**

€1,354

GDA excl. Dublin***

€1,666

Outside the GDA

€1,301

Standardised average rent for a three bedroom house in new tenancies Q4 2024

National

€1,676

Dublin

€2,453

Outside of Dublin**

€1,360

GDA excl. Dublin***

€1,828

Outside the GDA

€1,300

Year-on-Year rate of change (%) in standardised average rent in new tenancies, Q4 2024

5.5%

National

4.6%

Dublin

6.3%

Outside of Dublin**

5.8%

GDA excl. Dublin***

6.7%

Outside the GDA

Quarter-on-Quarter rate of change (%) in standardised average rent in new tenancies, Q4 2024

-0.7%

National

-1.9%

Dublin

-2.2%

Outside of Dublin**

0.7%

GDA excl. Dublin***

-3.0%

Outside GDA

Highest and lowest standardised average rents in new tenancies, Q4 2024

By county

County Dublin

€2,177
per month

County Donegal

€987
per month

By local electoral area (LEA)

Carndonagh LEA,
Co. Donegal

€819
per month

Stillorgan LEA,
Co. Dublin

€2,708
per month

* 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.

Rents in new tenancies in cities, Q4 2024

Galway City
€1,730

Dublin City
€2,120

Limerick City
€1,600

Cork City
€1,605

Waterford City
€1,225