

The RTB Q4 2023 **New** Tenancies Rent Index

11,895

New tenancies commenced in Q4 2023

Standardised average rents in new tenancies Q4 2023*

National

€1,595

Dublin

€2,098

Outside of Dublin**

€1,280

GDA excl. Dublin***

€1,569

Outside the GDA

€1,225

Standardised average rent for a three bedroom house in new tenancies Q4 2023



National

€1,585

Dublin

€2,327

Outside of Dublin**

€1,298

GDA excl. Dublin***

€1,639

Outside the GDA

€1,244

Year-on-Year rate of change (%) in standardised average rent in new tenancies, Q4 2023

9.1%

National

6.5%

Dublin

12.7%

Outside of Dublin**

9.4%

GDA excl. Dublin***

12.6%

Outside the GDA

Quarter-on-Quarter rate of change (%) in standardised average rent in new tenancies, Q4 2023

-0.1%

National

-0.8%

Dublin

-1.0%

Outside of Dublin**

1.3%

GDA excl. Dublin***

-1.9%

Outside GDA

Highest and lowest standardised average rents in new tenancies, Q4 2023

By county

County Dublin
€2,098
per month

County Leitrim
€907
per month

By local electoral area (LEA)

Birr LEA,
Co. Offaly
€857
per month

Stillorgan LEA,
Co. Dublin
€2,832
per month

Rents in new tenancies in cities, Q4 2023

Galway City
€1,581

Dublin City
€2,030

Limerick City
€1,514

Cork City
€1,532

Waterford City
€1,174

* 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.