



Press Statement

June 2018

National rent inflation slows to 0.4% in Q1 2018 from 1.1% in Q4 2017 according to latest RTB Rent Index

The national standardised average rent for new tenancies in Q1 2018 was €1,060 – up €70 Year on Year

The report, based on 19,879 new and renewed tenancies in Q1 2018 showed that in Dublin the average rent for new tenancies stood at €1,527, in the greater Dublin area (Meath Wicklow & Kildare) it was €1,104; outside of the Greater Dublin Area, new average rents were €791.

According to the Residential Tenancies Board, in the January – March period of 2018 (Q1), the standardised national average rent for new tenancies was €1,060, up from €990 (+€70) one year earlier or up €74 compared with Q1 2008. The figures were contained in the RTB's Quarter 1 2018 Rent Index Report which was published today in conjunction with the Economic and Social Research Institute (ESRI).

The annualised new rent increase nationally is +7.1% with Dublin the highest single region (+7.8%) while outside Dublin the annualised rate is down from Q4 2017: 8% to 6.3% in the GDA (Kildare, Wicklow, Meath) and 7% to 6.6% in outside the GDA. In the larger cities Cork City's year on year change was 3.4% compared to Dublin City, 8.8% and Limerick, 10%.

On a quarter by quarter basis, the report shows that the national rate of rental growth in Q1 2018 versus Q4 2017 was just 0.4%, signalling a moderation of rent inflation. The equivalent quarterly increase was 1.1% in Q4 2017, 2.6% in Q3 2017 and 2.8% in Q4 2017. In Dublin, the quarterly growth rate was 1.0% compared to 1.1% in Q4 2017.

Reflecting the impact of Dublin and the GDA on the overall Index, just four counties in the country have new rent levels above the national average of €1,060. They are Dublin, Kildare, Wicklow and Meath. The standardised average rents in Cork and Galway are also over €1,000.

Regional Comparison

The Greater Dublin Area (excluding Dublin) shows new rents decreased 0.72% compared with the previous quarter, down €8 from €1,112.

Outside Dublin and the GDA (Greater Dublin Area) the standardised average new rent was €791, up just €1 on the previous quarter (€790).

In Cork, new rents are up 3.4% year on year but down on the previous quarter by 0.8% to €1,075.

Commenting on the Rent Index for Q1 2018, Rosalind Carroll, Director of the Residential Tenancies Board said:

“With continuing robust economic and jobs growth through 2017 and in to 2018 significant pressures remain on the private rental market in the first three months of the year. However, while annual growth rates show an increase in Q1 2018, on a quarterly basis we have now seen three consecutive quarters of reduced growth rates both at a national level and in Dublin. We will need to monitor whether this quarterly trend continues during the rest of 2018.

“The figures also show the particular pressures that exist in Dublin and the GDA. The four counties covered by these regional designations are the only ones in the country with new rent averages above the national average of €1,060. Within this, the influence of Dublin is even more noteworthy as it is the only Region (of Dublin, GDA and Outside the GDA) that saw a year on year increase in rent inflation: the other two regions covering the other 25 counties saw the average rate of rental inflation fall.

“Finally, it is worth noting that the Rent Index is based on new tenancies registered each Quarter and therefore does not reflect what is happening within existing tenancies (the ‘base’ effect). Some of the new tenancies will be properties new to the rental market (i.e. not let in the previous 24 months) or may have been subject to substantial change and therefore are exempt from the 4% rent restrictions of the Rent Pressure Zones (RPZs). Further reports and data will provide additional insight in to the impact of the RPZs and their impact on the rental market.”

The report can be accessed [here](#)

-ENDS-

Further Information: Marie McMahon, MKC Communications // marie@mkc.ie // (01) 703 8600
Graham Union, MKC Communications // graham@mkc.ie // (01) 703 8600

NOTES FOR EDITORS

Rental Developments across cities

RTB Rent Index – Irish Cities

	Index Q1 2018	Standardised Average Rent Q1 2018	Standardised Average Rent Q4 2017	Q-o-Q Change (%)	Standardised Average Rent Q1 2017	Y-on-Y Change (%)
Cork City	105	1075	1084	-0.8	1041	3.4
Dublin City	122	1480	1474	0.4	1361	8.8
Galway City	99	1022	1016	0.6	966	5.8
Limerick City	116	844	865	-2.5	768	10.0
Waterford City	89	635	635	0.0	599	6.0

The Residential Tenancies Board and the Rent Index report

The RTB Rent Index is the most accurate and authoritative rent report of its kind on the private accommodation sector in Ireland, as it is based on actual data from all new tenancy agreements registered with the RTB nationally in Q4 this year. This regulatory data is more accurate than any other samples informing other reports or indices.

The Residential Tenancies Board (RTB) is a public body set up to support and develops a well-functioning rental housing sector. Our remit covers both the private rental sector and not-for-profit housing providers also referred to as Approved Housing Bodies. Our role is to regulate the rental sector; provide information to tenants and landlords; maintain a national register of tenancies; resolve disputes between tenants and landlords; conduct research and provide information to inform policy.

Information, education and research

We provide high quality information to tenants and landlords as well as to the general public to help them understand their rights and responsibilities. We also provide accurate and authoritative research and data on the rental sector, such as the RTB Quarterly Rent Index, which allows us to monitor trends in the rental sector and also allows individuals to compare rents in particular locations.

Registrations

All private residential landlords and Approved Housing Bodies are obliged to register their tenancies. A public register is available on our website. The registration of tenancies enables us to collect important data on the sector, and is also a key part of regulating and supporting the sector and ensuring landlords and tenants are aware of their rights and responsibilities.

Dispute resolution services

Since 2004, we have replaced the courts in dealing with the majority of disputes between landlords and tenants through our Dispute Resolution Service. This service offers a choice of resolution types to parties – mediation or adjudication.