

Rental Market Overview Report



Dublin

The Dublin rental market remains highly competitive. Finding a home requires an open mind, preparedness, and quick decision-making. Dwellworks’ services are critical in this market. Consultants maintain area expertise and are skillful guides in navigating this competitive region.

Your consultant will manage your home search and may work with trusted letting agent professionals to tailor home options according to your specific needs and budget. Property availability can change swiftly due to fast demand and turnover. Those interested in a property must be prepared to make quick decisions and have funds, references, and proof of employment readily available.

Considerations	Findings	Comments
Housing Availability	Low	Monthly rental prices have increased there is surplus availability in certain areas
Owner Paid Real Estate Fees	No	Paid for by the landlord
Typical Lease Length	12 Months	
Typical Security Deposit	Low	No provision for security deposit but landlords take first and last month’s rent in advance
Early Termination Clauses	Limited	Can be negotiated, typically after initial 12-month lease term
Negotiation of Lease Terms	Low	Pleanty of people available to take properties with no requests.

Types of Housing – Dublin

Apartments

These are multi-residential units in low or high rise buildings. They range in size from very small studio apartment to units with three bedrooms and 2.5 baths. Some units are classed as “bedsits” where all accommodation is in one room and usually in a renovated house. Apartment buildings tend to have a common entrance shared by all residents.

Advantages

Disadvantages

No maintenance responsibilities.	Limited covered/enclosed parking.
Major appliances provided.	Limited storage.
Recreational amenities may be available.	Pet restrictions.

Townhomes

Townhomes are multi-floor homes that share an adjacent wall with other units but have their own entrances. Townhome style units are popular in Rathmines where fine redbrick Georgian-style townhouses line the broad streets and squares.

Advantages	Disadvantages
Yard (garden) space.	Yard maintenance may be your responsibility.
Garage/covered parking.	Tenant responsible for several utilities.
Some privacy.	Tenant may have to provide major appliances.

Single-Family Homes

Single-Family Homes are free standing residential properties. The majority are traditional in architecture, design, and tend to be small terraced properties. In some neighbourhoods, newer single-family homes have been built over the past 20 years.

Advantages	Disadvantages
Yard (garden) space.	Yard maintenance may be your responsibility.

Major appliances provided.

Tenant responsible for several utilities.

Privacy.

Pet restrictions depending on landlord.

Neighborhoods

Neighbourhood		1BD	2BD	3BD	4BD	5BD
Ballsbridge - Dublin 4	Apartment	€2400	€3400	€3700	N/A	N/A
	House	N/A	N/A	€7000	€5600 - 15000	€20000
Celbridge	Apartment	€1500	€1600	€1700	N/A	N/A
	House	N/A	€1700	€1900	€2400	N/A
Dalkey - South County Dublin	Apartment	€2200	€2600	€3,000	N/A	N/A
	House	N/A	N/A	€4,000	€5,500	€6,800
Dundrum - Dublin 16	Apartment	€2,100	€2400	€2665	N/A	N/A
	House	N/A	N/A	€4000	€3950 - 5500	€4,500
Grand Canal Dock – Dublin 2	Apartment	€2600	€3,600	€3,900	N/A	N/A
	House	N/A	N/A	€3250	N/A	N/A
Howth - North County Dublin	Apartment	€1,600	€2200	€2500	N/A	N/A
	House	N/A	N/A	€3000	€5100	€ 6000
Leixlip	Apartment	€1,500	€1,600	€1,700	N/A	N/A
	House	N/A	N/A	€1,800	€2,200	€2,600
Malahide - North County Dublin	Apartment	€1600	€2200	€2500	N/A	N/A
	House	N/A	N/A	€3075	€4,000	€ 6000
Maynooth	Apartment	€1,500	€1,600	€1,700	N/A	N/A
	House	N/A	€1,900	€2,600	€3,000	N/A
Portobello - Dublin 8	Apartment	€2300	€2500	€2750	N/A	N/A
	House	N/A	N/A	€3,000	€3900	€5,500
Ranelagh - Dublin 6	Apartment	€2000	€2700	€3300	N/A	N/A
	House	N/A	N/A	€4600	€4750-9000	€ 10,000.00
Rathmines – Dublin 6	Apartment	€2100	€2400	€2750	N/A	N/A
	House	N/A	N/A	€4300	€8800 - 12000	€10000
Sandymount - Dublin 4	Apartment	€2,100	€2,700	€3177	N/A	N/A
	House	N/A	N/A	€6500	€7000	€8000
Smithfield - Dublin 7	Apartment	€2000	€2600	€3000	N/A	N/A

	House	N/A	N/A	€3,000	€ 3,750.00	N/A
Citywest	Apartment	€1700	€1950+	N/A	N/A	N/A
	House	N/A	N/A	€2400	€2500	N/A