What this home can let for

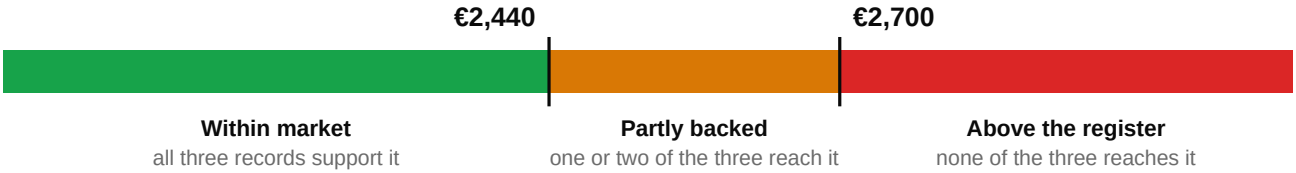
, Glasheen, Cork, Co. Cork, · Cork City South West

152 m² | BER C | 4-bed house

€2,440 to €2,700 a month

Market rent for this home from the RTB Rent Register. Where you set it in this range is your call.

All three records in the notice support €2,440; at least one reaches €2,700.



€2,440: all three records cited in the notice support it, each recomputed for your 152 m² and BER C (152 m² C1 €2,775 → €2,705; 150 m² C2 €2,500 → €2,516; 160 m² C €2,500 → €2,447). From €2,440 to €2,700 fewer records back the rent as it rises: RT-0726-... up to €2,705, RT-0326-... up to €2,516, RT-0826-... up to €2,447. The notice still shows all three, lower ones included. The upper quarter of the 9 close matches begins at €2,970, carried by 138 m² C €3,600 → €3,755; 140 m² C1 €3,000 → €3,030; 141 m² C3 €2,805 → €2,975; to set a figure there the notice cites those three instead. Appendix A marks both sets. Above €2,700: no close match; 5 records in the wider set recompute higher (€3,211 to €3,962) but are further from your home in BER, size or date (Appendix A says why for each).

Typical similar home here: €2,650, the middle of the 24 in the comparable set; 14 of them recompute lower than €2,700. A home let empty and in good order is normally priced in the upper part of that set, which is where €2,700 sits.

80 returned by the register → 40 began in the last 12 months (rent still as first set) → 34 BER within 3 grades → 26 BER on the register → 24 not far below the local median → 3 chosen. Every one of the 80 is listed in Appendix A with the reason it is in or out.

WHY MARKET RENT APPLIES HERE

No tenancy in the last 2 years

The rent increase restriction does not apply to this letting (Part D of the notice, ticked for you).

The rent must still not be above market rent, which the three records show.

Always

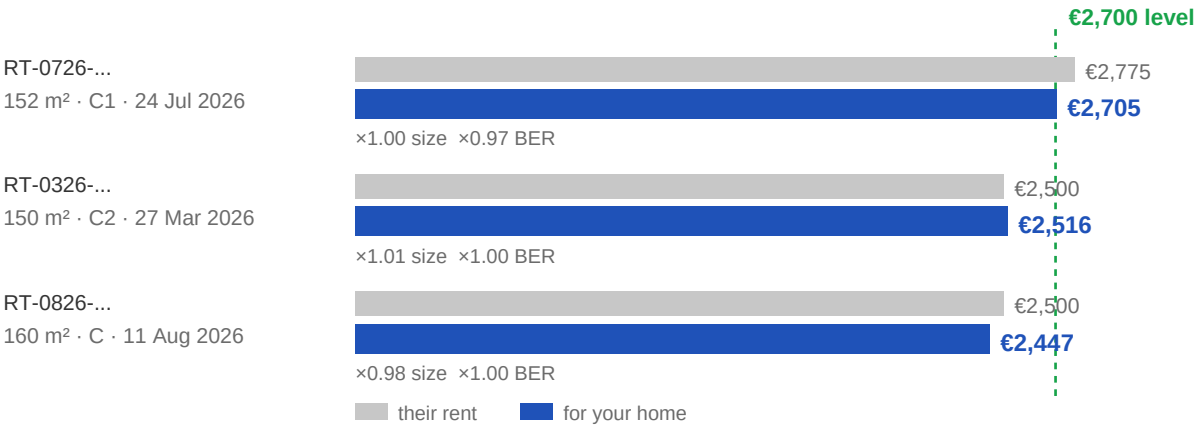
Never above market rent (s.19).

Three register records go in the rent setting notice.

Keep the register printout with it.

How we got there

1. THE THREE CITED: THE CLOSEST LETTINGS TO YOUR HOME, RECOMPUTED FOR 152 M², BER C



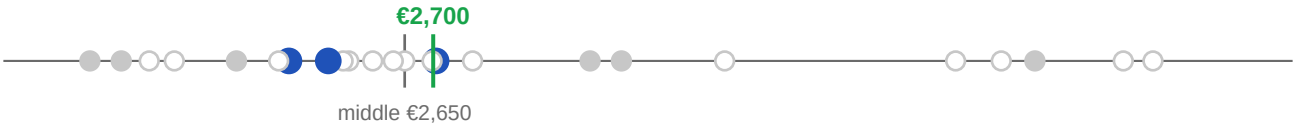
€2,700 is inside the range of these three once recomputed, held at the upper quarter of the close matches; the upper quarter of the 9 close matches begins higher, at €2,970 (section 2).

RT-0726-... : 152 m², the same as yours, so no size adjustment. BER C1 is 1 grade better than your C; at about 3% per grade, ×0.97. €2,775 × 1.00 × 0.97 = €2,705.

RT-0326-... : 150 m² is 1% smaller than your 152 m²; at about 4% of rent per 10% of floor area that is ×1.01. BER C2, the same grade as yours. €2,500 × 1.01 × 1.00 = €2,516.

RT-0826-... : 160 m² is 5% larger than your 152 m²; at about 4% of rent per 10% of floor area that is ×0.98. BER C, the same grade as yours. €2,500 × 0.98 × 1.00 = €2,447.

2. WHERE €2,700 SITS AMONG ALL 24 COMPARABLE HOMES (9 CLOSE ENOUGH TO CITE)

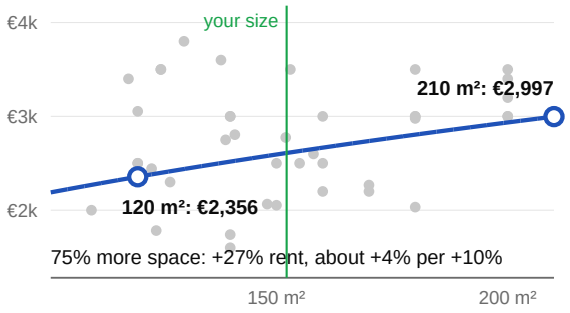


14 of 24 recompute lower, 10 at or above; the middle of the set is €2,650. Blue dots: the three cited; grey: close enough to cite; hollow: in the set but not close enough. Of the 24, 9 are close enough to cite in a notice (size within about 15%, BER within two grades, recent, little recomputing needed); the rest are in the set and in Appendix A with the reason they were not cited. Left out of the set altogether: tenancies that began over 12 months ago (their rent may have been reviewed since), more than 35% off your size, a different number of bedrooms, no BER on the register or 3 BER grades away, rents under 65% of the local median.

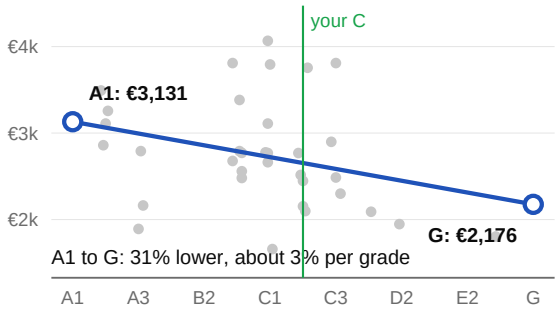
3. WHERE THE 4% AND 3% COME FROM: 41 LETTINGS OF HOUSES IN CORK CITY SOUTH WEST

A line drawn through 41 registered lettings of houses (all bedroom counts) in Cork City South West: how rent changes with floor area, and, with every home brought to your size, with BER grade. Its slope gives the two percentages. The RTB publishes no such multipliers, so a tenant may read the three rents as they stand; that is why the three cited are records that need little recomputing.

Rent by floor area



Rent by BER, every home brought to 152 m²



Grey dots: the 41 lettings listed below, all in Appendix A. Blue line: the best fit; each of the three records above is moved along it to your size and grade.

RT-0726-...	RT-0326-...	RT-0826-...	RT-0826-...	RT-0926-...	RT-0826-...	RT-0926-...	RT-0326-...	RT-0925-...
RT-0526-...	RT-0726-...	RT-0926-...	RT-0626-...	RT-0326-...	RT-0326-...	RT-0826-...	RT-0826-...	RT-0326-...
RT-0526-...	RT-1125-...	RT-0826-...	RT-0426-...	RT-0326-...	RT-0226-...	RT-0126-...	RT-0226-...	RT-0825-...
RT-0826-...	RT-1125-...	RT-0426-...	RT-0726-...	RT-0726-...	RT-0726-...	RT-0826-...	RT-0626-...	RT-0226-...
RT-0226-...	RT-0825-...	RT-0326-...	RT-0526-...	RT-1125-...				

Into the RTB form

Notice of Rent Setting (rtb.ie). A copy with these fields already filled is the next file in this pack; blank boxes are yours to fill when you let.

Part A · Dwelling		
2. Address	**, Glasheen, Cork, Co. Cork,**	
3. Eircode		
6. Tenancy start date		you fill in
7. Floor area	**152 m²**	
8. BER	**C, cert**	

Part B · Rent		
10. New rent	**€2,700 a month**	
15. Date signed and served		you fill in
16. Rule applied	**Exemption from rent increase restrictions (market rent)**	
17. RTB Rent Calculator	**Not applicable**	

Part C · Comparable dwellings		
1. RT number · rent	RT-0726-...	**· €2,775**
2. RT number · rent	RT-0326-...	**· €2,500**
3. RT number · rent	RT-0826-...	**· €2,500**

Part D · Why market rent applies	
20. Reason	**No tenancy in the last 2 years**

Part E · Attached	
a	**RTB Rent Register results, refs , , , , , ,**
b	**BER certificate**

Part F · Landlord		
23. Name		you fill in
29. Signature		you fill in

IF AN APPLICANT ASKS HOW THE RENT WAS SET

> “Rent is set with reference to the RTB Rent Register: three registered 4-bed houses in Cork City South West let at €2,500 to €2,775 a month for 150 to 160 m². This house is 152 m², BER C.”

Prepared by Avlas Digital from the RTB Rent Register on 24 Sept 2026; the register rows are the evidence, the recomputation is our reading of them. The RTB publishes no size or BER multipliers.

DATES THAT MATTER

A few days before you let	This report is dated 24 Sept 2026. If the tenancy starts more than two weeks later, refresh it first: the register changes every week, and the three records must hold on the day the rent is set. One refresh is free at rentprices.ie/account, later ones cost 1 credit.
Day the tenancy starts	Notice of Rent Setting to the tenant, with the three RT numbers and Part D filled (s.12(1)(i)).
Within 1 month of the start	The same notice to the RTB Service Centre (s.12(6)), and register the tenancy with this rent. Miss either and the RTB writes twice, then issues a €100 fixed payment notice.
Keep together	This report, the register printout (refs , , , ,), BER certificate , the served notice and proof of service.
Any time	A sitting tenant may refer a rent they believe is above market rent to the RTB (s.19); there is no 28-day cut-off for a new letting, so the three records must hold for the whole tenancy.

IF THE RENT IS DISPUTED

What you bring

The three RT numbers with the rents as registered, plus the recomputation on page 2 showing each supports the figure.

Appendix A: every record the register returned and why it is in or out, so nothing looks picked to fit.

What an adjudicator weighs

How similar the three are in size, bedrooms, BER and area, and how recent.

Whether the tenant has three of their own that are closer and cheaper. The middle of the comparable set (page 1) is where a decision tends to land.

The RTB Rent Register returned 80 records to 6 searches on 24 Sept 2026 (search references , , , , ,). Each search is one set of filters on rtb.ie (area, dwelling type, bedrooms, BER, floor area); the reference is on its results page. The register shows at most 30 results per search, so this is every record those searches surfaced, not every tenancy in the area.

Where the searches went, and why. Ring 1, your own electoral area: Cork City South West (Cork City), 6 searches, 180 records.

Your home: 4-bed house, 152 m², BER C, Cork City South West. Each record was held against it in the order of the groups below; a record is grouped by the first reason that applies, and every other reason it fails is listed after it. Red cells mark the values that put it outside the comparable set. † marks a record just outside the fence (a few m², one BER grade or one month over). Blank cells are blank on the register itself. Dates marked * are the earlier of the register's start date and the month in the RT number of an annual registration.

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
Chosen three (3)										
RT-0826-...	Cork City South West	Ballincollig	House	4	C	160	€2,500	11 Aug 2026	New	one of the three closest homes, cited in the notice: €2,447 for your home
RT-0726-...	Cork City South West	Bishopstown E	House	4	C1	152	€2,775	24 Jul 2026	New	one of the three closest homes, cited in the notice: €2,705 for your home
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	150	€2,500	27 Mar 2026	New	one of the three closest homes, cited in the notice: €2,516 for your home
In the comparable set (21)										
RT-0926-...	Cork City South West		House	4	C	138	€3,600	9 Sept 2026	New	supports €2,970, the upper quarter: 138 m², 9% smaller
RT-0926-...	Cork City South West	Bishopstown D	House	4	C1	140	€3,000	2 Sept 2026	New	supports €2,970, the upper quarter: 140 m², 8% smaller
RT-0826-...	Cork City South West	Glasheen C	House	4	C3	141	€2,805	1 Sept 2026	New	supports €2,970, the upper quarter: 141 m², 7% smaller, recomputed up 6%
RT-0826-...	Cork City South West	Glasheen B	House	4	B3	120	€3,054	20 Aug 2026	New	€3,211 for your home, but not close enough to cite: 120 m², 21% smaller, recomputed up 5%; RT-0726-... (152 m², C1) is closer on size
RT-0826-...	Cork City South West	Bishopstown C	House	4	B3	125	€3,500	19 Aug 2026	New	€3,616 for your home, but not close enough to cite: 125 m², 18% smaller, BER B3, 1 letter better; RT-0726-... (152 m², C1) is closer on size
RT-0826-...	Cork City South West	Ballincollig	House	4	C1	120	€2,500	5 Aug 2026	New	not close enough to cite: 120 m², 21% smaller, recomputed up 8%; RT-0726-... (152 m², C1) is closer on size
RT-0826-...	Cork City South West	Bishopstown D	House	4	C2	170	€2,200	16 Jul 2026	New	close match: 170 m², 12% larger, recomputed down 5%
RT-0926-...	Cork City South West	Bishopstown A	House	4	C1	130	€3,800	10 Jul 2026	New	€3,962 for your home, but not close enough to cite: 130 m², 15% smaller; RT-0726-... (152 m², C1) is closer on size
RT-0726-...	Cork City South West	Ballincollig	House	4	C2	120	€2,500	26 Jun 2026	New	€2,769 for your home, but not close enough to cite: 120 m², 21% smaller, recomputed up 11%; RT-0726-... (152 m², C1) is closer on size
RT-0626-...	Cork City South West	Ballincollig	House	4	C3	127	€2,300	26 Jun 2026	New	not close enough to cite: 127 m², 17% smaller, recomputed up 11%; RT-0326-... (150 m², C2) is closer on size
RT-0526-...	Cork City South West	Ballincollig	House	4	B3	158	€2,600	1 Apr 2026	New	not close enough to cite: began 6 months ago, recomputed down 7%; RT-0826-... (160 m², C) is closer on date
RT-0326-...	Cork City South West	Ballincollig	House	4	B3	155	€2,500	13 Mar 2026	New	close match: began 6 months ago, recomputed down 6%
RT-0326-...	Cork City South West	Glasheen C	House	4	B3	123	€2,443	13 Mar 2026	New	not close enough to cite: 123 m², 19% smaller, began 6 months ago; RT-0326-... (150 m², C2) is closer on size
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	160	€2,200	2 Mar 2026	New	close match: began 7 months ago, 160 m², 5% larger
RT-0426-...	Cork City South West	Bishopstown D	House	4	B3	180	€2,978	1 Mar 2026	New	not close enough to cite: 180 m², 18% larger, recomputed down 12%; RT-0726-... (152 m², C1) is closer on size

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0326-...	Cork City South West	Glasheen A	House	4	C3	125	€3,500	25 Feb 2026	New	€3,910 for your home, but not close enough to cite: 125 m², 18% smaller, recomputed up 12%; RT-0726-... (152 m², C1) is closer on size
RT-0226-...	Cork City South West	Ovens	House	4	B3	180	€3,000	3 Feb 2026	New	not close enough to cite: 180 m², 18% larger, recomputed down 12%; RT-0726-... (152 m², C1) is closer on size
RT-0226-...	Cork City South West	Ovens	House	4	C1	120	€2,404	21 Jan 2026	New	not close enough to cite: 120 m², 21% smaller, began 8 months ago; RT-0326-... (150 m², C2) is closer on size
RT-0126-...	Cork City South West	Ballincollig	House	4	C1	118	€3,400	1 Jan 2026	New	€3,696 for your home, but not close enough to cite: 118 m², 22% smaller, began 9 months ago; RT-0726-... (152 m², C1) is closer on size
RT-0925-...	Cork City South West	Bishopstown E	House	4	D1	148	€2,065	1 Oct 2025	New	not close enough to cite: began 12 months ago, recomputed up 7%; RT-0826-... (160 m², C) is closer on date
RT-1025-...	Cork City South West	Bishopstown C	House	4	D2	156	€2,100	Oct 2025*	Annual	not close enough to cite: began 12 months ago, recomputed up 7%; RT-0826-... (160 m², C) is closer on date
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (40)										
RT-0526-...	Cork City South West	Bishopstown E	House	4	**A3**	180	€2,033	**22 Sept 2025**	New	began 12 months ago, rent may have changed since; BER A3, 5 grades from C
RT-0925-...	Cork City South West	Bishopstown B	House	4	C1	140	€2,550	**Aug 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...	Cork City South West	Bishopstown E	House	4	C3	125	€2,385	**Aug 2025***	Annual	began 13 months ago, rent may have changed since
RT-0825-...	Cork City South West	Bishopstown E	House	4	C3	110	€2,000	**16 Aug 2025**	New	began 13 months ago, rent may have changed since
RT-0825-...	Cork City South West	Inishkenny	House	4	**A2**	153	€3,500	**8 Aug 2025**	New	began 14 months ago, rent may have changed since; BER A2, 6 grades from C
RT-0825-...	Cork City South West	Bishopstown C	House	4	C2	141	€3,075	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-0825-...	Cork City South West	Ballincollig	House	4	C	140	€2,128	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-0925-...	Cork City South West	Lehenagh	House	4	**—**	150	€2,750	**Jul 2025***	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one
RT-0725-...	Cork City South West	Glasheen C	House	4	**—**	185	€3,250	**Jul 2025***	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one
RT-0725-...	Cork City South West	Bishopstown C	House	4	C1	147	€2,070	**Jun 2025***	Annual	began 15 months ago, rent may have changed since
RT-0625-...	Cork City South West	Ballincollig	House	4	B3	125	€1,971	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	Cork City South West	Ballincollig	House	4	B2	160	€1,835	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0425-...	Cork City South West	Ovens	House	4	C1	114	€1,834	**Apr 2025***	Annual	began 18 months ago, rent may have changed since
RT-0425-...	Cork City South West	Ballincollig	House	4	C3	120	**€1,700**	**Mar 2025***	Annual	began 19 months ago, rent may have changed since; €1,700, under 65% of median €2,650
RT-0325-...	Cork City South West	Ballincollig	House	4	**A3**	158	€3,468	**Mar 2025***	Annual	began 19 months ago, rent may have changed since; BER A3, 5 grades from C
RT-0225-...	Cork City South West	Ballincollig	House	4	C3	112	€1,914	**Jan 2025***	Annual	began 20 months ago, rent may have changed since
RT-0326-...	Cork City South West	Ballincollig	House	4	C2	120	**€1,200**	**Jan 2025***	Annual	began 21 months ago, rent may have changed since; €1,200, under 65% of median €2,650
RT-0125-...	Cork City South West	Ballincollig	House	4	C3	180	€2,300	**Jan 2025***	Annual	began 21 months ago, rent may have changed since
RT-1224-...	Cork City South West	Inishkenny	House	4	C2	110	€2,400	**Dec 2024***	Annual	began 22 months ago, rent may have changed since
RT-1124-...	Cork City South West	Bishopstown C	House	4	B3	200	€1,876	**Nov 2024***	Annual	began 23 months ago, rent may have changed since
RT-1124-...	Cork City South West	Bishopstown C	House	4	B2	200	€2,081	**Nov 2024***	Annual	began 23 months ago, rent may have changed since
RT-0722-...	Cork City South West	Bishopstown E	House	4	D2	120	€1,830	**Jul 2022***	Annual	began 51 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0522-...	Cork City South West	Bishopstown C	House	4	D2	118	€1,634	May 2022*	Annual	began 53 months ago, rent may have changed since; €1,634, under 65% of median €2,650
RT-0820-...	Cork City South West	Ballincollig	House	4	—	180	€1,000	Aug 2020*	Annual	began 74 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one; €1,000, under 65% of median €2,650
RT-0520-...	Cork City South West	Ballincollig	House	4	—	151	€2,100	May 2020*	Annual	began 77 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one
RT-1219-...	Cork City South West	Lehenagh	House	4	C2	150	€1,128	Dec 2019*	Annual	began 82 months ago, rent may have changed since; €1,128, under 65% of median €2,650
RT-1219-...	Cork City South West	Bishopstown E	House	4	C1	121	€1,512	Dec 2019*	Annual	began 82 months ago, rent may have changed since; €1,512, under 65% of median €2,650
RT-1119-...	Cork City South West	Inishkenny	House	4	C3	111	€1,430	Nov 2019*	Annual	began 83 months ago, rent may have changed since; €1,430, under 65% of median €2,650
RT-1019-...	Cork City South West	Bishopstown B	House	5	C3	190	€1,516	Oct 2019*	Annual	began 84 months ago, rent may have changed since; 5 bedrooms against 4; €1,516, under 65% of median €2,650
RT-0619-...	Cork City South West	Inishkenny	House	4	C3	120	€1,500	Jun 2019*	Annual	began 88 months ago, rent may have changed since; €1,500, under 65% of median €2,650
RT-0619-...	Cork City South West	Ballincollig	House	4	D2	119	€1,827	Jun 2019*	Annual	began 88 months ago, rent may have changed since
RT-0219-...	Cork City South West	Inishkenny	House	4	C1	131	€1,900	Feb 2019*	Annual	began 92 months ago, rent may have changed since
RT-0119-...	Cork City South West	Ballincollig	House	4	C2	113	€1,300	Jan 2019*	Annual	began 93 months ago, rent may have changed since; €1,300, under 65% of median €2,650
RT-0119-...	Cork City South West	Glasheen C	House	4	E2	120	€1,956	Jan 2019*	Annual	began 93 months ago, rent may have changed since; BER E2, 5 grades from C
RT-1218-...	Cork City South West	Inishkenny	House	4	C1	150	€1,380	Dec 2018*	Annual	began 94 months ago, rent may have changed since; €1,380, under 65% of median €2,650
RT-1118-...	Cork City South West	Ballincollig	House	4	—	145	€1,692	Nov 2018*	Annual	began 95 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one; €1,692, under 65% of median €2,650
RT-1018-...	Cork City South West	Bishopstown C	House	4	C2	120	€1,860	Oct 2018*	Annual	began 96 months ago, rent may have changed since
RT-1018-...	Cork City South West	Ballincollig	House	4	—	167	€1,632	Oct 2018*	Annual	began 96 months ago, rent may have changed since; no BER on the register; yours is C and enough records have one; €1,632, under 65% of median €2,650
RT-1018-...	Cork City South West	Glasheen B	House	4	F	140	€1,840	Oct 2018*	Annual	began 96 months ago, rent may have changed since; BER F, 6 grades from C
RT-0918-...	Cork City South West	Inishkenny	House	4	E2	125	€1,330	Sept 2018*	Annual	began 97 months ago, rent may have changed since; BER E2, 5 grades from C; €1,330, under 65% of median €2,650
Left out: BER more than 3 grades away (6)										
RT-0826-...	Cork City South West	Bishopstown E	House	4	F	140	€1,740	21 Aug 2026	New	BER F, 6 grades from C; €1,740, under 65% of median €2,650
RT-0626-...	Cork City South West	Ballincollig	House	4	A3	180	€3,000	23 Jun 2026	New	BER A3, 5 grades from C
RT-0426-...	Cork City South West	Inishkenny	House	4	A2	140	€3,000	1 Apr 2026	New	BER A2, 6 grades from C
RT-0326-...	Cork City South West	Ballincollig	House	4	A2	139	€2,750	4 Mar 2026	New	BER A2, 6 grades from C
RT-0226-...	Cork City South West	Ballincollig	House	4	A3	170	€2,268	3 Feb 2026	New	BER A3, 5 grades from C
RT-1125-...	Cork City South West	Ballincollig	House	4	A2	180	€3,500	10 Oct 2025	New	BER A2, 6 grades from C
Left out: no BER on the register while yours is known, and enough records have one (8)										

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0826-...	Cork City South West		House	4	—	200	€3,500	1 Aug 2026	New	no BER on the register; yours is C and enough records have one
RT-0726-...	Cork City South West	Bishopstown C	House	4	—	200	€3,000	12 Jul 2026	New	no BER on the register; yours is C and enough records have one
RT-0726-...	Cork City South West	Glasheen A	House	4	—	200	€3,400	12 Jul 2026	New	no BER on the register; yours is C and enough records have one
RT-0726-...	Cork City South West	Glasheen C	House	4	—	200	€3,000	1 Jul 2026	New	no BER on the register; yours is C and enough records have one
RT-0226-...	Cork City South West	Bishopstown C	House	4	—	200	€3,200	1 Mar 2026	New	no BER on the register; yours is C and enough records have one
RT-0526-...	Cork City South West	Bishopstown C	House	4	—	160	€3,000	26 Feb 2026	New	no BER on the register; yours is C and enough records have one
RT-1125-...	Cork City South West	Bishopstown B	House	4	—	150	€2,053	1 Nov 2025	New	no BER on the register; yours is C and enough records have one
RT-1025-...	Cork City South West	Ballincollig	House	4	—	150	€2,500	Oct 2025*	Annual	no BER on the register; yours is C and enough records have one
Left out: rent under 65% of the local median (HAP, social or family lettings), or a block of four or more lettings at one rent well below the rest (cost-rental or social scheme) (2)										
RT-0326-...	Cork City South West	Ballincollig	House	4	C1	140	**€1,600**	20 Feb 2026	New	€1,600, under 65% of median €2,650
RT-1125-...	Cork City South West	Bishopstown C	House	4	D2	124	**€1,783**	1 Nov 2025	New	€1,783, under 65% of median €2,650

Groups follow the order the fence is applied: age first (a tenancy that began over 12 months ago may have had its rent reviewed since, and the register shows only today's rent, so only the last 12 months count, whether the record is a new or an annual registration), then time, floor area and rent on record, size, bedrooms (exactly yours), BER, rents far below the local median, and other areas when your own had enough. Colours: green = in the set, red = every failing value. † = just outside the fence.