What this home can let for

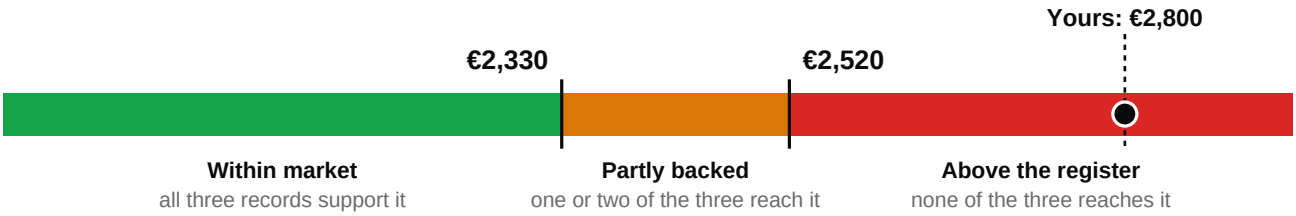
, The Tramyard, Inchicore Dublin 8, · South West Inner City

61 m² | BER C2 | 2-bed apartment

€2,330 to €2,520 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 €2,330; at least one reaches €2,520.



€2,330: all three records cited in the notice support it, each recomputed for your 61 m² and BER C2 (62 m² C3 €2,500 → €2,520; 60 m² C2 €2,395 → €2,413; 62 m² C2 €2,350 → €2,336). From €2,330 to €2,520 fewer records back the rent as it rises: RT-0826-... up to €2,520, RT-0726-... up to €2,413, RT-0826-... up to €2,336. The notice still shows all three, lower ones included. Above €2,520: no close match; 11 records in the wider set recompute higher (€2,535 to €2,818) but are further from your home in BER, size or date (Appendix A says why for each).

Typical similar home here: €2,380, the middle of the 64 in the comparable set; 45 of them recompute lower than €2,500. A home let empty and in good order is normally priced in the upper part of that set, which is where €2,500 sits.

144 returned by the register → 66 began in the last 12 months (rent still as first set) → 64 not far below the local median → 3 chosen. Every one of the 144 is listed in Appendix A with the reason it is in or out.

Above the register

Your €2,800 is €280 a month above the highest of the three records cited in the notice (€2,520): none of them recomputes to it. To hold €2,800, get a letting agent's written valuation at that figure before you serve; otherwise set €2,520 or €2,330 and let the three records carry it.

WHY MARKET RENT APPLIES HERE

The previous tenant ended the tenancy

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.

The previous tenancy paid €1,650, set 1 Aug 2022: 34% below today's register. The jump is lawful for this reason, and the old rent goes in items 12 to 14 so it is explained, not blank.

Always

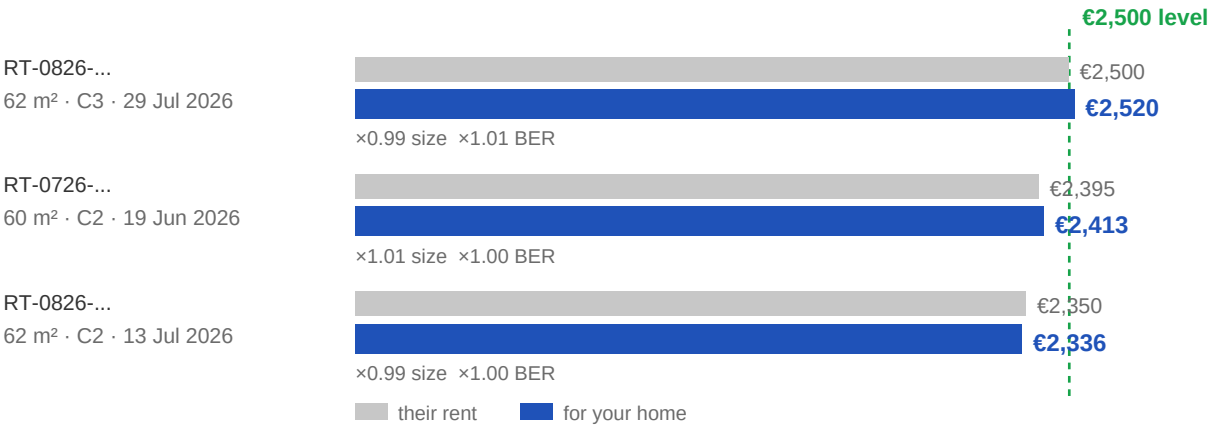
Never above market rent (s.19).

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 61 M², BER C2



€2,500 is inside the range of these three once recomputed, held at the upper quarter of the close matches, and also where the upper quarter of the 25 close matches begins (section 2).

RT-0826-... : 62 m² is 1% larger than your 61 m²; at about 4% of rent per 10% of floor area that is ×0.99. BER C3 is 1 grade worse than your C2; at about 1% per grade, ×1.01. €2,500 × 0.99 × 1.01 = €2,520.

RT-0726-... : 60 m² is 2% smaller than your 61 m²; at about 4% of rent per 10% of floor area that is ×1.01. BER C2, the same grade as yours. €2,395 × 1.01 × 1.00 = €2,413.

RT-0826-... : 62 m² is 1% larger than your 61 m²; at about 4% of rent per 10% of floor area that is ×0.99. BER C2, the same grade as yours. €2,350 × 0.99 × 1.00 = €2,336.

2. WHERE €2,500 SITS AMONG ALL 64 COMPARABLE HOMES (25 CLOSE ENOUGH TO CITE)

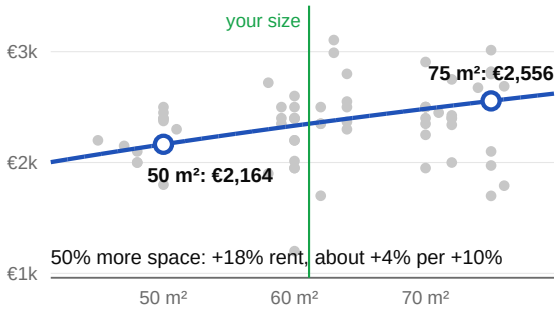


45 of 64 recompute lower, 19 at or above; the middle of the set is €2,380. Blue dots: the three cited; grey: close enough to cite; hollow: in the set but not close enough. Of the 64, 25 are close enough to cite in a notice (size within about 15%, BER within two grades, recent, little recomputing needed); 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.

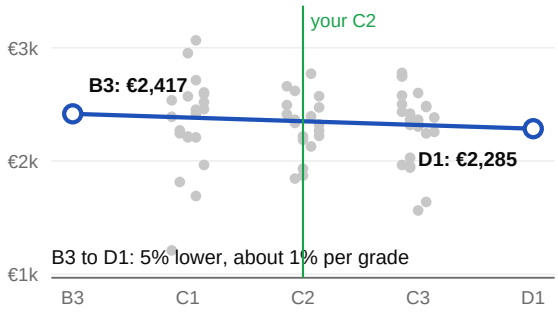
3. WHERE THE 4% AND 1% COME FROM: 64 LETTINGS OF APARTMENTS IN SOUTH WEST INNER CITY

A line drawn through 64 registered lettings of apartments (all bedroom counts) in South West Inner City: 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 61 m²



Grey dots: the 64 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-0826-...	RT-0526-...	RT-0826-...	RT-0426-...	RT-0726-...	RT-0826-...	RT-0426-...	RT-0626-...
RT-0526-...	RT-0526-...	RT-0126-...	RT-0926-...	RT-0626-...	RT-0926-...	RT-0626-...	RT-0326-...	RT-0826-...
RT-0826-...	RT-0626-...	RT-0626-...	RT-0926-...	RT-0326-...	RT-0526-...	RT-0626-...	RT-0226-...	RT-0426-...
RT-0426-...	RT-0826-...	RT-0626-...	RT-0726-...	RT-0226-...	RT-0726-...	RT-0126-...	RT-0326-...	RT-0126-...
RT-0226-...	RT-0326-...	RT-0826-...	RT-0426-...	RT-1125-...	RT-0926-...	RT-1225-...	RT-0826-...	RT-1125-...
RT-0926-...	RT-0926-...	RT-0626-...	RT-0526-...	RT-0626-...	RT-0526-...	RT-0226-...	RT-0326-...	RT-0726-...
RT-0626-...	RT-0226-...	RT-0326-...	RT-0426-...	RT-0326-...	RT-0326-...	RT-0326-...	RT-0126-...	RT-1225-...
RT-1225-...								

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	, The Tramyard, Inchicore Dublin 8,
3. Eircode	
6. Tenancy start date	you fill in
7. Floor area	**61 m²**
8. BER	**C2, cert**

Part B · Rent	
10. New rent	**€2,500 a month (not your €2,800: above the register)**
12. Last rent	**€1,650 a month**
14. Date last rent was set	**1 Aug 2022**
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-0826-...	**· €2,500**
2. RT number · rent	RT-0726-...	**· €2,395**
3. RT number · rent	RT-0826-...	**· €2,350**

Part D · Why market rent applies	
20. Reason	**The previous tenant ended the tenancy**

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

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 144 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: South West Inner City (Dublin City), 6 searches, 180 records.

Your home: 2-bed apartment, 61 m², BER C2, South West Inner City. 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-...	South West Inner City	Ushers A	Apartment	2	C3	62	€2,500	29 Jul 2026	New	one of the three closest homes, cited in the notice: €2,520 for your home
RT-0826-...	South West Inner City	Phoenix Park	Apartment	2	C2	62	€2,350	13 Jul 2026	New	one of the three closest homes, cited in the notice: €2,336 for your home
RT-0726-...	South West Inner City	Kilmainham B	Apartment	2	C2	60	€2,395	19 Jun 2026	New	one of the three closest homes, cited in the notice: €2,413 for your home
In the comparable set (61)										
RT-0926-...	South West Inner City	Merchants Quay F	Apartment	2	C3	59	€2,350	14 Sept 2026	New	close match: a similar home
RT-0926-...	South West Inner City	Ushers A	Apartment	2	C3	48	€2,100	7 Sept 2026	New	not close enough to cite: 48 m², 21% smaller, recomputed up 12%; RT-0826-... (62 m², C2) is closer on size
RT-0926-...	South West Inner City	Merchants Quay C	Apartment	2	C1	63	€2,990	1 Sept 2026	New	supports €2,500, the upper quarter: a similar home
RT-0826-...	South West Inner City	Kilmainham B	Apartment	2	C2	70	€2,500	18 Aug 2026	New	not close enough to cite: 70 m², 15% larger, recomputed down 5%; RT-0826-... (62 m², C2) is closer on size
RT-0926-...	South West Inner City	Ushers E	Apartment	2	C3	58	€1,900	16 Aug 2026	New	close match: 58 m², 5% smaller
RT-0826-...	South West Inner City	Ushers C	Apartment	2	C3	51	€2,300	14 Aug 2026	New	€2,512 for your home, but not close enough to cite: 51 m², 17% smaller, recomputed up 9%; RT-0826-... (62 m², C3) is closer on size
RT-0926-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,600	14 Aug 2026	New	not close enough to cite: 75 m², 23% larger, recomputed down 9%; RT-0826-... (62 m², C2) is closer on size
RT-0826-...	South West Inner City	Merchants Quay C	Apartment	2	C2	75	€3,014	12 Aug 2026	New	€2,771 for your home, but not close enough to cite: 75 m², 23% larger, recomputed down 8%; RT-0826-... (62 m², C3) is closer on size
RT-0826-...	South West Inner City	Kilmainham B	Apartment	2	C	47	€2,150	7 Aug 2026	New	not close enough to cite: 47 m², 23% smaller, recomputed up 11%; RT-0726-... (60 m², C2) is closer on size
RT-0826-...	South West Inner City	Kilmainham C	Apartment	2	C3	70	€2,500	22 Jul 2026	New	not close enough to cite: 70 m², 15% larger; RT-0726-... (60 m², C2) is closer on size
RT-0826-...	South West Inner City		Apartment	2	C1	64	€2,500	22 Jul 2026	New	close match: 64 m², 5% larger
RT-0726-...	South West Inner City	Kilmainham C	Apartment	2	C1	48	€2,000	16 Jul 2026	New	not close enough to cite: 48 m², 21% smaller, recomputed up 9%; RT-0826-... (62 m², C2) is closer on size
RT-0726-...	South West Inner City	Ushers B	Apartment	2	C1	48	€2,000	10 Jul 2026	New	not close enough to cite: 48 m², 21% smaller, recomputed up 9%; RT-0826-... (62 m², C2) is closer on size
RT-0726-...	South West Inner City	Kilmainham B	Apartment	2	C3	64	€2,550	1 Jul 2026	New	supports €2,500, the upper quarter: 64 m², 5% larger
RT-0626-...	South West Inner City	Merchants Quay C	Apartment	2	C1	63	€3,105	27 Jun 2026	New	close match, supports €3,024 for your home
RT-0626-...	South West Inner City	Kilmainham B	Apartment	2	C2	74	€2,675	26 Jun 2026	New	not close enough to cite: 74 m², 21% larger, recomputed down 8%; RT-0826-... (62 m², C3) is closer on size

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0726-...	South West Inner City	Merchants Quay B	Apartment	2	C2	50	€2,450	25 Jun 2026	New	€2,660 for your home, but not close enough to cite: 50 m², 18% smaller, recomputed up 9%; RT-0826-... (62 m², C3) is closer on size
RT-0926-...	South West Inner City	Merchants Quay A	Apartment	2	C1	72	€2,400	23 Jun 2026	New	not close enough to cite: 72 m², 18% larger, recomputed down 8%; RT-0826-... (62 m², C2) is closer on size
RT-0626-...	South West Inner City	Merchants Quay C	Apartment	2	C1	75	€2,820	23 Jun 2026	New	€2,557 for your home, but not close enough to cite: 75 m², 23% larger, recomputed down 9%; RT-0826-... (62 m², C3) is closer on size
RT-0626-...	South West Inner City	Ushers B	Apartment	2	C2	72	€2,425	22 Jun 2026	New	not close enough to cite: 72 m², 18% larger, recomputed down 7%; RT-0826-... (62 m², C2) is closer on size
RT-0626-...	South West Inner City	Merchants Quay B	Apartment	2	C1	50	€2,400	21 Jun 2026	New	€2,570 for your home, but not close enough to cite: 50 m², 18% smaller, recomputed up 7%; RT-0826-... (62 m², C3) is closer on size
RT-0626-...	South West Inner City	Merchants Quay A	Apartment	2	C3	59	€2,400	5 Jun 2026	New	close match: began 4 months ago
RT-0626-...	South West Inner City	Merchants Quay C	Apartment	2	C1	72	€2,750	2 Jun 2026	New	€2,535 for your home, but not close enough to cite: 72 m², 18% larger, recomputed down 8%; RT-0826-... (62 m², C3) is closer on size
RT-0626-...	South West Inner City	Merchants Quay B	Apartment	2	C3	64	€2,300	1 Jun 2026	New	close match: 64 m², 5% larger, began 4 months ago
RT-0626-...	South West Inner City	Phoenix Park	Apartment	2	C1	60	€2,400	31 May 2026	New	close match: began 4 months ago
RT-0526-...	South West Inner City	Ushers C	Apartment	2	C2	60	€2,200	27 May 2026	New	close match: began 4 months ago
RT-0626-...	South West Inner City	Merchants Quay B	Apartment	2	C3	64	€2,800	9 May 2026	New	close match, supports €2,786 for your home
RT-0526-...	South West Inner City	Ushers D	Apartment	2	C1	60	€1,950	1 May 2026	New	close match: began 5 months ago
RT-0526-...	South West Inner City	Ushers D	Apartment	2	C2	70	€2,250	1 May 2026	New	not close enough to cite: 70 m², 15% larger, began 5 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0526-...	South West Inner City	Merchants Quay C	Apartment	2	C3	72	€2,400	1 May 2026	New	not close enough to cite: 72 m², 18% larger, began 5 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0426-...	South West Inner City	Kilmainham B	Apartment	2	C2	75	€2,100	29 Apr 2026	New	not close enough to cite: 75 m², 23% larger, recomputed down 8%; RT-0826-... (62 m², C2) is closer on size
RT-0526-...	South West Inner City	Ushers E	Apartment	2	C3	50	€2,375	28 Apr 2026	New	€2,615 for your home, but not close enough to cite: 50 m², 18% smaller, recomputed up 10%; RT-0826-... (62 m², C3) is closer on size
RT-0426-...	South West Inner City	Merchants Quay D	Apartment	2	C3	62	€2,350	15 Apr 2026	New	close match: began 5 months ago
RT-0426-...	South West Inner City	Merchants Quay C	Apartment	2	C2	75	€2,798	13 Apr 2026	New	€2,573 for your home, but not close enough to cite: 75 m², 23% larger, began 5 months ago; RT-0826-... (62 m², C3) is closer on size
RT-0426-...	South West Inner City	Ushers B	Apartment	2	C2	64	€2,367	1 Apr 2026	New	close match: began 6 months ago, 64 m², 5% larger
RT-0426-...	South West Inner City	Kilmainham B	Apartment	2	C1	70	€2,400	1 Apr 2026	New	not close enough to cite: 70 m², 15% larger, began 6 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0326-...	South West Inner City	Merchants Quay C	Apartment	2	C1	60	€2,500	20 Mar 2026	New	close match: began 6 months ago
RT-0326-...	South West Inner City	Merchants Quay A	Apartment	2	C3	50	€1,800	20 Mar 2026	New	not close enough to cite: 50 m², 18% smaller, recomputed up 10%; RT-0826-... (62 m², C2) is closer on size
RT-0426-...	South West Inner City	Merchants Quay A	Apartment	2	C3	50	€2,395	16 Mar 2026	New	€2,637 for your home, but not close enough to cite: 50 m², 18% smaller, recomputed up 10%; RT-0826-... (62 m², C3) is closer on size
RT-0326-...	South West Inner City	Kilmainham B	Apartment	2	C1	60	€2,200	12 Mar 2026	New	close match: began 6 months ago

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0326-...		South West Inner City	Ushers F	Apartment	2	C1	76	€2,688	12 Mar 2026	New	not close enough to cite: 76 m², 24% larger, recomputed down 10%; RT-0726-... (60 m², C2) is closer on size
RT-0326-...		South West Inner City	Ushers C	Apartment	2	C2	72	€2,000	6 Mar 2026	New	not close enough to cite: 72 m², 18% larger, began 7 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0226-...		South West Inner City	Kilmainham B	Apartment	2	C3	70	€2,500	28 Feb 2026	New	not close enough to cite: 70 m², 15% larger, began 7 months ago; RT-0726-... (60 m², C2) is closer on size
RT-0326-...		South West Inner City	Ushers A	Apartment	2	C2	72	€2,340	27 Feb 2026	New	not close enough to cite: 72 m², 18% larger, began 7 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0226-...		South West Inner City	Merchants Quay C	Apartment	2	C3	70	€2,907	16 Feb 2026	New	€2,788 for your home, but not close enough to cite: 70 m², 15% larger, began 7 months ago; RT-0826-... (62 m², C3) is closer on size
RT-0226-...		South West Inner City	Ushers F	Apartment	2	C2	70	€1,950	14 Feb 2026	New	not close enough to cite: 70 m², 15% larger, began 7 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0126-...		South West Inner City	Kilmainham C	Apartment	2	C3	60	€2,013	3 Feb 2026	New	close match: began 8 months ago
RT-0126-...		South West Inner City	Merchants Quay B	Apartment	2	C1	75	€1,973	16 Jan 2026	New	not close enough to cite: 75 m², 23% larger, began 8 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0326-...		South West Inner City	Ushers D	Apartment	2	C2	45	€2,200	11 Jan 2026	New	not close enough to cite: 45 m², 26% smaller, recomputed up 13%; RT-0826-... (62 m², C3) is closer on size
RT-0126-...		South West Inner City	Ushers B	Apartment	2	C1	62	€1,700	7 Jan 2026	New	close match: began 9 months ago
RT-0126-...		South West Inner City	Ushers B	Apartment	2	C3	60	€1,950	5 Jan 2026	New	close match: began 9 months ago
RT-0226-...		South West Inner City	Ushers B	Apartment	2	C3	60	€2,400	3 Jan 2026	New	close match: began 9 months ago
RT-0226-...		South West Inner City	Ushers A	Apartment	2	C1	59	€2,500	1 Jan 2026	New	close match, supports €2,501 for your home
RT-1225-...		South West Inner City	Kilmainham C	Apartment	2	C3	71	€2,450	29 Dec 2025	New	not close enough to cite: 71 m², 16% larger, began 9 months ago; RT-0826-... (62 m², C2) is closer on size
RT-1225-...		South West Inner City	Ushers C	Apartment	2	C3	75	€1,699	22 Dec 2025	New	not close enough to cite: 75 m², 23% larger, began 9 months ago; RT-0826-... (62 m², C2) is closer on size
RT-1225-...		South West Inner City	Ushers C	Apartment	2	C3	76	€1,791	19 Dec 2025	New	not close enough to cite: 76 m², 24% larger, began 9 months ago; RT-0826-... (62 m², C2) is closer on size
RT-1125-...		South West Inner City	Merchants Quay B	Apartment	2	C2	70	€2,350	20 Nov 2025	New	not close enough to cite: 70 m², 15% larger, began 10 months ago; RT-0826-... (62 m², C2) is closer on size
RT-0326-...		South West Inner City	Merchants Quay B	Apartment	2	C2	60	€2,600	1 Nov 2025	New	close match, supports €2,620 for your home
RT-1125-...		South West Inner City	Merchants Quay E	Apartment	2	C3	58	€2,720	30 Oct 2025	New	€2,818 for your home, but not close enough to cite: began 11 months ago, 58 m², 5% smaller; RT-0826-... (62 m², C3) is closer on date
RT-0326-...		South West Inner City	Merchants Quay A	Apartment	2	C1	50	€2,500	3 Oct 2025	New	€2,677 for your home, but not close enough to cite: 50 m², 18% smaller, began 12 months ago; RT-0826-... (62 m², C3) is closer on size
RT-1025-...		South West Inner City	Ushers C	Apartment	2	C1	75	€1,994	Oct 2025*	Annual	not close enough to cite: 75 m², 23% larger, began 12 months ago; RT-0826-... (62 m², C2) is closer on size
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (78)											
RT-1025-...	†	South West Inner City	Merchants Quay B	Apartment	2	C1	60	€2,450	**Sept 2025***	Annual	began 12 months ago, rent may have changed since
RT-0925-...	†	South West Inner City	Ushers C	Apartment	2	C3	75	€1,921	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...		South West Inner City	Ushers B	Apartment	2	C1	50	€2,150	**Aug 2025***	Annual	began 13 months ago, rent may have changed since
RT-0825-...		South West Inner City	Phoenix Park	Apartment	2	C2	63	€2,743	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-0825-...		South West Inner City	Merchants Quay B	Apartment	2	C2	52	€1,820	**Aug 2025***	Annual	began 14 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0825-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,297	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-0825-...	South West Inner City	Phoenix Park	Apartment	2	C3	50	€1,940	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-0825-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,084	**Jul 2025***	Annual	began 14 months ago, rent may have changed since
RT-0925-...	South West Inner City	Merchants Quay D	Apartment	2	C1	75	€2,295	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0726-...	South West Inner City	Merchants Quay B	Apartment	2	C2	58	€1,998	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0825-...	South West Inner City	Merchants Quay A	Apartment	2	C3	50	€2,450	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...	South West Inner City	Merchants Quay A	Apartment	2	C2	58	€2,600	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...	South West Inner City	Merchants Quay B	Apartment	2	C1	61	€2,211	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...	South West Inner City	Kilmainham C	Apartment	2	C2	47	€1,900	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C3	60	€2,145	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers B	Apartment	2	C2	50	€2,130	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Kilmainham B	Apartment	2	C3	50	€1,740	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,348	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C1	75	€1,725	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C1	75	€1,907	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,281	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,000	**Jun 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Kilmainham B	Apartment	2	C3	60	€2,395	**May 2025***	Annual	began 16 months ago, rent may have changed since
RT-0625-...	South West Inner City	Ushers C	Apartment	2	C3	60	€2,370	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Merchants Quay F	Apartment	2	C2	58	€1,747	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Ushers B	Apartment	2	C1	59	€1,952	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,154	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,053	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,481	**May 2025***	Annual	began 17 months ago, rent may have changed since
RT-0525-...	South West Inner City	Ushers C	Apartment	2	C3	49	**€1,465**	**May 2025***	Annual	began 17 months ago, rent may have changed since; €1,465, under 65% of median €2,380
RT-0525-...	South West Inner City	Ushers B	Apartment	2	C2	75	€2,500	**Apr 2025***	Annual	began 17 months ago, rent may have changed since
RT-0425-...	South West Inner City	Merchants Quay C	Apartment	2	C1	63	€2,945	**Apr 2025***	Annual	began 18 months ago, rent may have changed since
RT-0425-...	South West Inner City	Kilmainham C	Apartment	2	C2	47	€1,875	**Apr 2025***	Annual	began 18 months ago, rent may have changed since
RT-0425-...	South West Inner City	Ushers C	Apartment	2	C2	74	€2,402	**Apr 2025***	Annual	began 18 months ago, rent may have changed since
RT-0325-...	South West Inner City	Kilmainham C	Apartment	2	C2	46	€1,875	**Mar 2025***	Annual	began 19 months ago, rent may have changed since
RT-0325-...	South West Inner City	Merchants Quay F	Apartment	2	C3	60	€2,500	**Feb 2025***	Annual	began 19 months ago, rent may have changed since
RT-0425-...	South West Inner City	Kilmainham C	Apartment	2	C2	70	€1,631	**Feb 2025***	Annual	began 19 months ago, rent may have changed since
RT-0325-...	South West Inner City	Kilmainham B	Apartment	2	C1	60	€2,205	**Feb 2025***	Annual	began 19 months ago, rent may have changed since
RT-0225-...	South West Inner City	Ushers F	Apartment	2	C2	50	€1,649	**Feb 2025***	Annual	began 20 months ago, rent may have changed since
RT-0225-...	South West Inner City	Merchants Quay A	Apartment	2	C2	52	€2,300	**Feb 2025***	Annual	began 20 months ago, rent may have changed since
RT-0125-...	South West Inner City	Ushers A	Apartment	2	C3	60	€1,750	**Jan 2025***	Annual	began 21 months ago, rent may have changed since
RT-0125-...	South West Inner City	Ushers C	Apartment	2	C3	64	€2,131	**Jan 2025***	Annual	began 21 months ago, rent may have changed since
RT-0125-...	South West Inner City	Merchants Quay E	Apartment	2	C1	50	€2,164	**Jan 2025***	Annual	began 21 months ago, rent may have changed since
RT-0125-...	South West Inner City	Ushers C	Apartment	2	C3	48	€1,821	**Jan 2025***	Annual	began 21 months ago, rent may have changed since
RT-0225-...	South West Inner City	Merchants Quay D	Apartment	2	C2	71	€2,750	**Dec 2024***	Annual	began 21 months ago, rent may have changed since
RT-1224-...	South West Inner City	Kilmainham B	Apartment	2	C1	61	€1,836	**Dec 2024***	Annual	began 22 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-1224-...	South West Inner City	Merchants Quay C	Apartment	2	C1	63	**€1,070**	**Dec 2024***	Annual	began 22 months ago, rent may have changed since; €1,070, under 65% of median €2,380
RT-1224-...	South West Inner City	Ushers C	Apartment	2	C3	64	€1,637	**Dec 2024***	Annual	began 22 months ago, rent may have changed since
RT-1224-...	South West Inner City	Merchants Quay B	Apartment	2	C2	69	€1,622	**Dec 2024***	Annual	began 22 months ago, rent may have changed since
RT-1124-...	South West Inner City	Ushers B	Apartment	2	C1	58	**€1,366**	**Nov 2024***	Annual	began 23 months ago, rent may have changed since; €1,366, under 65% of median €2,380
RT-1024-...	South West Inner City	Ushers C	Apartment	2	C3	70	**€1,511**	**Oct 2024***	Annual	began 24 months ago, rent may have changed since; €1,511, under 65% of median €2,380
RT-1024-...	South West Inner City	Kilmainham B	Apartment	2	C1	60	€1,844	**Oct 2024***	Annual	began 24 months ago, rent may have changed since
RT-1024-...	South West Inner City	Merchants Quay F	Apartment	2	C3	59	**€1,350**	**Oct 2024***	Annual	began 24 months ago, rent may have changed since; €1,350, under 65% of median €2,380
RT-1123-...	South West Inner City	Ushers A	Apartment	2	C1	70	**€1,556**	**Nov 2023***	Annual	began 35 months ago, rent may have changed since; €1,556, under 65% of median €2,380
RT-1023-...	South West Inner City	Kilmainham C	Apartment	2	C3	71	€1,737	**Oct 2023***	Annual	began 36 months ago, rent may have changed since
RT-0123-...	South West Inner City	Ushers A	Apartment	2	C1	72	€2,123	**Jan 2023***	Annual	began 45 months ago, rent may have changed since
RT-0421-...	South West Inner City	Merchants Quay C	Apartment	2	C1	50	€1,770	**Apr 2021***	Annual	began 66 months ago, rent may have changed since
RT-0321-...	South West Inner City	Ushers B	Apartment	2	C2	59	**€1,345**	**Mar 2021***	Annual	began 67 months ago, rent may have changed since; €1,345, under 65% of median €2,380
RT-1020-...	South West Inner City	Kilmainham C	Apartment	2	C2	60	€1,648	**Oct 2020***	Annual	began 72 months ago, rent may have changed since
RT-1020-...	South West Inner City	Merchants Quay B	Apartment	2	C3	50	**€1,297**	**Oct 2020***	Annual	began 72 months ago, rent may have changed since; €1,297, under 65% of median €2,380
RT-0920-...	South West Inner City	Ushers C	Apartment	2	C1	64	€1,913	**Sept 2020***	Annual	began 73 months ago, rent may have changed since
RT-0820-...	South West Inner City	Ushers B	Apartment	2	C2	60	**€1,291**	**Aug 2020***	Annual	began 74 months ago, rent may have changed since; €1,291, under 65% of median €2,380
RT-0820-...	South West Inner City	Merchants Quay B	Apartment	2	C3	70	€2,165	**Aug 2020***	Annual	began 74 months ago, rent may have changed since
RT-0820-...	South West Inner City	Ushers C	Apartment	2	C3	70	€2,016	**Aug 2020***	Annual	began 74 months ago, rent may have changed since
RT-0820-...	South West Inner City	Ushers C	Apartment	2	C3	75	€1,607	**Aug 2020***	Annual	began 74 months ago, rent may have changed since
RT-0820-...	South West Inner City	Ushers C	Apartment	2	C3	75	€1,609	**Aug 2020***	Annual	began 74 months ago, rent may have changed since
RT-0520-...	South West Inner City	Kilmainham C	Apartment	2	C2	69	€1,956	**May 2020***	Annual	began 77 months ago, rent may have changed since
RT-0520-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,199	**May 2020***	Annual	began 77 months ago, rent may have changed since
RT-0320-...	South West Inner City	Ushers A	Apartment	2	C1	75	€2,047	**Mar 2020***	Annual	began 79 months ago, rent may have changed since
RT-0320-...	South West Inner City	Ushers A	Apartment	2	C1	71	€2,180	**Mar 2020***	Annual	began 79 months ago, rent may have changed since
RT-0220-...	South West Inner City	Merchants Quay B	Apartment	2	C3	71	€1,963	**Feb 2020***	Annual	began 80 months ago, rent may have changed since
RT-0120-...	South West Inner City	Kilmainham C	Apartment	2	C3	50	€1,800	**Jan 2020***	Annual	began 81 months ago, rent may have changed since
RT-0719-...	South West Inner City	Kilmainham C	Apartment	2	C2	60	**€1,530**	**Jul 2019***	Annual	began 87 months ago, rent may have changed since; €1,530, under 65% of median €2,380
RT-0619-...	South West Inner City	Merchants Quay C	Apartment	2	C2	63	€1,750	**Jun 2019***	Annual	began 88 months ago, rent may have changed since
RT-0519-...	South West Inner City	Kilmainham C	Apartment	2	C2	69	€1,633	**May 2019***	Annual	began 89 months ago, rent may have changed since
RT-0319-...	South West Inner City	Ushers C	Apartment	2	C1	75	**€1,417**	**Mar 2019***	Annual	began 91 months ago, rent may have changed since; €1,417, under 65% of median €2,380
RT-1118-...	South West Inner City	Kilmainham C	Apartment	2	C2	61	€1,941	**Nov 2018***	Annual	began 95 months ago, rent may have changed since
RT-1118-...	South West Inner City	Merchants Quay B	Apartment	2	C3	50	€2,686	**Nov 2018***	Annual	began 95 months ago, rent may have changed since
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-0926-...	South West Inner City	Ushers C	Apartment	2	C1	62	**€700**	1 Sept 2026	New	€700, under 65% of median €2,380

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0526-...	South West Inner City	Merchants Quay C	Apartment	2	C1	60	**€1,200**	1 May 2026	New	€1,200, under 65% of median €2,380

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.