



2026 Q1 Daft.ie Rental Report



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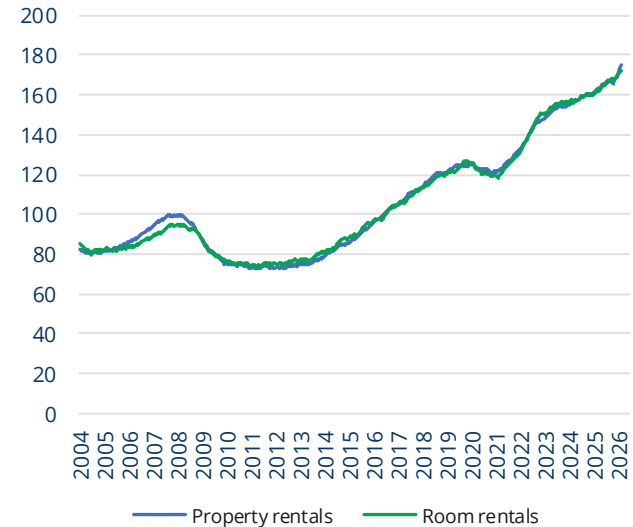
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Open-market rents record largest quarterly increase on record – up 4.4% in three months – as market reacts to new rules

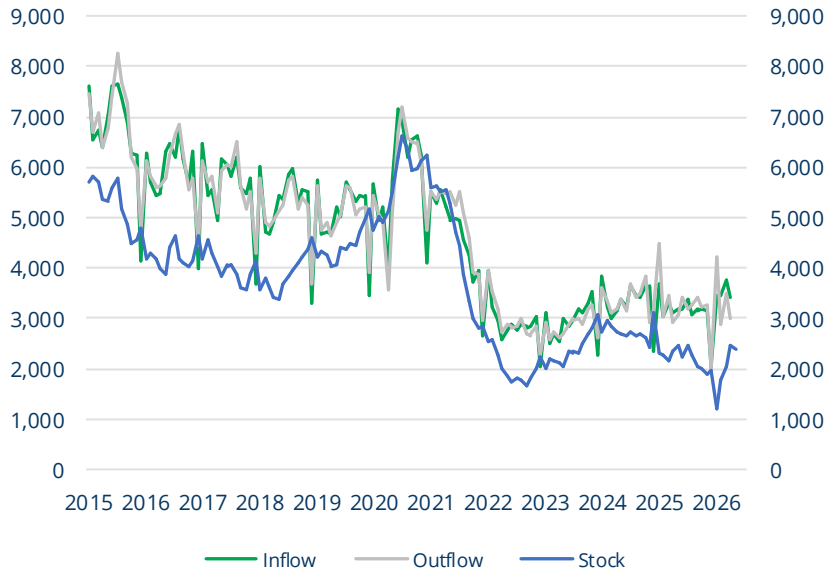
- **Open-market rents rose by as much between December and March (4.4%) as they did over the whole of 2025** – the increase in the first quarter is the largest on record, in a series that goes back to 2002
 - As a result, annual inflation has ticked up, to 7.8% – a rate last seen in August 2023
 - For room rentals, the quarterly picture is less dramatic (a 1.9% increase), but annual inflation has accelerated further, to 6.4%
- Market rents are now **40% above pre-Covid levels** and 81% higher than ten years ago
 - The increase in prices since Covid has been uneven across the country, with an increase of 23% in Dublin but 86% in Connacht-Ulster
- In 2026Q1, the average monthly rent nationwide for a **two-bedroom apartment was €2,176**

National rent price indices
Mix-adjusted, 2016=100



Availability rebounds from record lows earlier in the year, especially in the cities outside Dublin, but remains far below normal levels

Stock of homes for rent and inflow/outflow, National, by month



- On May 1st, there were a total of just 2,374 **homes for rent nationwide, down 4%** on the same date a year previously
 - This is the third lowest total for the start of May since the series began in 2006
- There is a marked difference between the change in availability in Dublin (down 23% year-on-year) and elsewhere (up 29%)
 - In the four cities other than Dublin, there were almost **twice as many homes** available to rent on May 1st as the same date a year previously
- Nonetheless, both availability and the total number of listings in the year to April are **close to half the 2015-2019 average (down 47%)**

A bounce in prices, not quantities, as new rental rules come into force



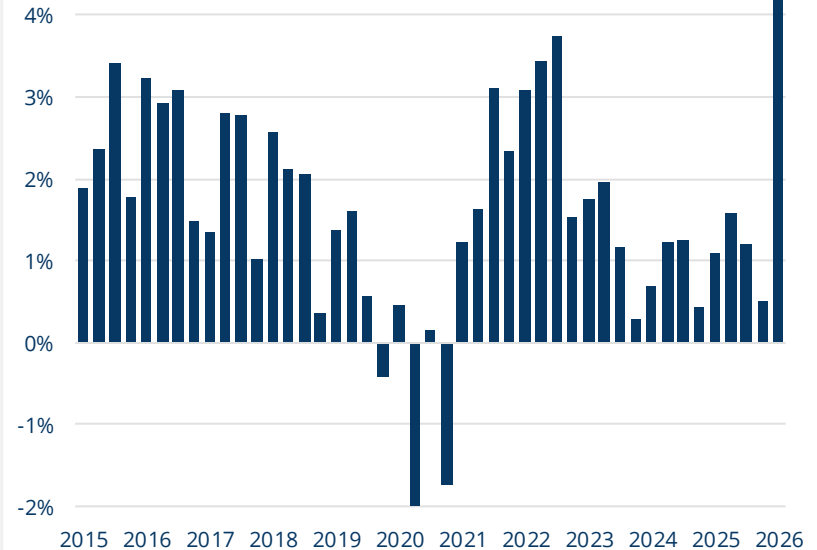
Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report

The first quarter of 2026 saw a sharp increase in rents, with the national average rising by 4.4% between January and March – the largest quarterly increase in the series going back to 2002. As the chart opposite shows, this stands out even against the volatility seen during the pandemic and the inflationary period of 2022.

This sharp surge in rents coincides with the new rent control system. A key feature of the new rules is the ability to reset rents to market levels when a tenancy ends. For landlords whose rents had been constrained by earlier rules, this represents an opportunity to realign rents with prevailing market conditions. The scale of the increase in early 2026 suggests that this opportunity has been taken up widely, where tenancies have recently turned over.

This surge in rents comes at a time when the overall availability of rental housing remains very limited. As a result, the price effects of the new system have appeared more quickly and more clearly than any increase in supply. It remains to be seen whether the new framework will influence investment and supply decisions – the initial impact has been to bring about an increase in market rents larger than any seen over the past 25 years.

Quarter-on-quarter change in open-market rent
National average, since 2015



Supply remains tight – with a bump in availability seen mainly in the four cities other than Dublin

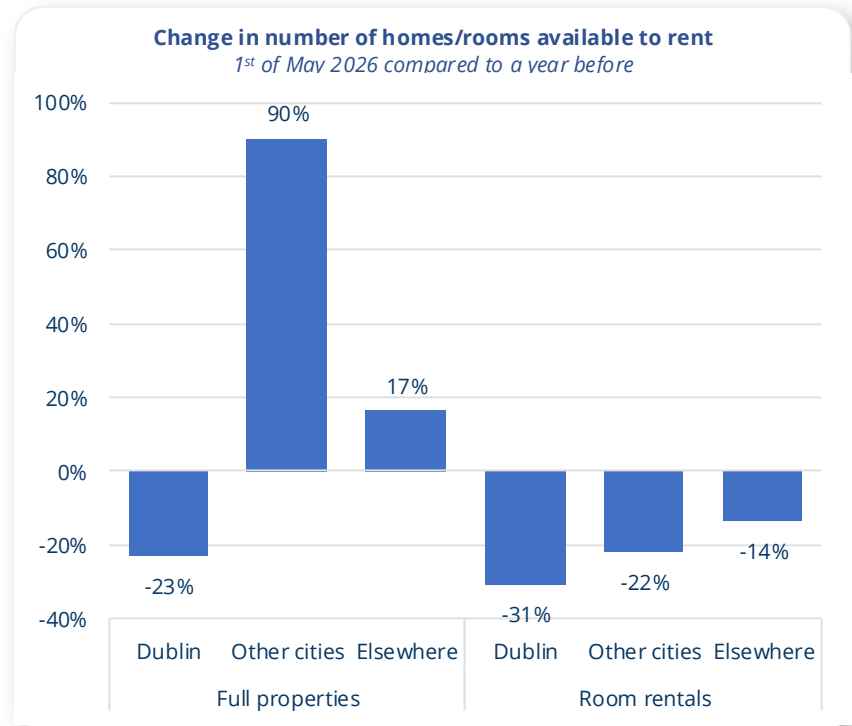


Commentary by Ronan Lyons, Professor in Economics at Trinity College Dublin & author of the Daft.ie Report

There have been some positive developments in relation to rental supply, however. Availability has increased, particularly outside Dublin. As the chart shows, the number of homes available to rent in the four other cities was in early May almost twice what it was a year earlier. However, availability in Dublin is still down, while availability elsewhere is up more modestly.

This increase needs to be interpreted with care. The rise in availability for full properties contrasts sharply with trends in the room rental market, where availability has fallen across all regions – with Dublin again hardest hit. This divergence suggests that the recent increase in full-property listings does not reflect a broad-based expansion in rental supply.

Instead, the pattern is more consistent with a timing effect. The delay between announcing, in June 2025, and introducing, in March 2026, the new rent control rules appears to have prompted some landlords to delay listing properties until the new regime came into force. As these come to market, availability has increased, particularly in markets dominated by smaller landlords. Nonetheless, overall supply remains very constrained, and the recent increase is unlikely to represent a sustained improvement in rental availability.





National findings

2026 Q1

Daft.ie Rental Report

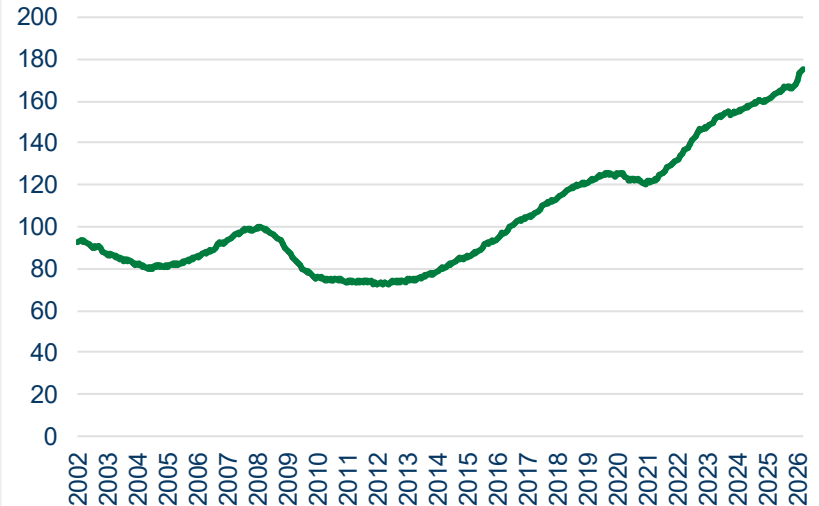


Market rents nationwide rose by an average of 4.4% in the first quarter of 2026, the largest quarterly gain on record back to 2002

- According to the Daft.ie Market Rent Index, listed rents nationally were **4.4% higher in March** than three months earlier – and 7.8% higher than a year ago
- The quarterly increase is the largest on record – the previous high, 3.7%, was in 2022 – and the annual inflation rate is now 7.8%, up from 4.1% a year ago
- In the first quarter of 2026, the average monthly rent nationwide for a **two-bedroom apartment was €2,176**
- Across the country, market rents are on average now **40% above their pre-covid levels** and 75% above their Celtic Tiger peak

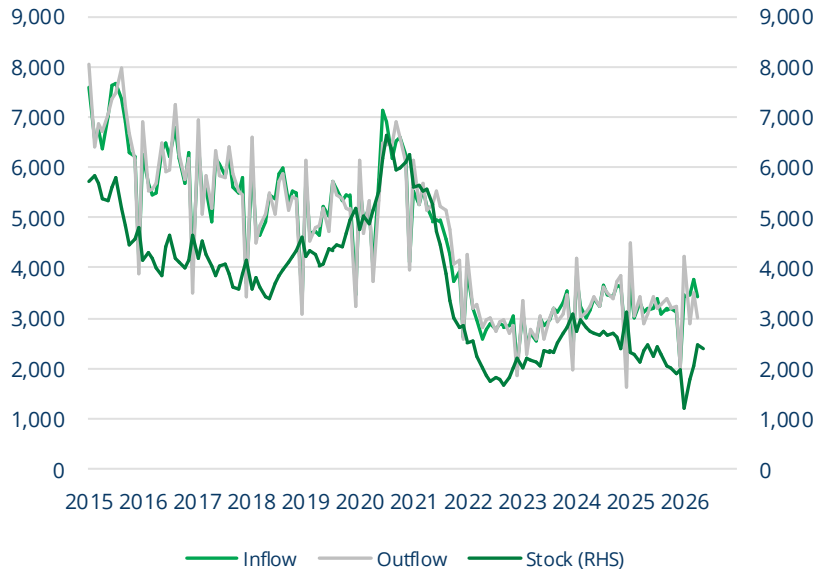
National Index of listed market rents

Mix-adjusted, 2016 = 100



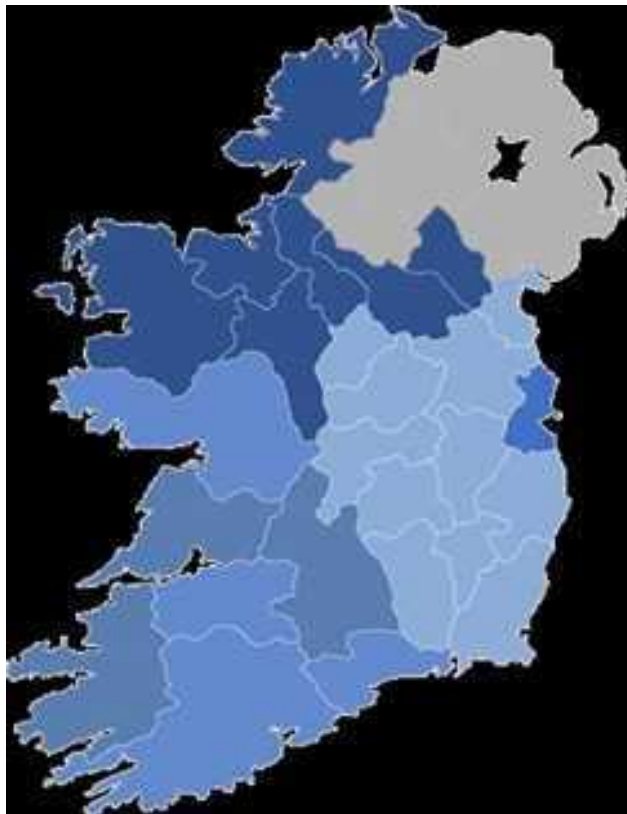
The total number of homes for rent on May 1st was almost 2,400 – down 4% year-on-year but up significantly since the start of the year

Stock of homes for rent and inflow/outflow, National, by month



- On May 1st, there were a total of 2,374 homes for rent nationwide, down slightly (4%) on the same date a year previously – but up significantly from fewer than 1,200 on January 1st
- Overall, availability is only slightly above half the 2015-2019 average (down 46%)
- The total number of homes listed for rent in the 12 months to April was just under 38,500, down 3% year-on-year and also roughly half (down 47%) of the 2015-2019 average

The average monthly rent of a two-bedroom apartment, nationwide, in the first quarter of 2026 was €2,176



Dublin	
City Centre	€2,828
North City	€2,440
South City	€2,342
North County	€2,459
South County	€2,609
West Dublin	€2,502

Four Major Cities	
Cork City	€2,103
Limerick City	€1,900
Galway City	€2,309
Waterford City	€1,490

Leinster	
Carlow	€1,608
Kildare	€2,125
Kilkenny	€1,391
Laois	€1,672
Longford	€1,325
Louth	€1,873
Meath	€1,524
Offaly	€1,680
Westmeath	€1,464
Wexford	€1,435
Wicklow	€1,704

Munster	
Clare	€1,747
Cork County	€1,660
Kerry	€1,493
Limerick County	€1,228
Tipperary	€1,520
Waterford County	€1,491

Connacht-Ulster	
Cavan	€1,245
Donegal	€1,102
Galway County	€1,533
Leitrim	€1,093
Mayo	€1,382
Monaghan	€1,076
Roscommon	€1,519
Sligo	€1,389

Snapshot of average monthly rent, by region and segment

Average market rents are in monthly terms; percentage changes are year-on-year

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Apartment 1-bed	€2,012	8.0%	€1,729	20.7%	€1,296	6.2%	€1,193	6.5%	€1,079	7.3%
Apartment 2-bed	€2,609	7.6%	€2,154	9.8%	€1,776	9.6%	€1,612	14.7%	€1,339	8.6%
Apartment 3-bed	€3,304	9.1%	€2,544	9.0%	€2,104	15.2%	€1,747	-1.6%	€1,537	7.1%
House 2-bed	€2,629	7.0%	€2,216	21.4%	€1,752	13.4%	€1,529	11.8%	€1,276	8.9%
House 3-bed	€3,162	8.9%	€2,468	11.9%	€2,080	12.1%	€1,775	6.8%	€1,495	6.0%
House 4-bed	€3,872	5.3%	€2,855	4.3%	€2,296	3.3%	€2,180	13.4%	€1,630	3.2%
House 5-bed	€4,185	-1.0%	€3,339	0.2%	€2,680	2.5%	€2,461	14.1%	€1,965	11.0%
Studio	€1,519	5.3%	€1,182	4.6%	€1,110	0.7%	€1,080	6.4%	€997	-1.1%

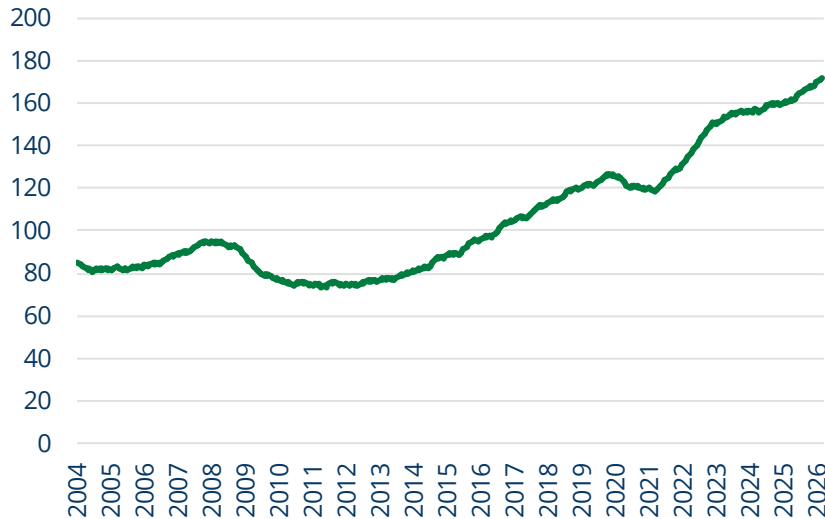
Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Apartment 1-bed	7.4%	0.2%	8.7%	1.7%	7.4%	0.5%	6.6%	-0.2%	7.8%	0.0%
Apartment 2-bed	7.8%	0.2%	8.8%	0.5%	8.2%	0.4%	8.4%	0.1%	8.4%	-0.1%
Apartment 3-bed	8.0%	0.5%	8.6%	0.1%	7.8%	1.1%	6.7%	-1.4%	8.6%	0.8%
House 2-bed	6.9%	0.2%	9.2%	0.7%	7.4%	0.5%	8.1%	0.5%	9.0%	0.5%
House 3-bed	7.0%	0.3%	7.9%	0.5%	6.9%	0.3%	7.0%	0.1%	7.1%	0.0%
House 4-bed	5.8%	0.1%	6.6%	0.0%	5.5%	-0.1%	6.1%	0.6%	5.7%	0.0%

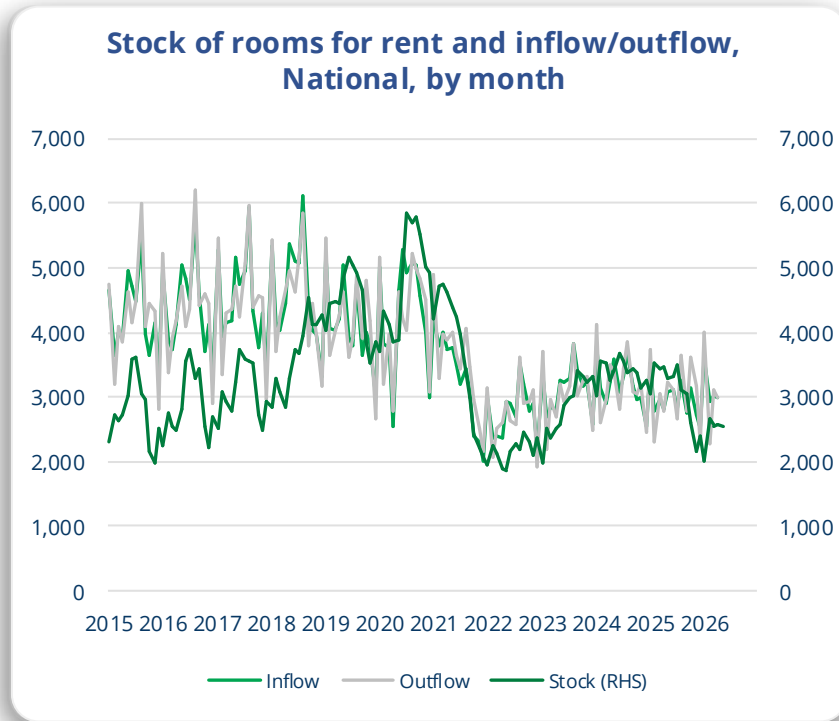
Room rents nationwide rose by an average of 6.4% in the year to March, the highest rate of inflation since 2023

National index of room rents
Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents nationally were **1.9% higher in March than three months earlier** – the biggest three-month jump since 2022
- The increase of 6.4% in the year to March is significantly above the 2.5% increase seen in the previous year
- In the first quarter of 2026, the average monthly rent nationwide for a **double-room in a house was €806**
- Room rents are now on average **37% higher than the pre-covid level** and 80% above their Celtic Tiger peak

The total number of rooms for rent on May 1st was just below 2,550 – down almost one quarter on the same date a year previously



- On May 1st, there were a total of 2,549 rooms for rent nationwide, down almost one quarter (22%) on the same date a year previously
- Overall, availability remains about one quarter below the 2015-2019 average (down 24%)
- The number of rooms listed for rent in the 12 months to April was just under 36,000, down 4% year-on-year and about one third (32%) below the 2015-2019 average

Snapshot of average room rent, by region and type

Average listed room rents are in monthly terms; percentage changes are year-on-year

	Dublin		Other Cities		Leinster (ex-Dublin)		Munster (ex-Cities)		Connacht-Ulster (ex-Galway)	
Double in house (with ensuite)	€1,027	3.7%	€842	7.5%	€785	6.1%	€709	3.2%	€637	3.1%
Double in house (no ensuite)	€891	5.2%	€717	5.2%	€693	5.5%	€644	6.5%	€580	4.9%
Double in apt (with ensuite)	€1,138	1.5%	€949	10.8%	€799	0.5%	€745	3.5%	€737	22.6%
Double in apt (no ensuite)	€1,031	6.1%	€748	1.7%	€722	0.9%	€674	7.9%	€579	-2.2%
Single in house (with ensuite)	€940	6.2%	€858	18.0%	€736	8.2%	€646	0.1%	..	..
Single in house (no ensuite)	€770	5.0%	€650	8.3%	€622	6.2%	€576	3.6%	€527	4.0%
Single in apt (with ensuite)	€1,082	0.3%	..	..	..	..	..	..	..	..
Single in apt (no ensuite)	€902	3.0%	€661	10.5%	€656	0.5%	..	..	..	..

In the first quarter of 2026, the average monthly rent nationwide of a double-room in a house was €806



Dublin	
City Centre	€1,002
North City	€918
South City	€874
North County	€843
South County	€1,007
West Dublin	€859

Four Major Cities	
Cork City	€757
Limerick City	€687
Galway City	€773
Waterford City	€602

Leinster	
Carlow	€655
Kildare	€795
Kilkenny	€616
Laois	€658
Longford	€609
Louth	€763
Meath	€665
Offaly	€628
Westmeath	€554
Wexford	€698
Wicklow	€696

Munster	
Clare	€718
Cork County	€710
Kerry	€577
Limerick County	€606
Tipperary	€578
Waterford County	€627

Connacht-Ulster	
Cavan	€521
Donegal	€503
Galway County	€620
Leitrim	€462
Mayo	€604
Monaghan	€559
Roscommon	€586
Sligo	€589



Dublin

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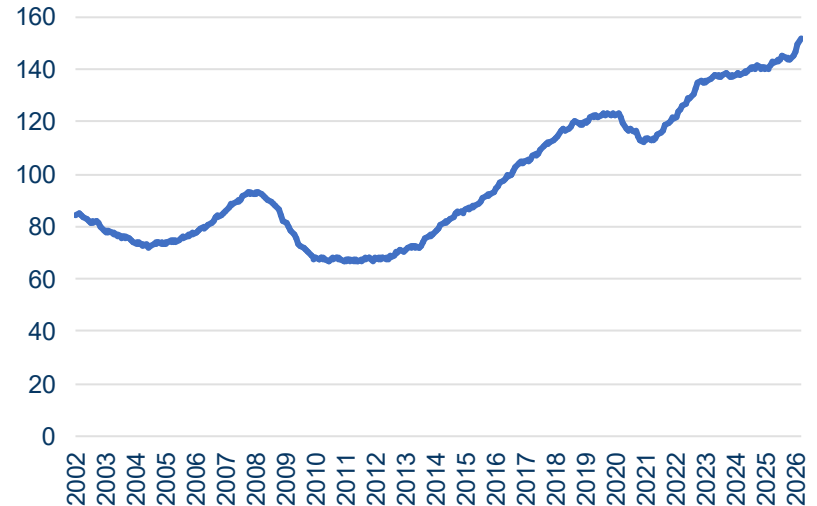


Market rents in Dublin rose by an average of 4.3% in the first quarter of 2026, matching the previous record three-month increase

- According to the Daft.ie Market Rent Index, listed rents in the capital were **4.3% higher in March** than three months earlier
- The quarterly increase matches the largest on record, in early 2007 – the annual inflation rate is now 6.9%, up from 2.5% a year ago
- In the first quarter, the average monthly rent for a **two-bedroom apartment in Dublin was €2,536**
- Market rents in the capital are now **23% above their pre-covid levels** and 62% above their Celtic Tiger peak

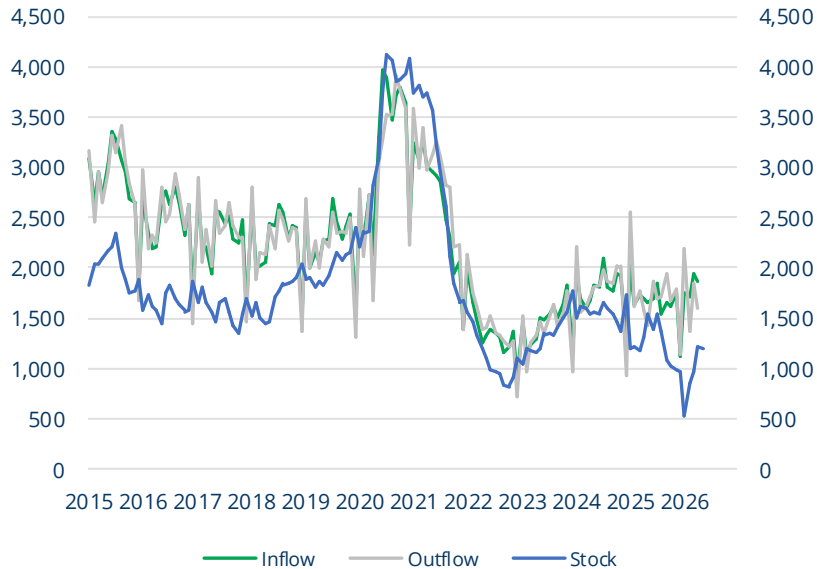
Index of listed market rents, Dublin

Mix-adjusted, 2016=100



Rental availability in Dublin on May 1st was less than 1,200 – down one quarter year-on-year and one of the lowest May totals on record

Stock of homes for rent and inflow/outflow, Dublin, by month



- On May 1st, there were 1,187 homes actively for rent in Dublin, down 23% on the same date a year previously and only slightly above the lowest ever total for May in a series extending back to 2006
- Availability is now roughly **one third below the 2015-2019 average** (down 34%)
- The volume of homes listed to rent in Dublin in the year to April was just under 20,200, down 6% year-on-year and one third (33%) below the 2015-2019 average

Snapshot of average monthly rent, by region and segment

Average market rents are in monthly terms; percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Apartment 1-bed	€1,966	6.3%	€1,962	10.3%	€2,065	7.7%	€1,974	14.2%	€2,116	7.1%	€1,862	12.2%
Apartment 2-bed	€2,651	4.9%	€2,444	7.0%	€2,850	9.6%	€2,407	10.2%	€2,605	6.0%	€2,332	9.0%
Apartment 3-bed	€3,551	8.6%	€3,157	16.6%	€3,674	5.6%	€2,853	6.5%	€3,429	5.3%	€2,755	7.3%
House 2-bed	€2,574	5.0%	€2,489	8.1%	€2,784	6.5%	€2,291	6.7%	€2,781	10.3%	€2,310	7.8%
House 3-bed	€3,207	4.2%	€3,180	14.1%	€3,403	1.8%	€2,809	9.4%	€3,432	5.3%	€2,844	12.6%
House 4-bed	€4,121	12.6%	€3,821	10.3%	€4,331	5.0%	€3,441	6.5%	€4,094	2.4%	€3,452	9.6%
House 5-bed	..	..	€4,336	12.5%	€5,327	1.5%	€3,791	1.7%	€5,197	13.2%	€3,749	-2.8%
Studio	€1,546	7.6%	€1,412	3.8%	€1,553	5.5%	€1,332	4.4%	€1,530	-5.2%	€1,359	0.5%

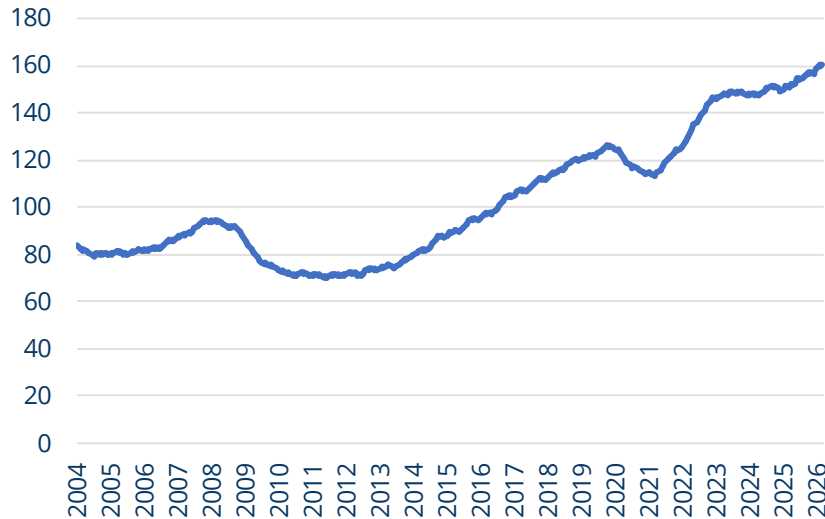
Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Apartment 1-bed	7.9%	0.2%	8.2%	0.4%	6.7%	0.4%	7.4%	0.3%	6.7%	0.3%	8.1%	0.2%
Apartment 2-bed	8.0%	0.3%	8.6%	0.5%	6.6%	0.2%	8.4%	0.4%	6.5%	0.0%	8.5%	0.0%
Apartment 3-bed	8.7%	1.5%	8.8%	0.7%	6.3%	0.7%	7.9%	1.0%	6.6%	0.1%	8.2%	-0.1%
House 2-bed	6.7%	0.1%	6.9%	0.0%	7.0%	0.2%	6.9%	0.0%	6.0%	0.8%	7.6%	0.3%
House 3-bed	..	..	7.5%	0.7%	6.6%	-0.1%	6.4%	0.1%	5.3%	-0.1%	7.7%	0.7%
House 4-bed	..	..	6.6%	0.4%	5.1%	-0.1%	5.6%	0.2%	4.8%	0.2%	7.2%	0.3%

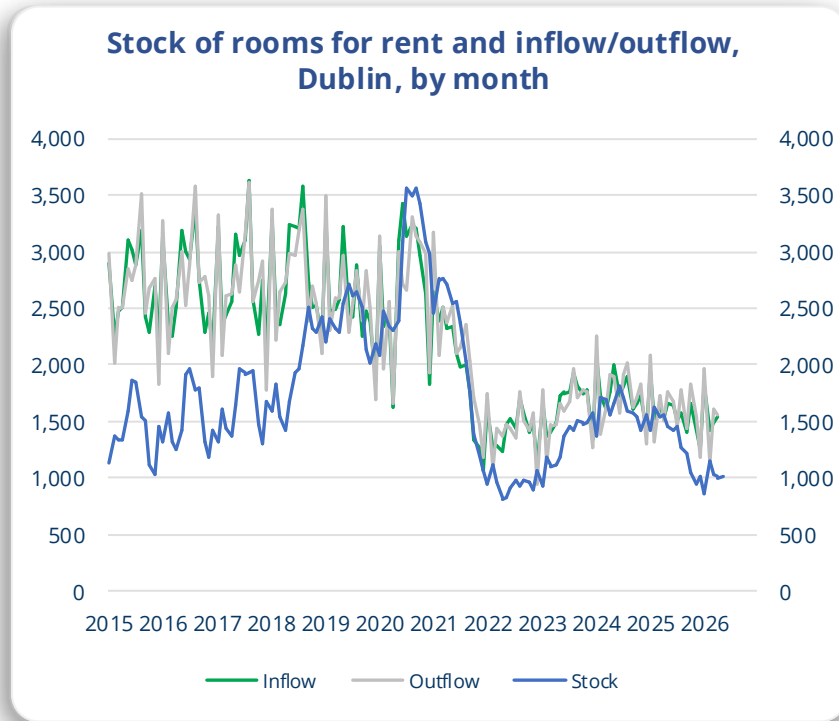
Room rents in Dublin rose by an average of 6.4% in the year to March, the highest rate of inflation since mid-2023

Index of room rents, Dublin
Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents in the capital were **2.2% higher in March than three months earlier**
- The rise of 6.4% seen in the year to March is significantly higher than the increase of 2% seen in the previous year
- In the first quarter, the average monthly rent for a **double-room in a house in Dublin was €914**
- Room rents in the capital are now **30% higher than their pre-covid level** and 70% above their Celtic Tiger peak

The number of rooms for rent in Dublin on May 1st was just over 1,000 – down almost one third on the same date a year ago



- On May 1st, there were just 1,006 **rooms actively for rent in Dublin, down 31%** on the same date a year previously
- Availability of rooms to rent is now almost **one half lower than the 2015-2019 average** (down 44%), when typically 1,800 rooms were available to rent
- The volume of rooms listed to rent in Dublin in the year to April was just under 18,350, down 10% year-on-year and 43% below the 2015-2019 average

Snapshot of average room rent in Dublin, by market and type

Average listed room rents are in monthly terms; percentage changes are year-on-year

	Dublin City Centre		North Dublin City		South Dublin City		North Dublin County		South Dublin County		West Dublin	
Double in house (with ensuite)	€1,080	4.2%	€1,058	7.0%	€1,093	5.4%	€936	4.3%	€1,054	2.2%	€980	2.7%
Double in house (no ensuite)	€944	2.7%	€893	7.2%	€903	4.6%	€843	6.2%	€946	6.7%	€842	5.3%
Double in apartment (with ensuite)	€1,207	2.0%	€1,087	3.4%	€1,195	2.1%	€1,026	2.3%	€1,170	1.9%	€1,038	3.2%
Double in apartment (no ensuite)	€1,090	7.0%	€936	5.4%	€1,089	4.9%	€928	11.7%	€1,092	7.5%	€890	4.8%
Single in house (with ensuite)	€890	3.2%	€948	9.4%	€955	0.7%	€865	14.6%	€1,000	7.6%	€941	12.1%
Single in house (no ensuite)	€804	3.7%	€764	4.1%	€786	6.3%	€718	2.5%	€827	5.6%	€737	6.3%
Single in apartment (with ensuite)	€1,284	12.5%	€952	-3.0%	€1,157	-2.2%	..	..	€1,068	-1.9%	..	..
Single in apartment (no ensuite)	€1,002	7.8%	€868	9.3%	€903	-2.2%	€785	-0.6%	€908	-0.8%	€785	4.0%



Four Other Cities:

Cork, Galway, Limerick and Waterford

2026 Q1

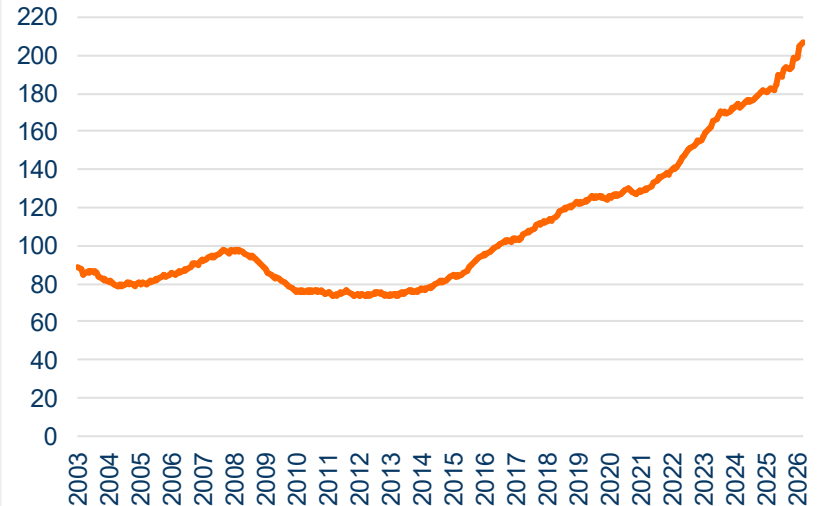
Daft.ie Rental Report



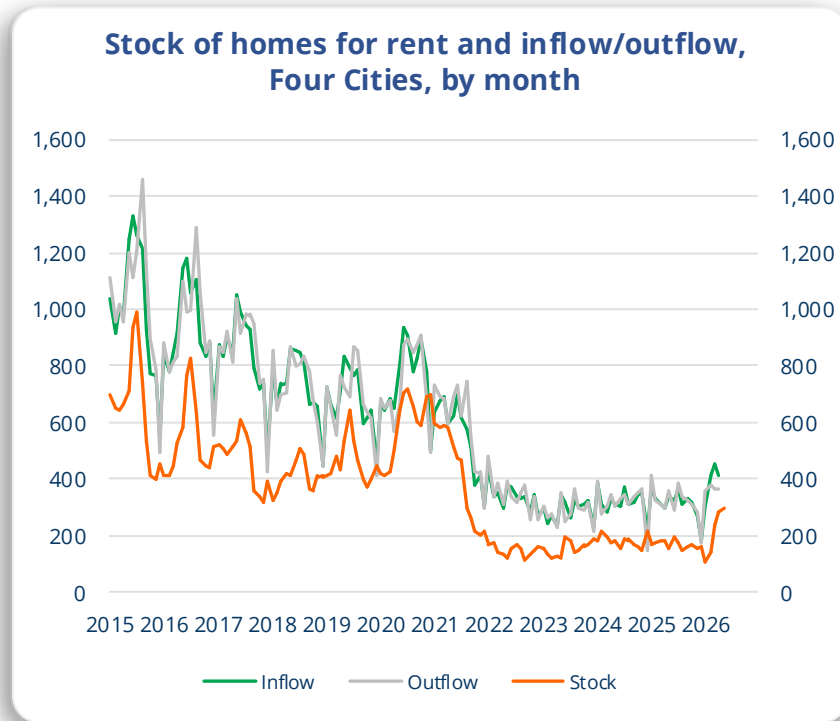
Across the four major cities other than Dublin, market rents rose by 4.3% in the first quarter, the largest jump since 2022

- According to the Daft.ie Market Rent Index, rents in the four major cities were **4.3% higher in March** than three months earlier
- The increase of 4.3% in just three months is one of the largest on record – and means annual inflation across the cities is 13%, up from 6.1% a year ago
- In the first quarter, the average monthly rent for a **two-bedroom apartment in the four cities was €2,062**
- Market rents in the four cities are now on average **64% above their pre-covid levels** and 110% above their Celtic Tiger peak

Index of listed market rents, Four Cities
Mix-adjusted, 2016=100



Across the four cities other than Dublin, there were almost 300 homes to rent on May 1st, almost twice the level of a year previously



- On May 1st, there were 295 homes to rent across Cork, Galway, Limerick and Waterford cities, **almost twice the level of a year ago (up 90%)** – and since February
- Despite the surge since February, availability remains **down over 40% compared to the 2015-2019 average**, when typically over 500 homes were available to rent at any one time across the cities
- The total number of homes listed in the year to April was just over 4,000, up 5% year-on-year and but still over 60% below the 2015-2019 average

Snapshot of average market rents, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
Apartment 1-bed	€1,806	21.3%	€1,547	16.4%	€1,800	20.3%	€1,180	-2.9%
Apartment 2-bed	€2,126	9.7%	€2,290	12.5%	€2,187	6.7%	€1,651	12.2%
Apartment 3-bed	€2,416	8.6%	€2,530	2.1%	€2,760	21.1%	..	..
House 2-bed	€2,206	19.3%	€2,422	30.9%	€2,136	7.9%	€1,664	10.9%
House 3-bed	€2,516	12.8%	€2,492	14.7%	€2,563	9.5%	€1,747	0.9%
House 4-bed	€2,924	1.6%	€3,026	14.1%	€2,702	-0.4%	€2,136	5.4%
House 5-bed	€3,665	-2.3%	€3,598	12.9%	€3,061	4.1%	..	..
Studio	€1,198	6.7%	€1,174	5.4%	€1,075	-6.2%	..	..

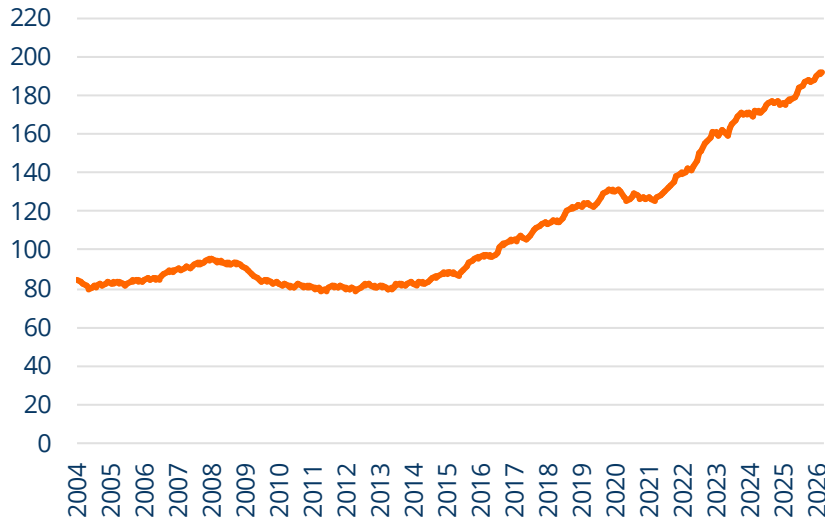
Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Cork City		Galway City		Limerick City		Waterford City	
Apartment 1-bed	8.4%	1.6%	6.5%	1.0%	11.3%	0.4%	9.5%	-0.8%
Apartment 2-bed	8.1%	0.2%	8.0%	0.4%	10.9%	0.2%	10.8%	0.0%
Apartment 3-bed	7.6%	-0.3%	8.2%	-0.2%	12.8%	2.8%	..	..
House 2-bed	8.7%	0.4%	..	..	..	..	..	..
House 3-bed	7.7%	0.4%	7.5%	1.0%	8.9%	0.2%	7.6%	-0.1%
House 4-bed	6.7%	-0.1%	6.5%	0.2%	7.3%	-0.1%	6.8%	0.7%

Room rents across the four cities rose by an average of 8.1% in the year to March, the highest rate of inflation since late 2023

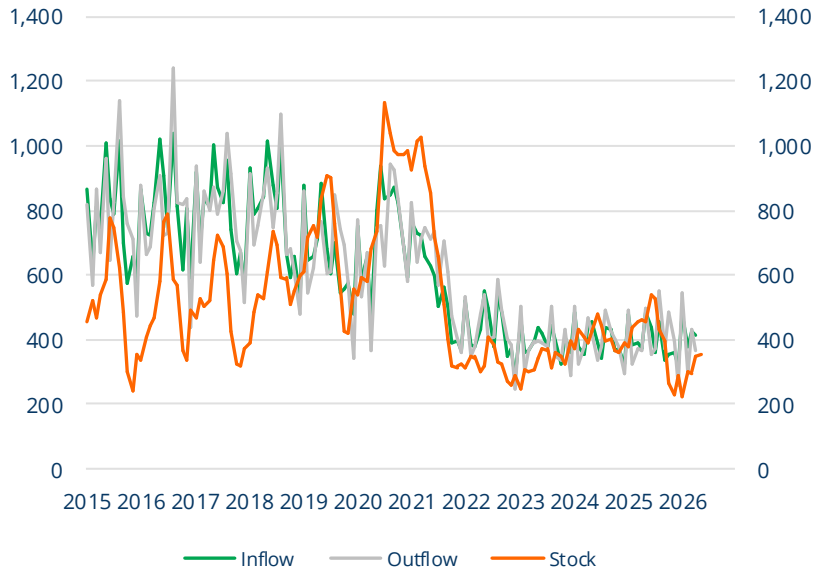
Index of room rents, Four Cities
Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents across the four cities were **2.4% higher in March than three months earlier**
- The 8.1% rise in room rents in the year to March is significantly above the 3.1% increase in the previous year
- Across the four cities, the average monthly rent in the first quarter for a **double-room in a house was €731**
- Room rents in the four cities are now **47% higher than their pre-covid level** and twice their Celtic Tiger peak

Across the four cities other than Dublin, there were just over 350 rooms to rent on May 1st, down almost one quarter in a year

Stock of rooms for rent and inflow/outflow,
Four Cities, by month



- On May 1st, there were just 354 rooms to rent across Cork, Galway, Limerick and Waterford cities, **down 22% on a year ago**
- Availability is now over **one third below the 2015-2019 average** (down 36%), when typically over 550 rooms were available to rent at any one time across the cities
- The total number of rooms listed in the year to April was just over 4,800, largely unchanged year-on-year but 48% below the 2015-2019 average

Snapshot of average room rents, by market and segment

Average room rents are in monthly terms, percentage changes are year-on-year

	Cork City		Galway City		Limerick City		Waterford City	
Double in house (with ensuite)	€852	2.0%	€806	8.3%	€873	14.5%	€785	18.5%
Double in house (no ensuite)	€746	4.3%	€700	4.9%	€692	5.8%	€636	4.5%
Double in apartment (with ensuite)	€940	5.7%	€883	3.1%	€1,026	25.7%	..	..
Double in apartment (no ensuite)	€823	10.8%	€753	4.4%	€662	-11.1%	€781	19.9%
Single in house (with ensuite)	€883	13.3%	€800	16.2%	€966	45.4%	..	..
Single in house (no ensuite)	€686	10.5%	€659	11.9%	€610	2.0%	€546	4.7%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	€666	7.8%	€683	4.4%	€689	21.5%	€491	-6.5%



Leinster (excluding Dublin)

2026 Q1

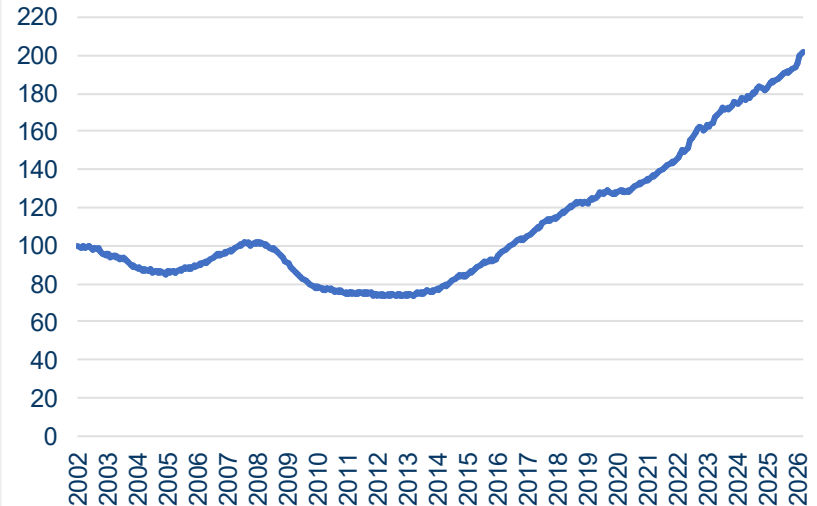
Daft.ie Rental Report



In Leinster (outside Dublin), market rents rose by an average of 4.1% in the first quarter of 2026, the largest quarterly gain on record

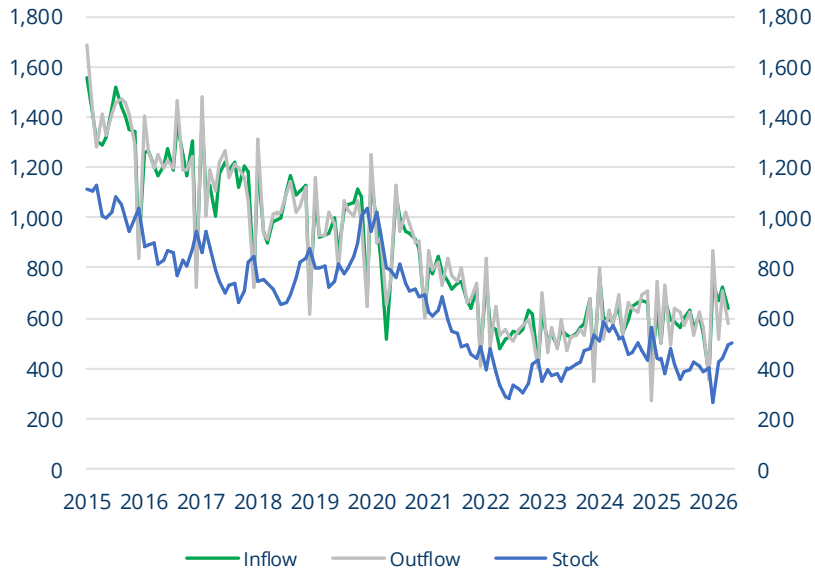
- According to the Daft.ie Market Rent Index, rents in Leinster (excluding Dublin) were **4.1% higher in March** than three months earlier
- This is the largest three-month increase in a series that goes back to 2002 – and means annual inflation in the region is now 7.8%, up from 5.4% a year ago
- Across the region, the average monthly rent in the first quarter for a **two-bedroom apartment in Leinster was €1,703**
- Market rents in the region are now on average **56% above their pre-covid levels** and almost twice their Celtic Tiger peak

Index of listed market rents, Leinster (ex-Dublin)
Mix-adjusted, 2016=100



There were just over 500 homes available to rent in Leinster on May 1st, up one fifth on the same date a year ago

Stock of homes for rent and inflow/outflow, Leinster (ex-Dublin), by month



- On May 1st, there were a total of 502 homes for rent in Leinster (outside Dublin), **up 20%** on the same date a year previously
- Nonetheless, availability remains **two fifths below the 2015-2019 average**, when there were typically about 850 homes for rent at any one time
- The total number of homes put up for rent in Leinster in the year to April was a little over 7,200, unchanged year-on-year and half (51%) of the 2015-2019 average

Snapshot of average market rent, by market and segment (1/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Apartment 1-bed	€1,382	13.5%	€1,384	4.1%	€1,466	12.1%	€1,435	8.1%	€965	5.6%	€1,254	10.7%
Apartment 2-bed	€1,881	7.6%	€1,955	6.9%	€2,015	-0.1%	€1,860	19.7%	€1,301	2.9%	€1,491	4.9%
Apartment 3-bed	€2,127	16.5%	€2,563	21.5%	€2,476	-7.9%	€1,948	13.8%	..	..	..	..
House 2-bed	€1,789	4.1%	€2,028	8.8%	€2,129	8.5%	€1,839	22.7%	€1,149	-10.9%	€1,202	-5.1%
House 3-bed	€2,239	15.6%	€2,438	5.6%	€2,642	12.1%	€2,069	9.0%	€1,511	11.1%	€1,635	-1.3%
House 4-bed	€2,379	-2.6%	€2,709	-2.8%	€3,095	6.8%	€2,573	19.4%	€1,617	3.7%	€2,184	15.9%
House 5-bed	€2,191	-26.4%	€3,193	0.7%	€3,121	-0.6%	..	..	..	..	..	..
Studio	€1,252	10.2%	€1,199	2.2%	€1,045	-7.5%	€1,064	4.4%	..	..	..	..

Snapshot of average market rent, by market and segment (2/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Apartment 1-bed	€1,134	3.7%	€1,094	-0.4%	€1,188	6.9%	€977	-9.6%	€1,094	8.6%
Apartment 2-bed	€1,576	6.4%	€1,366	-1.3%	€1,529	8.6%	€1,754	37.9%	€1,366	8.4%
Apartment 3-bed	..	..	..	..	€1,859	27.6%	..	..	€1,439	7.3%
House 2-bed	€1,599	9.7%	€1,706	34.0%	€1,305	-13.4%	€1,452	12.5%	€1,372	8.5%
House 3-bed	€1,864	1.5%	€1,813	9.9%	€1,791	8.2%	€1,674	5.4%	€1,585	7.4%
House 4-bed	€2,060	5.1%	€2,102	12.4%	€2,026	7.7%	€1,883	11.2%	€1,862	12.5%
House 5-bed	..	..	..	..	..	..	€1,958	8.5%	..	..
Studio	€968	3.7%	..	..	..	..	..	..	€1,000	16.8%

Gross market yields, by region and segment (1/2)

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Apartment 1-bed	7.5%	0.9%	6.1%	0.0%	5.7%	0.7%	9.5%	0.2%	..	..	..	..
Apartment 2-bed	8.6%	0.2%	7.5%	-0.3%	6.2%	-0.2%	10.5%	1.8%	11.4%	0.3%	9.3%	-0.5%
Apartment 3-bed	6.7%	-0.2%	8.2%	1.8%	5.6%	-1.8%	8.4%	0.6%	..	..	..	..
House 2-bed	5.8%	-0.9%	6.8%	0.2%	6.0%	-0.6%	8.3%	1.1%	..	..	7.3%	0.5%
House 3-bed	6.7%	0.3%	6.9%	0.0%	6.2%	0.1%	7.5%	0.1%	9.8%	1.9%	7.1%	-0.3%
House 4-bed	5.6%	-0.4%	5.6%	-0.6%	5.7%	0.5%	6.5%	0.7%	..	..	7.1%	1.0%

Gross market yields, by region and segment (2/2)

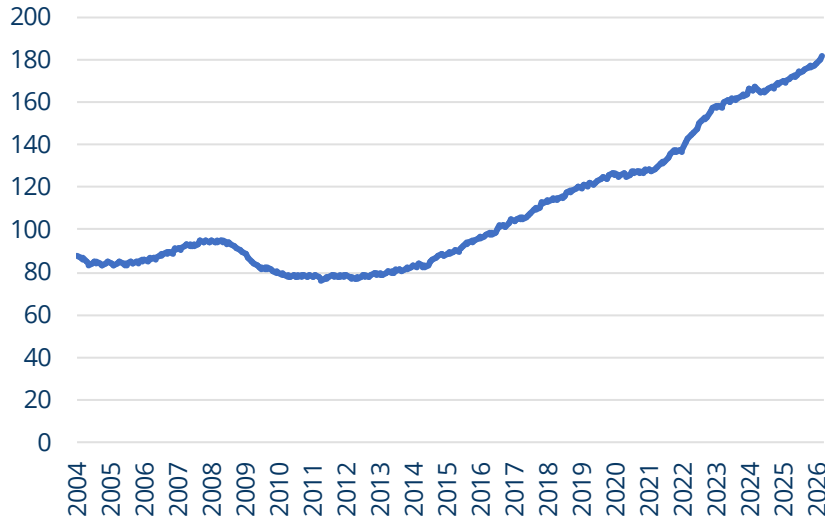
Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Apartment 1-bed	7.7%	0.0%	..	..	..	..	..	..	9.0%	1.1%
Apartment 2-bed	9.2%	1.2%	7.6%	-1.5%	11.9%	2.6%	8.7%	1.7%	7.5%	-0.1%
Apartment 3-bed	..	..	..	..	9.7%	1.1%	..	..	6.4%	0.2%
House 2-bed	8.4%	-1.6%	8.3%	0.8%	..	..	7.8%	1.0%	7.1%	-0.1%
House 3-bed	6.7%	-0.8%	7.4%	0.5%	7.4%	0.1%	6.5%	0.1%	6.0%	0.0%
House 4-bed	5.7%	-0.3%	..	..	6.8%	0.4%	4.8%	0.3%	4.8%	0.1%

Room rents in Leinster, outside Dublin, rose by an average of 6.4% in the year to March, the highest rate of inflation since 2023

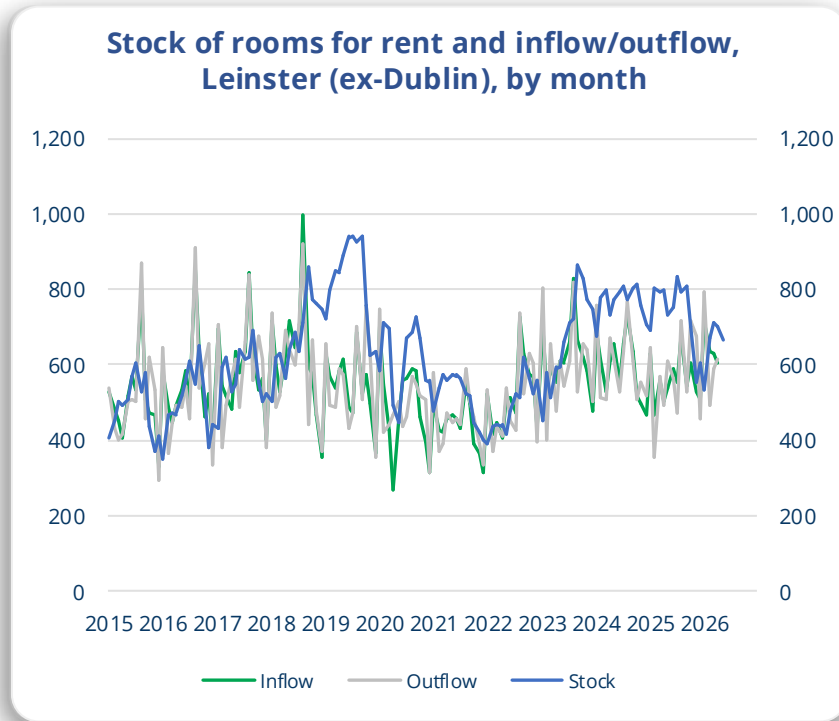
Index of room rents, Leinster (ex-Dublin)

Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents in Leinster (excluding Dublin) were **2.4% higher in March than three months earlier**
- The 6.4% increase seen in the year to March is higher than the 2.1% increase seen a year previously
- Across the region, the average monthly rent in the first quarter for a **double-room in a house was €697**
- Room rents in the region are now on average **44% higher than their pre-covid level** and 91% above their Celtic Tiger peak

There were just under 670 rooms available to rent in Leinster on May 1st, down 9% on the same date a year ago



- On May 1st, there were a total of 667 rooms for rent in Leinster outside Dublin, **down 9%** on the same date a year previously
- Nonetheless, availability is almost **10% above the 2015-2019 average**, when there were typically just over 600 rooms for rent at any one time
- The total number of rooms put up for rent in Leinster in the year to April was just over 7,100, up 4% year-on-year and about 7% above the 2015-2019 average

Snapshot of average room rent, by market and segment (1/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Meath		Kildare		Louth		Wicklow		Longford		Offaly	
Double in house (with ensuite)	€824	7.2%	€852	8.3%	€856	3.1%	€785	6.6%	€620	8.8%	€621	-4.9%
Double in house (no ensuite)	€719	6.1%	€739	5.4%	€791	5.1%	€698	9.6%	€564	8.1%	€611	8.3%
Double in apartment (with ensuite)	€821	-2.3%	€875	3.2%	€966	2.8%	€844	15.1%	..	..	..	..
Double in apartment (no ensuite)	€757	2.1%	€759	-2.2%	€854	0.3%	€673	-3.8%	..	..	..	..
Single in house (with ensuite)	€692	0.8%	€795	8.0%	€801	3.9%	€730	9.6%	..	..	..	..
Single in house (no ensuite)	€659	6.8%	€635	4.2%	€679	3.0%	€607	7.7%	..	..	€527	4.4%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	€610	-9.8%	€678	0.2%	€725	-4.0%	€683	14.9%	..	..	..	..

Snapshot of average room rent, by market and segment (2/2)

Average listed rents are in monthly terms, percentage changes are year-on-year

	Westmeath		Laois		Carlow		Kilkenny		Wexford	
Double in house (with ensuite)	€686	5.9%	€691	4.1%	€704	2.1%	€753	9.1%	€656	-0.5%
Double in house (no ensuite)	€605	4.0%	€649	6.1%	€643	6.0%	€644	5.0%	€619	1.4%
Double in apartment (with ensuite)	..	..	€698	-0.2%	..	..	..	..	..	..
Double in apartment (no ensuite)	€634	3.8%	€691	4.7%	..	..	..	..	..	..
Single in house (with ensuite)	€689	23.6%	..	..	..	..	..	..	..	..
Single in house (no ensuite)	€530	3.7%	€592	16.9%	€568	2.0%	€587	12.2%	€586	8.7%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..



Munster (outside cities)

2026 Q1

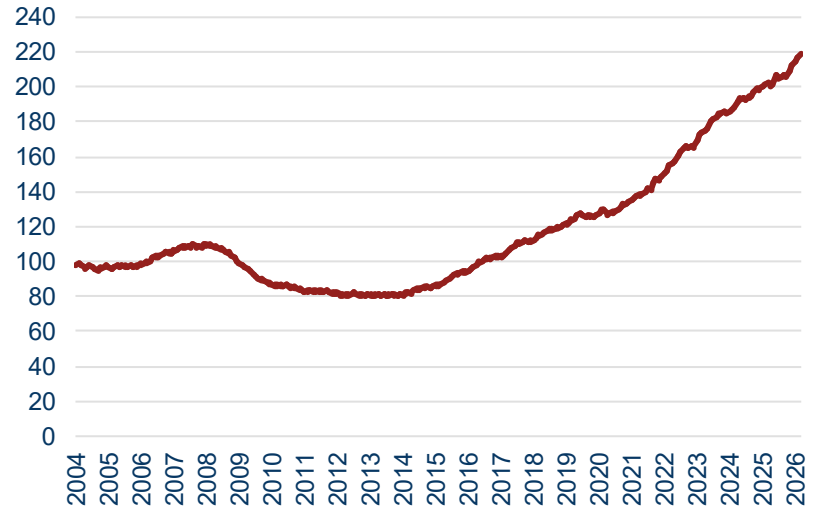
Daft.ie Rental Report



Market rents in Munster, outside the cities, rose by an average of 3.2% during the first quarter of 2026, the largest increase since 2023

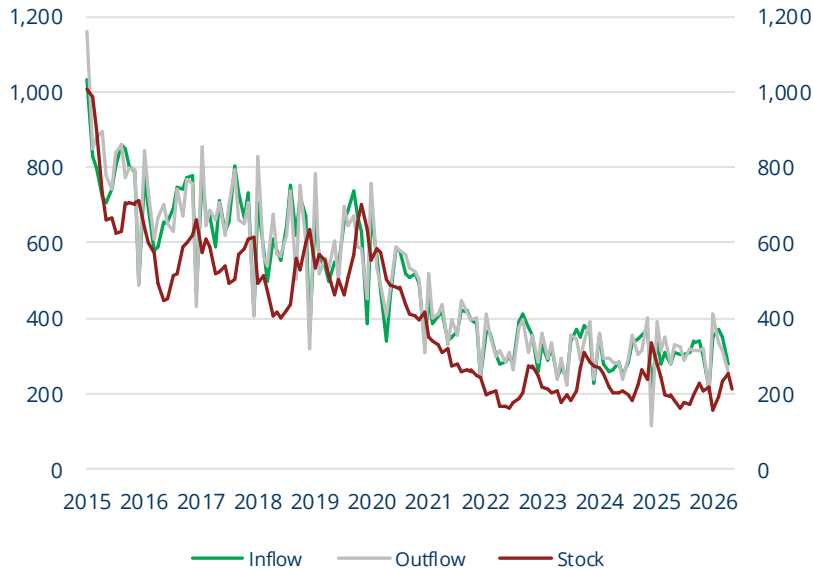
- According to the Daft.ie Market Rent Index, rents in Munster (outside the three cities) were **3.2% higher in March** than three months earlier
- This is the largest three-month increase since 2023 and means that annual inflation in the region is 7.9%, effectively unchanged on a year ago
- Across the region, the average monthly rent in the first quarter for a **two-bedroom apartment was €1,558**
- Market rents in the region are now on average **70% above their pre-covid levels** and almost double their Celtic Tiger peak

Index of listed market rents, Munster (ex-cities)
Mix-adjusted, 2016=100



There were just over 200 homes available to rent in Munster on May 1st, up one fifth on the same date a year ago

Stock of homes for rent and inflow/outflow, Munster (ex-cities), by month



- On May 1st, there were a total of 213 homes actively for rent in Munster (outside the cities), **up 20%** on a year ago
- Despite the increase, availability remains close to **one third (37%) of its 2015-2019 average**, when over 580 homes were usually available for rent
- The total number of homes put up for rent in Munster in the year to April was almost 3,800, up 4% year-on-year but still more than half below the 2015-2019 average

Snapshot of average market rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Apartment 1-bed	€1,083	-2.9%	€1,056	4.8%	€1,266	5.9%	€1,266	12.3%	€1,233	-0.6%	€1,013	4.2%
Apartment 2-bed	€1,726	13.8%	€1,542	18.1%	€1,745	19.3%	€1,469	13.4%	€1,491	-9.1%	€1,323	5.3%
Apartment 3-bed	..	..	..	..	€1,986	5.7%	€1,739	-4.2%	..	..	..	..
House 2-bed	€1,511	6.7%	€1,403	11.3%	€1,625	13.3%	€1,377	3.7%	€1,728	32.6%	€1,188	-8.9%
House 3-bed	€1,738	2.9%	€1,582	7.1%	€1,937	9.9%	€1,780	8.3%	€1,952	6.1%	€1,579	4.9%
House 4-bed	€2,031	-1.2%	€1,857	2.7%	€2,446	19.3%	€2,162	20.9%	€2,190	14.3%	€1,956	13.0%
House 5-bed	..	..	..	..	€2,962	26.7%	..	..	..	..	€1,822	-13.3%
Studio	€1,058	24.6%	..	..	€1,065	4.3%	€1,178	10.1%	..	..	..	..

Gross market yields, by region and segment

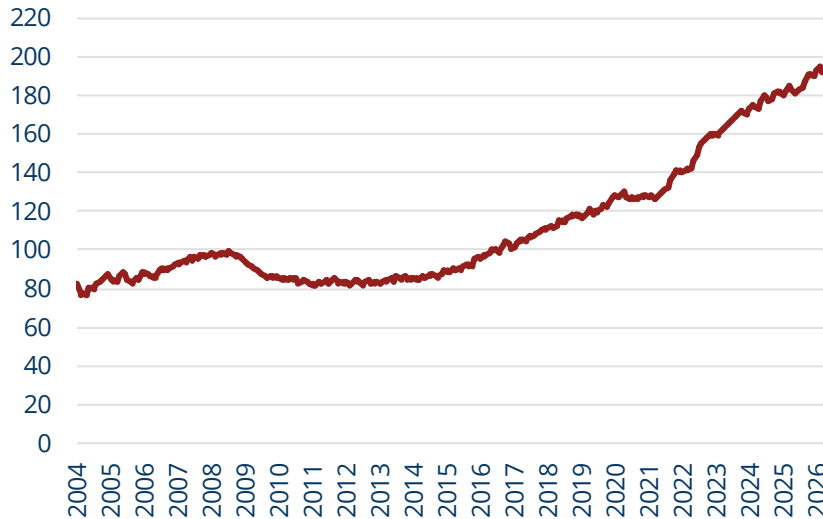
Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Apartment 1-bed	..	..	..	..	7.7%	-0.7%	..	..	..	..	5.5%	-1.8%
Apartment 2-bed	7.9%	0.0%	8.2%	1.3%	9.0%	0.5%	8.4%	-0.1%	9.2%	-3.0%	6.9%	-1.5%
Apartment 3-bed	..	..	..	..	7.1%	-1.3%	..	..	..	..	..	..
House 2-bed	7.0%	-0.7%	7.4%	0.4%	7.9%	0.7%	8.6%	0.6%	9.2%	1.1%	6.8%	-1.4%
House 3-bed	6.2%	-0.4%	6.1%	0.1%	7.1%	0.5%	7.7%	0.5%	8.2%	-0.3%	7.3%	-0.1%
House 4-bed	..	..	5.7%	0.2%	6.3%	0.7%	6.8%	1.2%	6.2%	-0.1%	6.5%	0.6%

Room rents in Munster, outside the cities, rose by an average of 4.2% in the year to March

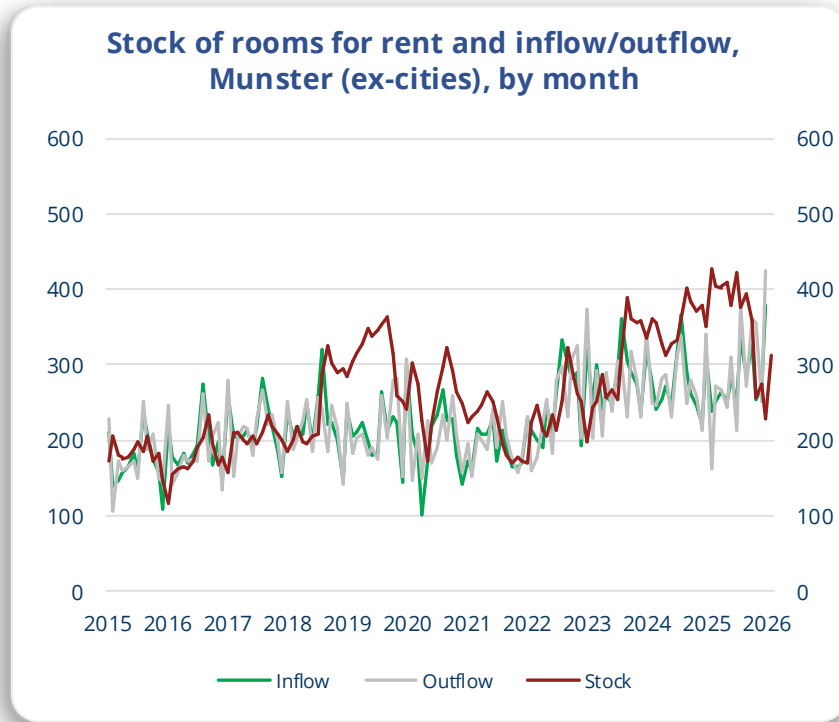
Index of room rents, Munster (ex-cities)

Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents in Munster (excluding the three cities) were **1.3% higher in March than three months earlier**
- The 4.2% rise in room rents in the year to March is less than the 5.8% seen a year previously
- Across the region, the average monthly rent in the first quarter for a **double-room in a house was €649**
- Room rents in the region are now on average **50% higher than their pre-covid level** and 93% above their Celtic Tiger peak

There were 325 rooms to rent in Munster on May 1st, down over one fifth on the same date a year previously



- On May 1st, there were a total of 325 rooms for rent in Munster (outside the cities), **down 21%** on a year ago
- Nonetheless, availability remains **45% higher than the 2015-2019 average**, when an average of 225 rooms were for rent
- The total number of rooms put up for rent in Munster in the year to April was just over 3,500, up 7% year-on-year and roughly half above the 2015-2019 average

Snapshot of average room rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Waterford (ex-city)		Kerry		Cork (ex-city)		Clare		Limerick (ex-city)		Tipperary	
Double in house (with ensuite)	€717	8.0%	€617	-0.2%	€806	5.1%	€744	10.6%	€721	2.4%	€597	-0.5%
Double in house (no ensuite)	€653	6.0%	€595	7.5%	€701	7.0%	€642	8.9%	€657	5.6%	€569	5.0%
Double in apartment (with ensuite)	..	..	€644	-1.7%	€841	9.1%	..	..	..	..	..	..
Double in apartment (no ensuite)	..	..	..	..	€793	22.2%	€694	13.6%	..	..	€595	7.5%
Single in house (with ensuite)	..	..	€578	4.1%	€757	5.3%	..	..	..	..	..	..
Single in house (no ensuite)	€573	5.0%	€553	3.9%	€591	0.2%	€597	10.7%	€591	3.1%	€522	3.5%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..	..	..



Connacht-Ulster (excluding Galway)

2026 Q1

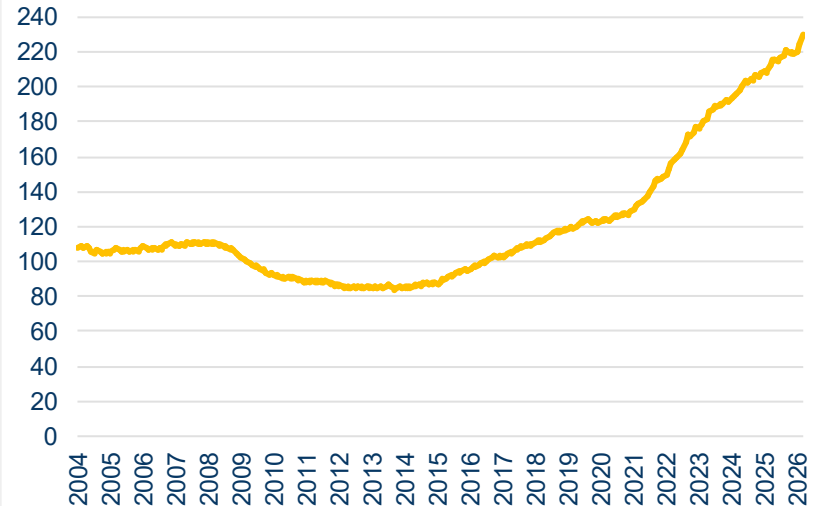
Daft.ie Rental Report



In Connacht-Ulster (excluding Galway), market rents rose by an average of 5.3% in the first quarter of 2026, the largest jump since 2022

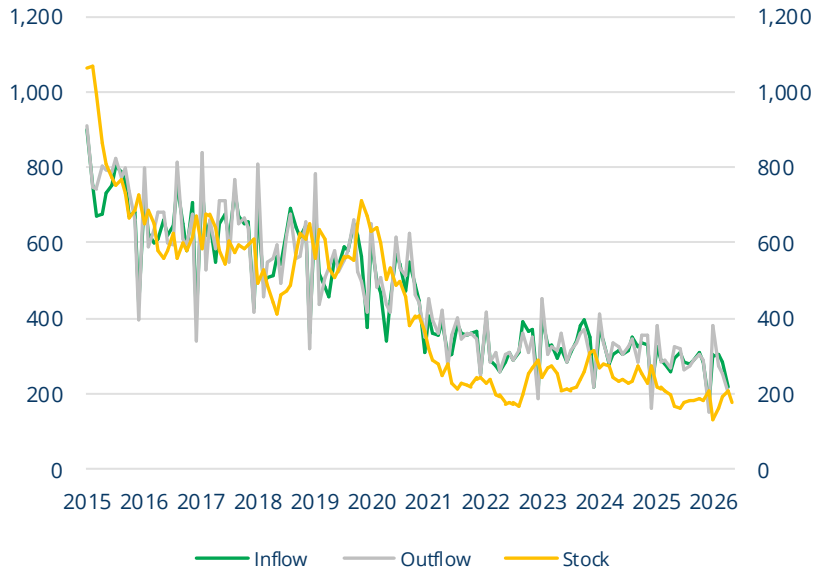
- According to the Daft.ie Market Rent Index, rents in Connacht and Ulster (excluding Galway) were **5.3% higher in March** than three months earlier
- The jump, following a fall in late 2025, means that annual inflation is at 8.4%, similar to its level a year ago
- Across the region, the average monthly rent in the first quarter for a **two-bedroom apartment was €1,301**
- Market rents in the region are now on average **86% above their pre-covid levels** and more than double their Celtic Tiger peak

Index of listed market rents, Connacht-Ulster
Mix-adjusted, 2016=100



There were fewer than 180 homes to rent in Connacht-Ulster on May 1st, largely unchanged compared to a year ago

Stock of homes for rent and inflow/outflow, Connacht-Ulster (ex-Galway), by month



- On May 1st, there were a total of 177 homes actively for rent in Connacht-Ulster (outside Galway city), **largely unchanged (up 6%) on a year ago**
- Availability remains **close to one quarter (28%) of its 2015-2019 average**, when an average of 630 homes were typically available for rent
- The total number of homes put up for rent in Connacht-Ulster in the year to April was 3,326, down 8% year-on-year and 57% below the 2015-2019 average

Snapshot of average market rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Apartment 1-bed	€1,130	3.8%	€1,129	14.0%	..	..	€1,005	4.7%	..	..	€1,058	10.0%	€1,073	8.6%	€894	2.6%
Apartment 2-bed	€1,481	11.2%	€1,349	7.3%	€1,393	14.3%	€1,457	12.7%	€1,274	7.9%	€1,200	6.5%	€1,233	2.6%	€1,254	8.8%
Apartment 3-bed	..	..	€1,549	12.0%	..	..	..	..	..	..	..	..	..	..	..	..
House 2-bed	€1,583	19.2%	€1,166	-1.1%	€1,502	28.6%	€1,352	1.3%	€1,107	8.5%	€1,103	0.0%	€1,144	2.3%	€1,156	5.1%
House 3-bed	€1,723	3.3%	€1,543	9.8%	€1,527	2.6%	€1,607	10.4%	€1,307	-0.2%	€1,339	5.2%	€1,477	4.5%	€1,531	20.9%
House 4-bed	€1,910	3.5%	€1,626	5.1%	€1,524	-6.3%	€1,775	13.8%	€1,484	1.3%	€1,460	3.4%	€1,580	-0.7%	€1,602	9.4%
House 5-bed	€2,425	3.4%	€1,593	-7.5%	..	..	..	..	..	..	€1,709	13.6%	..	..	..	..
Studio	€1,025	-3.9%	€825	-11.4%	..	..	..	..	..	..	..	..	..	..	..	..

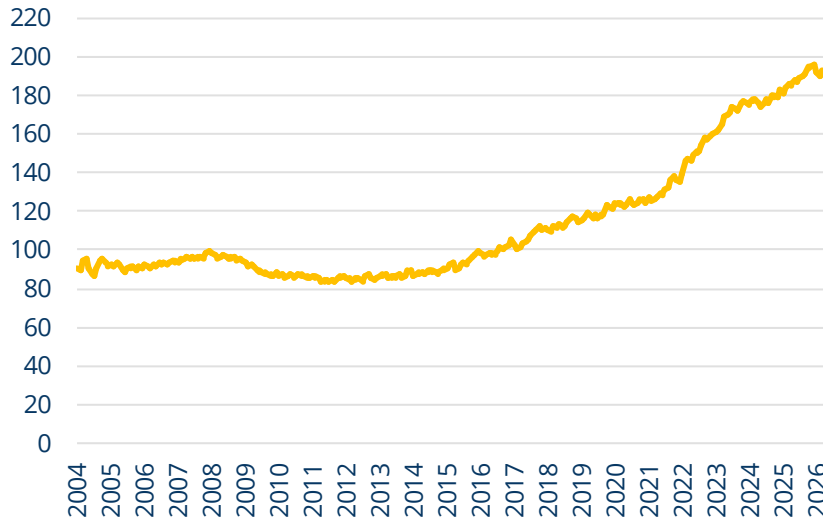
Gross market yields, by region and segment

Based on snapshots of listed prices and annual market rent, using data from the most recent quarter. Changes are in percentage points (year-on-year)

	Galway (ex-city)		Mayo	Roscommon	Sligo	Leitrim	Donegal	Cavan	Monaghan							
Apartment 1-bed	..	..	..	..	..	..	..	..	..
Apartment 2-bed	7.6%	0.5%	6.9%	-1.6%	11.9%	2.0%	9.2%	-0.2%	8.1%	-0.7%	9.1%	0.1%	9.0%	0.2%	..	..
Apartment 3-bed	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
House 2-bed	8.4%	1.7%	12.3%	3.9%	..	..	6.7%	-3.2%	..	..	6.9%	-0.3%	7.3%	-1.3%	..	..
House 3-bed	6.5%	-0.3%	7.3%	0.2%	8.1%	-0.1%	7.7%	0.4%	7.5%	-0.4%	6.8%	0.1%	8.0%	0.3%	9.3%	2.8%
House 4-bed	..	..	6.0%	0.2%	..	..	6.0%	0.3%	..	..	5.2%	0.2%	..	..	5.9%	0.2%

Room rents in Connacht-Ulster, outside Galway, fell by an average of 1.4% in the first quarter of 2026

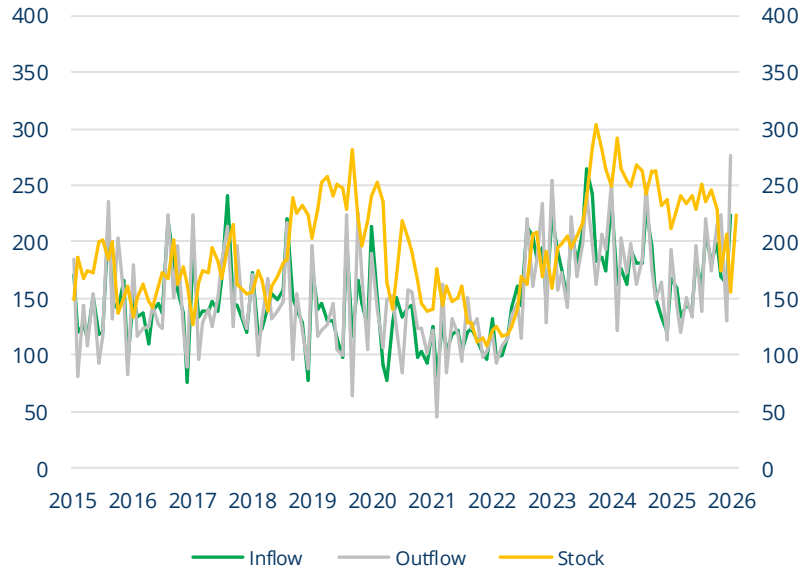
Index of room rents, Connacht-Ulster (ex-Galway)
Mix-adjusted, 2016=100



- According to the Daft.ie Room Rent Index, room rents in Connacht-Ulster (excluding Galway) were **1.4% lower in March than three months earlier**
- The annual rate of inflation in the first quarter was 3.9%, compared to 4.7% a year previously
- Across the region, the average monthly rent in the first quarter for a **double-room in a house was €573**
- Room rents in the region are now on average **56% higher than their pre-covid level** and 94% above their Celtic Tiger peak

There were fewer than 200 rooms to rent in Connacht-Ulster on May 1st, down almost one fifth on the same date a year ago

Stock of rooms for rent and inflow/outflow, Connacht-Ulster (ex-Galway), by month



- On May 1st, there were a total of 197 rooms actively for rent in Connacht-Ulster (outside Galway city), **down 18% on a year ago**
- Availability remains **in line with the 2015-2019 average**, when an average of almost 190 rooms were typically available for rent
- The total number of rooms put up for rent in Connacht-Ulster in the year to April was just over 2,150, up 9% year-on-year and one quarter above the 2015-2019 average

Snapshot of average room rent, by market and segment

Average listed rents are in monthly terms, percentage changes are year-on-year

	Galway (ex-city)		Mayo		Roscommon		Sligo		Leitrim		Donegal		Cavan		Monaghan	
Double in house (with ensuite)	€698	4.2%	€624	-0.3%	€596	4.5%	€652	6.9%	€547	1.9%	€515	-9.3%	€597	0.3%	€678	20.2%
Double in house (no ensuite)	€632	5.5%	€600	5.8%	€584	11.0%	€562	-0.6%	€476	-1.4%	€503	0.8%	€515	-3.5%	€579	9.4%
Double in apartment (with ensuite)	..	..	€721	30.7%	..	..	..	..	..	..	..	..	..	..	..	..
Double in apartment (no ensuite)	€569	-13.9%	€546	-11.4%	..	..	€590	9.3%	..	..	€648	12.8%	..	..	..	..
Single in house (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Single in house (no ensuite)	€550	-2.0%	€492	7.4%	€523	11.7%	€531	8.1%	..	..	€433	-8.9%	€502	-9.8%	€641	18.2%
Single in apartment (with ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Single in apartment (no ensuite)	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..

Celebrating 20 Years of the Daft.ie Report



As Daft.ie marks over 20 years of leading market analysis, the Daft.ie Report has been revamped and extended, to put more information at the fingertips of buyers, sellers and others interested in the housing market.

This includes cutting-edge methods applied both to listed market rents and rents for rooms, as well as stock available to rent, the gross yield on housing and a range of other metrics.

About the Report

The goal of the Daft Report is to use this information to help all actors in the property market make informed decisions about buying, selling and renting. In addition, because it is freely available, the Daft Report can help inform the media, the general public and policymakers about the latest developments in the property market.

This is the Daft.ie House Price Report, the partner to the Daft.ie Rental Report, which will be issued next month. Together, they give house-hunters and investors more information to help them make their decisions. These twin reports mean that Daft.ie is the only objective monitor of trends in both rental and sales markets on a quarterly basis, making the report an essential barometer for anyone with an interest in the Irish property market.

The Daft Report was first launched in 2005. It has since then become the definitive barometer of the Irish rental market and is being used by the Central Bank, mortgage institutions, financial analysts and the general public alike. The Daft.ie House Price report is Ireland's longest-running house price report, combining information from the Daft.ie archives with data from Ireland's Residential Property Price Register.

About Daft.ie

Daft.ie is Ireland's leading property website. Since its founding in 1997, it has grown to become the go-to destination for buyers, sellers and renters across the country. Each month, Daft.ie connects over 2.5 million unique users, with more than 8.6 million visits. This makes Daft.ie the biggest and most trusted property website in Ireland.

Methodology and Sample Size

The report is structured to give consistent national and regional series of a range of key metrics, including: rental and room rental prices; the stock and flow of rental and room sharing listings; a snapshot of rents by property/room type and location; listed rents; and rental/room volumes. The country is broken into five regions throughout: Dublin; the four other major cities (Cork, Galway, Limerick and Waterford); Leinster; Munster; and Connacht-Ulster.

Quantity measures (stock/flow) are based on the Daft.ie database.

For rent and room sharing indices, similar methods are applied, specifically hedonic rent price regressions, using a dwelling's segment (combination of size, type and location), and energy efficiency. A 'rolling windows' approach is applied throughout, with nine quarters of data used to generate monthly indices.

Disclaimer

The Daft.ie Report is prepared from information that we believe is collated with care, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology and to edit or discontinue the indices, snapshots or analysis at any time for regulatory or other reasons. Persons seeking to place reliance on any information contained in this report for their own or third party commercial purposes do so at their own risk.

Credits

Economic Analysis: **Ronan Lyons & Tom Gillespie.**
Marketing and Communications: **Laura Barry & Cara Daly.**
Layout and Design: **Kevin Gannon**

Coming next: **The Daft.ie Sales Report 2026 Q2**

The next Daft.ie Sales Report, to be published in late June, will have all the usual indicators on the housing market around the country, including levels and changes in listed and transaction prices, market heat, expected price changes, the volume of listings and of transactions, the median price of newly-built homes and the average price per square metre – providing buyers, sellers, policymakers, analysts, researchers and the public with the most up-to-date information on Ireland's sales market. All data is Copyright © Daft Media Limited. The information contained in this report may only be reproduced if the source is clearly credited.

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