

26-County · 26-Week Placemaking Tour

Placemaking Data Baseline · iProperty Radio

Limerick

Luimneach · Limerick City and County Council

●● GAA COUNTY COLOURS · GREEN & WHITE

WEEK

15

OF 26



“Faigheann cos ar siúl rud nach bhfaigheann cos ina cónaí”

A walking foot finds something the resting foot never would

Every figure sourced, nothing rounded

● ● ● www.placeengage.com

The **widest gap** in the State between new and sitting tenants.

What a new tenant pays against what a sitting tenant pays, County Limerick.

47% **€558** a month
the widest of any county in the State



NEW-TENANCY RENT

€1,744

a month • 4th-highest of 26 counties • about 5% below the national €1,839 • up 16.3% year on year, the second-fastest county rise after Clare

EXISTING-TENANCY RENT

€1,186

a month • about 22% below the national €1,513 • up 5.4% year on year

21% below national to buy — only 5% below to rent.

The fastest-rising new-tenancy rents of any city.

Limerick City new tenancies €1,921 a month, up 20.9% in a year — above Cork City (€1,903).

LIMERICK CITY • NEW TENANCY

€1,921 a month

+20.9% in a year — fastest-rising of the five cities

NEW VS SITTING CITY TENANTS

52.3% **€660** a month

more paid by new city tenants — the widest gap of any city

NEW-TENANCY RENT BY LOCAL ELECTORAL AREA

most to least expensive

Limerick City East		€2,133
Limerick City North		€1,893
Limerick City West		€1,879
Newcastle West		€1,165
Cappamore–Kilmallock		€1,164
Adare–Rathkeale		NOT PUBLISHED

Adare–Rathkeale: not published because there were too few registrations — **not zero**.

+46%

Census rent up 46% in six years — the average weekly private rent reached €221 in April 2022, against a 37% rise nationally

CSO Census 2022, Profile 2 — not RTB

A county that stays — 69% born here.

209,536 people, up 14,637 since 2016 — 8% growth, exactly the national rate.

PEOPLE IN COUNTY LIMERICK

209,536

live in the county

BORN IN THE COUNTY

69%

143,138 people · Louth 64%,
Kilkenny 58%, Carlow 43%,
Meath 32%

BORN OUTSIDE THE STATE

17%

up from 14% in 2016 — now more
than the 14% born elsewhere
in Ireland

LIMERICK CITY AND SUBURBS

102,287

the third-largest urban area in the State,
after Dublin and Cork

**Built-Up Area measure — extends into County Clare. A count of
people living in the city, not of County Limerick residents.**

AVERAGE AGE

39.3 yrs

against 38.8 nationally · up from
37.7 in 2016

AGED 65 AND OVER

33,588

up 23% since 2016, against
22% nationally

GROWTH SINCE 2016

+14,637

8% — exactly the national rate

WORKED FROM HOME

27%

at least one day a week — below
the 32% national figure



21% below the national median to buy.

€310,000 median (2026 to date), against the national €390,000 — 14th of 26 counties.

MEDIAN HOUSE PRICE

€310,000

2026 to date • 14th of 26 counties

2026 TO DATE VS FULL-YEAR 2025

-2.6%

against €318,417, on 1,370 sales so far • the register is still filling

SOLD ABOVE ASKING

80.5%

of 1,023 tracked homes • HousePrice.ie’s own measure, not a register statistic



SIX-YEAR TREND

2020

€192,000

2026

€310,000

About +61%, against about +57% nationally (derived)

185 new homes in a quarter — about 2.1% of national output.

From about 4.1% of the national population (shares derived). Mid-West completions down 13.9% on Q2 2025.

THE MIX COMPLETED • Q2 2026

90 scheme

66 single

29

■ Scheme 49% ■ Single 36% ■ Apartments 29 • 16%

Nationally 54% scheme, 16% single, 30% apartments (shares derived).

NEW RESIDENTIAL ADDRESS POINTS

1,188

in the year to June 2026 — more than double the 544 a year earlier

RESIDENTIAL VACANCY

3.6%

just below the national 3.7%

COMMERCIAL VACANCY

18.1%

against 14.5% nationally • Newcastle West 24.3%, close to one in four

VACANT 2016 AND 2022

2,207

dwellings — the long-term-vacancy core

HOUSING STOCK

85,363

homes • up 4% since 2016, while population grew 8%



About 6 whole homes for visitors for every one to rent long-term.

71 rentals for 209,536 people — one for every ~2,950 residents (derived).

HOMES FOR SALE

480

Daft.ie for sale

TO RENT LONG-TERM

71

Daft.ie to rent

ENTIRE HOMES ON AIRBNB

447

Airbnb entire-home county search

≈6:1

whole homes for visitors, for every one for a long-term renter — the relationship is the story



WHERE THE 71 RENTALS ARE

57 Limerick City

14

Just 14 outside Limerick City

“Limerick City” here is Daft.ie’s own search area, not the census Built-Up Area. Daft.ie and Airbnb, all captured 4 October 2026.

Know Limerick better than the data does?
carol@placeengage.com

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