

Is your rent above the market?

, Bishop O Donnell Rd, Galway, · Galway City West

€1,900 a month, the rent you paid

102 m²

BER C3

3-bed apartment

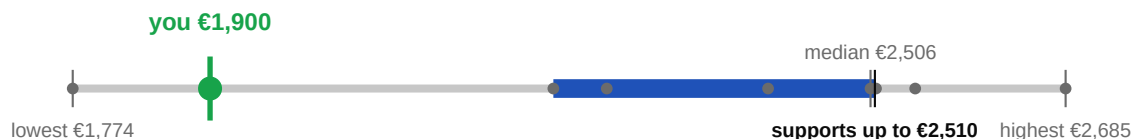
Similar homes let here, last 12 months, recomputed for 102 m² and BER C3: median €2,506, the register supports up to €2,510.

Your rent is within the market for a home like yours

8 tenancies of similar 3-bed apartments in Galway City West that began in the last 12 months (their rent is still as first set), recomputed for your 102 m² and BER C3: median €2,506, the most a landlord could defend for a home like yours €2,510, the single highest €2,685; 13% of them come to less than yours. Nothing to claim on the level.

14 days left to refer a dispute as a former tenant

Your tenancy ended on 8 Sept 2026; the RTB accepts a former tenant's dispute within 28 days, until 6 Oct 2026. Dispute type: rent more than market rate, with a claim for the amount paid above it. Apply at disputes.rtb.ie; mediation free, adjudication €30.



8 tenancies of similar homes that began in the last 12 months, each recomputed for your home; the blue band is the middle half of them.

THE TEST THE LAW APPLIES

Market rent

What a willing tenant would pay a willing landlord for a similar home in the area (s.24).

It is a range: what similar homes actually let for, not one number.

Never above it

A rent may not be set above market rent, at the start or at a review (s.19).

The test is applied at the date the rent was set.

Two limits at a review

A continuing rent rises by at most 2% a year or inflation, and never above market rent.

Either side may ask for a review to market rent once in 12 months (s.21).

The register shows rent alone. If yours includes bills, parking or furniture, part of any gap is those extras, not the rent (s.24 also weighs the other terms of the letting).

Similar homes let here

8 registered tenancies of 3-bed apartments in Galway City West that began in the last 12 months (a rent cannot be reviewed within 12 months of the start, so these are still as first set; older records may have been reviewed and are listed in the appendix only), within $\pm 35\%$ of your floor area and 3 BER grades. Each rent is recomputed for your 102 m² and BER C3 in the column "for yours", and the table is sorted by it. Every RT number can be checked on the RTB Rent Register.

RT NUMBER	RENT	FOR YOURS	M ²	BEDS	BER	BEGAN	AREA
RT-0126-...	€2,800	€2,685	90	3	B3	15 Jan 2026	Barna
RT-0826-...	€2,640	€2,547	104	3	C2	1 Aug 2026	Taylor's Hill
RT-0426-...	€2,400	€2,511	90	3	C3	1 Apr 2026	Salthill
RT-0126-...	€2,400	€2,506	77	3	C1	8 Jan 2026	Barna
RT-0726-...	€2,500	€2,412	104	3	C2	27 Jun 2026	Taylor's Hill
RT-1025-...	€2,627	€2,264	121	3	B3	24 Oct 2025	Knocknacarragh
RT-1025-...	€2,244	€2,215	90	3	C1	1 Oct 2025	Barna
you	€1,900	€1,900	102	3	C3		
RT-1225-...	€1,611	€1,774	78	3	C3	21 Nov 2025	Barna

Bold: the three whose recomputed rent is closest to yours. Sorted by the recomputed figure, high to low.

How the recomputation works: on 33 registered tenancies in this area, rent rises about 3.5% for every 10% more floor area and about 2.9% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 77 returned by the register → 32 began in the last 12 months (rent still as first set) → 29 within 35% of your floor area → 21 same number of bedrooms → 17 BER within 3 grades → 12 BER on the register → 8 not far below the local median. When your rent was set (1 May 2024): 77 returned by the register → 23 began on or before May 2024 → 1 began in the 12 months before May 2024 → 0 began in the last 12 months (rent still as first set). Every one of the 77 records is listed in Appendix A with the reason it is in or out, judged at both dates.

What follows

YOUR POSITION

Little to claim on the level

Your rent sat inside what similar homes let for. A refund claim on the level alone is unlikely to succeed; the figures are still worth putting to the landlord.

Until 6 Oct 2026

The RTB accepts a former tenant's dispute within 28 days of the tenancy ending. Apply at disputes.rtb.ie: rent more than market rate. Mediation free, adjudication €30.

Upload the lease, proof of rent paid and this report.

Ask the landlord first

A written request with the figures often settles it. Send it today: the 28 days do not pause while you wait for an answer.

WORDS FOR THE LANDLORD

"I rented [REDACTED], Bishop O Donnell Rd, Galway from 1 May 2024 to 8 Sept 2026 at €1,900 a month. I have checked the RTB Rent Register: similar 3-bed apartments in Galway City West, adjusted for size and BER, let for €1,774 to €2,685 a month, median €2,506 (for example RT-1225-... : €1,611 for 78 m² BER C3, about €1,774 for a home like this; RT-1025-... : €2,244 for 90 m² BER C1, about €2,215 for a home like this; RT-1025-... : €2,627 for 121 m² BER B3, about €2,264 for a home like this). My rent sat in the upper part of that range. I am asking whether you would agree a partial refund before I decide on a referral to the RTB."

WHEN YOUR RENT WAS SET: 1 MAY 2024

Too few similar tenancies began before 1 May 2024 to judge the market then

0 found; a market needs more. Your rent was set over 12 months ago: the register shows only today's rents, and only a tenancy begun in the last 12 months is still at its first rent, so older records cannot show the market then. The test in section 19 is applied at the date the rent was set, so today's figures above support a request to the landlord rather than a dispute on that ground. The register only reaches back about two years.

IF THE LANDLORD SHOWS A VALUATION

Not a substitute

Every rent review or rent setting notice must cite three tenancies from the RTB register, with RT numbers (s.22(2A)(d); Part C of the RTB form). A letter from an agent or valuer does not stand in for them.

Ask four things

Who signed it and their PSRA licence. The date. Whether the home was inspected. Which lettings it compares to.

Most letters quote asking rents from adverts; the register holds the rents actually agreed.

At the RTB

A valuation is an opinion and is weighed against the register, the same evidence as in this report.

Anything the landlord files is sent to you before the hearing, so you can answer it.

The RTB Rent Register returned 77 records to 8 searches on 22 Sept 2026 (search references [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#), [8](#)). 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.

Your home: 3-bed apartment, 102 m², BER C3, Galway City 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; the last two columns judge the same record today and against tenancies that began in the 12 months before 1 May 2024, when your rent was set (lettings that began after that date cannot show the market then, and ones over 12 months old today may have had their rent reviewed since). † 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.	TODAY	When set, 1 May 2024
In the comparable set (8)											
RT-0826-...	Galway City West	Taylors Hill	Apartment	3	C2	104	€2,640	1 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0726-...	Galway City West	Taylors Hill	Apartment	3	C2	104	€2,500	27 Jun 2026	New	in the set	began Jun 2026, after your rent was set
RT-0426-...	Galway City West	Salthill	Apartment	3	C3	90	€2,400	1 Apr 2026	New	in the set	began Apr 2026, after your rent was set
RT-0126-...	Galway City West	Barna	Apartment	3	B3	90	€2,800	15 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-0126-...	Galway City West	Barna	Apartment	3	C1	77	€2,400	8 Jan 2026	New	in the set	began Jan 2026, after your rent was set
RT-1225-...	Galway City West	Barna	Apartment	3	C3	78	€1,611	21 Nov 2025	New	in the set	began Nov 2025, after your rent was set
RT-1025-...	Galway City West	Knocknacarragh	Apartment	3	B3	121	€2,627	24 Oct 2025	New	in the set	began Oct 2025, after your rent was set
RT-1025-...	Galway City West	Barna	Apartment	3	C1	90	€2,244	1 Oct 2025	New	in the set	began Oct 2025, after your rent was set
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (45)											
RT-1125-...	Galway City West	Barna	Apartment	3	—	100	€1,500	1 Sept 2025	New	began 13 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Sept 2025, after your rent was set; €1,500, under 65% of median €2,506
RT-0925-...	† Galway City West	Barna	Apartment	2	C3	64	€2,030	Sept 2025*	Annual	began 13 months ago, rent may have changed since; 64 m², 37% smaller than 102; 2 bedrooms	began Sept 2025, after your rent was set
RT-0925-...	Galway City West	Salthill	Apartment	2	C2	60	€2,060	Sept 2025*	Annual	began 13 months ago, rent may have changed since; 60 m², 41% smaller than 102; 2 bedrooms	began Sept 2025, after your rent was set
RT-0925-...	Galway City West	Barna	Apartment	3	B3	84	€1,078	Aug 2025*	Annual	began 13 months ago, rent may have changed since; €1,078, one of 4 lettings at the same rent: a	began Aug 2025, after your rent was set; €1,078, one of 4 lettings at the same rent: a scheme, not open
RT-0925-...	Galway City West	Barna	Apartment	3	—	100	€2,800	18 Aug 2025	New	began 13 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Aug 2025, after your rent was set
RT-0825-...	Galway City West	Barna	Apartment	3	A2	121	€2,636	Aug 2025*	Annual	began 14 months ago, rent may have changed since; BER A2, 7 grades from C3	began Aug 2025, after your rent was set; BER A2, 7 grades from C3

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 May 2024
RT-0825-...	Galway City West	Barna	Apartment	2	C3	60	€1,074	Aug 2025*	Annual	began 14 months ago, rent may have changed since; 60 m², 41% smaller than 102; 2 bedrooms	began Aug 2025, after your rent was set; €1,074, one of 4 lettings at the same rent: a scheme, not open
RT-0526-...	Galway City West	Taylor's Hill	Apartment	2	D1	100	€1,080	Jul 2025*	Annual	began 14 months ago, rent may have changed since; 2 bedrooms against 3; €1,080, under 65% of	began Jul 2025, after your rent was set; €1,080, under 65% of median €2,506
RT-0725-...	Galway City West	Taylor's Hill	Apartment	3	—	75	€1,632	Jul 2025*	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Jul 2025, after your rent was set
RT-0725-...	Galway City West	Knocknacarragh	Apartment	2	C3	58	€1,099	Jul 2025*	Annual	began 15 months ago, rent may have changed since; 58 m², 43% smaller than 102; 2 bedrooms	began Jul 2025, after your rent was set; €1,099, under 65% of median €2,506
RT-0625-...	Galway City West	Salthill	Apartment	3	—	65	€1,500	Jun 2025*	Annual	began 16 months ago, rent may have changed since; 65 m², 36% smaller than 102; no BER on the	began Jun 2025, after your rent was set; €1,500, under 65% of median €2,506
RT-0625-...	Galway City West	Barna	Apartment	3	A2	80	€1,457	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER A2, 7 grades from C3; €1,457, under 65%	began Jun 2025, after your rent was set; BER A2, 7 grades from C3; €1,457, under 65% of median
RT-0525-...	Galway City West	Barna	Apartment	3	C1	42	€1,241	May 2025*	Annual	began 17 months ago, rent may have changed since; 42 m², 59% smaller than 102; €1,241, under	began May 2025, after your rent was set; 42 m², 59% smaller than 102; €1,241, under 65% of median
RT-0425-...	Galway City West	Salthill	Apartment	3	—	75	€1,800	Apr 2025*	Annual	began 18 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Apr 2025, after your rent was set
RT-0425-...	Galway City West	Barna	Apartment	2	C3	80	€1,415	Apr 2025*	Annual	began 18 months ago, rent may have changed since; 2 bedrooms against 3; €1,415, under 65% of	began Apr 2025, after your rent was set; €1,415, under 65% of median €2,506
RT-0425-...	Galway City West	Barna	Apartment	3	D2	59	€1,106	Apr 2025*	Annual	began 18 months ago, rent may have changed since; 59 m², 42% smaller than 102; €1,106, under	began Apr 2025, after your rent was set; €1,106, under 65% of median €2,506
RT-0425-...	Galway City West	Barna	Apartment	3	—	100	€2,000	Mar 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Mar 2025, after your rent was set
RT-0325-...	Galway City West	Barna	Apartment	3	—	100	€2,500	Mar 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Mar 2025, after your rent was set
RT-0325-...	Galway City West	Barna	Apartment	3	A2	96	€2,700	Feb 2025*	Annual	began 19 months ago, rent may have changed since; BER A2, 7 grades from C3	began Feb 2025, after your rent was set; BER A2, 7 grades from C3
RT-0125-...	Galway City West	Barna	Apartment	3	D2	69	€1,021	Jan 2025*	Annual	began 21 months ago, rent may have changed since; €1,021, under 65% of median €2,506	began Jan 2025, after your rent was set; €1,021, under 65% of median €2,506
RT-0625-...	Galway City West	Barna	Apartment	3	B3	115	€2,200	Dec 2024*	Annual	began 22 months ago, rent may have changed since	began Dec 2024, after your rent was set
RT-1024-...	Galway City West	Barna	Apartment	3	D1	69	€1,600	Oct 2024*	Annual	began 24 months ago, rent may have changed since	began Oct 2024, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 May 2024
RT-0324-...	Galway City West	Knocknacarragh	Apartment	3	—	60	€1,269	Mar 2024*	Annual	began 31 months ago, rent may have changed since; 60 m², 41% smaller than 102; no BER on the	began Mar 2024, over 12 months ago, rent may have changed since; €1,269, under 65% of median
RT-0422-...	Galway City West	Barna	Apartment	3	E1	69	€1,136	Apr 2022*	Annual	began 54 months ago, rent may have changed since; €1,136, under 65% of median €2,506	began Apr 2022, over 12 months before; €1,136, under 65% of median €2,506
RT-0422-...	Galway City West	Barna	Apartment	3	D2	60	€890	Apr 2022*	Annual	began 54 months ago, rent may have changed since; 60 m², 41% smaller than 102; €890, under 65%	began Apr 2022, over 12 months before; €890, under 65% of median €2,506
RT-0422-...	Galway City West	Barna	Apartment	2	C1	60	€1,302	Apr 2022*	Annual	began 54 months ago, rent may have changed since; 60 m², 41% smaller than 102; 2 bedrooms	began Apr 2022, over 12 months before; €1,302, under 65% of median €2,506
RT-0322-...	Galway City West	Barna	Apartment	2	C3	60	€877	Mar 2022*	Annual	began 55 months ago, rent may have changed since; 60 m², 41% smaller than 102; 2 bedrooms	began Mar 2022, over 12 months before; €877, under 65% of median €2,506
RT-0322-...	Galway City West	Barna	Apartment	2	C1	60	€932	Mar 2022*	Annual	began 55 months ago, rent may have changed since; 60 m², 41% smaller than 102; 2 bedrooms	began Mar 2022, over 12 months before; €932, under 65% of median €2,506
RT-0820-...	Galway City West	Knocknacarragh	Apartment	3	C3	106	€1,815	Aug 2020*	Annual	began 74 months ago, rent may have changed since	began Aug 2020, over 12 months before
RT-0820-...	Galway City West	Taylors Hill	Apartment	3	—	80	€1,181	Aug 2020*	Annual	began 74 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Aug 2020, over 12 months before; €1,181, under 65% of median €2,506
RT-0720-...	Galway City West	Taylors Hill	Apartment	3	—	60	€1,629	Jul 2020*	Annual	began 75 months ago, rent may have changed since; 60 m², 41% smaller than 102; no BER on the	began Jul 2020, over 12 months before
RT-0720-...	Galway City West	Barna	Apartment	2	C3	63	€1,436	Jul 2020*	Annual	began 75 months ago, rent may have changed since; 63 m², 38% smaller than 102; 2 bedrooms	began Jul 2020, over 12 months before; €1,436, under 65% of median €2,506
RT-0320-...	Galway City West	Barna	Apartment	3	D1	77	€1,072	Mar 2020*	Annual	began 79 months ago, rent may have changed since; €1,072, one of 4 lettings at the same rent: a	began Mar 2020, over 12 months before; €1,072, one of 4 lettings at the same rent: a scheme, not open
RT-0120-...	Galway City West	Barna	Apartment	3	C3	95	€1,193	Jan 2020*	Annual	began 81 months ago, rent may have changed since; €1,193, under 65% of median €2,506	began Jan 2020, over 12 months before; €1,193, under 65% of median €2,506
RT-1219-...	Galway City West	Salthill	Apartment	3	D1	92	€1,212	Dec 2019*	Annual	began 82 months ago, rent may have changed since; €1,212, under 65% of median €2,506	began Dec 2019, over 12 months before; €1,212, under 65% of median €2,506
RT-1019-...	Galway City West	Barna	Apartment	3	D1	84	€1,153	Oct 2019*	Annual	began 84 months ago, rent may have changed since; €1,153, under 65% of median €2,506	began Oct 2019, over 12 months before; €1,153, under 65% of median €2,506
RT-1019-...	Galway City West	Barna	Apartment	3	C2	75	€1,338	Oct 2019*	Annual	began 84 months ago, rent may have changed since; €1,338, under 65% of median €2,506	began Oct 2019, over 12 months before; €1,338, under 65% of median €2,506
RT-1019-...	Galway City West	Salthill	Apartment	3	—	90	€1,611	Oct 2019*	Annual	began 84 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Oct 2019, over 12 months before

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 May 2024
RT-1019-...	Galway City West	Barna	Apartment	3	D1	70	€1,405	Oct 2019*	Annual	began 84 months ago, rent may have changed since; €1,405, under 65% of median €2,506	began Oct 2019, over 12 months before; €1,405, under 65% of median €2,506
RT-0619-...	Galway City West	Barna	Apartment	3	—	95	€1,090	Jun 2019*	Annual	began 88 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Jun 2019, over 12 months before; €1,090, under 65% of median €2,506
RT-0519-...	Galway City West	Knocknacarragh	Apartment	3	C1	93	€1,481	May 2019*	Annual	began 89 months ago, rent may have changed since; €1,481, under 65% of median €2,506	began May 2019, over 12 months before; €1,481, under 65% of median €2,506
RT-0419-...	Galway City West	Barna	Apartment	3	D1	93	€1,111	Apr 2019*	Annual	began 90 months ago, rent may have changed since; €1,111, under 65% of median €2,506	began Apr 2019, over 12 months before; €1,111, under 65% of median €2,506
RT-0419-...	Galway City West	Barna	Apartment	3	C1	75	€1,080	Apr 2019*	Annual	began 90 months ago, rent may have changed since; €1,080, one of 4 lettings at the same rent: a	began Apr 2019, over 12 months before; €1,080, one of 4 lettings at the same rent: a scheme, not open
RT-0119-...	Galway City West	Barna	Apartment	3	C3	80	€1,200	Jan 2019*	Annual	began 93 months ago, rent may have changed since; €1,200, under 65% of median €2,506	began Jan 2019, over 12 months before; €1,200, under 65% of median €2,506
RT-0119-...	Galway City West	Taylors Hill	Apartment	3	—	90	€1,526	Jan 2019*	Annual	began 93 months ago, rent may have changed since; no BER on the register; yours is C3 and enough	began Jan 2019, over 12 months before; €1,526, under 65% of median €2,506
Left out: floor area outside the fence (3)											
RT-0726-...	Galway City West	Barna	Apartment	2	C1	60	€1,800	1 Jul 2026	New	60 m², 41% smaller than 102; 2 bedrooms against 3	began Jul 2026, after your rent was set
RT-0526-...	Galway City West	Salthill	Apartment	2	C3	61	€2,200	21 Apr 2026	New	61 m², 40% smaller than 102; 2 bedrooms against 3	began Apr 2026, after your rent was set
RT-0226-...	Galway City West	Barna	Apartment	3	D1	30	€1,700	24 Jan 2026	New	30 m², 71% smaller than 102	began Jan 2026, after your rent was set; 30 m², 71% smaller than 102
Left out: different number of bedrooms (8)											
RT-0826-...	Galway City West	Barna	Apartment	4	A2	127	€2,900	11 Aug 2026	New	4 bedrooms against 3; BER A2, 7 grades from C3	began Aug 2026, after your rent was set; BER A2, 7 grades from C3
RT-0826-...	†	Galway City West	Apartment	2	C2	102	€2,300	1 Aug 2026	New	2 bedrooms against 3	began Aug 2026, after your rent was set
RT-0826-...	†	Galway City West	Apartment	2	C1	102	€2,100	30 Jul 2026	New	2 bedrooms against 3	began Jul 2026, after your rent was set
RT-0726-...	†	Galway City West	Apartment	2	C2	101	€2,500	1 Jul 2026	New	2 bedrooms against 3	began Jul 2026, after your rent was set
RT-0526-...	†	Galway City West	Apartment	2	C3	83	€1,925	5 May 2026	New	2 bedrooms against 3	began May 2026, after your rent was set
RT-0426-...	†	Galway City West	Apartment	2	C2	100	€2,400	6 Apr 2026	New	2 bedrooms against 3	began Apr 2026, after your rent was set
RT-0226-...	Galway City West	Knocknacarragh	Apartment	2	C3	100	€1,420	19 Feb 2026	New	2 bedrooms against 3; €1,420, under 65% of median €2,506	began Feb 2026, after your rent was set; €1,420, under 65% of median €2,506
RT-0126-...	Galway City West	Barna	Apartment	2	C2	100	€1,520	23 Jan 2026	New	2 bedrooms against 3; €1,520, under 65% of median €2,506	began Jan 2026, after your rent was set; €1,520, under 65% of median €2,506

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 May 2024
Left out: BER more than 3 grades away (4)											
RT-0826-...	Galway City West	Barna	Apartment	3	B1	98	€2,600	12 Aug 2026	New	BER B1, 5 grades from C3	began Aug 2026, after your rent was set; BER B1, 5 grades from C3
RT-0826-...	†	Galway City West	Salthill	3	B2	92	€2,700	1 Aug 2026	New	BER B2, 4 grades from C3	began Aug 2026, after your rent was set; BER B2, 4 grades from C3
RT-1225-...	†	Galway City West	Barna	3	B2	101	€2,500	1 Dec 2025	New	BER B2, 4 grades from C3	began Dec 2025, after your rent was set; BER B2, 4 grades from C3
RT-1125-...	Galway City West	Barna	Apartment	3	A2	96	€2,700	1 Nov 2025	New	BER A2, 7 grades from C3	began Nov 2025, after your rent was set; BER A2, 7 grades from C3
Left out: no BER on the register while yours is known, and enough records have one (5)											
RT-0926-...	Galway City West	Salthill	Apartment	3	—	75	€2,500	10 Aug 2026	New	no BER on the register; yours is C3 and enough records have one	began Aug 2026, after your rent was set
RT-0526-...	Galway City West	Barna	Apartment	3	—	85	€2,000	18 May 2026	New	no BER on the register; yours is C3 and enough records have one	began May 2026, after your rent was set
RT-1225-...	Galway City West	Knocknacarragh	Apartment	3	—	120	€2,110	1 Dec 2025	New	no BER on the register; yours is C3 and enough records have one	began Dec 2025, after your rent was set
RT-1125-...	Galway City West	Barna	Apartment	3	—	119	€2,900	7 Nov 2025	New	no BER on the register; yours is C3 and enough records have one	began Nov 2025, after your rent was set
RT-0126-...	Galway City West	Salthill	Apartment	3	—	100	€3,200	1 Nov 2025	New	no BER on the register; yours is C3 and enough records have one	began Nov 2025, after your rent was set
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) (4)											
RT-0526-...	Galway City West	Salthill	Apartment	3	C3	102	€1,361	13 Apr 2026	New	€1,361, under 65% of median €2,506	began Apr 2026, after your rent was set; €1,361, under 65% of median €2,506
RT-0726-...	Galway City West	Salthill	Apartment	3	C1	90	€615	4 Apr 2026	New	€615, under 65% of median €2,506	began Apr 2026, after your rent was set; €615, under 65% of median €2,506
RT-1225-...	Galway City West	Barna	Apartment	3	C3	90	€1,380	30 Dec 2025	New	€1,380, under 65% of median €2,506	began Dec 2025, after your rent was set; €1,380, under 65% of median €2,506
RT-1225-...	Galway City West	Barna	Apartment	3	D1	69	€1,045	22 Dec 2025	New	€1,045, under 65% of median €2,506	began Dec 2025, after your rent was set; €1,045, under 65% of median €2,506

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 (for the date your rent was set: lettings that began after it, or more than 12 months before it), 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.