

Is your rent above the market?

, Grange Abbey, Dublin 13, Co. Dublin,

· Donaghmede

€2,400

a month, your rent

118 m²

BER B

4-bed house

Similar homes let here, last 12 months, recomputed for 118 m² and BER B: median €3,324, also the most the register supports.

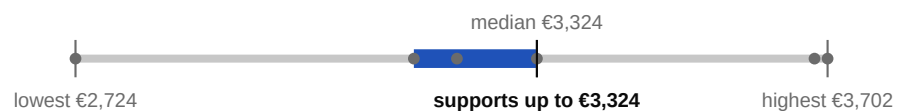
The notice rests on a valuation, not on three registered tenancies: not the form the law requires

Section 22(2A)(d) of the Residential Tenancies Act requires every rent review notice to specify three tenancies from the RTB register, with their RT numbers, of dwellings of similar size, bedrooms, type, character and BER in a comparable area. An agent's or valuer's letter is not a substitute: the law names the register, and only the register. A notice served otherwise than in that form does not comply with section 22 (serving one is an offence under section 22(4)), and the RTB can find the review of no effect. Write to the landlord asking for a compliant notice; if the new rent is charged anyway, refer the dispute (grounds: invalid rent review notice and rent above market rent) before 25 Dec 2026.

Your rent is within the market for a home like yours

6 tenancies of similar 4-bed houses in Donaghmede that began in the last 12 months (their rent is still as first set), recomputed for your 118 m² and BER B: median €3,324, which is also the most a landlord could defend for a home like yours, the single highest €3,702; 0% of them come to less than yours. Nothing to claim on the level; the notice itself is the question (next page).

you €2,400



6 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	Never above it	Two limits at a review
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.	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.	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

6 registered tenancies of 4-bed houses in Donaghmede 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 118 m² and BER B 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-0326-...	€3,750	€3,702	135	4	C1	15 Feb 2026	Grange A
RT-1225-...	€4,050	€3,685	154	4	B1	8 Dec 2025	Raheny-Greendale
RT-0926-...	€3,400	€3,324	127	4	B2	20 Aug 2026	Grange A
RT-0926-...	€3,400	€3,220	148	4	B3	27 Aug 2026	Grange B
RT-0726-...	€3,300	€3,164	142	4	B3	28 Jul 2026	Grange A
RT-1125-...	€2,950	€2,724	140	4	A3	8 Nov 2025	Grange B
you	€2,400	€2,400	118	4	B		

Bold: the three closest matches at the market level the register shows for your home: the same three a landlord would get. Sorted by the recomputed figure, high to low.

How the recomputation works: on 68 registered tenancies in this area, rent rises about 2.9% for every 10% more floor area and about 1.4% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 165 returned by the register → 71 began in the last 12 months (rent still as first set) → 66 within 35% of your floor area → 64 same number of bedrooms → 45 BER within 3 grades → 25 BER on the register → 22 not far below the local median → 6 your own area, which had enough. When your rent was set (1 Jun 2025): 165 returned by the register → 82 began on or before Jun 2025 → 33 began in the 12 months before Jun 2025 → 0 began in the last 12 months (rent still as first set). Every one of the 165 records is listed in Appendix A with the reason it is in or out, judged at both dates.

The increase notice, checked

The notice for €2,440.00 has a problem

Limit €2,460.00 (2.50% over 15 months, the lower of 2% a year and inflation). Received 19 Sept 2026, new rent from 26 Dec 2026 (90 days kept).

Current rent	€2,400.00
Last set	1 Jun 2025
Proposed	€2,440.00
Legal maximum	€2,460.00
Notice received	19 Sept 2026
New rent from	26 Dec 2026
Dispute by	25 Dec 2026

The notice rests on a valuation, not on three registered tenancies: not the form the law requires

Section 22(2A)(d) of the Residential Tenancies Act requires every rent review notice to specify three tenancies from the RTB register, with their RT numbers, of dwellings of similar size, bedrooms, type, character and BER in a comparable area. An agent's or valuer's letter is not a substitute: the law names the register, and only the register. A notice served otherwise than in that form does not comply with section 22 (serving one is an offence under section 22(4)), and the RTB can find the review of no effect. Write to the landlord asking for a compliant notice; if the new rent is charged anyway, refer the dispute (grounds: invalid rent review notice and rent above market rent) before 25 Dec 2026.

The new rent of €2,440.00 is within the market for a home like yours

Median for similar homes, recomputed for yours: €3,324; 0% of similar new tenancies come to less.

94 days left to refer a dispute to the RTB

Deadline 25 Dec 2026: the later of 28 days from the notice and the day before the new rent starts. After that a dispute is still possible on other grounds (unregistered tenancy, invalid notice, rent above market rent), but not simply on the increase.

WORDS FOR THE LANDLORD

"I have checked your rent review notice dated 19 Sept 2026 against the RTB Rent Increase Calculator and section 22 of the Residential Tenancies Act. The notice relies on a valuation and does not specify three tenancies from the RTB register with their RT numbers, as section 22(2A)(d) requires; a valuation is not a substitute for them. I am asking you to withdraw the notice. If we cannot agree, I will refer it to the RTB before 25 Dec 2026."

WHEN YOUR RENT WAS SET: 1 JUN 2025

Too few similar tenancies began before 1 Jun 2025 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.

IF THE LANDLORD SHOWS A VALUATION

Not a substitute

Every rent review 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.

Prepared by Avlas Digital from the RTB Rent Register and the RTB Rent Increase Calculator on 22 Sept 2026. The register rows are the evidence; the reading of them is ours. This is information, not legal advice.

The RTB Rent Register returned 165 records to 11 searches on 22 Sept 2026 (search references [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#), [8](#), [9](#), [10](#), [11](#)). 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: 4-bed house, 118 m², BER B, Donaghmede. 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 Jun 2025, 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 Jun 2025
In the comparable set (6)											
RT-0926-...	Donaghmede	Grange B	House	4	B3	148	€3,400	27 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0926-...	Donaghmede	Grange A	House	4	B2	127	€3,400	20 Aug 2026	New	in the set	began Aug 2026, after your rent was set
RT-0726-...	Donaghmede	Grange A	House	4	B3	142	€3,300	28 Jul 2026	New	in the set	began Jul 2026, after your rent was set
RT-0326-...	Donaghmede	Grange A	House	4	C1	135	€3,750	15 Feb 2026	New	in the set	began Feb 2026, after your rent was set
RT-1225-...	Donaghmede	Raheny-Greendale	House	4	B1	154	€4,050	8 Dec 2025	New	in the set	began Dec 2025, after your rent was set
RT-1125-...	Donaghmede	Grange B	House	4	A3	140	€2,950	8 Nov 2025	New	in the set	began Nov 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 (94)											
RT-1025-...	Howth - Malahide	Portmarnock North	House	4	D2	118	€2,350	Sept 2025*	Annual	began 12 months ago, rent may have changed since; BER D2, 6 grades from B	began Sept 2025, after your rent was set; BER D2, 6 grades from B
RT-1025-...	† Artane - Whitehall	Kilmore B	House	4	B3	90	€4,200	Sept 2025*	Annual	began 12 months ago, rent may have changed since	began Sept 2025, after your rent was set
RT-1125-...	Donaghmede	Grange E	House	4	—	93	€1,200	Sept 2025*	Annual	began 13 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Sept 2025, after your rent was set; €1,200, under 65% of median €3,324
RT-0925-...	† Artane - Whitehall	Beaumont C	House	4	A3	132	€4,000	Sept 2025*	Annual	began 13 months ago, rent may have changed since	began Sept 2025, after your rent was set
RT-1025-...	Howth - Malahide	Portmarnock North	House	4	—	112	€2,200	1 Sept 2025	New	began 13 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Sept 2025, after your rent was set
RT-0825-...	Howth - Malahide	Malahide East	House	4	C3	120	€2,822	Aug 2025*	Annual	began 14 months ago, rent may have changed since; BER C3, 4 grades from B	began Aug 2025, after your rent was set; BER C3, 4 grades from B
RT-0825-...	Clontarf	Drumcondra South A	House	4	E2	115	€2,400	Aug 2025*	Annual	began 14 months ago, rent may have changed since; BER E2, 8 grades from B	began Aug 2025, after your rent was set; BER E2, 8 grades from B
RT-1025-...	Clontarf	Grace Park	House	4	E2	115	€1,785	Jul 2025*	Annual	began 14 months ago, rent may have changed since; BER E2, 8 grades from B; €1,785, under 65%	began Jul 2025, after your rent was set; BER E2, 8 grades from B; €1,785, under 65% of median

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0825-...	Clontarf	Clontarf West D	House	4	D2	110	€2,500	Jul 2025*	Annual	began 14 months ago, rent may have changed since; BER D2, 6 grades from B	began Jul 2025, after your rent was set; BER D2, 6 grades from B
RT-0725-...	Donaghmede	Grange B	House	4	A2	140	€2,624	Jul 2025*	Annual	began 15 months ago, rent may have changed since	began Jul 2025, after your rent was set
RT-0725-...	Artane - Whitehall	Beaumont A	House	4	B2	102	€3,500	Jul 2025*	Annual	began 15 months ago, rent may have changed since	began Jul 2025, after your rent was set
RT-0725-...	Clontarf	Grace Park	House	4	C1	123	€2,781	Jul 2025*	Annual	began 15 months ago, rent may have changed since	began Jul 2025, after your rent was set
RT-0625-...	Howth - Malahide	Kinsaley	House	4	—	120	€4,000	Jun 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jun 2025, over 12 months ago, rent may have changed since
RT-0426-...	Howth - Malahide	Malahide East	House	4	—	120	€4,000	May 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is B and enough	began May 2025, over 12 months ago, rent may have changed since
RT-0925-...	Donaghmede	Grange A	House	3	B2	124	€2,100	May 2025*	Annual	began 17 months ago, rent may have changed since; 3 bedrooms against 4; €2,100, under 65% of	began May 2025, over 12 months ago, rent may have changed since; €2,100, under 65% of median
RT-0525-...	Howth - Malahide	Balgriffin	House	4	A2	129	€3,296	May 2025*	Annual	began 17 months ago, rent may have changed since	began May 2025, over 12 months ago, rent may have changed since
RT-0825-...	Artane - Whitehall	Beaumont B	House	4	—	100	€3,000	May 2025*	Annual	began 17 months ago, rent may have changed since; no BER on the register; yours is B and enough	began May 2025, over 12 months ago, rent may have changed since
RT-0725-...	Donaghmede	Raheny-St. Assam	House	4	—	100	€3,570	Apr 2025*	Annual	began 17 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Apr 2025, over 12 months ago, rent may have changed since
RT-0425-...	Donaghmede	Raheny-St. Assam	House	4	—	100	€3,200	Apr 2025*	Annual	began 18 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Apr 2025, over 12 months ago, rent may have changed since
RT-0425-...	Artane - Whitehall	Whitehall B	House	4	B3	95	€2,904	Mar 2025*	Annual	began 19 months ago, rent may have changed since	began Mar 2025, over 12 months ago, rent may have changed since
RT-0126-...	Donaghmede	Raheny-St. Assam	House	5	D1	175	€3,900	Mar 2025*	Annual	began 19 months ago, rent may have changed since; 175 m², 49% larger than 118; 5 bedrooms against	began Mar 2025, over 12 months ago, rent may have changed since; BER D1, 5 grades from B
RT-0325-...	Howth - Malahide	Baldoyle	House	4	B3	110	€2,552	Mar 2025*	Annual	began 19 months ago, rent may have changed since	began Mar 2025, over 12 months ago, rent may have changed since
RT-0325-...	Donaghmede	Raheny-Foxfield	House	4	D2	138	€2,665	Mar 2025*	Annual	began 19 months ago, rent may have changed since; BER D2, 6 grades from B	began Mar 2025, over 12 months ago, rent may have changed since; BER D2, 6 grades from B
RT-1025-...	Clontarf	Grace Park	House	4	C1	110	€2,500	Feb 2025*	Annual	began 19 months ago, rent may have changed since	began Feb 2025, over 12 months ago, rent may have changed since
RT-0525-...	Clontarf	Grace Park	House	4	—	120	€1,500	Feb 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Feb 2025, over 12 months ago, rent may have changed since; €1,500, under 65% of median
RT-0225-...	Donaghmede	Grange B	House	4	C1	121	€2,800	Feb 2025*	Annual	began 20 months ago, rent may have changed since	began Feb 2025, over 12 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0225-...	Donaghmede	Grange B	House	3	B3	118	€2,850	Feb 2025*	Annual	began 20 months ago, rent may have changed since; 3 bedrooms against 4	began Feb 2025, over 12 months ago, rent may have changed since
RT-0225-...	Artane - Whitehall	Whitehall B	House	4	B2	100	€3,700	Feb 2025*	Annual	began 20 months ago, rent may have changed since	began Feb 2025, over 12 months ago, rent may have changed since
RT-0225-...	Donaghmede	Raheny-Greendale	House	4	E1	100	€3,386	Feb 2025*	Annual	began 20 months ago, rent may have changed since; BER E1, 7 grades from B	began Feb 2025, over 12 months ago, rent may have changed since; BER E1, 7 grades from B
RT-0225-...	Donaghmede	Raheny-Foxfield	House	3	F	76	€2,184	Feb 2025*	Annual	began 20 months ago, rent may have changed since; 76 m², 35% smaller than 118; 3 bedrooms	began Feb 2025, over 12 months ago, rent may have changed since; BER F, 9 grades from B
RT-0225-...	Clontarf	Beaumont E	House	4	B3	120	€2,005	Jan 2025*	Annual	began 20 months ago, rent may have changed since; €2,005, under 65% of median €3,324	began Jan 2025, over 12 months ago, rent may have changed since; €2,005, under 65% of median
RT-0125-...	Artane - Whitehall	Whitehall B	House	4	—	100	€4,125	Jan 2025*	Annual	began 21 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jan 2025, over 12 months ago, rent may have changed since
RT-1025-...	Donaghmede	Grange D	House	4	—	99	€1,900	Dec 2024*	Annual	began 21 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Dec 2024, over 12 months ago, rent may have changed since; €1,900, under 65% of median
RT-1224-...	Donaghmede	Grange B	House	4	—	120	€3,250	Dec 2024*	Annual	began 22 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Dec 2024, over 12 months ago, rent may have changed since
RT-1224-...	Artane - Whitehall	Whitehall A	House	4	—	130	€1,996	Dec 2024*	Annual	began 22 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Dec 2024, over 12 months ago, rent may have changed since; €1,996, under 65% of median
RT-1224-...	Donaghmede	Grange B	House	2	C1	69	€1,500	Dec 2024*	Annual	began 22 months ago, rent may have changed since; 69 m², 41% smaller than 118; 2 bedrooms	began Dec 2024, over 12 months ago, rent may have changed since; 2 bedrooms against 4; €1,500,
RT-1224-...	Clontarf	Clontarf West D	House	4	D2	111	€3,621	Dec 2024*	Annual	began 22 months ago, rent may have changed since; BER D2, 6 grades from B	began Dec 2024, over 12 months ago, rent may have changed since; BER D2, 6 grades from B
RT-1224-...	Donaghmede	Grange A	House	4	—	130	€1,950	Nov 2024*	Annual	began 23 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Nov 2024, over 12 months ago, rent may have changed since; €1,950, under 65% of median
RT-1124-...	Donaghmede	Grange A	House	4	—	130	€2,421	Nov 2024*	Annual	began 23 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Nov 2024, over 12 months ago, rent may have changed since
RT-1124-...	Donaghmede	Grange D	House	4	D1	100	€3,403	Nov 2024*	Annual	began 23 months ago, rent may have changed since; BER D1, 5 grades from B	began Nov 2024, over 12 months ago, rent may have changed since; BER D1, 5 grades from B
RT-0325-...	Artane - Whitehall	Beaumont B	House	4	—	115	€1,675	Nov 2024*	Annual	began 23 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Nov 2024, over 12 months ago, rent may have changed since; €1,675, under 65% of median
RT-1124-...	Artane - Whitehall	Whitehall A	House	4	D1	125	€2,700	Oct 2024*	Annual	began 23 months ago, rent may have changed since; BER D1, 5 grades from B	began Oct 2024, over 12 months ago, rent may have changed since; BER D1, 5 grades from B

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-1224-...	Donaghmede	Grange D	House	4	B2	80	€4,009	Oct 2024*	Annual	began 24 months ago, rent may have changed since	began Oct 2024, over 12 months ago, rent may have changed since
RT-0325-...	Donaghmede	Grange A	House	4	—	120	€2,344	Oct 2024*	Annual	began 24 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Oct 2024, over 12 months ago, rent may have changed since; €2,344, one of 5 lettings at the same
RT-1024-...	Donaghmede	Grange B	House	4	D1	110	€3,100	Oct 2024*	Annual	began 24 months ago, rent may have changed since; BER D1, 5 grades from B	began Oct 2024, over 12 months ago, rent may have changed since; BER D1, 5 grades from B
RT-0123-...	Donaghmede	Ayrfield	House	4	B3	130	€1,498	Jan 2023*	Annual	began 45 months ago, rent may have changed since; €1,498, under 65% of median €3,324	began Jan 2023, over 12 months before; €1,498, under 65% of median €3,324
RT-1222-...	Donaghmede	Grange C	House	4	—	110	€1,250	Dec 2022*	Annual	began 46 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Dec 2022, over 12 months before; €1,250, under 65% of median €3,324
RT-1222-...	Donaghmede	Grange D	House	3	D2	75	€1,927	Dec 2022*	Annual	began 46 months ago, rent may have changed since; 75 m², 36% smaller than 118; 3 bedrooms	began Dec 2022, over 12 months before; BER D2, 6 grades from B; €1,927, under 65% of median
RT-0822-...	Clontarf	Clontarf West E	House	4	—	110	€2,297	Aug 2022*	Annual	began 50 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Aug 2022, over 12 months before
RT-0722-...	Howth - Malahide	Swords-Seatown	House	4	—	124	€2,205	Jul 2022*	Annual	began 51 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jul 2022, over 12 months before
RT-0622-...	Donaghmede	Grange B	House	3	B3	88	€1,447	Jun 2022*	Annual	began 52 months ago, rent may have changed since; 3 bedrooms against 4; €1,447, under 65% of median €3,324	began Jun 2022, over 12 months before; €1,447, under 65% of median €3,324
RT-0622-...	Howth - Malahide	Kinsaley	House	4	—	120	€1,210	Jun 2022*	Annual	began 52 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jun 2022, over 12 months before; €1,210, under 65% of median €3,324
RT-1020-...	Donaghmede	Grange C	House	4	B2	155	€2,251	Oct 2020*	Annual	began 72 months ago, rent may have changed since	began Oct 2020, over 12 months before
RT-0920-...	Artane - Whitehall	Kilmore D	House	4	B3	115	€1,593	Sept 2020*	Annual	began 73 months ago, rent may have changed since; €1,593, under 65% of median €3,324	began Sept 2020, over 12 months before; €1,593, under 65% of median €3,324
RT-0920-...	Donaghmede	Grange C	House	4	D1	80	€1,744	Sept 2020*	Annual	began 73 months ago, rent may have changed since; BER D1, 5 grades from B; €1,744, under 65% of median	began Sept 2020, over 12 months before; BER D1, 5 grades from B; €1,744, under 65% of median
RT-0720-...	Howth - Malahide	Baldoyle	House	4	—	110	€1,800	Jul 2020*	Annual	began 75 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jul 2020, over 12 months before; €1,800, under 65% of median €3,324
RT-0720-...	Clontarf	Clontarf West C	House	4	D1	110	€2,665	Jul 2020*	Annual	began 75 months ago, rent may have changed since; BER D1, 5 grades from B	began Jul 2020, over 12 months before; BER D1, 5 grades from B
RT-0620-...	Donaghmede	Grange A	House	4	B3	137	€2,050	Jun 2020*	Annual	began 76 months ago, rent may have changed since; €2,050, under 65% of median €3,324	began Jun 2020, over 12 months before; €2,050, under 65% of median €3,324

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0620-...	Donaghmede	Grange A	House	4	C2	117	€1,869	Jun 2020*	Annual	began 76 months ago, rent may have changed since; €1,869, under 65% of median €3,324	began Jun 2020, over 12 months before; €1,869, under 65% of median €3,324
RT-0620-...	Donaghmede	Grange A	House	4	C1	141	€2,233	Jun 2020*	Annual	began 76 months ago, rent may have changed since	began Jun 2020, over 12 months before
RT-0620-...	Donaghmede	Grange A	House	4	C1	183	€2,346	Jun 2020*	Annual	began 76 months ago, rent may have changed since; 183 m², 55% larger than 118; €2,346, one of 5	began Jun 2020, over 12 months before; 183 m², 55% larger than 118; €2,346, one of 5 lettings at the
RT-0520-...	Donaghmede	Grange A	House	3	B3	102	€1,997	May 2020*	Annual	began 77 months ago, rent may have changed since; 3 bedrooms against 4; €1,997, one of 4 lettings	began May 2020, over 12 months before; €1,997, one of 4 lettings at the same rent: a scheme, not open
RT-0320-...	Artane - Whitehall	Beaumont B	House	4	—	111	€2,025	Mar 2020*	Annual	began 79 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Mar 2020, over 12 months before; €2,025, under 65% of median €3,324
RT-0220-...	Artane - Whitehall	Whitehall A	House	4	—	120	€3,400	Feb 2020*	Annual	began 80 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Feb 2020, over 12 months before
RT-0120-...	Donaghmede	Grange A	House	4	—	120	€2,000	Jan 2020*	Annual	began 81 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jan 2020, over 12 months before; €2,000, one of 4 lettings at the same rent: a scheme, not open
RT-0120-...	Howth - Malahide	Baldoyle	House	4	—	110	€2,275	Jan 2020*	Annual	began 81 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jan 2020, over 12 months before
RT-1119-...	Donaghmede	Grange A	House	4	B3	150	€2,334	Nov 2019*	Annual	began 83 months ago, rent may have changed since; €2,334, one of 5 lettings at the same rent: a	began Nov 2019, over 12 months before; €2,334, one of 5 lettings at the same rent: a scheme, not open
RT-1119-...	Donaghmede	Grange A	House	3	B3	102	€2,002	Nov 2019*	Annual	began 83 months ago, rent may have changed since; 3 bedrooms against 4; €2,002, one of 4 lettings	began Nov 2019, over 12 months before; €2,002, one of 4 lettings at the same rent: a scheme, not open
RT-1119-...	Donaghmede	Grange A	House	3	C1	94	€1,758	Nov 2019*	Annual	began 83 months ago, rent may have changed since; 3 bedrooms against 4; €1,758, under 65% of	began Nov 2019, over 12 months before; €1,758, under 65% of median €3,324
RT-1119-...	Artane - Whitehall	Priorswood A	House	3	B2	112	€1,600	Nov 2019*	Annual	began 83 months ago, rent may have changed since; 3 bedrooms against 4; €1,600, under 65% of	began Nov 2019, over 12 months before; €1,600, under 65% of median €3,324
RT-1119-...	Clontarf	Grace Park	House	4	D1	110	€2,710	Nov 2019*	Annual	began 83 months ago, rent may have changed since; BER D1, 5 grades from B	began Nov 2019, over 12 months before; BER D1, 5 grades from B
RT-1019-...	Clontarf	Beaumont F	House	4	C1	120	€2,530	Oct 2019*	Annual	began 84 months ago, rent may have changed since	began Oct 2019, over 12 months before
RT-1019-...	Howth - Malahide	Malahide West	House	4	—	111	€2,100	Oct 2019*	Annual	began 84 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Oct 2019, over 12 months before; €2,100, under 65% of median €3,324
RT-1019-...	Howth - Malahide	Malahide East	House	4	—	120	€3,000	Oct 2019*	Annual	began 84 months ago, rent may have changed since; no BER on the register; yours is B 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 Jun 2025
RT-1019-...	Donaghmede	Ayrfield	House	4	D1	162	€2,118	Oct 2019*	Annual	began 84 months ago, rent may have changed since; 162 m², 38% larger than 118; BER D1, 5 grades	began Oct 2019, over 12 months before; BER D1, 5 grades from B; €2,118, under 65% of median
RT-1019-...	Artane - Whitehall	Beaumont B	House	4	D	108	€1,716	Oct 2019*	Annual	began 84 months ago, rent may have changed since; BER D, 5 grades from B; €1,716, under 65%	began Oct 2019, over 12 months before; BER D, 5 grades from B; €1,716, under 65% of median
RT-0919-...	Donaghmede	Grange A	House	4	C2	120	€2,015	Sept 2019*	Annual	began 85 months ago, rent may have changed since; €2,015, one of 4 lettings at the same rent: a	began Sept 2019, over 12 months before; €2,015, one of 4 lettings at the same rent: a scheme, not open
RT-0919-...	Donaghmede	Grange A	House	3	B3	102	€1,823	Sept 2019*	Annual	began 85 months ago, rent may have changed since; 3 bedrooms against 4; €1,823, under 65% of	began Sept 2019, over 12 months before; €1,823, under 65% of median €3,324
RT-0919-...	Howth - Malahide	Kinsaley	House	4	B3	126	€2,500	Sept 2019*	Annual	began 85 months ago, rent may have changed since	began Sept 2019, over 12 months before
RT-0919-...	Donaghmede	Grange A	House	3	B3	102	€2,200	Sept 2019*	Annual	began 85 months ago, rent may have changed since; 3 bedrooms against 4	began Sept 2019, over 12 months before
RT-0919-...	Clontarf	Beaumont F	House	4	—	110	€3,060	Sept 2019*	Annual	began 85 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Sept 2019, over 12 months before
RT-0719-...	Donaghmede	Grange B	House	4	—	144	€2,042	Jul 2019*	Annual	began 87 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jul 2019, over 12 months before; €2,042, under 65% of median €3,324
RT-0619-...	Clontarf	Beaumont E	House	4	—	125	€3,184	Jun 2019*	Annual	began 88 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Jun 2019, over 12 months before
RT-0619-...	Donaghmede	Grange B	House	2	C2	69	€1,647	Jun 2019*	Annual	began 88 months ago, rent may have changed since; 69 m², 41% smaller than 118; 2 bedrooms	began Jun 2019, over 12 months before; 2 bedrooms against 4; €1,647, under 65% of median
RT-0519-...	Clontarf	Clontarf East D	House	4	D1	125	€2,049	May 2019*	Annual	began 89 months ago, rent may have changed since; BER D1, 5 grades from B; €2,049, under 65%	began May 2019, over 12 months before; BER D1, 5 grades from B; €2,049, under 65% of median
RT-0519-...	Donaghmede	Grange D	House	2	C2	70	€1,244	May 2019*	Annual	began 89 months ago, rent may have changed since; 70 m², 41% smaller than 118; 2 bedrooms	began May 2019, over 12 months before; 2 bedrooms against 4; €1,244, under 65% of median
RT-0419-...	Donaghmede	Grange A	House	4	—	135	€2,500	Apr 2019*	Annual	began 90 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Apr 2019, over 12 months before
RT-0419-...	Howth - Malahide	Malahide West	House	4	C1	120	€2,024	Apr 2019*	Annual	began 90 months ago, rent may have changed since; €2,024, under 65% of median €3,324	began Apr 2019, over 12 months before; €2,024, under 65% of median €3,324
RT-0419-...	Donaghmede	Ayrfield	House	4	D1	100	€1,710	Apr 2019*	Annual	began 90 months ago, rent may have changed since; BER D1, 5 grades from B; €1,710, under 65%	began Apr 2019, over 12 months before; BER D1, 5 grades from B; €1,710, under 65% of median
RT-0419-...	Howth - Malahide	Swords-Seatown	House	4	—	124	€2,436	Apr 2019*	Annual	began 90 months ago, rent may have changed since; no BER on the register; yours is B and enough	began Apr 2019, over 12 months before

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0319-...	Donaghmede	Grange A	House	4	C2	117	€1,931	Mar 2019*	Annual	began 91 months ago, rent may have changed since; €1,931, under 65% of median €3,324	began Mar 2019, over 12 months before; €1,931, under 65% of median €3,324
RT-0319-...	Donaghmede	Raheny-Foxfield	House	4	D2	139	€2,281	Mar 2019*	Annual	began 91 months ago, rent may have changed since; BER D2, 6 grades from B	began Mar 2019, over 12 months before; BER D2, 6 grades from B
RT-0219-...	Donaghmede	Ayrfield	House	4	B3	130	€1,501	Feb 2019*	Annual	began 92 months ago, rent may have changed since; €1,501, under 65% of median €3,324	began Feb 2019, over 12 months before; €1,501, under 65% of median €3,324
RT-1018-...	Artane - Whitehall	Whitehall A	House	4	D1	100	€2,665	Oct 2018*	Annual	began 96 months ago, rent may have changed since; BER D1, 5 grades from B	began Oct 2018, over 12 months before; BER D1, 5 grades from B
Left out: floor area outside the fence (5)											
RT-0726-...	Donaghmede	Edenmore	House	3	C1	70	€3,200	1 Jul 2026	New	70 m², 41% smaller than 118; 3 bedrooms against 4	began Jul 2026, after your rent was set
RT-0626-...	Donaghmede	Grange E	House	3	E1	75	€2,800	5 Jun 2026	New	75 m², 36% smaller than 118; 3 bedrooms against 4; BER E1, 7 grades from B	began Jun 2026, after your rent was set; BER E1, 7 grades from B
RT-0426-...	Donaghmede	Grange A	House	4	A2	165	€3,995	13 Mar 2026	New	165 m², 40% larger than 118	began Mar 2026, after your rent was set
RT-0326-...	Donaghmede	Grange A	House	4	C1	171	€2,600	10 Mar 2026	New	171 m², 45% larger than 118	began Mar 2026, after your rent was set
RT-0326-...	Donaghmede	Raheny-Greendale	House	2	D1	73	€2,600	1 Mar 2026	New	73 m², 38% smaller than 118; 2 bedrooms against 4; BER D1, 5 grades from B	began Mar 2026, after your rent was set; 2 bedrooms against 4; BER D1, 5 grades from B
Left out: different number of bedrooms (2)											
RT-0626-...	† Donaghmede	Raheny-Greendale	House	3	B1	123	€3,750	8 Jun 2026	New	3 bedrooms against 4	began Jun 2026, after your rent was set
RT-0526-...	Donaghmede	Grange A	House	3	C2	94	€2,350	19 May 2026	New	3 bedrooms against 4; €2,350, one of 5 lettings at the same rent: a scheme, not open market	began May 2026, after your rent was set; €2,350, one of 5 lettings at the same rent: a scheme, not open
Left out: BER more than 3 grades away (19)											
RT-0826-...	Clontarf	Clontarf West E	House	4	E	120	€3,180	13 Aug 2026	New	BER E, 7 grades from B	began Aug 2026, after your rent was set; BER E, 7 grades from B
RT-0826-...	Donaghmede	Grange D	House	4	D	127	€2,600	7 Aug 2026	New	BER D, 5 grades from B	began Aug 2026, after your rent was set; BER D, 5 grades from B
RT-0726-...	Artane - Whitehall	Whitehall B	House	4	D1	120	€3,300	29 Jul 2026	New	BER D1, 5 grades from B	began Jul 2026, after your rent was set; BER D1, 5 grades from B
RT-0726-...	† Clontarf	Grace Park	House	4	C3	123	€3,600	1 Jul 2026	New	BER C3, 4 grades from B	began Jul 2026, after your rent was set; BER C3, 4 grades from B
RT-0626-...	Howth - Malahide	Swords-Seatown	House	4	D1	125	€3,500	22 Jun 2026	New	BER D1, 5 grades from B	began Jun 2026, after your rent was set; BER D1, 5 grades from B
RT-0826-...	Artane - Whitehall	Whitehall D	House	4	D2	101	€3,200	19 Jun 2026	New	BER D2, 6 grades from B	began Jun 2026, after your rent was set; BER D2, 6 grades from B
RT-0626-...	Donaghmede	Grange A	House	4	D1	89	€3,720	16 Jun 2026	New	BER D1, 5 grades from B	began Jun 2026, after your rent was set; BER D1, 5 grades from B

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0626-...	Artane - Whitehall	Whitehall B	House	4	D2	92	€3,300	1 Jun 2026	New	BER D2, 6 grades from B	began Jun 2026, after your rent was set; BER D2, 6 grades from B
RT-0526-...	Donaghmede	Grange D	House	4	D1	110	€3,500	25 May 2026	New	BER D1, 5 grades from B	began May 2026, after your rent was set; BER D1, 5 grades from B
RT-0626-...	Donaghmede	Grange A	House	4	D1	125	€4,395	22 May 2026	New	BER D1, 5 grades from B	began May 2026, after your rent was set; BER D1, 5 grades from B
RT-0526-...	† Donaghmede	Grange A	House	4	C3	105	€3,000	12 May 2026	New	BER C3, 4 grades from B	began May 2026, after your rent was set; BER C3, 4 grades from B
RT-0326-...	† Clontarf	Beaumont D	House	4	C3	118	€2,850	1 Apr 2026	New	BER C3, 4 grades from B	began Apr 2026, after your rent was set; BER C3, 4 grades from B
RT-0626-...	Clontarf	Drumcondra South A	House	4	E2	126	€3,350	27 Mar 2026	New	BER E2, 8 grades from B	began Mar 2026, after your rent was set; BER E2, 8 grades from B
RT-0426-...	Howth - Malahide	Sutton	House	4	D2	126	€3,700	21 Mar 2026	New	BER D2, 6 grades from B	began Mar 2026, after your rent was set; BER D2, 6 grades from B
RT-0526-...	Clontarf	Drumcondra South A	House	4	D1	107	€1,100	1 Mar 2026	New	BER D1, 5 grades from B; €1,100, under 65% of median €3,324	began Mar 2026, after your rent was set; BER D1, 5 grades from B; €1,100, under 65% of median
RT-0326-...	Clontarf	Clontarf East C	House	4	F	121	€3,213	28 Feb 2026	New	BER F, 9 grades from B	began Feb 2026, after your rent was set; BER F, 9 grades from B
RT-0326-...	Donaghmede	Raheny-Greendale	House	4	E1	150	€3,000	25 Feb 2026	New	BER E1, 7 grades from B	began Feb 2026, after your rent was set; BER E1, 7 grades from B
RT-0226-...	Artane - Whitehall	Whitehall C	House	4	F	100	€2,167	13 Feb 2026	New	BER F, 9 grades from B; €2,167, under 65% of median €3,324	began Feb 2026, after your rent was set; BER F, 9 grades from B; €2,167, under 65% of median
RT-0126-...	Artane - Whitehall	Whitehall C	House	4	D2	130	€4,165	1 Jan 2026	New	BER D2, 6 grades from B	began Jan 2026, after your rent was set; BER D2, 6 grades from B
Left out: no BER on the register while yours is known, and enough records have one (20)											
RT-0926-...	Howth - Malahide		House	4	—	108	€2,500	13 Sept 2026	New	no BER on the register; yours is B and enough records have one	began Sept 2026, after your rent was set
RT-0926-...	Donaghmede	Raheny-Greendale	House	4	—	150	€2,600	1 Sept 2026	New	no BER on the register; yours is B and enough records have one	began Sept 2026, after your rent was set
RT-0826-...	Howth - Malahide	Swords-Seatown	House	4	—	120	€3,495	14 Aug 2026	New	no BER on the register; yours is B and enough records have one	began Aug 2026, after your rent was set
RT-0826-...	Clontarf	Clontarf West D	House	4	—	125	€3,695	1 Aug 2026	New	no BER on the register; yours is B and enough records have one	began Aug 2026, after your rent was set
RT-0926-...	Clontarf	Clontarf West D	House	4	—	125	€850	1 Aug 2026	New	no BER on the register; yours is B and enough records have one; €850, under 65% of median €3,324	began Aug 2026, after your rent was set; €850, under 65% of median €3,324
RT-0726-...	Artane - Whitehall	Whitehall C	House	4	—	120	€3,500	7 Jul 2026	New	no BER on the register; yours is B and enough records have one	began Jul 2026, after your rent was set
RT-0726-...	Artane - Whitehall	Whitehall D	House	4	—	100	€3,057	2 Jul 2026	New	no BER on the register; yours is B and enough records have one	began Jul 2026, after your rent was set
RT-0626-...	Donaghmede	Edenmore	House	4	—	82	€3,750	1 Jun 2026	New	no BER on the register; yours is B and enough records have one	began Jun 2026, after your rent was set
RT-0826-...	Donaghmede	Raheny-Foxfield	House	4	—	125	€3,000	1 May 2026	New	no BER on the register; yours is B and enough records have one	began May 2026, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0426-...	Donaghmede	Grange A	House	4	—	129	€2,362	8 Apr 2026	New	no BER on the register; yours is B and enough records have one; €2,362, one of 5 lettings at the same	began Apr 2026, after your rent was set; €2,362, one of 5 lettings at the same rent: a scheme, not open
RT-0326-...	Clontarf	Clontarf West D	House	4	—	120	€4,000	12 Mar 2026	New	no BER on the register; yours is B and enough records have one	began Mar 2026, after your rent was set
RT-0326-...	Artane - Whitehall	Beaumont C	House	4	—	120	€2,700	28 Feb 2026	New	no BER on the register; yours is B and enough records have one	began Feb 2026, after your rent was set
RT-0226-...	Donaghmede	Raheny-St. Assam	House	4	—	120	€700	1 Feb 2026	New	no BER on the register; yours is B and enough records have one; €700, under 65% of median €3,324	began Feb 2026, after your rent was set; €700, under 65% of median €3,324
RT-0126-...	Artane - Whitehall	Beaumont C	House	4	—	110	€2,350	10 Jan 2026	New	no BER on the register; yours is B and enough records have one	began Jan 2026, after your rent was set
RT-0126-...	Donaghmede	Grange B	House	4	—	130	€1,750	1 Jan 2026	New	no BER on the register; yours is B and enough records have one; €1,750, under 65% of median €3,324	began Jan 2026, after your rent was set; €1,750, under 65% of median €3,324
RT-1225-...	Clontarf	Grace Park	House	4	—	110	€3,200	1 Dec 2025	New	no BER on the register; yours is B and enough records have one	began Dec 2025, after your rent was set
RT-1125-...	Donaghmede	Raheny-Foxfield	House	4	—	110	€3,670	17 Nov 2025	New	no BER on the register; yours is B and enough records have one	began Nov 2025, after your rent was set
RT-0726-...	Artane - Whitehall	Whitehall B	House	4	—	120	€2,987	1 Nov 2025	New	no BER on the register; yours is B and enough records have one	began Nov 2025, after your rent was set
RT-1025-...	Howth - Malahide	Kinsaley	House	4	—	110	€3,900	15 Oct 2025	New	no BER on the register; yours is B and enough records have one	began Oct 2025, after your rent was set
RT-1025-...	Clontarf	Clontarf East D	House	4	—	120	€1,000	1 Oct 2025	New	no BER on the register; yours is B and enough records have one; €1,000, under 65% of median €3,324	began Oct 2025, after your rent was set; €1,000, under 65% of median €3,324
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) (3)											
RT-0826-...	Donaghmede	Grange A	House	4	C1	150	€600	30 Aug 2026	New	€600, under 65% of median €3,324	began Aug 2026, after your rent was set; €600, under 65% of median €3,324
RT-0826-...	Donaghmede	Grange A	House	4	C1	132	€1,957	16 Aug 2026	New	€1,957, under 65% of median €3,324	began Aug 2026, after your rent was set; €1,957, under 65% of median €3,324
RT-0326-...	Clontarf	Clontarf East B	House	4	A3	121	€2,000	1 Mar 2026	New	€2,000, under 65% of median €3,324	began Mar 2026, after your rent was set; €2,000, under 65% of median €3,324
Left out: other area; own area had enough records (16)											
RT-0926-...	Howth - Malahide	Malahide West	House	4	C1	130	€3,250	12 Sept 2026	New	other area; Donaghmede had enough	began Sept 2026, after your rent was set
RT-0826-...	Howth - Malahide		House	4	A2	115	€4,000	28 Aug 2026	New	other area; Donaghmede had enough	began Aug 2026, after your rent was set
RT-0726-...	Artane - Whitehall	Beaumont B	House	4	B3	129	€4,100	24 Jul 2026	New	other area; Donaghmede had enough	began Jul 2026, after your rent was set
RT-0726-...	Howth - Malahide	Balgriffin	House	4	B1	130	€4,000	3 Jul 2026	New	other area; Donaghmede had enough	began Jul 2026, after your rent was set
RT-0726-...	Artane - Whitehall	Beaumont B	House	4	A2	90	€3,600	30 Jun 2026	New	other area; Donaghmede had enough	began Jun 2026, after your rent was set

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	TODAY	When set, 1 Jun 2025
RT-0726-...	Howth - Malahide	Malahide West	House	4	C1	129	€4,000	22 Jun 2026	New	other area; Donaghmede had enough	began Jun 2026, after your rent was set
RT-0626-...	Howth - Malahide	Balgriffin	House	4	B1	123	€3,689	8 May 2026	New	other area; Donaghmede had enough	began May 2026, after your rent was set
RT-0626-...	Clontarf	Clontarf West C	House	4	C1	120	€3,995	5 May 2026	New	other area; Donaghmede had enough	began May 2026, after your rent was set
RT-0326-...	Howth - Malahide	Balgriffin	House	4	A2	125	€3,800	23 Mar 2026	New	other area; Donaghmede had enough	began Mar 2026, after your rent was set
RT-0326-...	Artane - Whitehall	Beaumont A	House	4	C1	116	€3,500	1 Mar 2026	New	other area; Donaghmede had enough	began Mar 2026, after your rent was set
RT-0226-...	Howth - Malahide	Malahide West	House	4	C2	120	€2,600	1 Feb 2026	New	other area; Donaghmede had enough	began Feb 2026, after your rent was set
RT-0226-...	Artane - Whitehall	Kilmore A	House	4	B3	150	€3,875	1 Feb 2026	New	other area; Donaghmede had enough	began Feb 2026, after your rent was set
RT-0226-...	Howth - Malahide	Baldoyle	House	4	B3	110	€3,400	30 Jan 2026	New	other area; Donaghmede had enough	began Jan 2026, after your rent was set
RT-1225-...	Howth - Malahide	Kinsaley	House	4	A2	129	€3,424	11 Dec 2025	New	other area; Donaghmede had enough	began Dec 2025, after your rent was set
RT-1125-...	Clontarf	Harmonstown B	House	4	A3	110	€4,000	3 Nov 2025	New	other area; Donaghmede had enough	began Nov 2025, after your rent was set
RT-1125-...	Clontarf	Grace Park	House	4	B2	112	€3,750	1 Nov 2025	New	other area; Donaghmede had enough	began Nov 2025, after your rent was set

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.