



Student
Accommodation
Market Review

A disparity between supply and demand has characterised the living sector for some time. This has been experienced across all segments of the market, including the student accommodation sector. In recent years, the development of purpose-built student accommodation (PBSA) slowed as elevated building and borrowing costs impacted viability. In contrast, growth in the number of full-time students attending third level institutions has strengthened, widening the gap between the supply of and demand for accommodation.

These shortages are seen across Dublin, and the South-West, Mid-West and West regions which incorporate the regional centres of Cork, Galway and Limerick. Student to bed ratios for these locations ranged between 1.3 and 2.7 at the end of 2025. This equates to outstanding demand for at least 38,900 bed spaces. With approximately 2,600 bed spaces currently under construction, and student numbers expected to rise further over the coming years, these shortages look set to increase in the short term. It is anticipated that the lower 9% VAT rate on PBSA developments and measures included in the forthcoming National Student Accommodation Strategy will help expedite the delivery of accommodation to meet demand.



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