

Quarter 1 2025 Economic Report



Population:

(source: CSO.ie – Census 2022)

Census 2022 recorded the National population of Ireland as being **5,149,139**, up 8.1% or 387,274 from 2016. Census 2022 was the first to record a population of greater than 5 million since 1851. Natural increase made up 3.5%, with the 4.6% balance being attributed net migration.

(cso.ie visual)



Census 2022 showed that the population of Kilkenny grew to **104,160**, up 5% from 2016. The 5% increase in Kilkenny County represented one of the lowest population increases in Ireland – tied at 5% with Donegal and Tipperary. The highest percentage population increase took place in Longford, where the population increased by 14% since 2016.

The population of Kilkenny City was **27,184** in April 2022, up 2.5% from 2016, placing it 3rd in the ranking of urban centres in the South East in terms of population as set out below.

1. Waterford City at 60,079;
2. Carlow Town at 27,351;
3. Kilkenny City at 27,184;
4. Wexford Town at 21,524

Nationally, Kilkenny is 13th in the CSO 2022 ranking of Ireland's largest urban centres, as measured by population.

The average age of Kilkenny's population in 2022 was 39.7 years, compared with 37.9 years in 2016.

Nationally, the average age of the population was 38.8, up from 37.4 in 2016.

The number of people aged 65 and over increased by 21% to 17,056 in Kilkenny and by 22% to 776,315 at a national level between 2016 and 2022.



Housing:

(sources: [Daft.ie housing report Q1 2025](#))

According to the latest Daft.ie House Price Report for Quarter, 2025 the average asking price in County Kilkenny for a house is **€318,914** – 8.16% lower than the national average of **€346,048** and up 11.6% year-on-year in Kilkenny.

On average, list prices nationally in the first quarter of 2025 were 11.6% higher than the same period a year earlier. The total number of second-hand homes available to buy on March 1st was less than 9,300, down 17% year-on-year and the lowest ever recorded since back to the start of the reports in January 2007.

Average Asking Price (+ annual change)

Location	1 Bed Apartment	3 Bed Semi-D	4 Bed Bungalow
Co. Kilkenny	€128,000 (+23.4%)	€218,000 (+9.1%)	€433,000 (+10.1%)
Waterford City	€127,000 (+28.5%)	€216,000 (+11.7%)	€398,000 (+18.8%)
Co. Carlow	€115,000 (+24.4%)	€197,000 (+10%)	€390,000 (+11%)
Cork City	€175,000 (+26.1%)	€297,000 (+9.6%)	€623,000 (14.3%)

There are currently **242** residential properties for sale across County Kilkenny, with **66** (c.27%) located in Kilkenny City (*Source: [daft.ie](#) May 2025*)

Comparative Rent Prices

For the first time ever, the national average rent has exceeded €2,000 per month.

There has now been 13 straight years, since 2011, of rising rents.

Nationally, average listed rent prices have increased 7.3% year-on-year at the end of Q1 2025, with an uptick in inflation in early 2025.

Countrywide, market rents rose by an average of 3.4% between December and March. This is the joint-second largest increase in market rents (after 2022 Q3) on record, in a series that goes back 76 quarters. (*Daft.ie*)

In Kilkenny, rents were up 10.2% year-on-year at the end of Q1 2025.

“The upward pressure on open-market rents reflects incredibly poor availability. Just over 2,300 homes were available to rent on the 1st of May, down 14% year-on-year and the third-worst May figure in the last two decades (after 2022 and 2023)” (Ronan Lyons, Associate Professor of Economics at Trinity College Dublin)

The average cost of rental accommodation in Kilkenny at **€1,675** (across all property types) is 19% lower than the national average of **€2,023** and 38% lower than the average rent in Dublin City Centre at **€2,470**.

There are currently 11 properties listed for rent in County Kilkenny, and zero properties listed for rent in Kilkenny City. (*Daft.ie May 2025*)

Location	Average Rental Prices Across All Property Types
National Average	€2,023
Dublin City Centre	€2,470
Kilkenny	€1,675

House Ownership in Kilkenny

(source: [CSO.ie](https://www.cso.ie) – Census 2022)

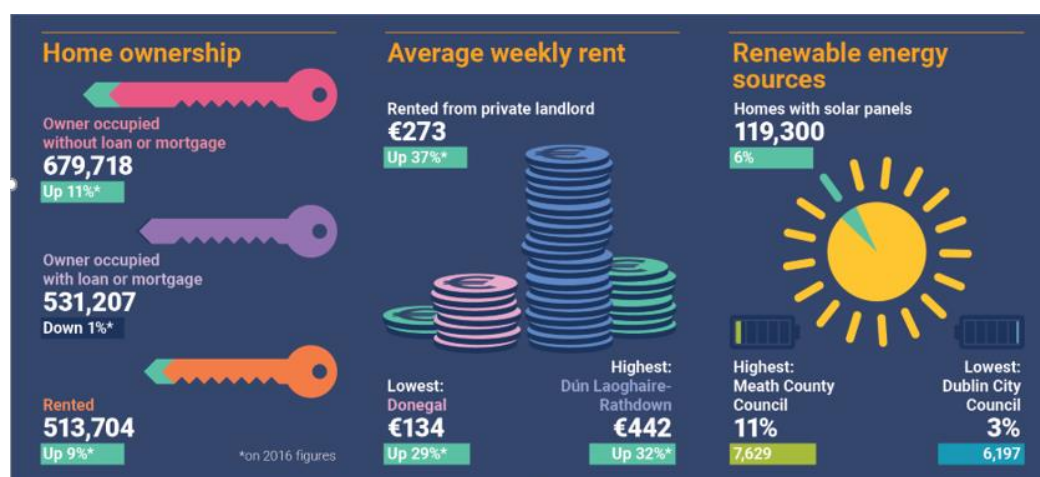
In 2022, in Kilkenny 72% of households owned their own home, with a further 23% renting. This compared with 66% of households owning their home nationally and 28% renting.

Figures released by the CSO show that in total, 509 new homes were built in Kilkenny in 2024 of which 322 were located in Kilkenny City and Environs.

Statistic Label	Year	Local Electoral Area	UNIT	VALUE
New Dwelling Completions	2024	Castlecomer, Kilkenny	Number	70
New Dwelling Completions	2024	Kilkenny, Kilkenny	Number	322
New Dwelling Completions	2024	Piltown, Kilkenny	Number	51
New Dwelling Completions	2024	Callan-Thomastown, Kilkenny	Number	66
				509

<https://data.cso.ie/table/NDA05> – to create this table below.

National Housing Ownership and Rental Snapshot Census 2022 (cso.ie visual):



Housing stock and vacant dwellings statistics:

(source: CSO.ie – Census 2022)

Between April 2016 and April 2022, housing stock in county Kilkenny grew by 5% from 39,226 to 40,996. The number of vacant dwellings increased by 5% from 2,995 to 3,140. Many properties classed as vacant in the census may only be vacant for a short period of time and for a wide variety of reasons including homes for sale or rent, new build or renovation, etc. However, there were more than 857 dwellings classed as vacant both in the 2016 and 2022 censuses in Kilkenny, which could be an indication of a longer-term vacancy status.

Vacant Property Refurbishment Grant:

The latest figures for the Vacant Property Refurbishment Grant, up to December 31st 2024, show that almost €1.2 million has been paid out for vacant property grants in Kilkenny since the scheme's launch, with 22 homes brought back into use so far.

Nationally, over €77 million has been paid out in relation to the refurbishment of 1,449 homes nationwide.

Overall, since the launch of the grant in July 2022, in Kilkenny there have been 249 applications, 165 approvals and 22 grants issued up to December 31, 2024.

Source: gov.ie

Planning:

Current Developments - Multi-Unit Developments with Planning Approval

As of the beginning of April 2025, there are a total of 41 multi-unit housing developments with live planning permissions secured within Kilkenny City. Some of these have been built out. Within these schemes there are 2,402 permitted housing units.

21 housing schemes are either active or built out in the city with valid commencement notices for 1185 units.

April 2025	Kilkenny City	Commencement Notices
Number of Schemes	41	21
Number of Units	1,973	1,185

As at April 2025, within Ferrybank and the larger county towns (i.e., towns with a population of over 1,500 such as Callan, Thomastown, Graiguenamanagh, Castlecomer and Rosbercon) a total of 27 multi-unit housing developments have planning permission.

Within these schemes there are permissions for 719 housing units. 16 housing schemes are active or built out with valid commencement notices for 479 units.

April 2025	Ferrybank and District Towns	Commencement Notices
Number of Schemes	27	16
Number of Units	719	479

Within the wider county there are 23 multi-unit housing developments with planning permission. Within these schemes there are 276 permitted housing units.

16 housing schemes are active / built out with valid commencement notices for 116 units.

April 2025	Wider County	Commencement Notices
Number of Schemes	23	16
Number of Units	276	116

In total within the city and county there are 91 multi-unit housing developments with planning permission secured. Within these schemes there are 2,968 permitted housing units. 53 housing schemes are active with valid commencement notices for 1,780 units.

April 2025	City and County	Commencement Notices
Number of Schemes	91	53
Number of Units	2,968	1,780

In addition to the above granted permissions there are currently 18 multi-unit development applications in the Kilkenny County Council Planning system which are yet to be determined. These could potentially yield a further 499 units for the county. 178 are in the city, 272 are located in the Local Area Plan towns, and 49 are in smaller villages / settlements of the county.



Working in Kilkenny:

(source: cso.ie – Census 2022)

The Labour force participation rate in Kilkenny among people aged 15 and over was **60%** in 2022. There were 46,196 people (aged 15 and over) at work in Kilkenny in 2022, an increase of 4,833 or **12%** from-2016.

Nationally, there was an increase of **16%** from 2016.

In Kilkenny, 12,906 people (aged 15 and over) worked from home at least one day a week in 2022. This represented 28% of the workforce. The national figure was 32%.

Monthly Unemployment:

(source: cso.ie)

The seasonally adjusted Live Register total for April 2025 was 170,500 people (4.1%), up by 7,400 people or 4.5% from March 2025

On an annual basis, the unemployment rate of 4.1% was down from a rate of 4.4% in April 2024.

In terms of age, the youth unemployment rate (for people aged 15-24 years) was 11.4% in April 2025, a slight decrease since last quarter.

The 25-34 years age group made up the largest number of those on the Live Register in April 2025 at 39,138 people or 23.3% of the total

The unadjusted Live Register total stood at 167,960 people for April 2025, of which 54.4% were male and 72.1% were Irish.

There were 2,345 people on the live register in Kilkenny in April 2025.



Kilkenny Business Demography:

(source: cso.ie)

There were 9 businesses in Kilkenny County in 2024 with 250 and over employees;

460 businesses in Kilkenny County with between 10 and 250 employees;

And 5,820 businesses in Kilkenny County with less than 10 employees.

Third Level Education:

(source: HEA.ie & cso.ie)

There were 4,570 students from Kilkenny County enrolled in a 3rd level institution in the academic year 2023/2024.

Approximately 1,200 students completed their Leaving Certificate in County Kilkenny in 2023, of which 890 or 75% went on to enroll in 3rd level education in 2023/2024.

The total number of students enrolled in SETU dropped 10.54% from 17,835 to 15,955 between the academic year 2021/2022 and 2022/2023, and a further 2.1% to the academic year 2023/2024.

The most popular areas of study in SETU for students were Business, Administration and Law, followed by Health and Welfare, and thirdly Engineering, Manufacturing and Construction.

These three broad fields of study made up almost 60% of all enrollments in SETU.

The overall enrollment numbers across higher education institutions in Ireland remained static for the period between 2022/2023 and 2023/2024.

Enterprise and Economic Development news Q4 2024:

- KCC in conjunction with IDA Ireland hosted an Industry Update in Cartoon Saloon's premises on 7th May to facilitate information flow between key players in the housing market
- Kilkenny County Council was proud to support Kilkenny based young Irish Film Makers in their journey to the Cannes Film Festival where they were nominated for an award in the Social and Economic Impact Category.
- Construction work has begun on the Urban Street and Park in the Abbey Quarter and will continue until late 2026 - this landmark project will create a park in the surrounds of St. Francis's Abbey and open up community space and connectivity for pedestrians and cyclists.
- Contracts were signed to begin construction of the new Pedestrian & Cycle Link Boardwalk at Greensbridge. The structure will link the Riverside Gardens with Bishops Meadow Riverside Park, and is set to begin construction in June 2025 with completion later this year.

