

Quarter 4 2024 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 Q4 2024)

According to the latest Daft.ie House Price Report for Quarter 4, 2024 the average asking price in County Kilkenny for a house is **€305,575** – 10.5% lower than the national average of **€332,109** and up 8.9% year-on-year in Kilkenny.

On average, list prices nationally in the final quarter of 2024 were 9% higher than the same period a year earlier, up from just 3.6% a year ago. The total number of second-hand homes available to buy on December 1st was less than 10,500, down 15% year-on-year and the lowest on record back to the start of the reports in January 2007.

Average Asking Price

Location	1 Bed Apartment	3 Bed Semi-D	4 Bed Bungalow
Kilkenny	€115,000	€214,000	€411,000
Waterford City	€116,000	€215,000	€395,000
Carlow	€104,000	€193,000	€371,000
Cork City	€163,000	€302,000	€554,000

There are currently **227** residential properties for sale across County Kilkenny, with **67** (c.30%) located in Kilkenny City (Source: daft.ie February 2025)

Comparative Rent Prices

Nationally, average listed rent prices have increased 5.7% year on year at the end of Q4 2024 with inflation largely steady for five consecutive quarters. (Daft.ie)

“This latest Daft.ie Rental Report shows that, once again, rents are rising almost everywhere in the country. Over the course of 2024, rents rose in 52 of the 54 markets covered in the country. This makes it the fourth year in a row – and tenth in the last 11 years – where at least 50 markets of the 54 covered saw rents rise.”

In Kilkenny rents were up 8.3% year on year at the end of Q4 2024.

“With rents continuing to increase, as this report shows, and with a shortfall of at least 150,000 rental homes around the country – and perhaps as much as 200,000 – reform is needed sooner rather than later.” (Ronan Lyons, Associate Professor of Economics at Trinity College Dublin)

The average cost of rental accommodation in Kilkenny at **€1,589** (across all property types) is 19% lower than the national average of **€1,956** and 34% lower than the average rent in Dublin City Centre at **€2,415**.

There are currently 19 properties listed for rent in County Kilkenny. (daft.ie)

Location	Average Rental Prices across all House Types
National Average	€1,956
Dublin City Centre	€2,415
Kilkenny	€1,589

House Ownership in Kilkenny

(source: CSO.ie – Census 2022)

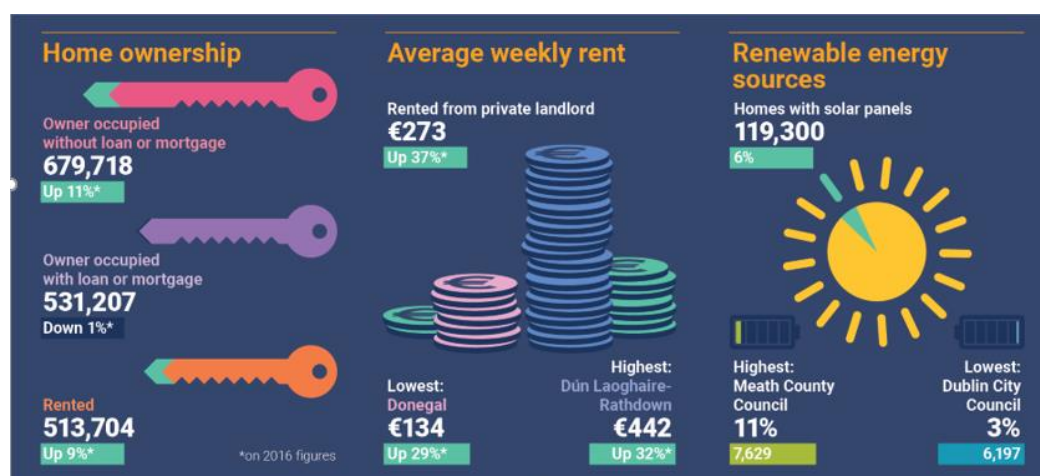
In 2022, in Kilkenny 72% of households owned their own home, with a further 23% renting. This compared with 66% of households owning their home nationally and 28% renting.

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, rent, new build or renovation, owner in a nursing home, 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 at January 2025, there are a total of 55 multi-unit housing developments with live planning permissions secured within Kilkenny City. Some of these have been built out. Within these schemes there are 2,390 permitted housing units.

34 housing schemes are either active or built out in the City with valid commencement notices for 1404 units.

January 2025	Kilkenny City	Commencement Notices
Number of Schemes	55	34
Number of Units	2,390	1,404

As at January 2025, within Ferrybank and the larger county towns (i.e., towns with a population of over 1,500 such as Callan, Thomastown, Graigueenamanagh, Castlecomer and Rosbercon) a total of 33 multi-unit housing developments have planning permission.

Within these schemes there are permissions for 655 housing units. 20 housing schemes are active or built out with valid commencement notices for 491 units.

January 2025	Ferrybank and District Towns	Commencement Notices
Number of Schemes	33	20
Number of Units	655	491

Within the wider county there are 34 multi-unit housing developments with planning permission. Within these schemes there are 278 permitted housing units.

16 housing schemes are active / built out with valid commencement notices for 114 units.

January 2025	Wider County	Commencement Notices
Number of Schemes	34	16
Number of Units	278	114

In total within the City and County there are 122 multi-unit housing developments with planning permission secured. Within these schemes there are 3,323 permitted housing units. 70 housing schemes are active with valid commencement notices for 2,009 units.

January 2025	City and County	Commencement Notices
Number of Schemes	122	70
Number of Units	3,323	2,009

In addition to the above granted permissions there are currently 22 multi-unit development applications in the Kilkenny County Council Planning system which are yet to be determined. These could potentially yield a further 564 units for the county. 228 are in the City, 272 are located in the Local Area Plan towns, and 64 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 national live register total for January 2025 was 165,400 people, down 6.4% from January 2024. The national unemployment rate for January 2025 was 4%.

On an annual basis, the unemployment rate of 4% recorded in January 2025 represents a decrease from 4.5% in January 2024.

In terms of age, the youth unemployment rate (for people aged 15-24 years) was 11.9% in January 2025, down from 12.7% in December 2024.

The Monthly Unemployment rate for people aged 25-74 years was 2.9% in January 2025, down from 3.3% in December 2024.

The unadjusted live register total stood at 165,235 in January 2025, 12,029 fewer people compared to the same time last year.

There are 2,193 people on the live register in Kilkenny in February 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](https://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:

Local Enterprise Week 2025

Small businesses across the country are gearing up for Local Enterprise Week 2025, with over 350 events scheduled from 3rd to 7th March. This initiative by the Local Enterprise Offices will feature a mix of in-person and online events, covering all aspects of business from getting started and accessing funding to exporting and sustainability. The events, which are low cost and accessible, will take place in every local authority area, providing valuable training and networking opportunities.



Kilkenny Photobook

A new Kilkenny photobook was launched in December, featuring local photography and poetry celebrating the city and county, an online version of the book has now been made available to view at [Kilkenny - Photo book - Belong Kilkenny](#)



Kilkenny - Cleaner Than Most!

Kilkenny has achieved a significant milestone in the latest Irish Business Against Litter (IBAL) survey, being rated as 'Cleaner than European Norms' and securing second place out of 40 towns and cities. This accolade highlights Kilkenny's commitment to maintaining a litter-free environment that meets and exceeds high international standards.

ibal

Irish Business
Against Litter

