

ECONOMIC DASHBOARD

Q2 2026

Kilkenny



Comhairle Chontae Chill Chainnigh
Kilkenny County Council



POPULATION

Total Population Ireland

5,149,139

up 8% since Census 2016

Total Population Kilkenny County

104,160

up 5% since Census 2016

LABOUR MARKET



46,500 Total Labour Force Kilkenny

2,541 Live Register Kilkenny, July 2026
Up from 2,174 in April 2026

147,100 Seasonally Adjusted National Live Register
August 2026 up 1,900 YOY

5% Seasonally Adjusted Monthly
Unemployment Rate August 2026
Unchanged from July 2026
Source: CSO.ie August 2026

RESIDENTIAL PROPERTY AND PLANNING



Rental Market

National Rents

up 1.4% between March and June 2026, with annual inflation unchanged at 7.7% (well above the 4.4% recorded a year ago).

Market rents are now 42% above pre-Covid levels and 78% higher than 10 years ago.

However there was a marked slow down in increases in Q2 2026 versus the previous quarter with rents increasing just 1.4% versus 4.4% in Q1.

Kilkenny monthly rental costs for a 3-bed house are €1,709, up 5.9% YOY.

Source: daft.ie Q2 2026

Properties listed for sale

270 (83 in Kilkenny City) (Source: Daft.ie July 2026)

€331,000 Average asking price 3-bed semi Kilkenny (Q2 2026)

€445,000 Average asking price 3-bed semi Nationally (Q2 2026)

€402,925 Median price of newly built home in Kilkenny (Q1 2026),
national median price 445,000

Nationally, list prices are now 44% above pre-Covid levels and 8% below Celtic Tiger peaks

3.7% National Vacancy Rate
The National Vacancy Rate remained constant at 3.7% in the second quarter of 2026.

3% Vacant property rate in Kilkenny was 3% as at the end of 2025.

INDUSTRY ACTIVITY



312,400 Employed in over 1,800 IDA companies
16,200 in the South East (Source: IDA 2025)

232,425 Employed in EI companies Nationally in 2025. 2,938 jobs created in 2025, 1.26% net increase on 2024.

12.4% Of the workforce employed in IDA supported companies
Source: EI 2025 Y/E

1,120 Employed in 192 Local Enterprise small businesses in Kilkenny

6,200 Active Enterprises in Kilkenny, 8 >250 employees
(Source: CSO.ie)

THIRD LEVEL EDUCATION



(Source: HEA)

- 4,725 students from Kilkenny were enrolled in a third level institution in 2024/2025
- 75.6% of students progressed to third level from Kilkenny post Leaving Cert 2024
- 30% of all Kilkenny students enrolled in third level are attending SETU. The number of Kilkenny students enrolled in SETU is more than double the number enrolled in any other third level institution. The institution with the second highest enrollment from Kilkenny students is UCC at 12%.

Source: HEA.ie, 2024/2025

WHAT'S HAPPENING

- The URDF funded Boardwalk at Greensbridge construction is now complete and the Boardwalk is open for public use, official launch to take place September 2026.
- Works continue on the redevelopment of St. Kieran's Street and Market Square, with an expected completion date of October 2026. Free parking initiatives underway in the city Monday to Wednesday mornings to promote the Business as Usual message.
- Shop Kilkenny prize giveaway of €100 Kilkenny Gift Card is taking place each week until August, with a voucher to be won every Thursday which can be spent in any of the 150 participating retailers

Planning/Multi-Unit Developments Q2 2026

95 multi-unit housing developments with planning permission secured in County Kilkenny, 38 of these within Kilkenny city, 35 of these in larger county towns and 21 across the wider County. 3,065 units within the 95 schemes in the county & city of which 562 units are built and 451 are under construction. 1,958 units within the 38 schemes in Kilkenny city, of which 437 units are built and 183 are under construction. 838 units within the 35 schemes in larger County towns of which 80 units are built and 216 are under construction. An additional 16 multi-unit development applications are in the the planning system currently, with potential to yield a further 560 units in the County - 339 of which are in the city.

See separate map on page 3 for further detail on developments in Kilkenny City.



Shop Kilkenny Competition every week

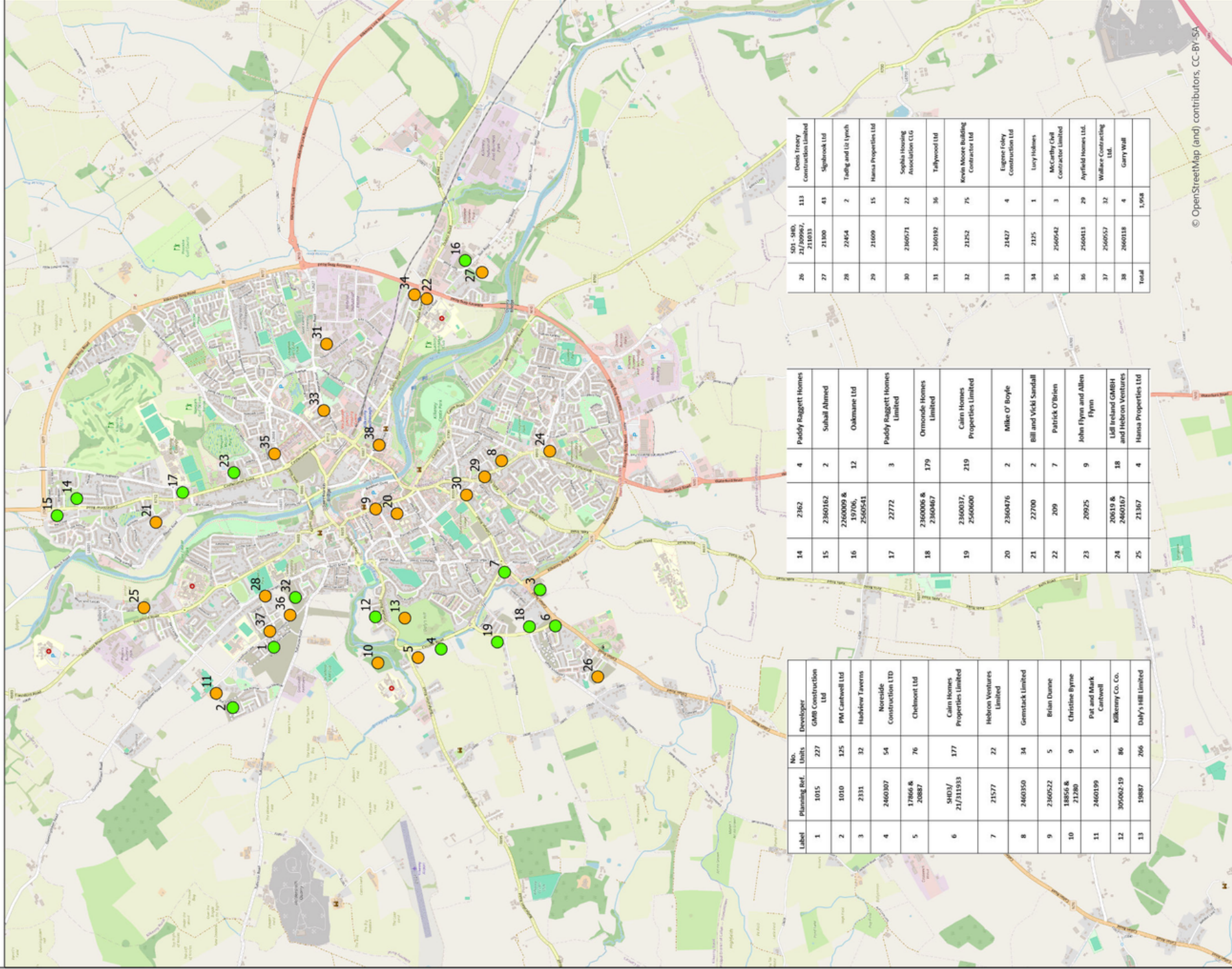


Boardwalk at Greensbridge



St.Kieran's Street - BAU while works are ongoing

Kilkenny City multi-unit housing schemes with permission



Label	Planning Ref.	No. Units	Developer
1	1015	227	GMB Construction Ltd
2	1010	125	PM Cartwell Ltd
3	2331	32	Hushview Taverns
4	2460307	54	Noracide Construction LTD
5	17866 & 20887	76	Chelmoort Ltd
6	SH03/ 21/311933	177	Cairn Homes Properties Limited
7	21527	22	Hebron Ventures Limited
8	2460350	34	Gemstack Limited
9	2360522	5	Brian Dunne
10	18856 & 21280	9	Christine Byrne
11	2460199	5	Pat and Mark Cartwell
12	3056062-19	86	Milkenny Co. Co.
13	19887	266	Daly's Hill Limited

14	2362	4	Paddy Raggett Homes
15	2360162	2	Suhail Ahmed
16	2260009 & 19706, 2560541	12	Oakmane Ltd
17	22772	3	Paddy Raggett Homes Limited
18	2360006 & 2360467	179	Ormonde Homes Limited
19	2360037, 2560600	219	Cairn Homes Properties Limited
20	2360476	2	Mike O'Boyle
21	22700	2	Bill and Vicki Sandall
22	209	7	Patrick O'Brien
23	20925	9	John Flynn and Allen Flynn
24	20610 & 2460167	18	Lidl Ireland GMBH and Hebron Ventures
25	21367	4	Hanna Properties Ltd

26	SD1-SH0, 21/30996, 211031	113	Denis Treacy Construction Limited
27	21300	43	Signalrock Ltd
28	22654	2	Tadg and Liz Lynch
29	21609	15	Hanna Properties Ltd
30	2360571	22	Sophia Housing Association CLG
31	2360192	36	Tallywood Ltd
32	21252	75	Kevin Moore Building Contractor Ltd
33	21427	4	Eugene Foley Construction Ltd
34	2125	1	Lory Holmes
35	2560642	3	McCarthy Civil Contractor Limited
36	2560413	29	Ayrfield Homes Ltd.
37	2560557	32	Wallace Contracting Ltd
38	2660118	4	Garry Wall
Total		1,958	

- Site with live permission - commenced
- Site with live permission - not commenced

City Development Plan boundary

Total No. of Units = 1,958

Date: July 2026



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