ECONOMIC DASHBOARD

Q3 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**

2,121 **Live Register Kilkenny, October 2026**
Down from 2,541 in July 2026

143,600 **Seasonally Adjusted National Live Register October 2026** *up 1,600 YOY*

4.8% **Seasonally Adjusted Monthly Unemployment Rate October 2026**
Down from 5% in August 2026
Source: CSO.ie October 2026

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)

RESIDENTIAL PROPERTY AND PLANNING

National Rents

Up 0.9% between June & September 2026, with annual inflation slightly down at 7.3% (well above the 4.4% recorded a year ago).

Market rents are now 43% above pre-Covid levels and 74% higher than 10 years ago.
On November 1st there were 2,795 homes for rent Nationwide, up 47% on a year earlier - the highest November total since 2021.

Kilkenny monthly rental costs for a 3-bed house are €1,900, up 5% YOY.
Source:daft.ie Q3 2026

Properties listed for sale

243 (78 in Kilkenny City) (**Source: Daft.ie November 2026**)

€330,000 Average asking price 3-bed semi Kilkenny (Q3 2026)

€445,000 Average asking price Nationally across all house types (Q3 2026)

€400,000 Median price of newly built home in Kilkenny (Q2 2026), *national median price 448,000 , up 3% YOY*

Nationally, list prices rose just 3% in the year to September, while transaction prices rose just .8% - the slowest rate since 2020

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

3.2% Vacant property rate in Kilkenny was 3% as of Q2 2026

Planning/Multi-Unit Developments Q3 2026

75 multi-unit housing developments with planning permission secured in County Kilkenny, **28** of these within Kilkenny city, **32** of these in larger county towns and **15** across the wider County. **2,665** units within the **75** schemes in the county & city of which **615** units are built and **312** are under construction. **1,676** units within the **28** schemes in Kilkenny city, of which **436** units are built and **103** are under construction. **758** units within the **32** schemes in larger County towns of which **139** units are built and **117** are under construction. An additional **15** multi-unit development applications are in the the planning system currently, with potential to yield a further **504** units in the County - **235** of which are in the city.

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

(Source: HEA) THIRD LEVEL EDUCATION

•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 and Watergate Urban Park (Jenkin's Yard) were officially opened by Minister James Browne on September 25th.
- Works continue on the redevelopment of St. Kieran's Street and Market Square, with the St. Kieran's Street element of the works now close to completion. Free parking initiatives will continue over the Christmas period in the city Monday to Wednesday mornings to promote the Business as Usual message.
- Shop Kilkenny competition for a 2 night break in Kilkenny Ormonde Hotel and €500 shopping voucher running currently with draw to take place before Christmas.
- Live Work Visit Invest event took place in St. Canice's Cathedral & Round Tower on November 7th with live podcast and participation from local businesses, Taste Kilkenny and Visit Kilkenny



Live Work Visit Invest Kilkenny 2026

Competition | WIN a Kilkenny Shopping Break

Category: Competitions



Kick off the new year in style and browse the January sales because with thanks to Shop Kilkenny, we are giving one lucky person the ultimate Kilkenny shopping getaway.

Shop Kilkenny Competition



Boardwalk at Greensbridge

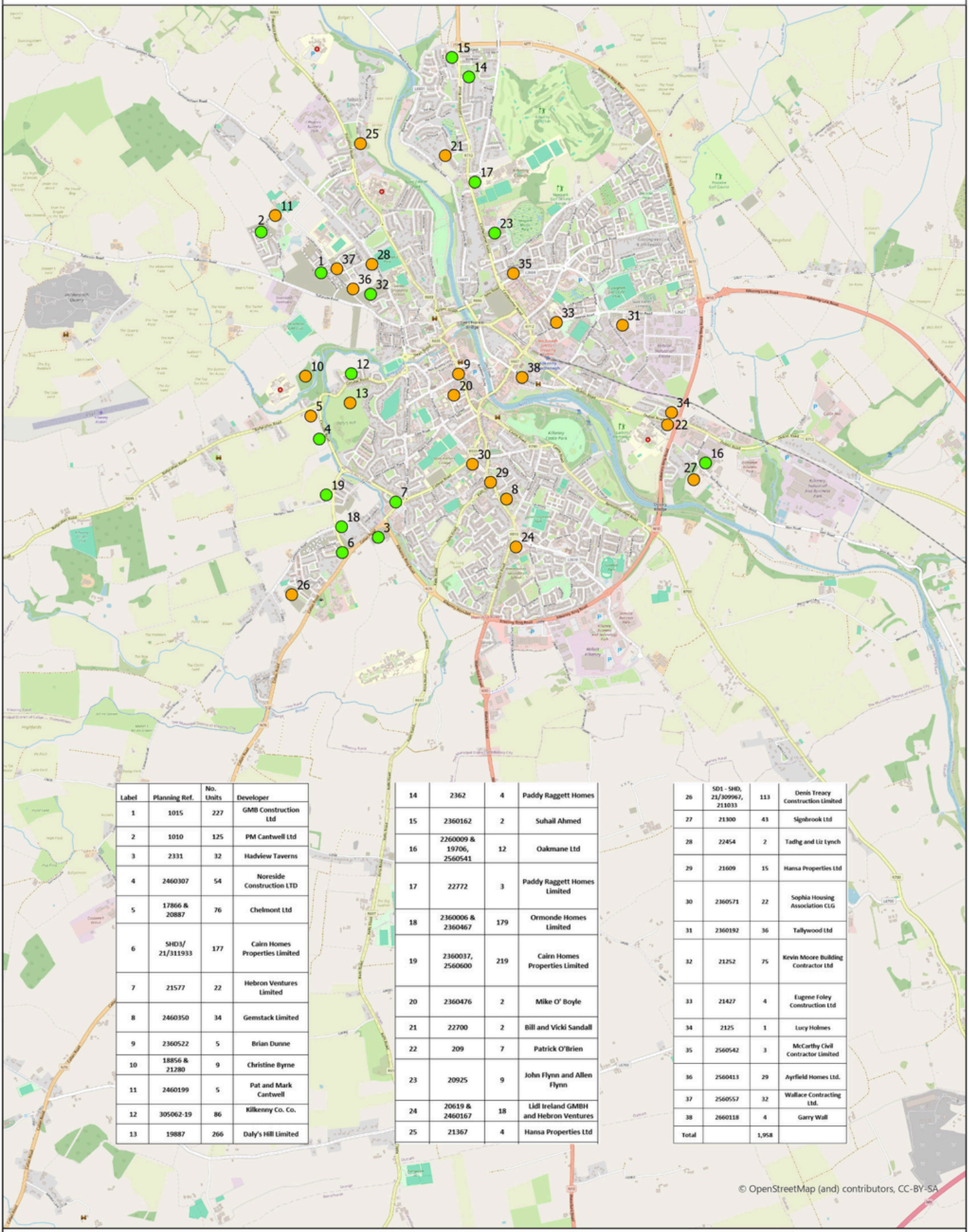


Watergate Urban Park (Jenkin's Yard)



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 Cantwell Ltd
3	2331	32	Hadview Taverns
4	2460307	54	Noreside Construction LTD
5	17866 & 20887	76	Chelmont Ltd
6	SHD3/ 21/311933	177	Cairn Homes Properties Limited
7	21577	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 Cantwell
12	305062-19	86	Kilkenny 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	20619 & 2460167	18	Lidl Ireland GMBH and Hebron Ventures
25	21367	4	Hansa Properties Ltd
26	SD1 - SHD, 21/309967, 211033	113	Denis Treacy Construction Limited
27	21300	43	Signbrook Ltd
28	22454	2	Tadhg and Liz Lynch
29	21609	15	Hansa 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	Lucy Holmes
35	2560542	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