

26-County · 26-Week Placemaking Tour

Placemaking Data Baseline · iProperty Radio

Kerry

County · Kerry County Council

● GAA COUNTY COLOURS · GREEN & GOLD

WEEK

11

OF 26



Kerry's housing story is **empty stock**, not a shortage of buildings.

Residential vacancy here runs at almost twice the national rate — the first county in the series where that is the defining number.

KERRY

6.9%

IRELAND

3.7%

Residential vacancy as a share of building stock. GeoDirectory Residential Buildings Report Q2 2026.

HOLIDAY HOMES

8,896

up 10% since 2016 · one in every nine homes in the county

VACANT IN 2016 and 2022

3,105

dwellings empty at both censuses — the long-term-vacancy core

TO RENT LONG-TERM

33

homes, in a county of 156,458 people · Daft.ie, 7 Sep 2026

The three figures come from three sources and reference periods and are **not additive** — vacancy is a rate of building stock (GeoDirectory Q2 2026), the holiday-home and long-term-vacancy counts are Census 2022, and the rental count is one live platform capture. Two holiday-home measures exist; GeoDirectory's separate 5.9%-of-stock measure is deliberately not shown.

Ireland's emptiest county by density — and its most locally born.

156,458 people spread across 4,807 km², growing slower than the State and ageing faster.

PEOPLE IN COUNTY KERRY

156,458

CSO Census 2022

COUNTY AREA

4,807 km²

fifth-largest of the 32 traditional counties

POPULATION DENSITY

~33 /km²

lowest of any county in the series so far · derived

GROWTH SINCE 2016

+8,751

6% — behind the 8% national rate

BORN IN THE COUNTY

65%

98,126 people · the highest share in the series

AGED 65 AND OVER

29,567

up 18% since 2016 · average age 41.5 against 38.8

ONLY ONE TOWN NAMED HERE

Tralee, 26,079 people — the 10th most populous town in the State.

Killarney and Kenmare appear later where they carry a rent figure; Dingle, Castleisland and Listowel where they carry a price or a vacancy figure.

Cheap against the country. Dear against 2020.

A €296,000 median sits 24% below the national figure — and about 79% above where Kerry was six years ago.

MEDIAN HOUSE PRICE

€296,000

24% below the national €388,546 · 16th of 26 · 758 sales

SIX-YEAR TREND

+79%

€165,000 in 2020 → €296,000 in 2026 · steepest in the series

ACHIEVED PRICE BY PROPERTY TYPE · DEAREST FIRST

Prices actually paid on the register, not asking prices

Detached		€384,750
Bungalow		€360,000
Semi-detached		€300,000
End of terrace		€285,000
Apartment		€265,000 · n=29
Terrace		€255,000

Apartment sits above terrace on a thin sample of 29 sales — treat that rung with care. HousePrice.ie / PSRA, captured 2 September 2026.

TOWN SPREAD Dingle €400,000 Castleisland €220,000

A €180,000 gap · both 2026 to date · Dingle 25 sales, Castleisland 20

Sitting rents are rising three times faster than new ones.

County-wide rents sit far below the national figure — but in half of Kerry’s electoral areas there is no published new-tenancy rent at all.

NEW-TENANCY RENT

€1,241

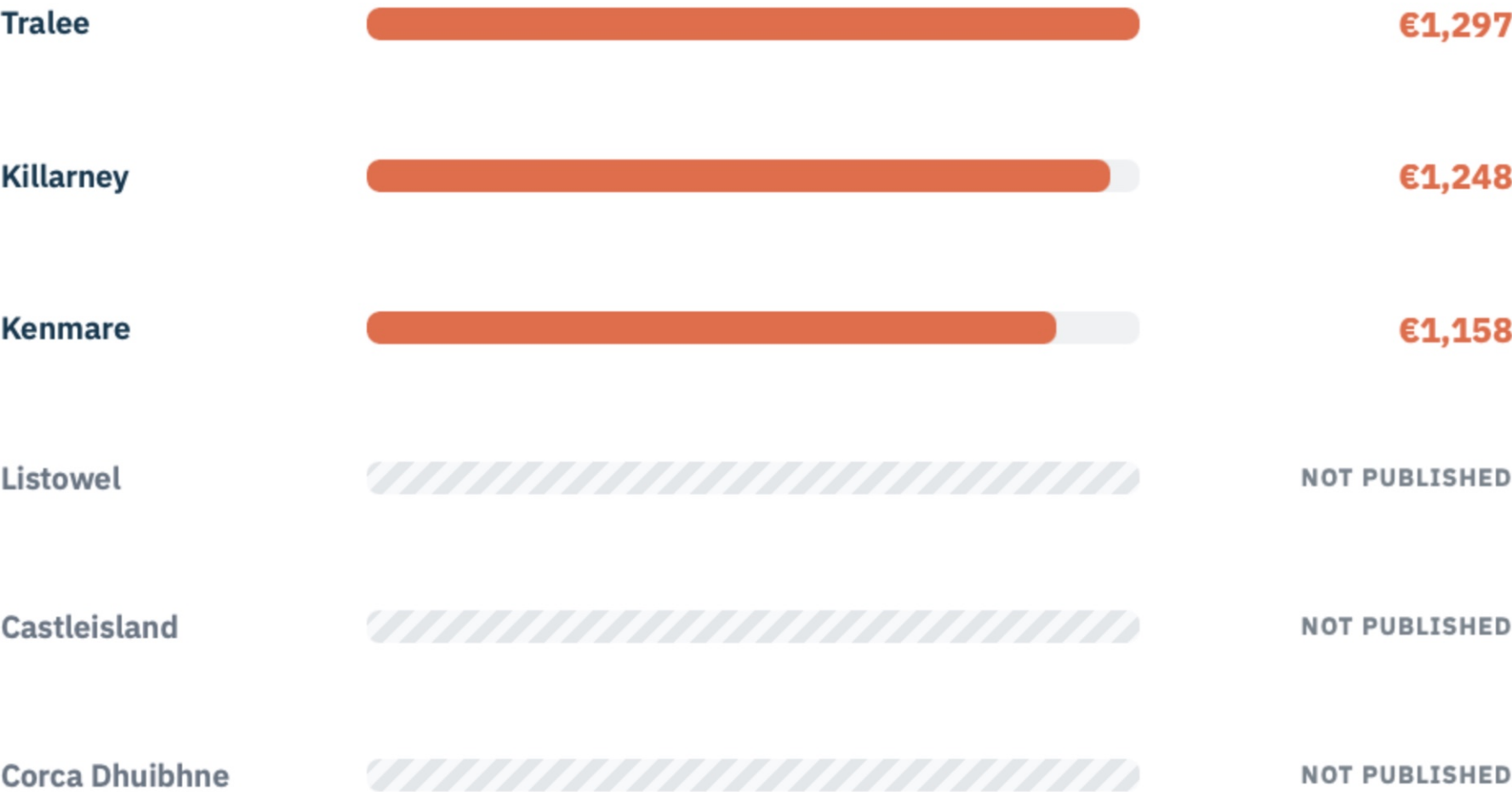
a month · 29% below the national €1,755 · up 1.9%

EXISTING-TENANCY RENT

€1,022

a month · 32% below €1,503 · up 5.8%

NEW-TENANCY RENT BY LOCAL ELECTORAL AREA · RTB Q4 2025



Three of Kerry’s six electoral areas have too few registrations to publish a new-tenancy figure. **Never read a blank as zero.** Existing-tenancy rents are published for all six: Killarney €1,122 · Tralee €1,037 · Castleisland €957 · Kenmare €939 · Listowel €920 · Corca Dhuibhne €916.

A third of Kerry's new homes are one-offs.

Kerry built 2.2% of the State's new homes from 3.0% of its population — and its towns carry very different shopfront vacancy.

NEW HOMES COMPLETED

193

Q2 2026 · 2.2% of national output from 3.0% of population

ONE-OFF HOUSES · 16% NATIONALLY

32%

61 single · 105 scheme · 27 apartments

UNDER CONSTRUCTION

771

residential buildings · year to June 2026

NEW ADDRESS POINTS

668

year to June 2026

COMMERCIAL VACANCY

12.3%

below the national 14.5%

LISTOWEL · WORST TOWN

20.3%

commercial vacancy · against Killarney's 11.2%

READ WITH CARE

Amber marks a vacancy problem, not a strength. Alongside 511 homes for sale, Kerry has **~4,700 residents for every rental listing** — the thinnest per-capita rental market in the series. Shares and ratios are derived from the figures cited.



THE NUMBERS ARE THE START

A baseline is not a verdict.

8,896 holiday homes and 33 homes to rent describe a pattern. What that means on a street in Listowel, Kenmare or Dingle is something only people living there can tell us.

Corrections, additions and local knowledge: carol@placeengage.com

Every figure, where it came from.

Nothing on these slides is rounded, restated or independently sourced. Derived figures are labelled as derived.

CSO

Census 2022 summary results; Profile 1 (place of birth, Tralee Built-Up Area); Profile 2 (holiday homes, long-term vacancy); New Dwelling Completions Q2 2026.

RTB / ESRI

Rent Index Q4 2025 — standardised new and existing tenancy rents, Local Electoral Area breakdown.

HOUSEPRICE.IE / PSRA

Median, year-on-year change, sales count, county rank, achieved price by type, 2020–2026 trend and town medians. Captured 2 September 2026; achieved prices, not asking prices.

GEODIRECTORY

Residential and Commercial Buildings Reports Q2 2026, prepared by EY — under construction, address points, residential and commercial vacancy.

DELIBERATELY NOT SHOWN

No Airbnb figure and no visitor-to-renter ratio — the county-wide search returned the platform's "1,000+" display cap, which is not a count. **One holiday-home measure only** — the Census 2022 count of 8,896; GeoDirectory's separate 5.9%-of-stock measure is excluded rather than merged. Daft.ie figures are one live capture on 7 September 2026 and are not comparable to trailing-listings measures.

County area (4,807 km²) and rank from the standard county measure. Density, shares of national population and completions, the completions mix, holiday homes as a share of stock and residents per rental listing are derived from the figures cited. Brief closed 7 September 2026; any change after that date is issued as a numbered revision.