

26-County · 26-Week Placemaking Tour
Placemaking Data Baseline · iProperty Radio

Offaly

County · Offaly County Council



GAA COUNTY COLOURS · GREEN, WHITE & GOLD

WEEK
12
OF 26



Offaly's squeeze is **short lets**, not a shortage of stock.

Vacancy here is below the national rate. What is scarce is a home you can actually rent for a year.

HOMES FOR SALE

164

Daft.ie county search · asking prices, not achieved

TO RENT LONG-TERM

17

for 83,150 people — one for every ~4,900 residents

ENTIRE HOMES ON AIRBNB

321

whole homes let to visitors, county-wide

THE RATIO IS THE FINDING

19:1

About nineteen whole homes available to visitors for every one available to a long-term renter. Same county, same day.

Read as one relationship, not three separate counts. All three are a same-day snapshot on **13 September 2026** — live listing counts on Daft.ie and Airbnb, not a register or a census, and not comparable with trailing-listings measures.

The county hosts **2.7 times its own population** in three days.

The National Ploughing Championships return to Screggan, Tullamore — a second consecutive year in Offaly.

VISITORS • 2025 CHAMPIONSHIPS

225,500

Against a resident population of **83,150**. The 95th Championships run 15–17 September 2026 at Screggan. Attendance only — no economic-impact figure is published, and none is implied here.



A genuinely rural county, growing at 7%.

83,150 people across 2,001 km² — about 42 to the square kilometre, and just behind the national growth rate.

POPULATION 2022

83,150

up 5,189 since 2016 —
7%, against 8% nationally

DENSITY

**42
/km²**

2,001 km² · 18th-largest
of the 32 counties

BORN IN THE COUNTY

49%

40,155 people · 37%
elsewhere in the State,
14% outside it

AVERAGE AGE

**39.0
yrs**

above the 38.8 national
average · 37.2 in 2016

AGED 65 AND OVER

12,958

up 22% since 2016 —
exactly the national rate

LIVING IN TULLAMORE

15,598

the county's largest town ·
Built-Up Area measure

JOURNEY TO WORK

30.2 min

against 29.1 nationally · 28.9 in 2016

WORK FROM HOME

24%

at least one day a week · 32% nationally

Cheap against the country — and the steepest six-year climb in the series.

€296,556 median, 16th of 26 counties, from 508 registered sales.

MEDIAN HOUSE PRICE

€296,556

2026 to date · 24% below the national €390,000

SIX-YEAR CHANGE

+82%

€162,500 in 2020 → €296,556 now · national +57%

YEAR ON YEAR

+8.6%

up from €273,000 in 2025 · 508 sales registered

ACHIEVED PRICE BY PROPERTY TYPE

Prices actually paid on the register, not asking prices

Detached		€388,000
Bungalow		€339,500
Semi-detached		€295,000
End of terrace		€259,750
Terrace		€220,000
Apartment		€180,000

Apartments sit about €208,000 below detached — in a county where apartments are 2.3% of all homes.

A third below the national rent — and Birr second-lowest in the State.

New tenancies €1,212 a month, existing tenancies €1,004. Edenderry has no published new-tenancy figure.

NEW TENANCIES • Q1 2026

€1,212

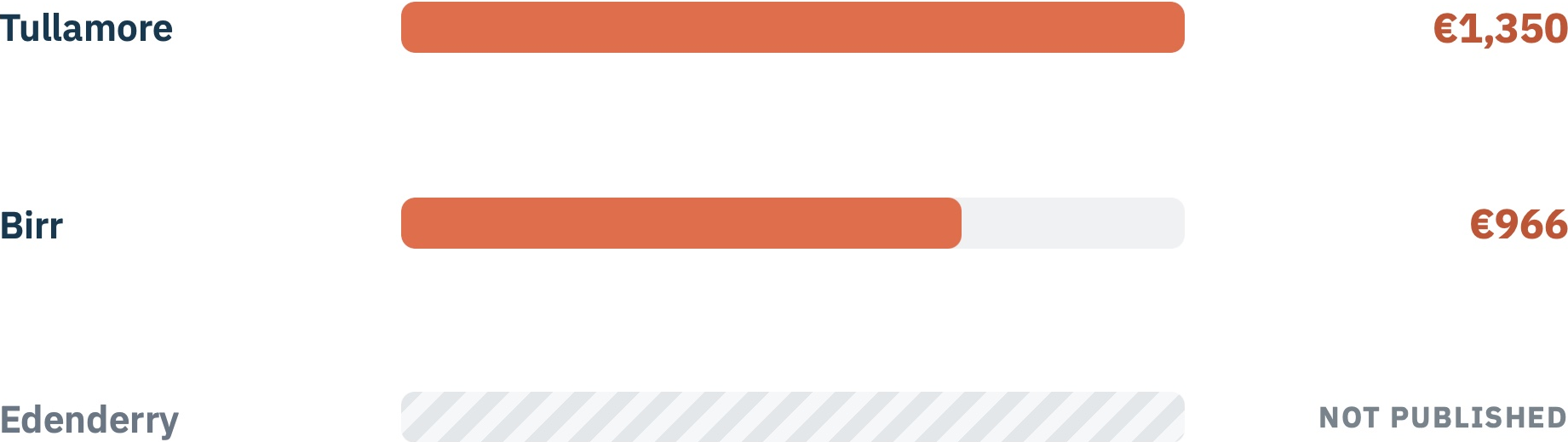
a month • 34% below the national €1,839 • up 7.6%

EXISTING TENANCIES • Q1 2026

€1,004

a month • 34% below €1,513 • up 5.3%

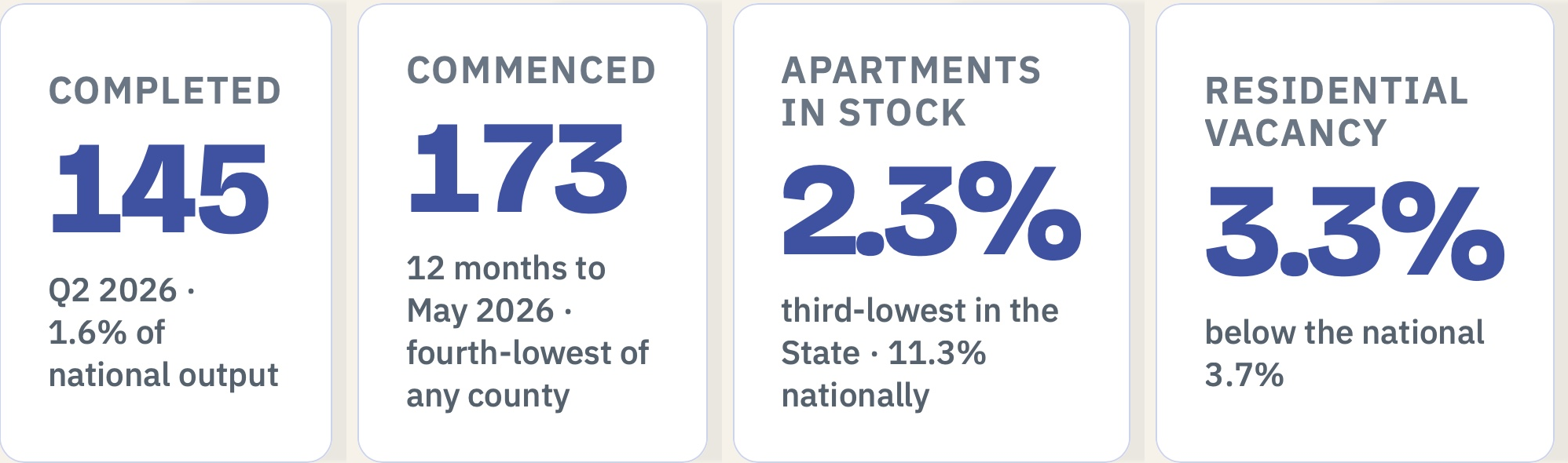
NEW-TENANCY RENT BY LOCAL ELECTORAL AREA



Edenderry has fewer than 30 registrations, so no figure is published — **never read that as zero**. Its existing-tenancy rent, €1,077, is the highest of the three areas.

Homes are being built. Shopfronts are emptying.

145 completions in the quarter, residential vacancy below the national rate — and the highest commercial vacancy of any county in Leinster.



Daingean · the town noticeboard
Sundew Festival, dog show, three days of programme — town life held up by volunteers, in a county with Leinster’s emptiest shopfronts

Every figure, where it came from.

Nothing on these slides is rounded, restated or independently sourced. Dates and reference periods are reproduced as tagged.

CSO

Census 2022 summary results; Profile 1 (place of birth, Tullamore on the Built-Up Area measure); Profile 7 (journey to work, work from home); New Dwelling Completions Q2 2026.

RTB / ESRI RENT INDEX · Q1 2026

Standardised new- and existing-tenancy rents and the Local Electoral Area breakdown. Edenderry new-tenancy rent not published — fewer than 30 registrations. Earlier county sheets carried Q4 2025; the quarters must not be mixed.

HOUSEPRICE.IE / PSRA REGISTER

Median price, year-on-year change, sales count, county rank, achieved price by type and the 2020–2026 trend. Achieved prices, not asking prices. Data-updated date 10 September 2026.

GEODIRECTORY · Q2 2026, PREPARED BY EY

Residential Buildings Report (vacancy, apartment share, buildings under construction; DHLGH commencements to May 2026) and Commercial Buildings Report (commercial vacancy, county and town, 80 towns sampled). Commercial sources.

DAFT.IE AND AIRBNB · 13 SEPTEMBER 2026

A live same-day county capture: homes for sale, homes to rent long-term, entire homes on Airbnb. Listing counts, not a register or census, and not comparable with trailing-listings measures.

NATIONAL PLOUGHING ASSOCIATION

Attendance at the 2025 Championships at Screggan and the dates of the 95th. Attendance only — no economic-impact figure is published. Portarlinton straddles the Laois–Offaly boundary and is handled in the accompanying article, not here.

Know Offaly better than the data does? Corrections and local knowledge welcome.

www.placeengage.com