

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

Kildare

Cill Dara · Kildare County Council

☐ GAA COUNTY COLOURS · ALL WHITE — THE LILYWHITES

WEEK
16
OF 26



“Faigheann cos ar siúl rud nach bhfaigheann cos ina cónaí”

A walking foot finds something the resting foot never would

Placemaking Data Baseline · 29 points

 www.placeengage.com

The narrowest visitor-to-renter balance in the series.

A counter-case: of every like-for-like county snapshot so far, Kildare’s is the closest to even.

HOMES FOR SALE

596

on the market today

HOMES TO RENT LONG-TERM

140

140 rentals for 247,774 people — one for every ~1,770 residents

AIRBNB ENTIRE HOMES

410

whole homes let to visitors

≈3:1

visitor homes for every 1 for a long-term renter



VISITOR HOMES PER LONG-TERM RENTAL • LIKE-FOR-LIKE SNAPSHTOS

Kildare		3 : 1
Westmeath		6 : 1
Meath		9 : 1
Carlow		24 : 1
Kilkenny		28 : 1

Shorter bar = closer balance. Kildare is the shortest in the series.

Only 34% born in the county — second-lowest in the State.

247,774 people, up 11% since 2016 — 25,270 more people, against 8% nationally.

PEOPLE IN COUNTY KILDARE

247,774

live in County Kildare

BORN IN THE COUNTY

34%

83,391 people · second-lowest share in the State, after Meath

BORN OUTSIDE THE STATE

19%

45,759 people · up from 16% in 2016

GROWTH SINCE 2016

+11%

25,270 more people, against 8% nationally

AVERAGE AGE

36.9

younger than the national 38.8, but up from 34.9 in 2016

AGED 65 AND OVER

29,720

residents · up 35% since 2016, against 22% nationally

NAAS · LARGEST TOWN

26,180

live in Naas, the county's largest town · Built-Up Area measure



34.0 minutes to work — against 29.1 nationally.

The average journey to work for Kildare commuters.

AVERAGE JOURNEY TO WORK

34.0 min

against 29.1 nationally

AN HOUR OR MORE

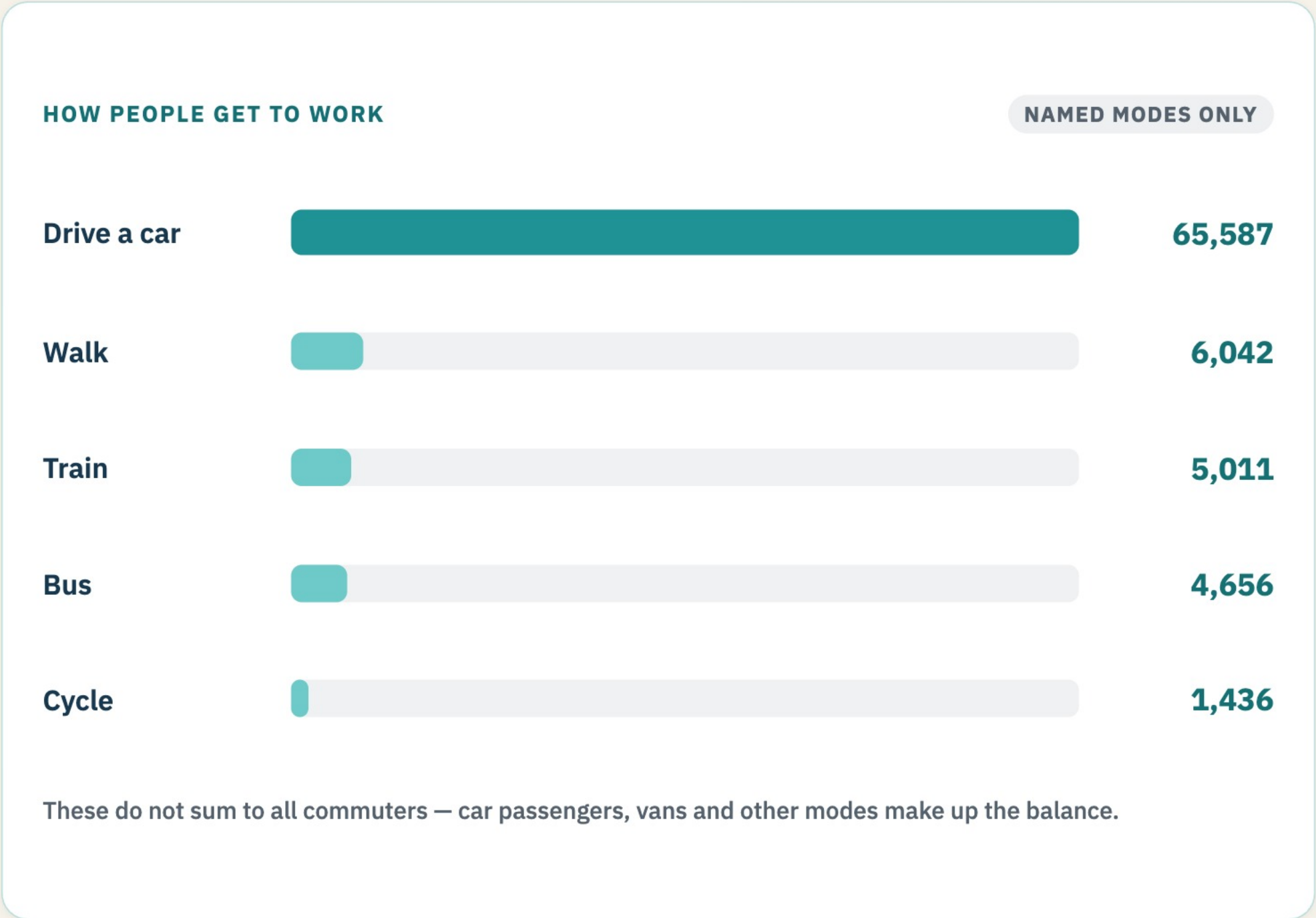
17%

17,395 Kildare commuters

WORK FROM HOME

35%

at least one day a week — 40,761 people, against 32% nationally



40%+

of workers in Celbridge and in Leixlip commute to Dublin City and suburbs

€450,000 — 15% above the national median.

3rd of 26 counties, against the national €390,000.

MEDIAN HOUSE PRICE

€450,000

15% above the national €390,000
• 3rd of 26 counties

YEAR ON YEAR

+4.7%

up from €429,999 in 2025, on
2,506 registered sales

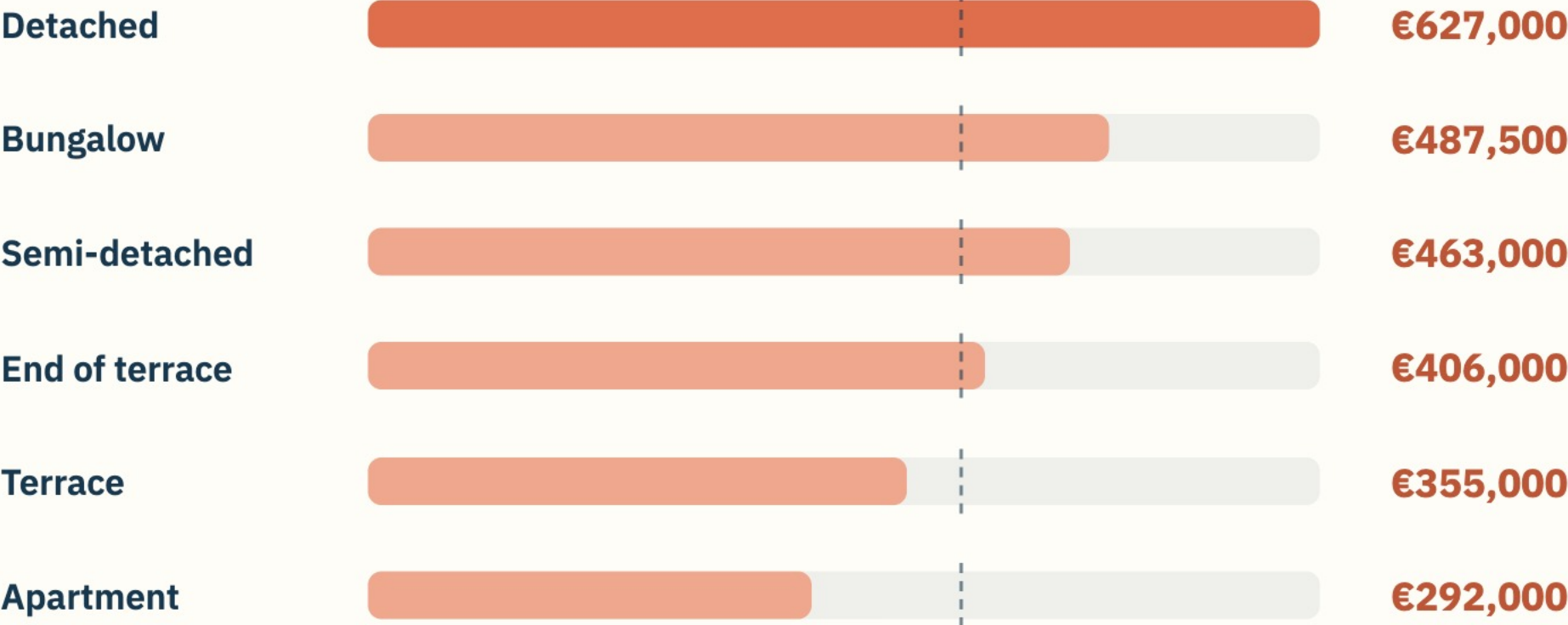
SOLD ABOVE ASKING PRICE

87%

of 1,532 Kildare homes tracked
from listing to sale

PRICE BY PROPERTY TYPE • MOST EXPENSIVE FIRST

-- national median €390,000



Only terrace and apartment sit below the national median • apartment: a €335,000 gap to detached.

SIX-YEAR TREND



TOWNS • MOST TO LEAST EXPENSIVE

€132,500 Maynooth–Athy gap

Maynooth	€502,500	Kilcock	€450,000
Leixlip	€500,000	Newbridge	€425,000
Naas	€493,500	Clane	€392,000
Celbridge	€476,500	Athy	€370,000

A new tenant pays €363 a month more than a sitting tenant.

That is 24% more, Q1 2026.

NEW-TENANCY RENT

€1,852

a month · above the national
€1,839 · up 10.1% in a year ·
3rd of 26 counties after Dublin
and Wicklow

EXISTING-TENANCY RENT

€1,489

a month · second-highest county
after Dublin, and just below the
national €1,513

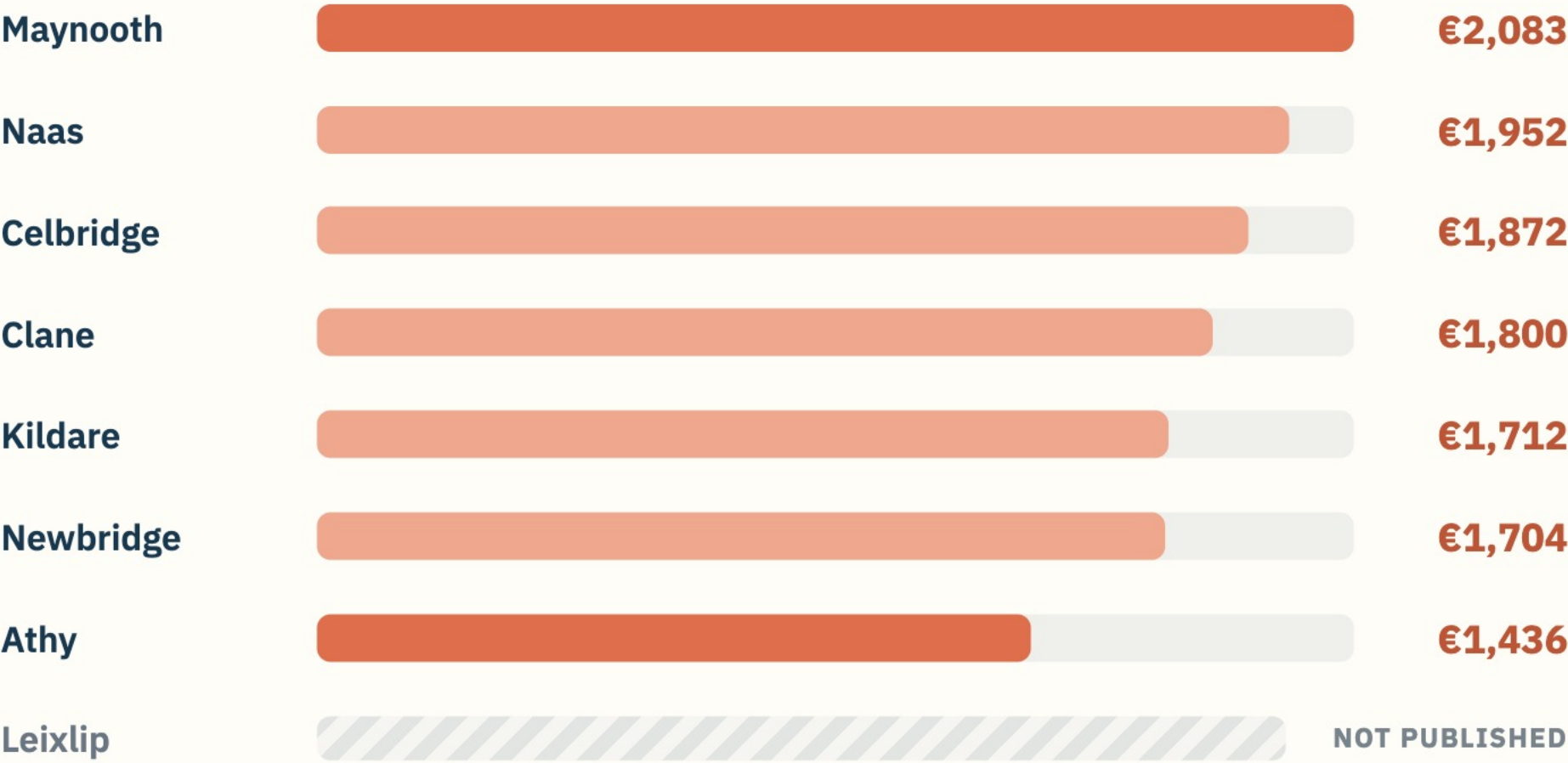
NEW VS SITTING TENANT

€363

a month (24%) more paid by a
new tenant

NEW-TENANCY RENT BY LEA · Q1 2026

most to least expensive



Leixlip: not published because there were too few registrations — not zero.

€647

gap across one county — Maynooth LEA most expensive at €2,083/month for a new tenancy; Athy least expensive at €1,436

Building above its weight, with almost nothing standing empty.

NEW HOMES COMPLETED • Q2 2026

592

6.7% of national output from 4.8% of the national population. Only Dublin City and Fingal completed more

THE MIX COMPLETED • Q2 2026

418 scheme

132

■ 418 scheme houses • 71% ■ 132 apartments • 22%

■ 42 single houses • 7%

132 apartments — the most of any local authority outside Dublin (Q2 2026)

UNDER CONSTRUCTION • JUNE 2026

1,434

homes • down from 1,659 in June 2024, while the national count rose by about 40%

NEW ADDRESSES • YEAR TO JUNE 2026

2,744

new residential addresses — third-highest in the State, behind Dublin and Cork

RESIDENTIAL VACANCY • JUNE 2026

1.6%

the second-lowest in the State after Dublin, against 3.7% nationally

COMMERCIAL VACANCY • JUNE 2026

13.8%

below the national 14.5% • Naas 15.5% • Maynooth 9.1%

VACANT IN 2016 AND 2022 • CENSUS 2022

880+

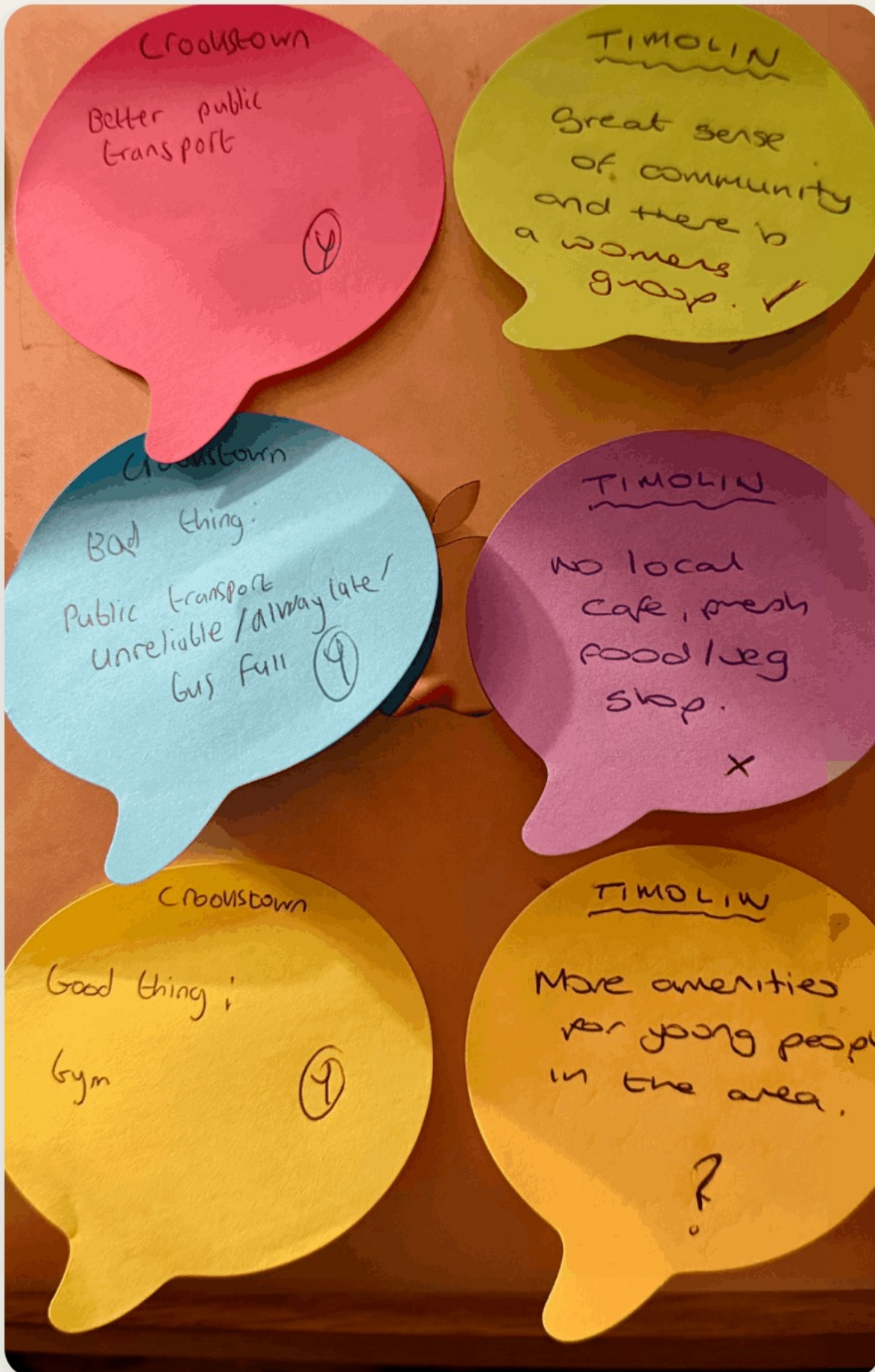
more than 880 dwellings sat vacant in both censuses — the long-term-vacancy core

PRIVATE-LANDLORD RENTALS • CENSUS 2022

-2%

12,629 → 12,339, while the population grew 11%

What a walking foot found.



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A walking foot finds something the resting foot never would

Know Kildare better than the data does? carol@placeengage.com

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