Place engage
Better placemaking. Together.

iPropertyRadio

# Placemaking Data Baseline

iProperty Radio presents Place Engage — 26 counties, 26 weeks of Ireland's EU Council Presidency.

## Wicklow

County · Wicklow County Council

GAA COUNTY COLOURS · BLUE & GOLD

*"Faigheann cos ar siúl rud nach bhfaigheann cos ina cónaí"*

A walking foot finds something the resting foot never would

WEEK 14 OF 26

### HEADLINE · WHAT'S STARTING

Department of Housing · Commencement Notices

⚠ TO CONFIRM · JULY OR AUGUST

**956** homes commenced, January to July 2026

against 170 in the same period of 2025 — more than five times as many

THE MIX COMMENCED

Scheme ~683 · 71% · Apartments 179 · 19% · One-off houses 94 · 10%

Scheme figure and shares derived.

FEBRUARY 2026 ALONE

**496**

homes commenced — second-highest of any local authority that month, behind only Dublin City

Commenced means a notice that building is about to start — **not homes built**.

### WHAT'S BUILT

CSO New Dwelling Completions · Q2 2026

**198** new homes completed in Q2 2026 — the fewest of the four Mid-East counties

THE MIX COMPLETED

Scheme 141 · 71% · Single 41 · Apartments 16 · 8%

Nationally 54% scheme, 30% apartments. Shares derived.

About 2.2% of national output from about 3.0% of the national population (derived).

Commencements (Department of Housing) and completions (CSO, homes connected to the grid) are separate official series from different bodies — shown side by side, never added together or compared on one scale.

## PEOPLE AND PLACE

A commuter county — only 35% born here, and a 33.9-minute journey to work 01

PEOPLE IN COUNTY WICKLOW
**155,851**
CSO Census 2022

GROWTH SINCE 2016
**+13,426**
9% growth — against 8% nationally

BORN IN THE COUNTY
**35%**
54,192 · third-lowest in the State, after Meath 32% and Kildare 34%

AVERAGE AGE
**39.1 yrs**
above the 38.8 national average · 37.2 in 2016

AGED 65 AND OVER
**23,661**
up 27% since 2016, against 22% nationally

BRAY
**33,512**
largest town in the county · fifth-largest in the State

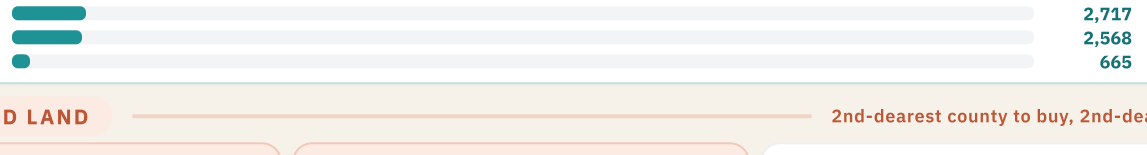
JOURNEY TO WORK
**33.9 min**
average, against 29.1 minutes nationally

DERIVED

COMMUTE AN HOUR OR MORE
**10,600**
about 18% of commuters · share derived

### GETTING TO WORK · NAMED MODES ONLY

Not a complete breakdown: these five named modes do not sum to the 58,715 total commuters




### WORKING FROM HOME

**37%** at least one day a week, against 32% nationally

CSO Census 2022, Profile 7. Bray is the only town named in this band.

## HOMES AND LAND

2nd-dearest county to buy, 2nd-dearest to rent a new tenancy — rents are RTB Q1 2026 02

MEDIAN HOUSE PRICE
**€480,000**
2026 to date · 23% above national €390,000 · 2nd of 26

CHANGE YEAR ON YEAR
**+7.9%**
up from €445,000 in 2025 · 1,339 sales registered

NEW-TENANCY RENT
**€1,888**
a month · 2nd only to Dublin · ~2.7% above national €1,839 · up 10.5%

EXISTING-TENANCY RENT
**€1,437**
a month · ~5% below national €1,513 · up 3.5%

### 3B · ACHIEVED PRICE BY PROPERTY TYPE · DEAREST FIRST

--- national median €390,000

Only end of terrace sits below the national median. Achieved prices, distinct from the asking and listing figures in Band 3. HousePrice.ie / PSRA register, data updated 23 Sept 2026 · houseprice.ie/wicklow

### SIX-YEAR TREND

2020 **€326,500** → 2026 **€480,000**

About +47%, against a national €248,000 → €390,000, about +57% (percentages derived).

62% of tracked Wicklow homes sold above asking — HousePrice.ie's own measure, 1,040 homes tracked from listing to sale.

### NEW-TENANCY RENT BY LOCAL ELECTORAL AREA · RTB Q1 2026

Bray West and Baltinglass: no published new-tenancy figure — never read as zero or blank.

### NEW VS SITTING TENANTS

**€451** a month gap between new and sitting tenants (derived)

### GREYSTONES LEA · EXISTING TENANCY

**€1,991** a month — highest of any LEA outside County Dublin

## DELIVERY AND TOWN LIFE

What's empty, who owns — and a live short-let snapshot 03

RESIDENTIAL VACANCY
**2.4%**
against 3.7% nationally · one of only five counties below 2.5%

VACANT IN 2016 AND 2022
**667+**
more than 667 · stock 59,629, with 3,334 vacant on census night

OWN · RENT
**71% · 24%**
of households, against 66% and 28% nationally

PRIVATE RENTED HOMES
**−1%**
7,237 → 7,191 while the population grew 9%

### THE SHORT-LET SQUEEZE

**≈10** whole homes for visitors for every 1 for a long-term renter (9.6 to 1, derived)

65 rentals for 155,851 people — one for every ~2,400 residents.

HOMES FOR SALE
**545**
Daft.ie · asking prices, not achieved

TO RENT LONG-TERM
**65**
Daft.ie, same-day capture

ENTIRE HOMES ON AIRBNB
**624**
entire-home county search

Live same-day snapshot, all captured 26 September 2026; listing counts, not a register or a census. **The ratio, not any single figure, is the finding.**

**Source key. Department of Housing, Local Government and Heritage** — Residential Commencement Notices, compiled from the Building Control Management System: monthly figures by local authority, recording notices of intention to commence, not completed homes; January to ⚠ **[July / August]** 2026; a separate series from the CSO New Dwelling Completions and not combined with it. **CSO** = Central Statistics Office: Census 2022 Summary Results (population, change, average age, 65+, working from home, tenure); Profile 1 (place of birth; Bray); Profile 2 Housing in Ireland (housing stock, vacant dwellings, long-term vacancy, private rented); Profile 7 Employment, Occupations and Commuting (journey time, hour-plus commutes, mode of travel); New Dwelling Completions Q2 2026. **RTB** = Residential Tenancies Board / ESRI Rent Index **Q1 2026** (county and Local Electoral Area rents; Bray West and Baltinglass new-tenancy rents not published). **HousePrice.ie**, drawn from the PSRA Residential Property Price Register (median, year-on-year change, sales count and rank; and, in Section 3b, achieved price by property type, the 2020–2026 median trend and sold-above-asking share — county page houseprice.ie/wicklow, block captured on the site's data-updated date of 23 September 2026; achieved prices, not asking prices). **GeoDirectory** Residential Buildings Report Q2 2026 (residential vacancy). **Daft.ie and Airbnb** are live same-day captures on 26 September 2026 (Daft.ie for sale and to rent; Airbnb entire-home county search). Hour-plus commute share, commencement scheme figure and shares, completion shares, share of national output and population, the new/existing rent gap, six-year price changes, the short-let ratio and rentals-per-resident are derived from the figures cited.

**Corrections, additions and local knowledge are always welcome:** carol@placeengage.com

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