Place engage
Better placemaking. Together.

iPropertyRadio

26-County · 26-Week Placemaking Tour

Placemaking Data Baseline · iProperty Radio

Roscommon

Roscommon County Council

GAA COUNTY COLOURS · PRIMROSE AND BLUE

WEEK 18 OF 26

Where Connacht Gathered, and Room to Grow

From Rathcroghan, ancient royal seat of Connacht, to a county with homes, towns and space ready for its next generation

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

A walking foot finds something the resting foot never would

About 31 whole homes for visitors for every 1 long-term rental.

HEADLINE

HOMES TO RENT LONG-TERM ON DAFT.IE

22

ENTIRE HOMES ON AIRBNB

689

HOMES FOR SALE ON DAFT.IE

404

across the county

for every 1

About 31 : 1

whole homes for visitors (filled) for every 1 for a long-term renter (outline)

Nearly one home in ten waiting for a new life — and 22 to rent.

Daft.ie and Airbnb figures are a same-day live capture, not a count of all homes. **Figures in blue** are calculated by Place Engage.

WHO LIVES HERE 01 Census 2022

70,259 people — up 9% since 2016.

Against 8% nationally. Average age 40.8, two years above the national 38.8.

PEOPLE

70,259

up 9% since 2016, against 8% nationally

PEOPLE PER KM²

About 28

across **roughly 2,548 km²**

AVERAGE AGE

40.8 yrs

two years above the national 38.8

AGED 65 AND OVER

13,041

residents · up 21% since 2016

BORN IN THE COUNTY

41%

28,743 people · 19% born outside the State

LARGEST TOWN

6,555

people live in Roscommon town

Main towns: Roscommon town, Boyle, Castlerea, Ballaghaderreen, Strokestown and the Roscommon side of Athlone.

€238,000 — 39% below the national median.

Against the national €390,000 · ranks 23rd of 26 counties.

ON 2025

+22.1%

up from €195,000 · on 565 sales registered so far this year

SIX-YEAR TREND · 2020 → 2026 (YEAR TO DATE)

€101,000 → €238,000

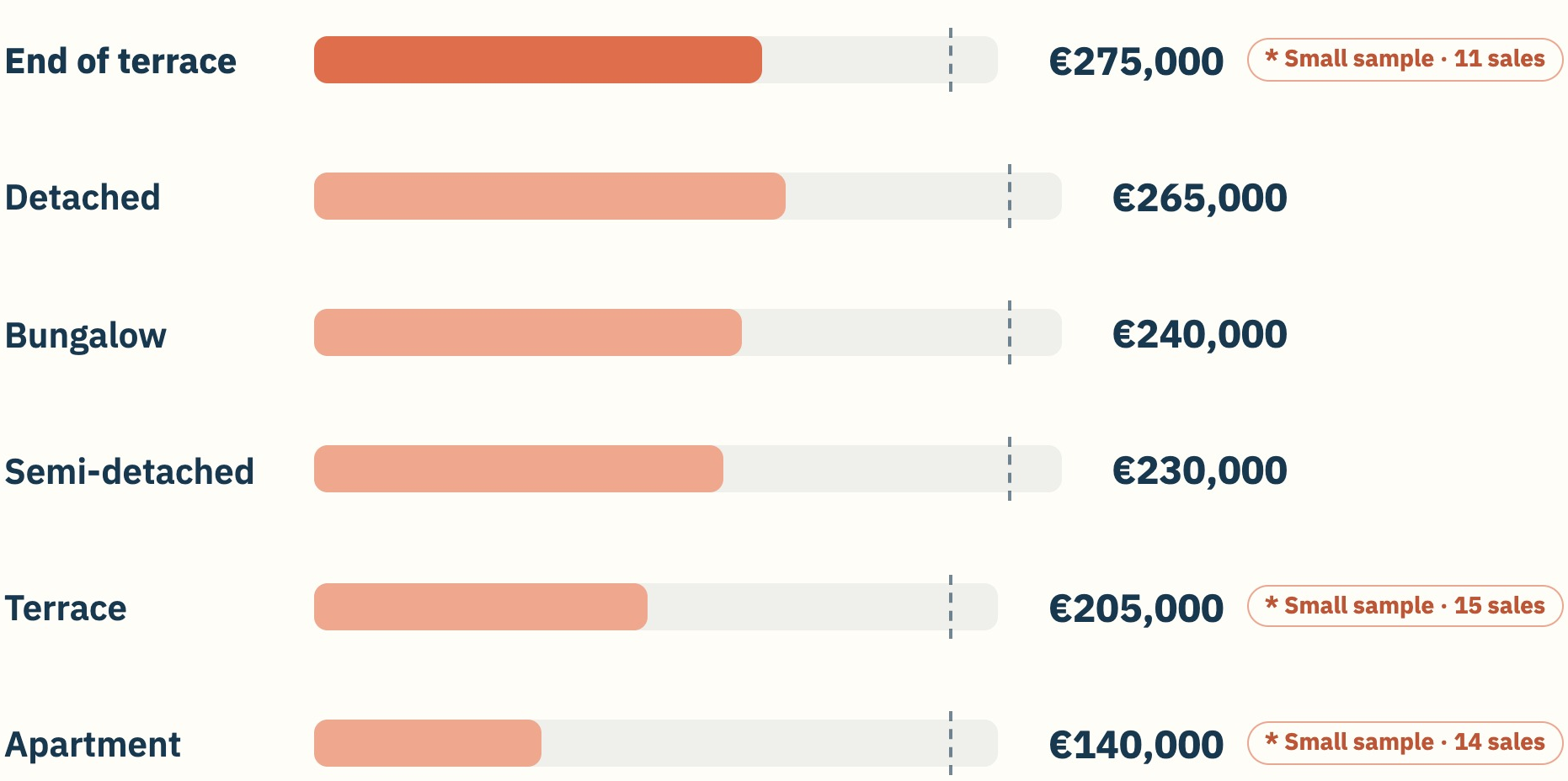
About +136%

National: €248,000 → €390,000, **about +57%**

ACHIEVED PRICES — WHAT BUYERS ACTUALLY PAID

- - national median €390,000

By property type · most expensive first · 2026



Every type sits below the national median. * End of terrace leads on a small sample of 11 sales.

€1,132 a month for a new tenancy.

About 38% below the national €1,839 — the 4th lowest county in the State.

NEW-TENANCY RENT

€1,132/month

against a national €1,839

AGAINST NATIONAL

About 38%

below the national new-tenancy rent

COUNTY RANKING

4th lowest

county new-tenancy rent in the State, above only Leitrim, Monaghan and Donegal

EXISTING-TENANCY RENT

€1,002/month

up 6.4% on the year

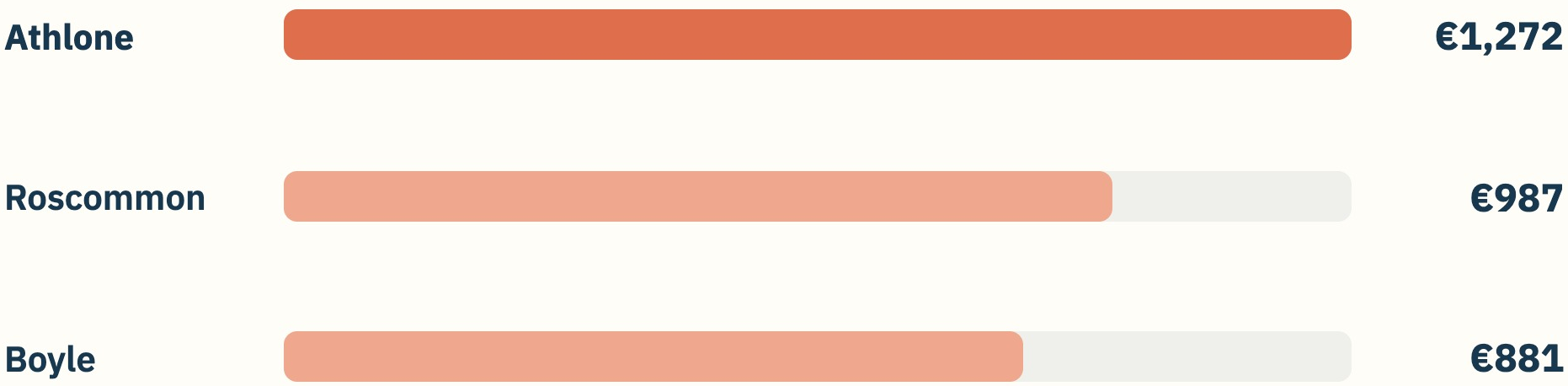
SMALLEST GAP IN THE STATE

€130 a month (13%)

between new and existing rents — new rents just €130 a month higher

EXISTING-TENANCY RENT BY LEA

per month



Existing tenancies only.

Rising every quarter: 68 → 74 → 82 new homes.

224 homes completed January–September 2026.

COMPLETED · Q3 2026

82

new homes · 33 single houses, 47 scheme houses, 2 apartments

JANUARY–SEPTEMBER 2026

224

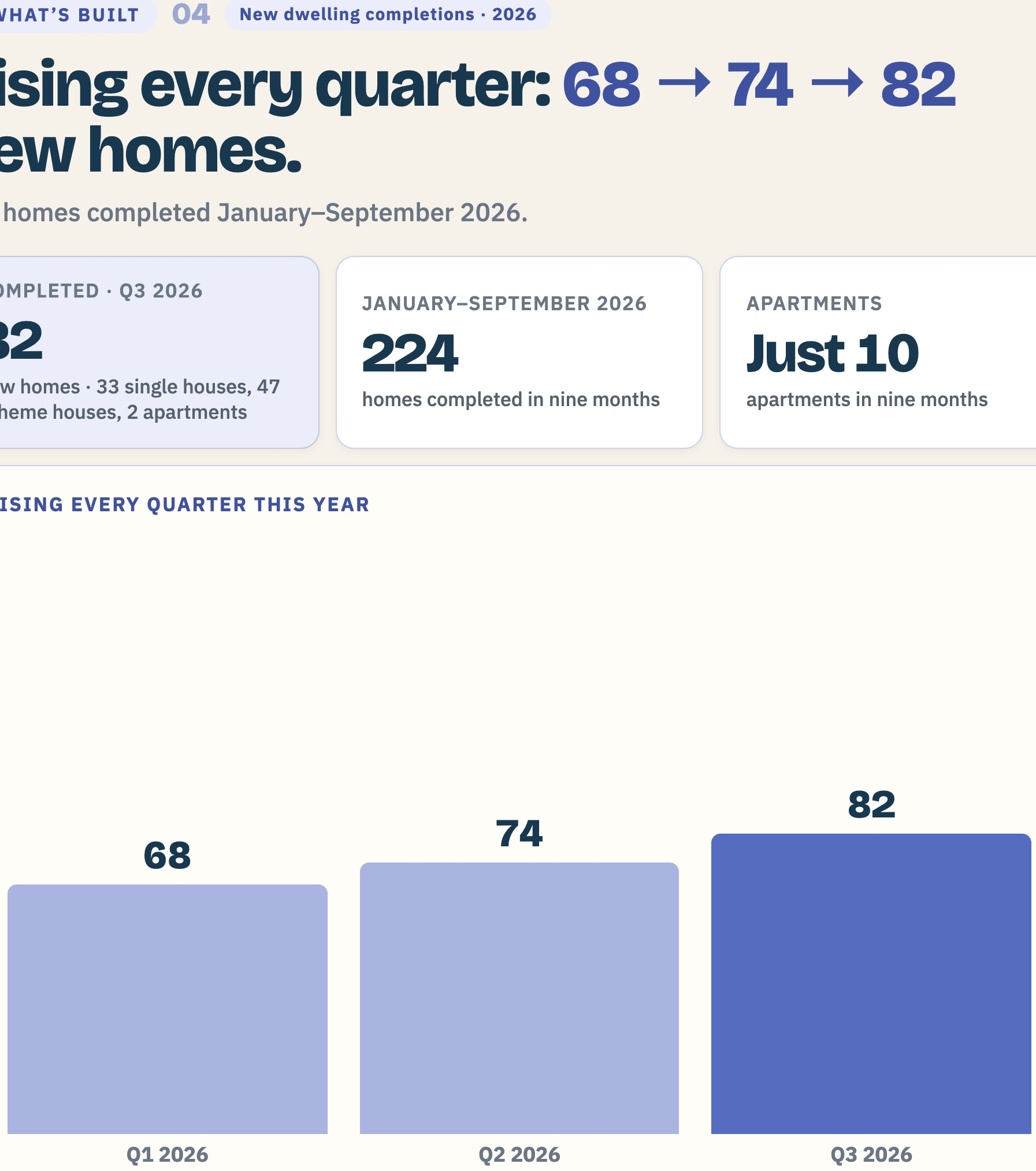
homes completed in nine months

APARTMENTS

Just 10

apartments in nine months

RISING EVERY QUARTER THIS YEAR



THE MIX · JANUARY–SEPTEMBER 2026

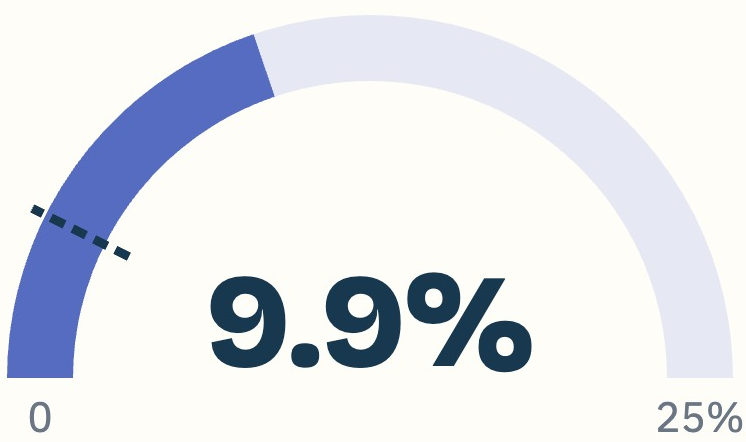
About 42% one-off houses — close to three times the national share of **about 15%** · 10 apartments

9.9% of homes waiting to be lived in.

Against 3.7% nationally — and more than 1,950 homes vacant at both the 2016 and 2022 censuses.

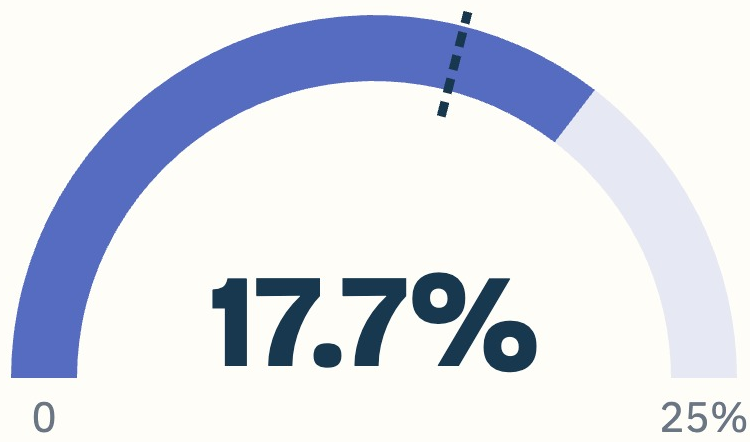
VACANCY RATES · JUNE 2026

– – national rate



RESIDENTIAL VACANCY

third highest in the State · against 3.7% nationally



COMMERCIAL VACANCY

against 14.5% nationally

VACANT IN 2016 AND 2022

More than 1,950

homes vacant at both censuses

SHARE OF HOUSING STOCK

About 6%

three times the national rate of **about 2%**

BOYLE · COMMERCIAL VACANCY

30.1%

third highest of all towns surveyed nationally

What a walking foot found.

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

A walking foot finds something the resting foot never would

Corrections and contributions: carol@placeengage.com #PlaceEngage