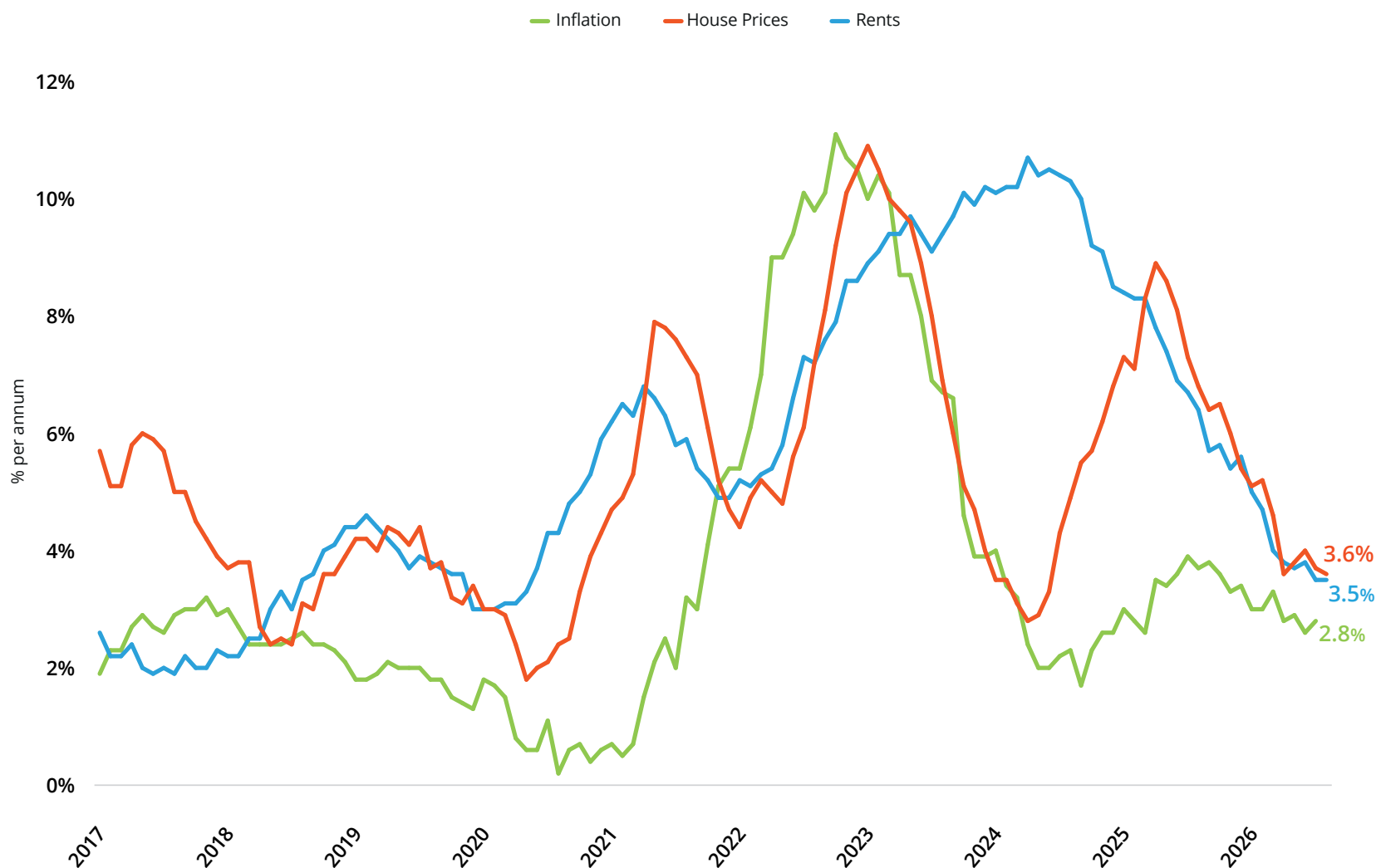


PropertyPal Monthly Market Snapshot: August 2026



Inflation, House Prices & Rents, % growth per annum, 2017-2026



August 2026 vs August 2025

SALES ENQUIRIES

-5.6%

RENTAL ENQUIRIES

-3.0%

August 2026

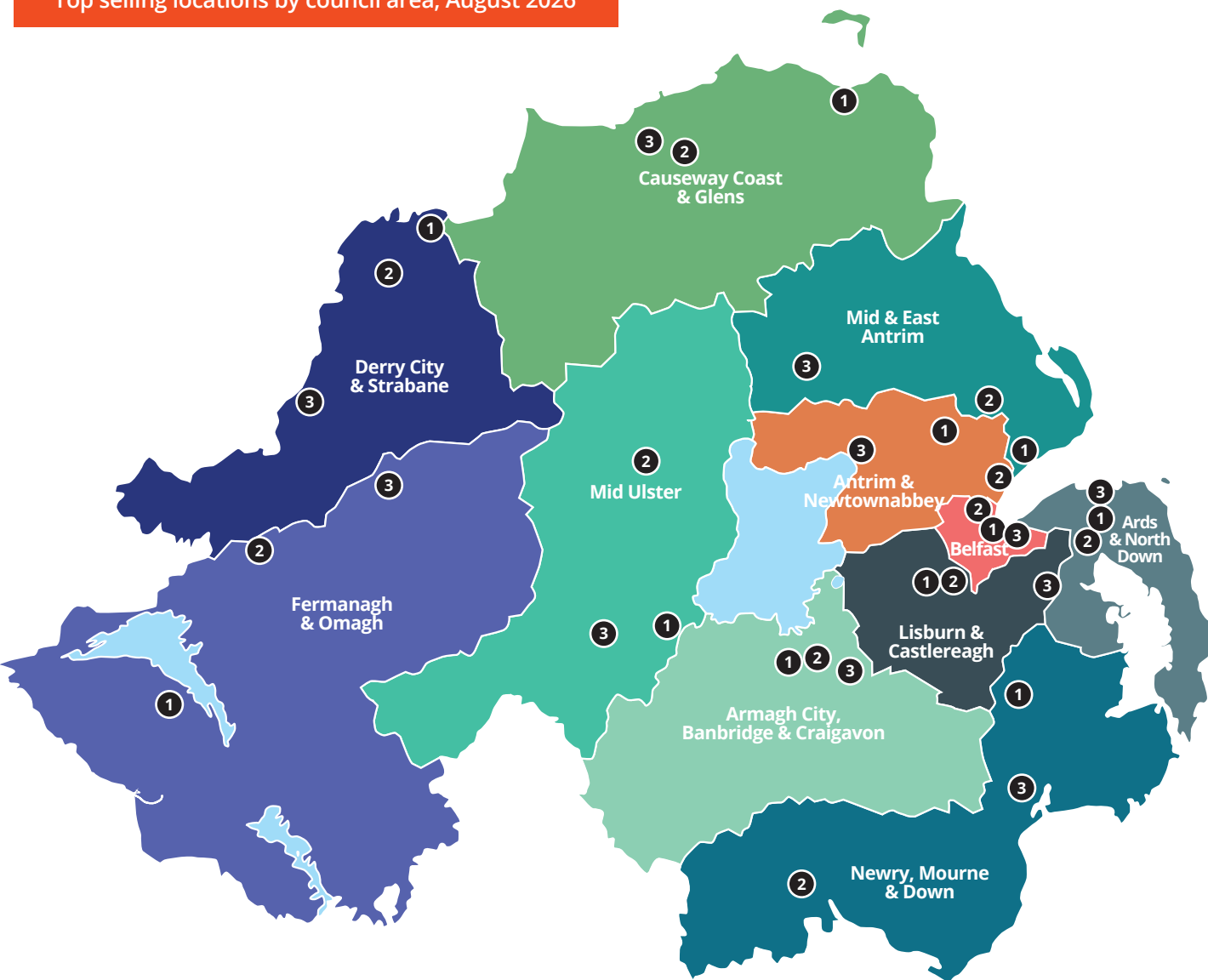
AVERAGE HOUSE PRICE

£244,467

AVERAGE RENT

£1,023

Top selling locations by council area, August 2026



Antrim & Newtownabbey		
1	Doagh	16 sales
2	Abbey	13 sales
3	Antrim Centre	12 sales

Ards & North Down		
1	Ballygrainey	16 sales
2	Glen	15 sales
3	Harbour	12 sales

Armagh, Banbridge & Craigavon		
1	Craigavon Centre	20 sales
2	Parklake	18 sales
3	Donaghcloney	16 sales

Belfast		
1	Windsor	20 sales
2	Central	19 sales
3	Bloomfield	18 sales

Causeway Coast & Glens		
1	Ballycastle	17 sales
2	Route	13 sales
3	Mountsandel	11 sales

Derry & Strabane		
1	Culmore	6 sales
2	Northland	5 sales
3	Ballycolman	5 sales

Fermanagh & Omagh		
1	Derrygonnelly	6 sales
2	Drumquin	6 sales
3	Gortin	6 sales

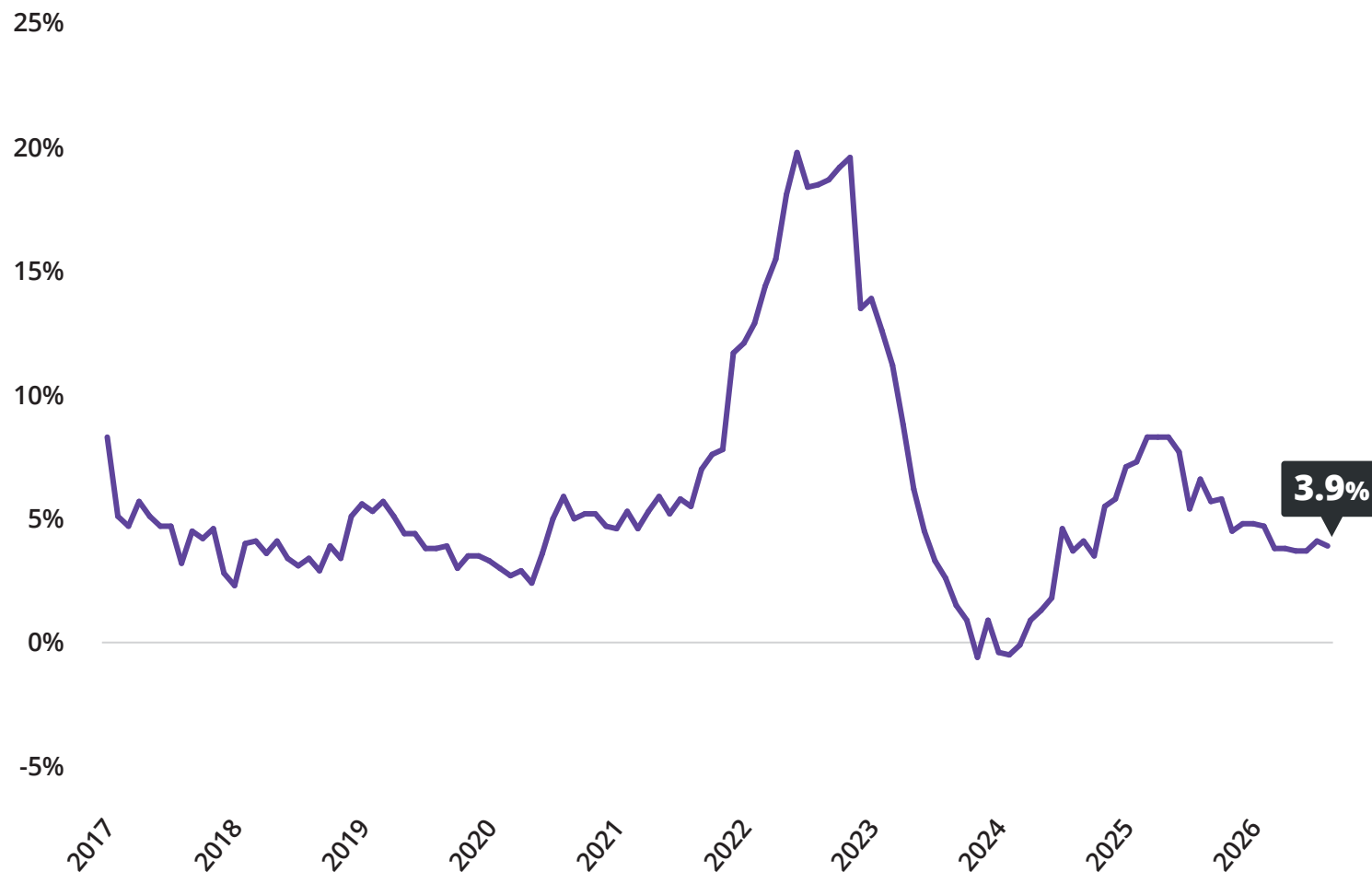
Lisburn & Castlereagh		
1	Ballymacoss	12 sales
2	Magheralave	11 sales
3	Carryduff East	10 sales

Mid & East Antrim		
1	Greenisland	14 sales
2	Kilwaughter	12 sales
3	Ardeevin	10 sales

Mid Ulster		
1	Killyman	12 sales
2	Coolshinnny	10 sales
3	Ballysaggart	7 sales

Newry, Mourne & Down		
1	Ballynahinch	15 sales
2	Drumalane	8 sales
3	Dundrum	8 sales

Annual growth in new build homes market prices, N.Ireland, 2017-2026



Average price of new build

£276,801

Year on year price growth (August 25 vs August 26)

↑ 3.9%

Average listed prices by number of bedrooms



Houses

£215,271

£244,686

£353,466

£427,550

VS



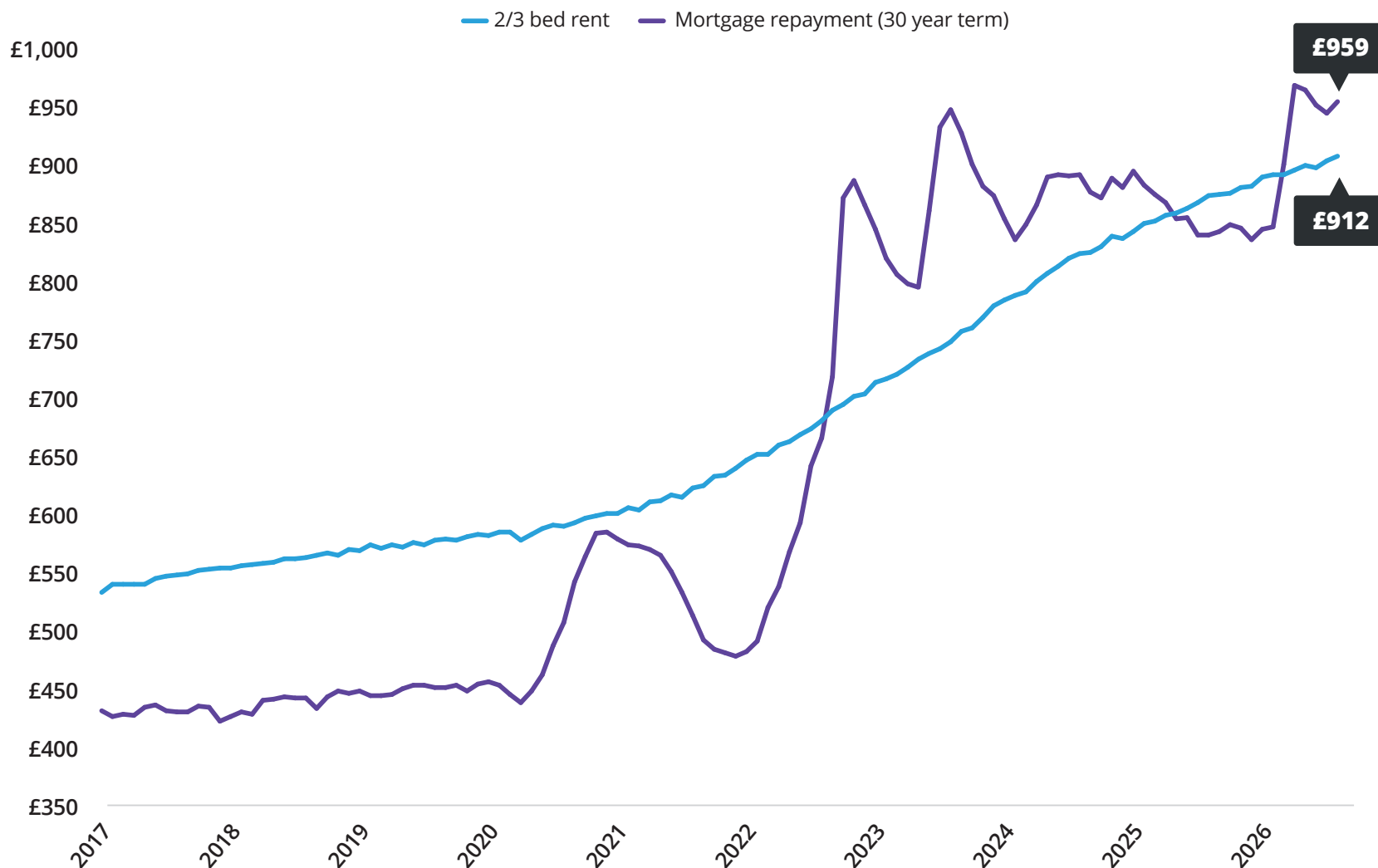
Apartments

£157,322

£249,918

£436,667

Average monthly cost of First Time Buyer Home to Rent vs Mortgaged Purchase, 2017-2026



AVERAGE FIRST TIME BUYER
HOUSE PRICE

£194,844

10% DEPOSIT

£19,484

AVERAGE FIRST TIME BUYER
MORTGAGE REPAYMENT*

£959

AVERAGE EQUIVALENT RENT

£912

*Source: PropertyPal, Bank of England. Note: Mortgage based on 10% deposit, 2 year fixed mortgage, 30 year term. Note 2: 2/3 bed calculated as the weighted average. Note 3: Both house price and rent based on weighted 2/3 bedroom property listed prices/ rents on PropertyPal.



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Methodology: The price and rental statistics are based on arithmetic averages of newly listed properties based on advertised asking price/rents in each calendar month. The price and rental indices produced are weighted to reflect the market share of each property type. The data has been cleansed to remove outliers and anomalies. This report is prepared from information that we believe is collated with care, but we do not make any statement as to its accuracy or completeness. We reserve the right to vary our methodology.

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