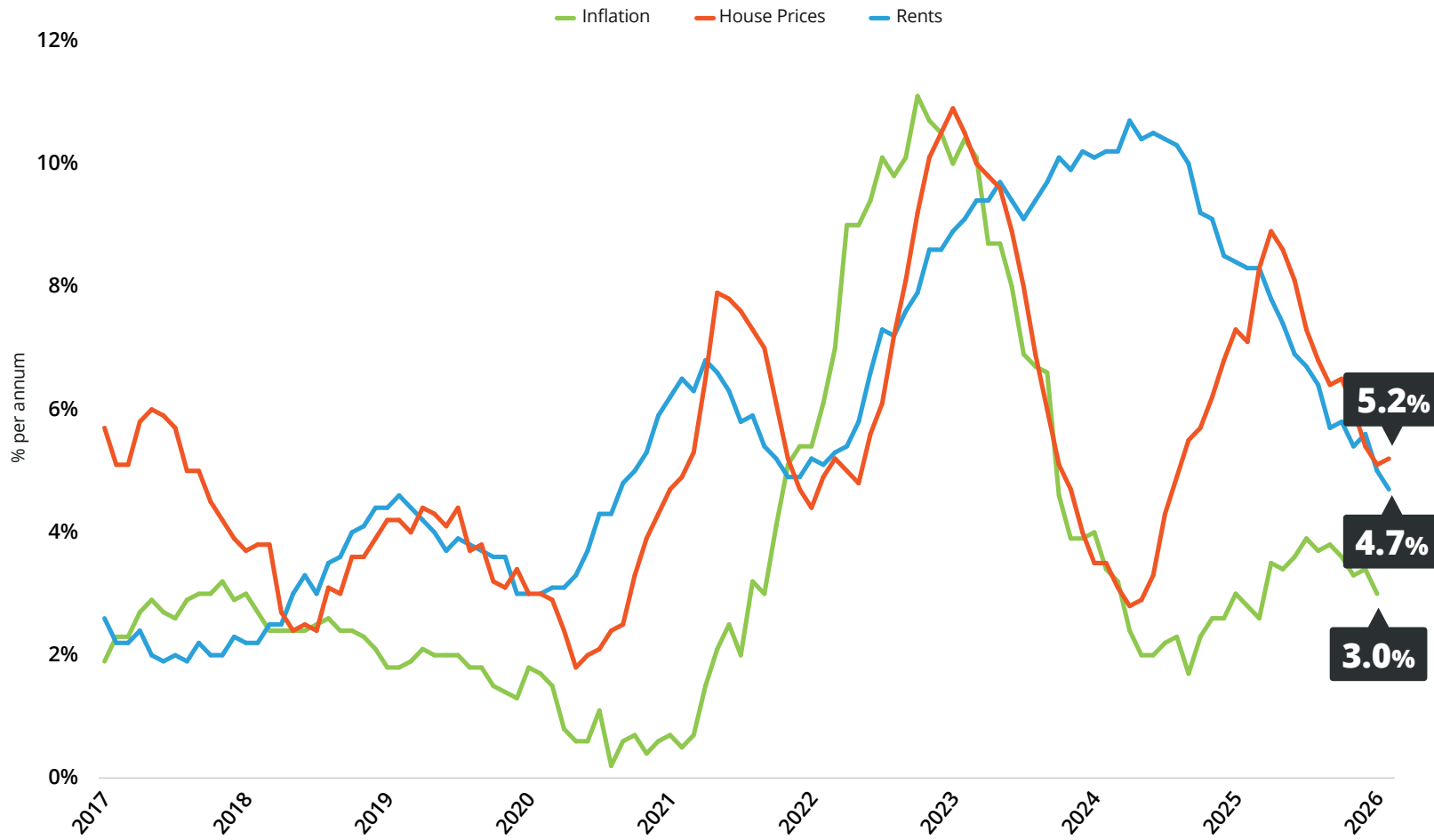


PropertyPal Monthly Market Snapshot: February 2026



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



Average House Price

£240,758

Average Rent

£1,006

February 2026 vs February 2025

SALES ENQUIRIES

+8.1%

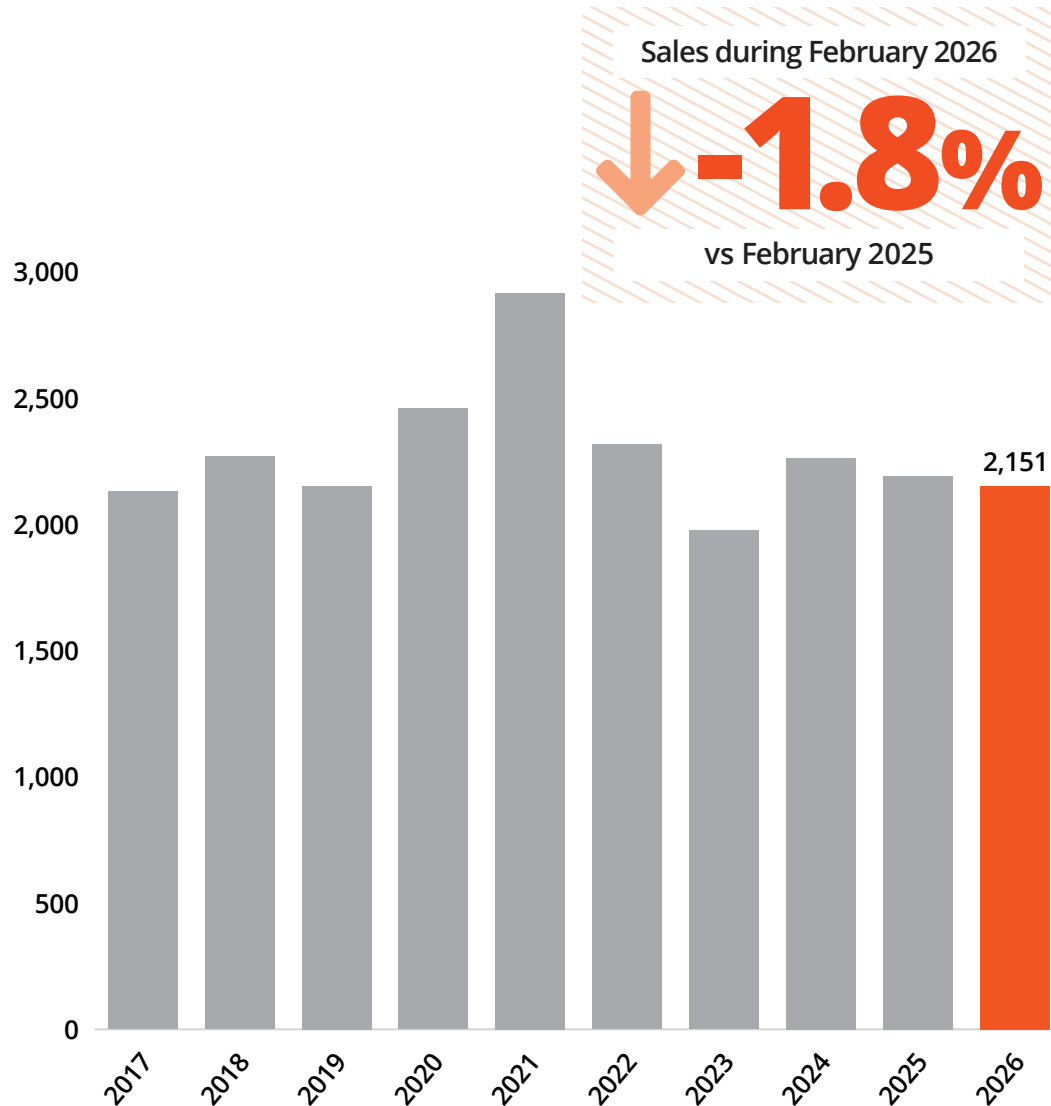
RENTAL ENQUIRIES

-12.4%

WEBSITE TRAFFIC

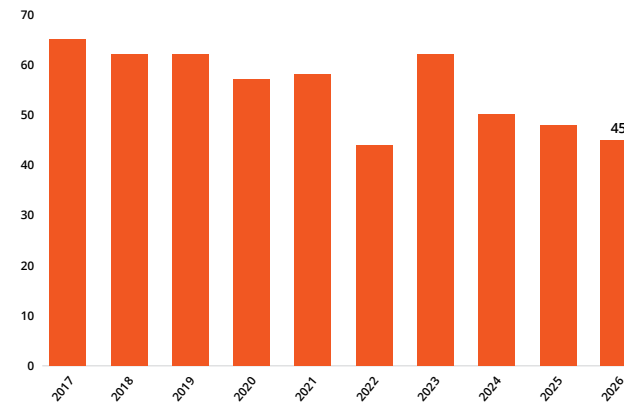
-7.8%

House sales across N.Ireland during February, 2017-2026



Speed of market

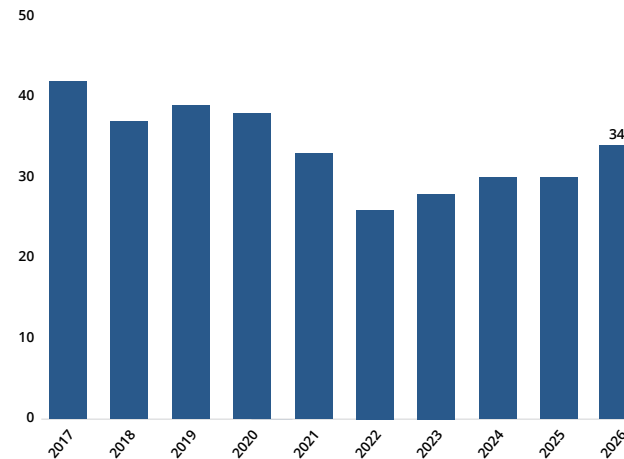
Average days to reach 'sale agreed' during February, 2017-2026



Average listed time to reach **sale agreed** in February 2026 vs February 2025:
45 days vs 48 days

Typical time to **sale agreed**
3 days faster
compared to February 2025.

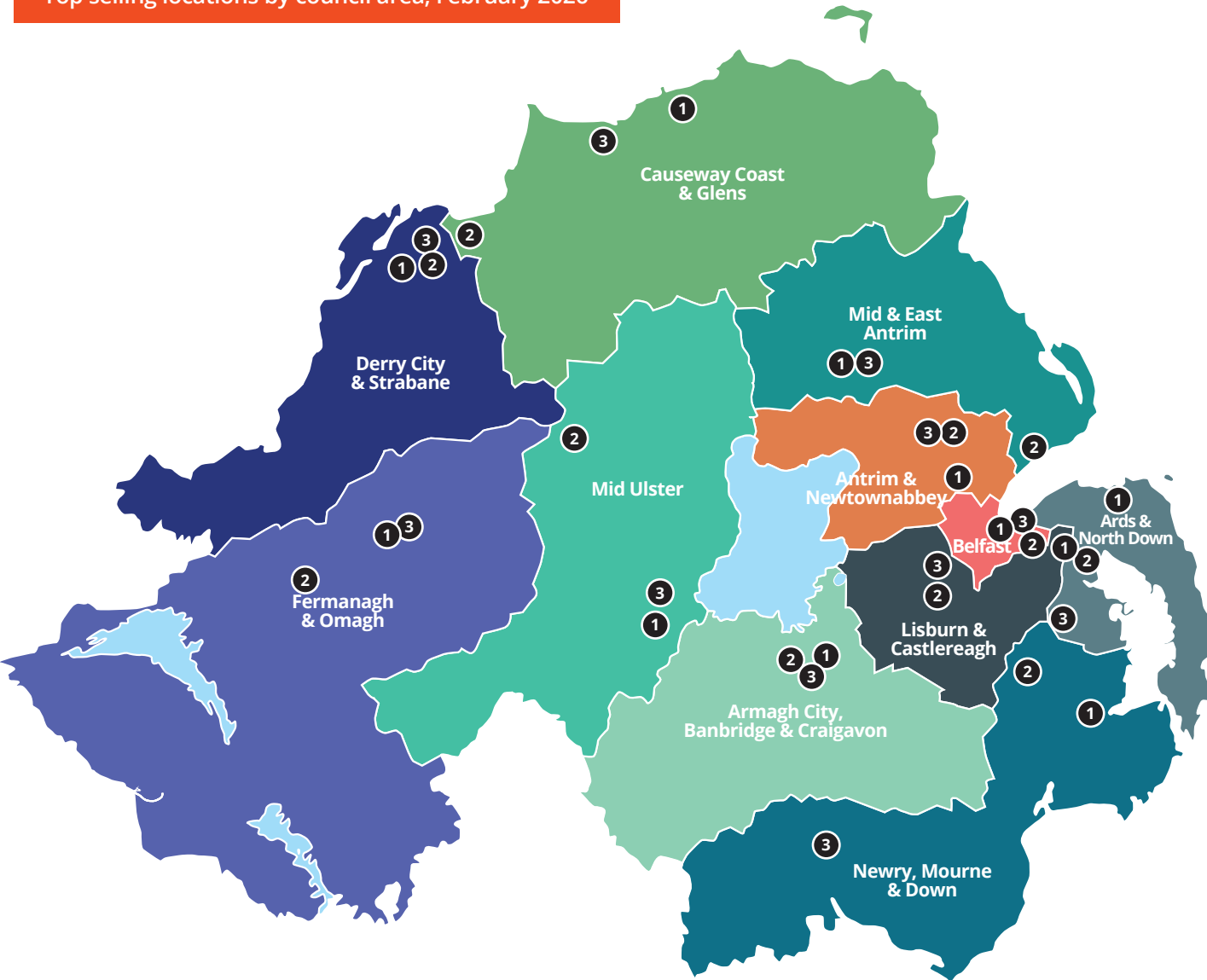
Average days to reach 'let agreed' during February, 2017-2026



Average listed time to reach **let agreed** in February 2026 vs February 2025:
34 days vs 30 days

Typical time to **let agreed**
4 days slower
compared to February 2025.

Top selling locations by council area, February 2026



Antrim & Newtownabbey	
1	Mallusk 13 sales
2	Ballyclare East 12 sales
3	Ballyclare West 11 sales

Ards & North Down	
1	Rathgael 15 sales
2	Scrabo 15 sales
3	Ballygowan 12 sales

Armagh, Banbridge & Craigavon	
1	Mourneview 15 sales
2	Craigavon Centre 11 sales
3	Brownlow 11 sales

Belfast	
1	Windsor 23 sales
2	Central 21 sales
3	Sydenham 18 sales

Causeway Coast & Glens	
1	Portrush & Dunluce 13 sales
2	Greysteel 11 sales
3	Portstewart 9 sales

Derry & Strabane	
1	New Buildings 14 sales
2	Drumahoe 8 sales
3	Ebrington 8 sales

Fermanagh & Omagh	
1	Castlecoole 9 sales
2	Irvinestown 6 sales
3	Dergmoney 5 sales

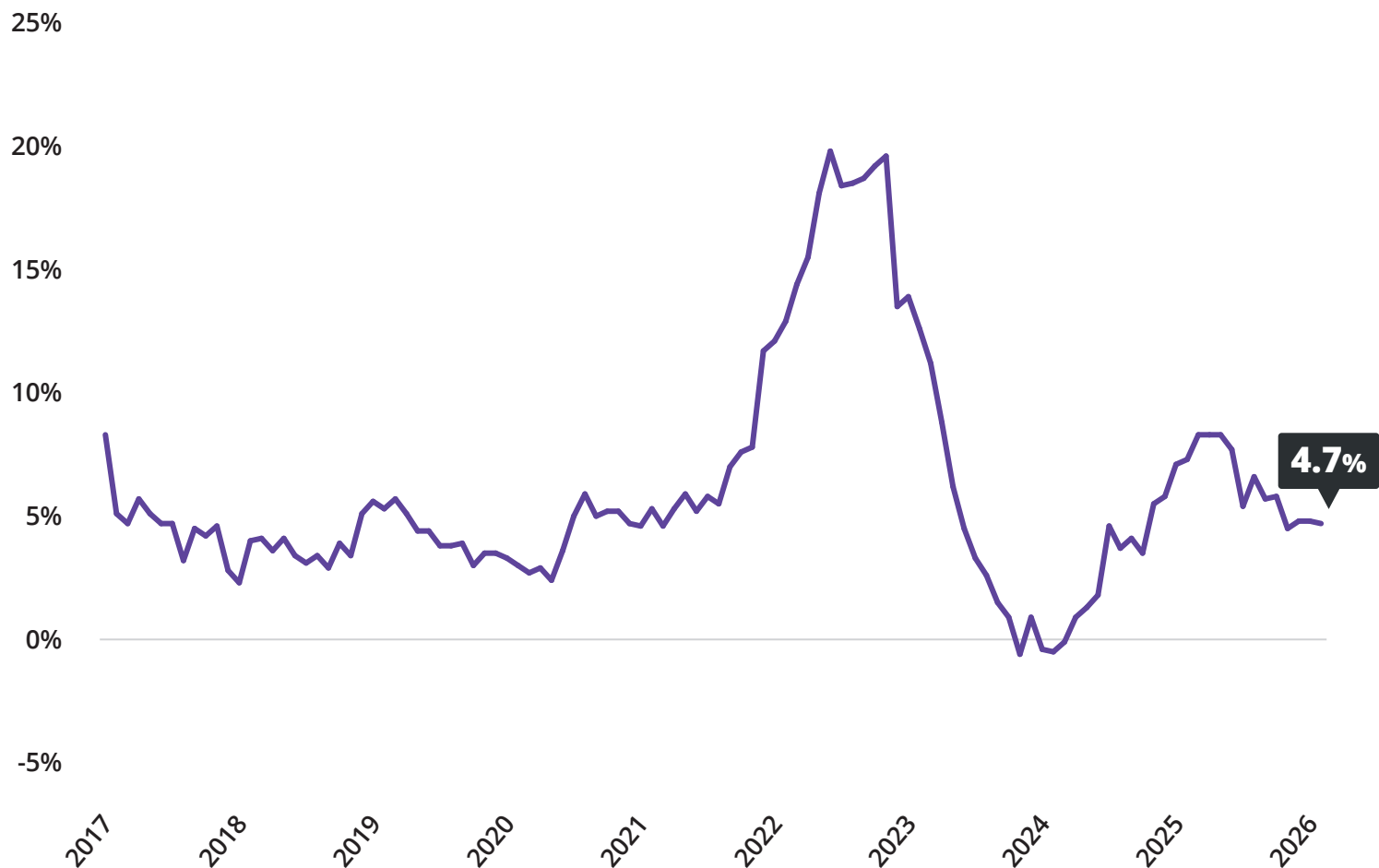
Lisburn & Castlereagh	
1	Carrowreagh 21 sales
2	Ballymacoss 15 sales
3	White Mountain 14 sales

Mid & East Antrim	
1	Kilwaughter 11 sales
2	Greenisland 10 sales
3	Castle Demesne 9 sales

Mid Ulster	
1	Moygashel 9 sales
2	Draperstown 6 sales
3	Coalisland South 4 sales

Newry, Mourne & Down	
1	Quoile 8 sales
2	Ballynahinch 7 sales
3	Drumalane 6 sales

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



Average price of new build

£271,503

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

↑ 4.7%

Average listed prices by number of bedrooms

 Houses

£242,294 

£233,839 

£350,292 

£496,212 

VS

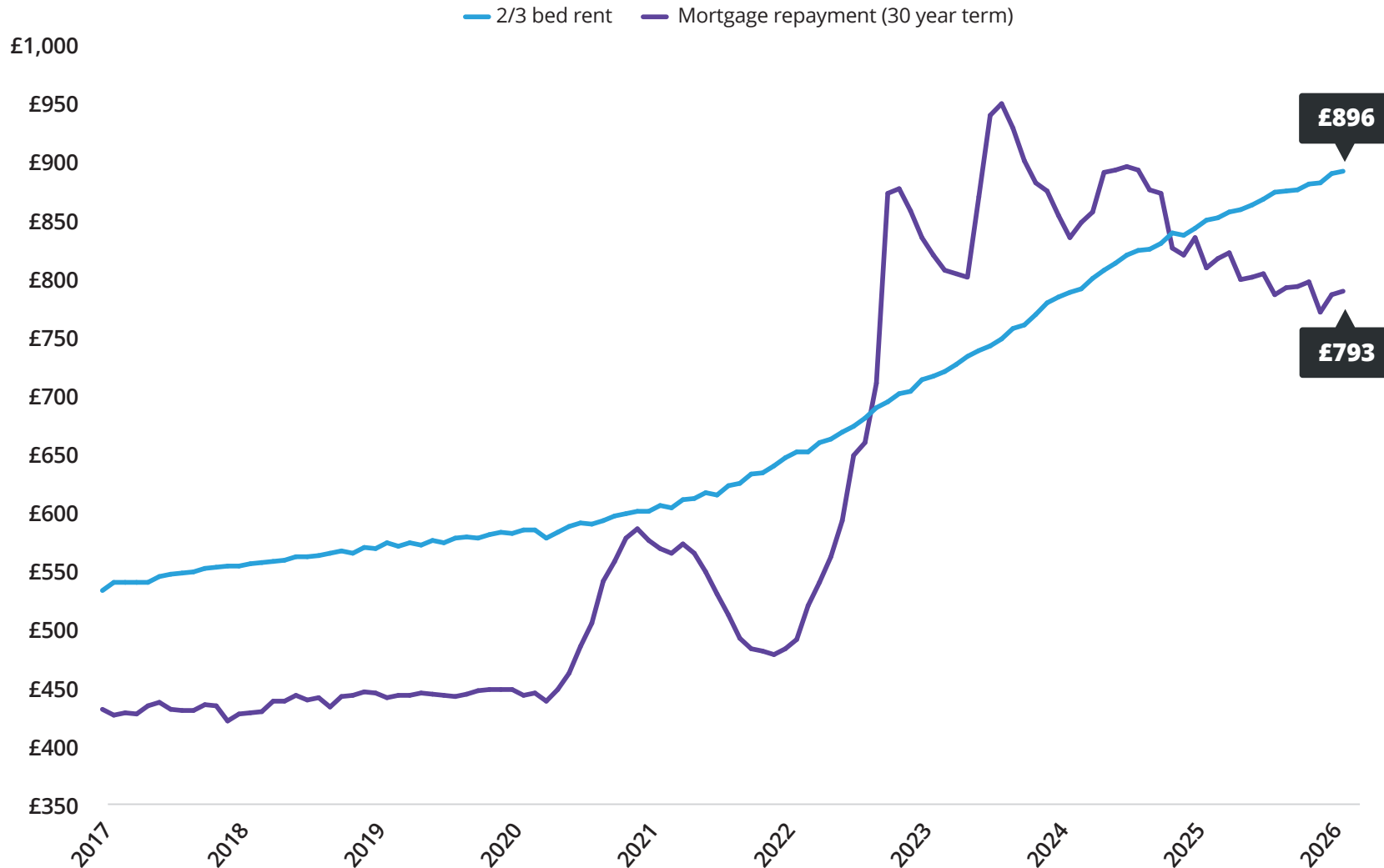
 Apartments

£177,298 

£255,936 

£527,681 

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



AVERAGE FIRST TIME BUYER HOUSE PRICE

£190,259

10% DEPOSIT

£19,026

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£793

AVERAGE EQUIVALENT RENT

£896

*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.



PropertyPal

Follow us online

 www.propertypal.com

 [@PropertyPal](https://twitter.com/PropertyPal)

 [PropertyPal](https://www.facebook.com/PropertyPal)

 [@propertypal](https://www.instagram.com/propertypal)



Chief Executive Officer

Jordan Buchanan

 jordan.buchanan@propertypal.com

 [@jbuchanan0707](https://twitter.com/jbuchanan0707)

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.

Copyright and Disclaimer

PropertyPal.com Limited (PropertyPal) is registered in Northern Ireland, with registration number: NI603400. Registered Office: Unit 2D, Jennymount Business Park, North Derby Street, Belfast, BT15 3HN.

Unless otherwise stated, all content in this publication is copyright of PropertyPal 2026, and all rights are reserved. The contents of this publication, ether in whole or in part, may not be reproduced, stored or transmitted without prior written permission from PropertyPal.

This publication has been prepared by PropertyPal for general guidance on matters of interest only, and does not constitute professional advice. You should not act upon the information contained in this publication without obtaining specific professional advice. No representation or warranty (express or implied) is given as to the accuracy or completeness of the information contained in this publication.

It is a condition of PropertyPal allowing you free access to this publication that you accept that PropertyPal, its clients, employees and agents do not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it.