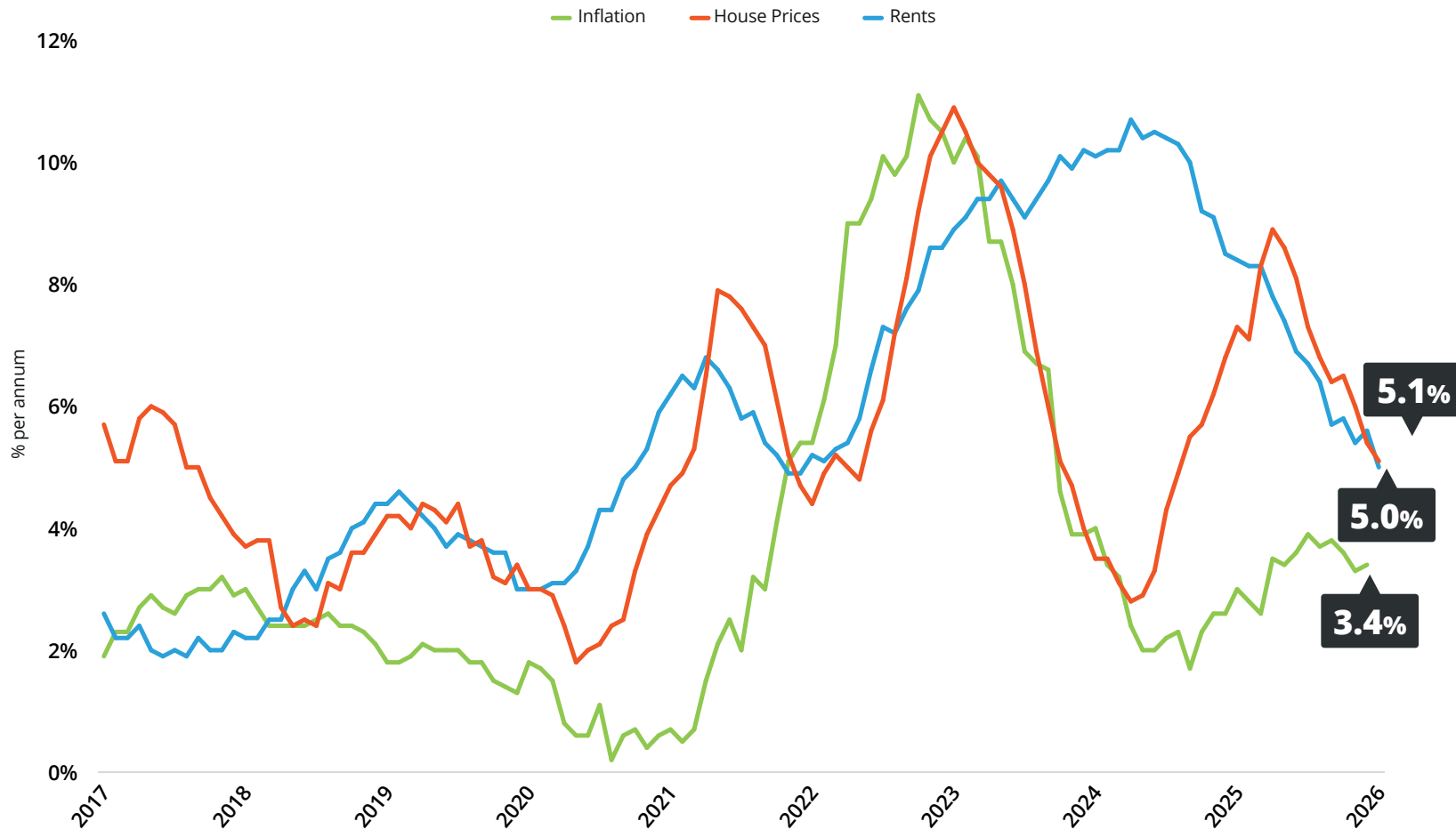


PropertyPal Monthly Market Snapshot: January 2026



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



January 2026 vs January 2025

SALES ENQUIRIES

+13.0%

RENTAL ENQUIRIES

+6.3%

WEBSITE TRAFFIC

-6.0%

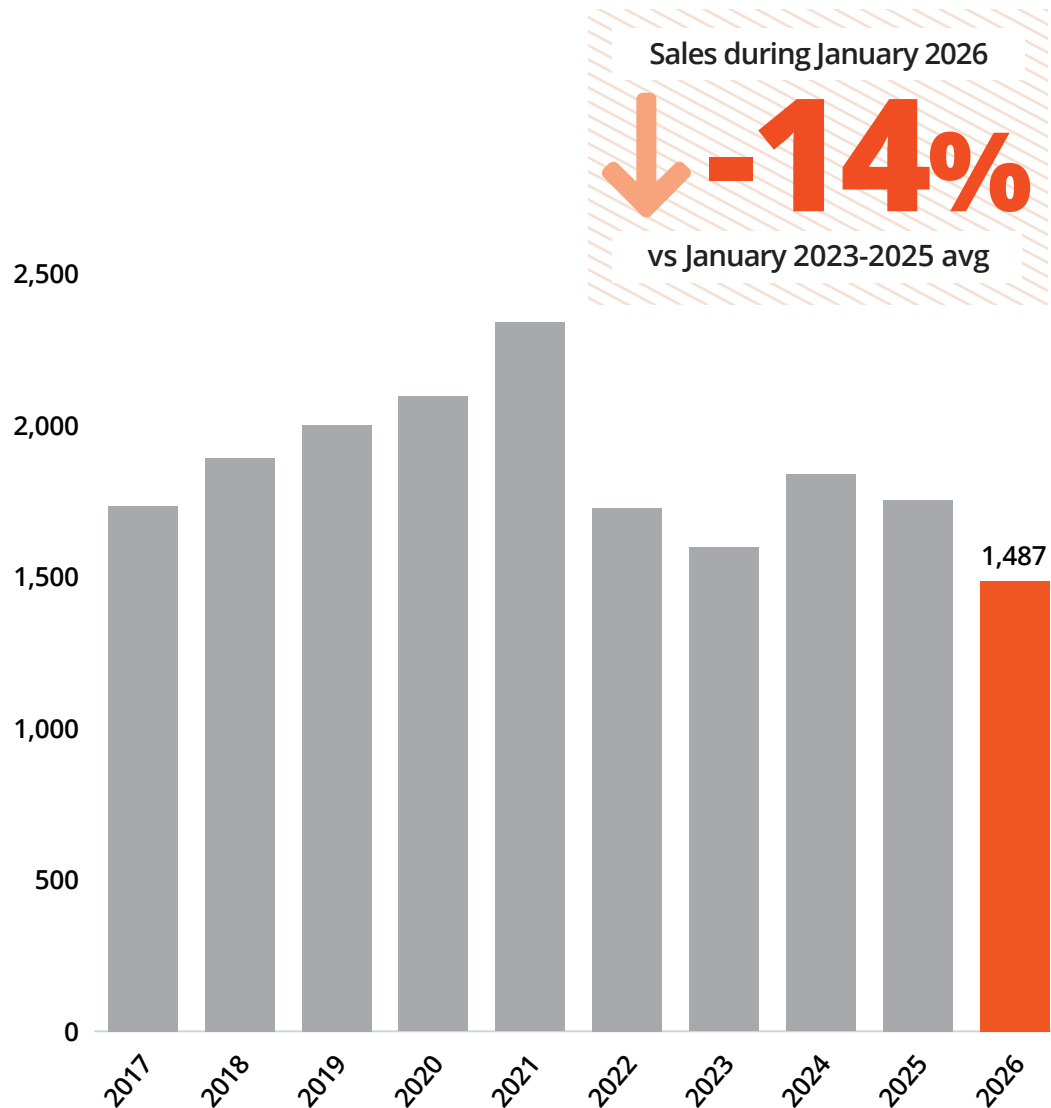
Average House Price

£239,862

Average Rent

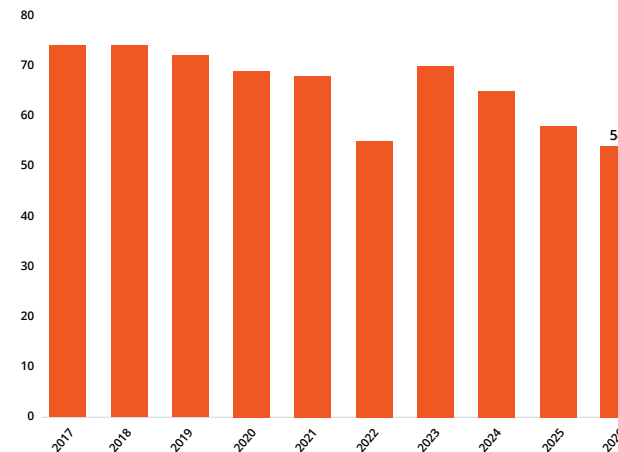
£1,002

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



Speed of market

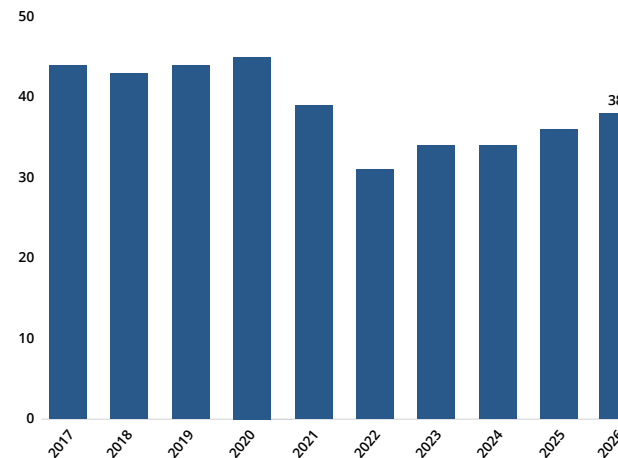
Average days to reach 'sale agreed' during January, 2017-2026



Average listed time to reach **sale agreed** in January 2026 vs January 2025:
54 days vs 58 days

Typical time to **sale agreed**
4 days faster
compared to January 2025.

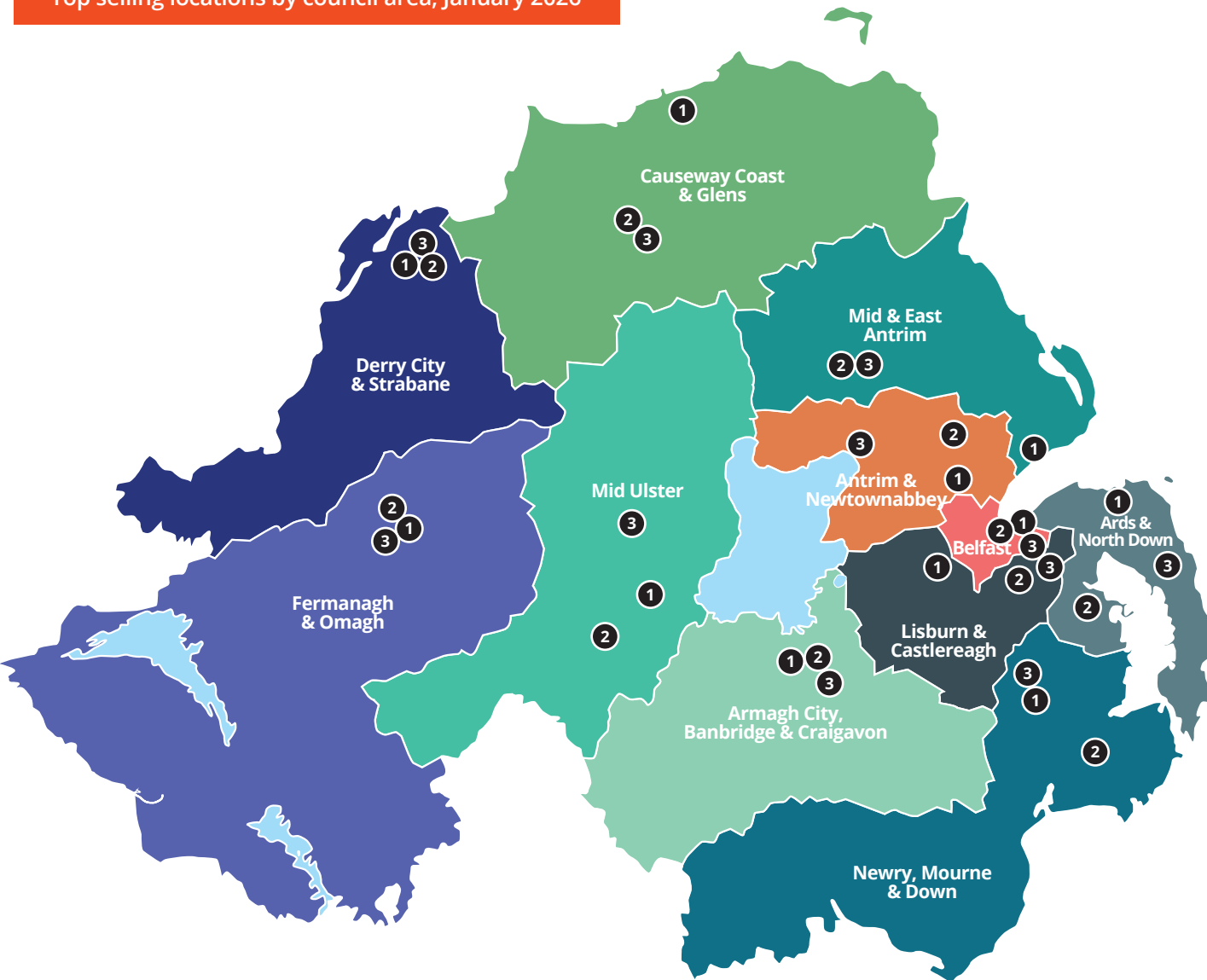
Average days to reach 'let agreed' during January, 2017-2026



Average listed time to reach **let agreed** in January 2026 vs January 2025:
38 days vs 36 days

Typical time to **let agreed**
2 days slower
compared to January 2025.

Top selling locations by council area, January 2026



Antrim & Newtownabbey	
1	Mallusk 17 sales
2	Ballyclare East 11 sales
3	Antrim Centre 9 sales

Ards & North Down	
1	Ballygrainey 9 sales
2	Comber South 9 sales
3	Carrowdore 9 sales

Armagh, Banbridge & Craigavon	
1	Craigavon Centre 26 sales
2	Shankill 10 sales
3	Waringstown 10 sales

Belfast	
1	Sydenham 19 sales
2	Windsor 19 sales
3	Woodstock 17 sales

Causeway Coast & Glens	
1	Portrush & Dunluce 15 sales
2	Route 9 sales
3	Ballymoney North 7 sales

Derry & Strabane	
1	Caw 7 sales
2	Drumahoe 6 sales
3	Enagh 5 sales

Fermanagh & Omagh	
1	Dergmoney 8 sales
2	Killyclogher 6 sales
3	Coolnagard 5 sales

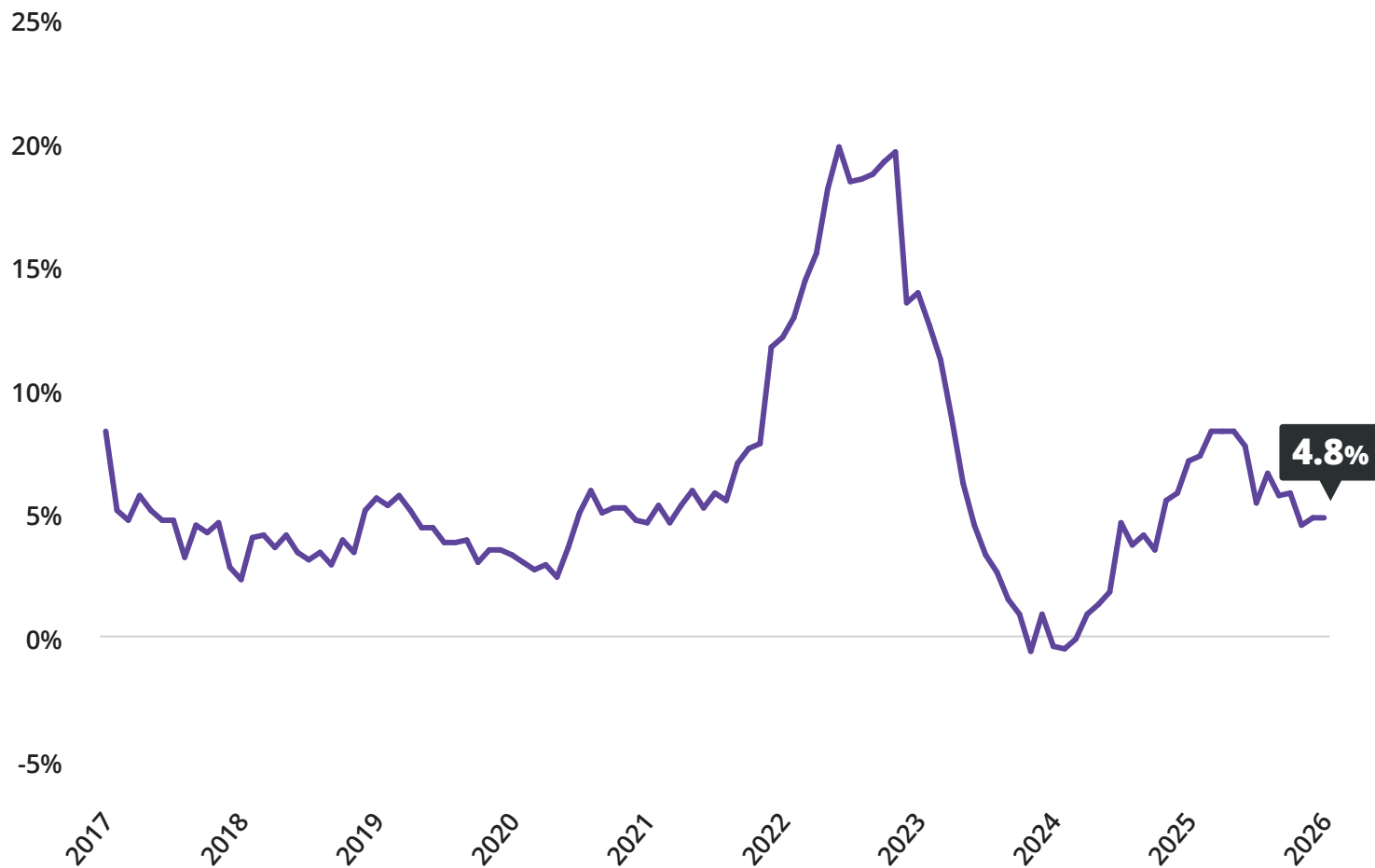
Lisburn & Castlereagh	
1	White Mountain 14 sales
2	Cairnshill 12 sales
3	Graham's Bridge 9 sales

Mid & East Antrim	
1	Greenisland 13 sales
2	Ardeevin 11 sales
3	Ballykeel 10 sales

Mid Ulster	
1	Coalisland North 6 sales
2	Ballysaggart 4 sales
3	Cookstown West 4 sales

Newry, Mourne & Down	
1	Drumaness 6 sales
2	Knocknashinna 6 sales
3	Ballynahinch 4 sales

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



Average price of new build

£270,782

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

↑ 4.8%

Average listed prices by number of bedrooms

 Houses

£236,019 

£230,416 

£352,642 

£512,891 

VS

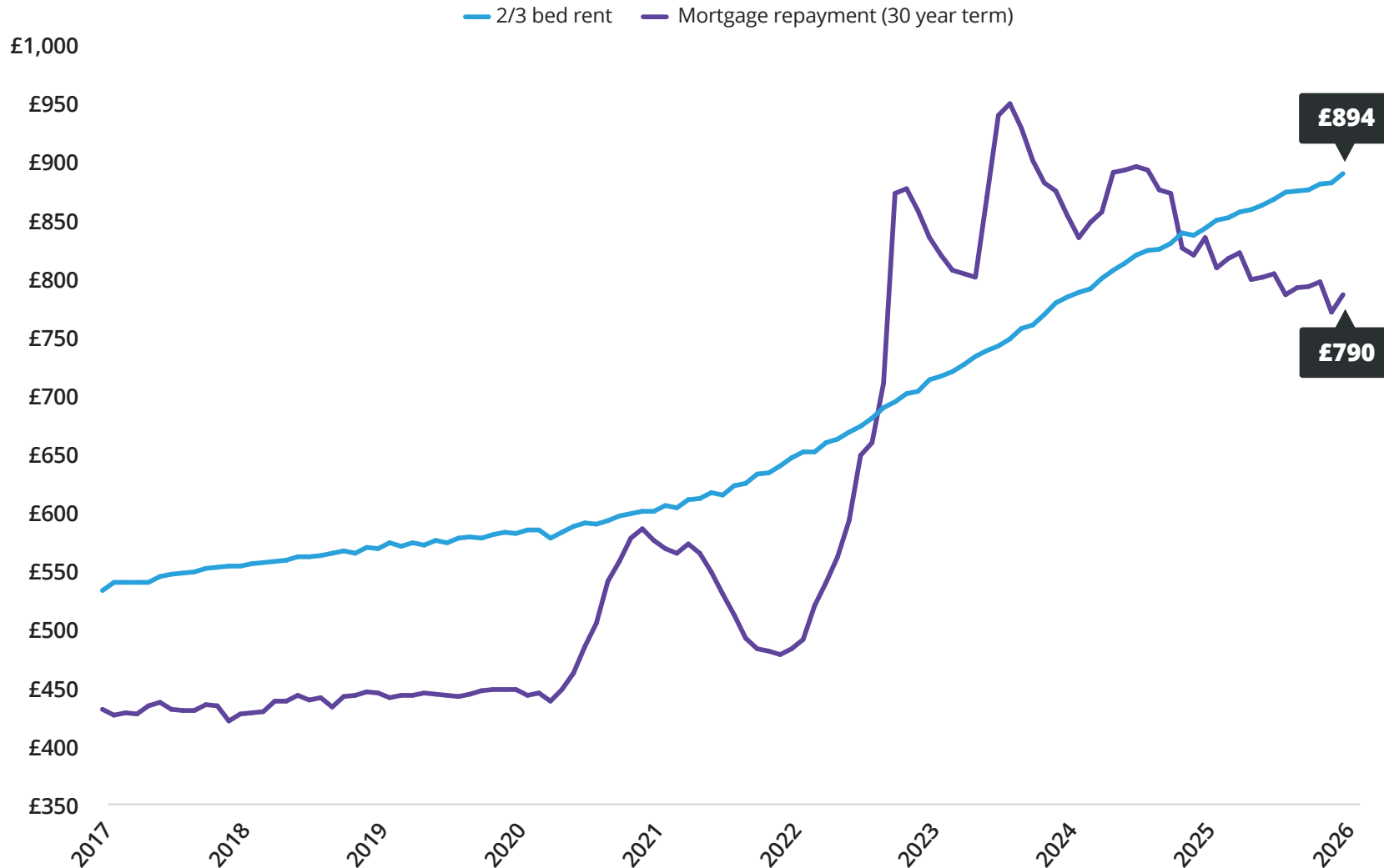
 Apartments

£177,593 

£268,726 

£527,681 

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



AVERAGE FIRST TIME BUYER HOUSE PRICE

£189,338

10% DEPOSIT

£18,934

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£790

AVERAGE EQUIVALENT RENT

£894

*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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