

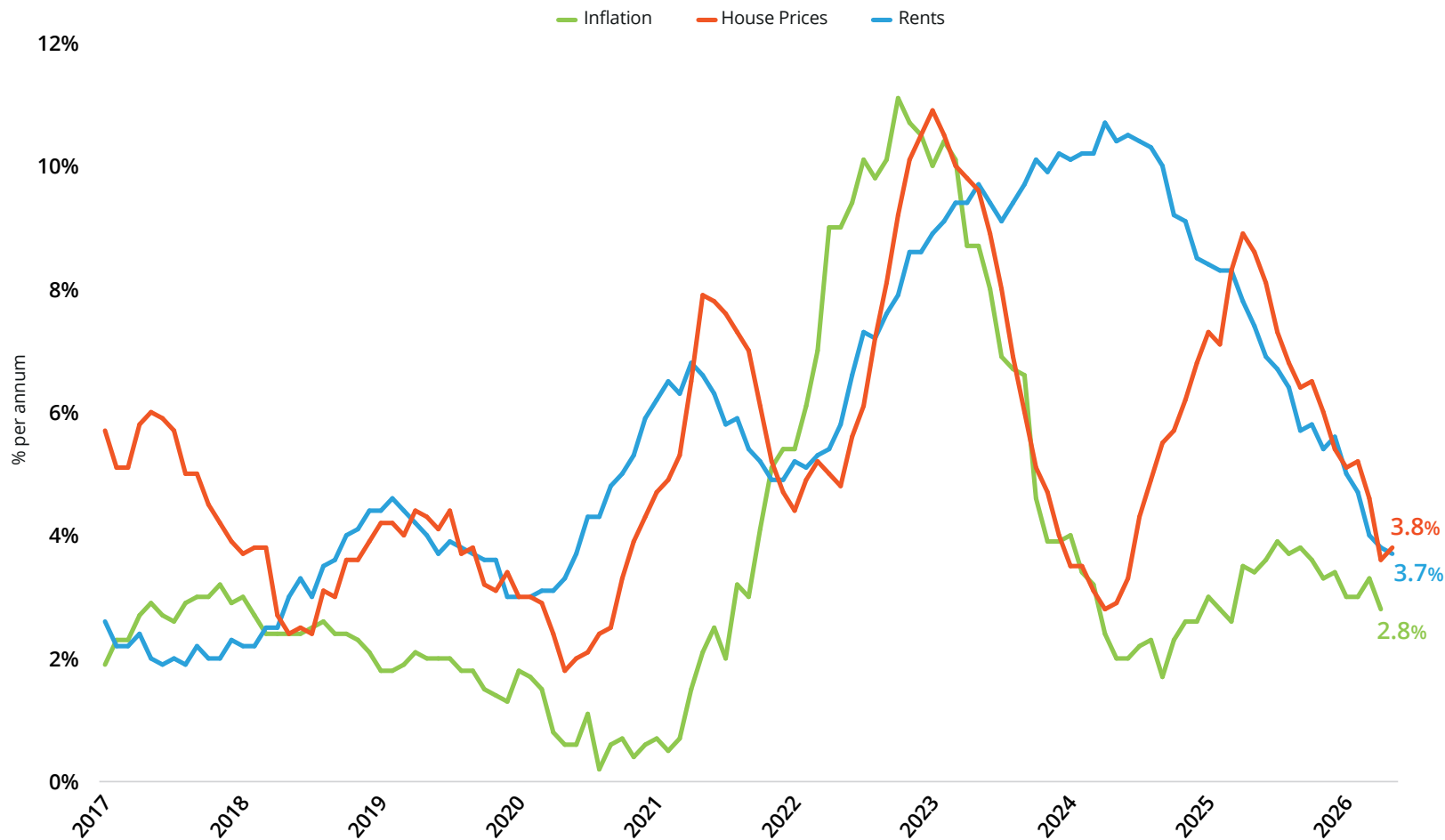
PropertyPal Monthly Market Snapshot:

May 2026



PropertyPal 

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



Average House Price

£242,977

Average Rent

£1,013

May 2026 vs May 2025

SALES ENQUIRIES

-3.2%

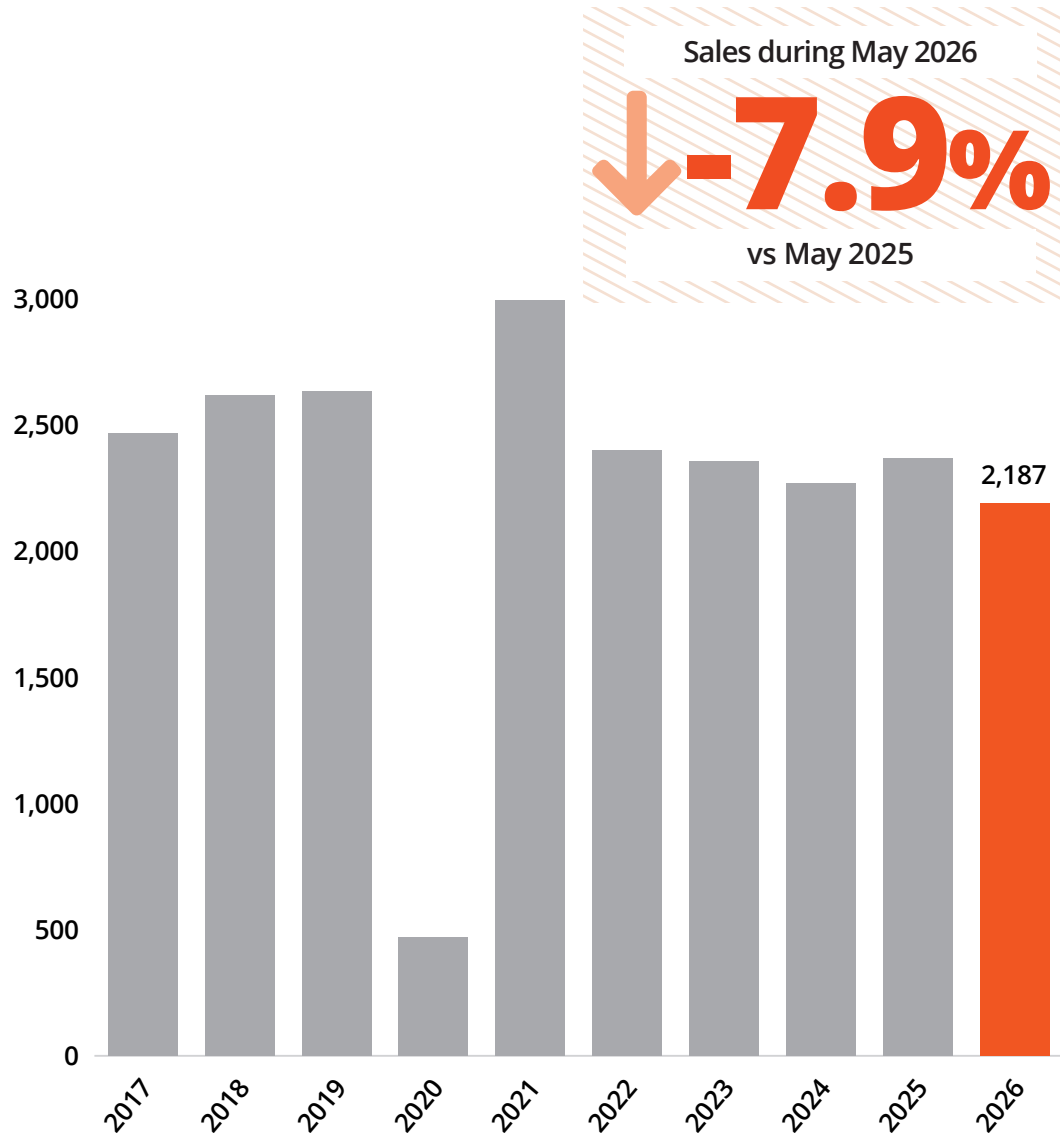
RENTAL ENQUIRIES

-3.6%

WEBSITE TRAFFIC

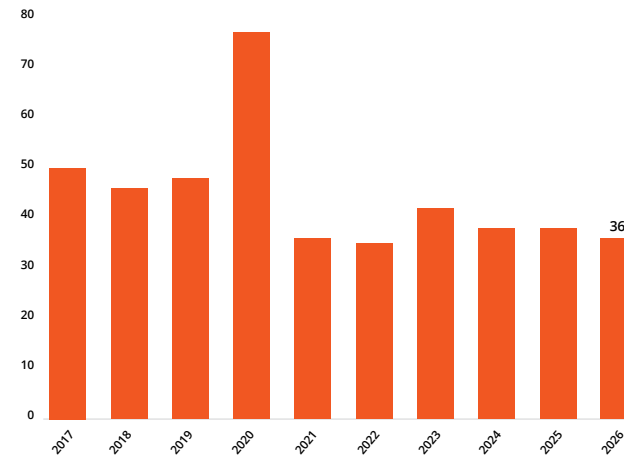
-10.0%

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



Speed of market

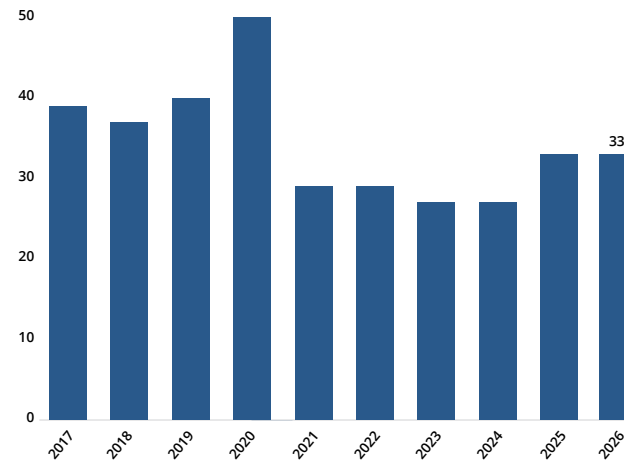
Average days to reach 'sale agreed' during May, 2017-2026



Average listed time to reach **sale agreed** in May 2026 vs May 2025:
36 days vs 38 days

Typical time to **sale agreed**
2 days faster
compared to May 2025.

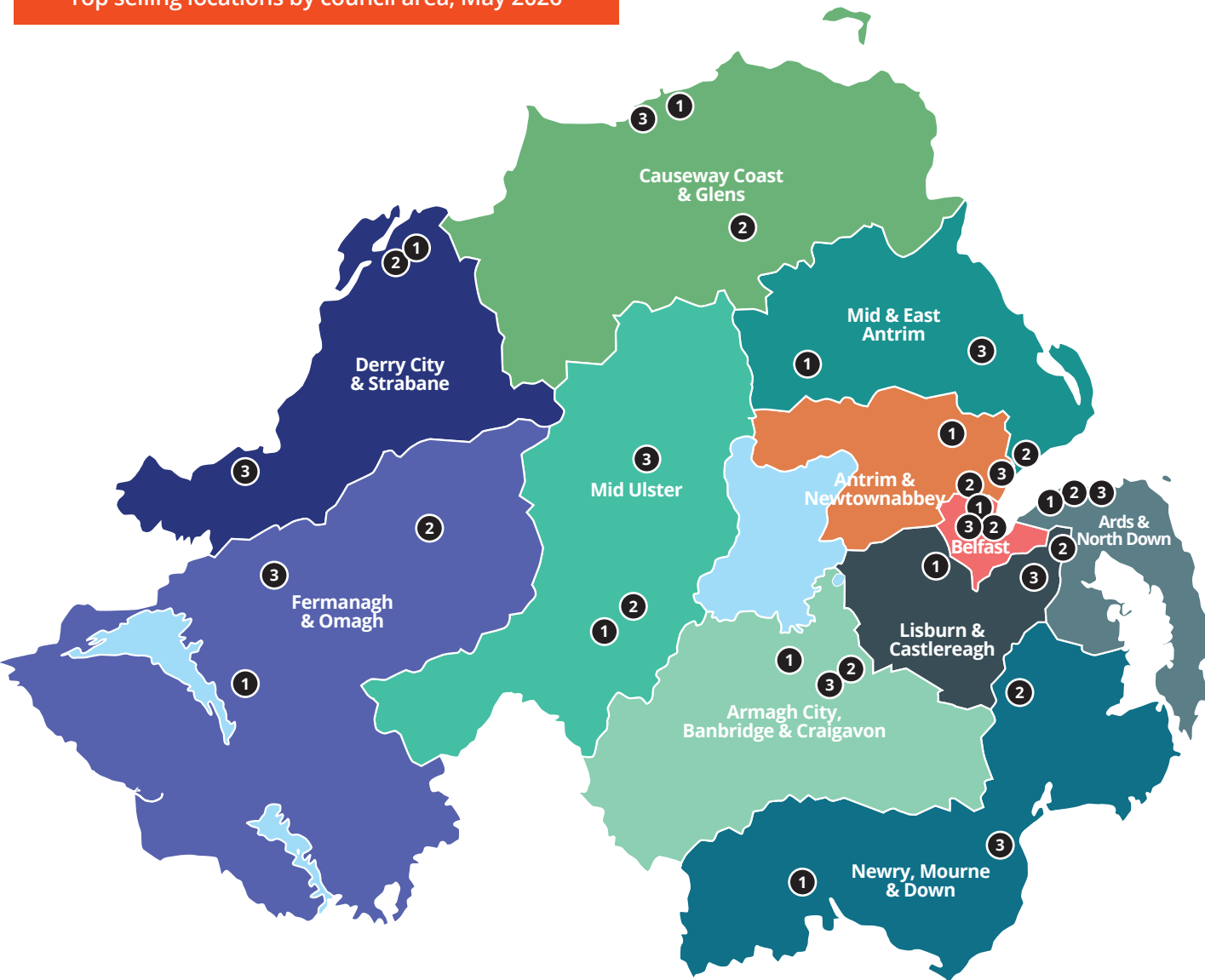
Average days to reach 'let agreed' during May, 2017-2026



Average listed time to reach **let agreed** in May 2026 vs May 2025:
33 days vs 33 days

Typical time to **let agreed**
the same
compared to May 2025.

Top selling locations by council area, May 2026



Antrim & Newtownabbey		
1	Ballyclare West	17 sales
2	Mallusk	13 sales
3	Rostulla	13 sales

Ards & North Down		
1	Cultra	16 sales
2	Rathgael	14 sales
3	Harbour	13 sales

Armagh, Banbridge & Craigavon		
1	Craigavon Centre	14 sales
2	Donaghcloney	10 sales
3	Gilford	10 sales

Belfast		
1	Duncairn	30 sales
2	Windsor	23 sales
3	Malone	21 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	16 sales
2	Ballymoney South	12 sales
3	Atlantic	10 sales

Derry & Strabane		
1	Ebrington	11 sales
2	Caw	7 sales
3	Castlelurg	7 sales

Fermanagh & Omagh		
1	Lisnarrick	16 sales
2	Killyclogher	8 sales
3	Ederney & Kesh	7 sales

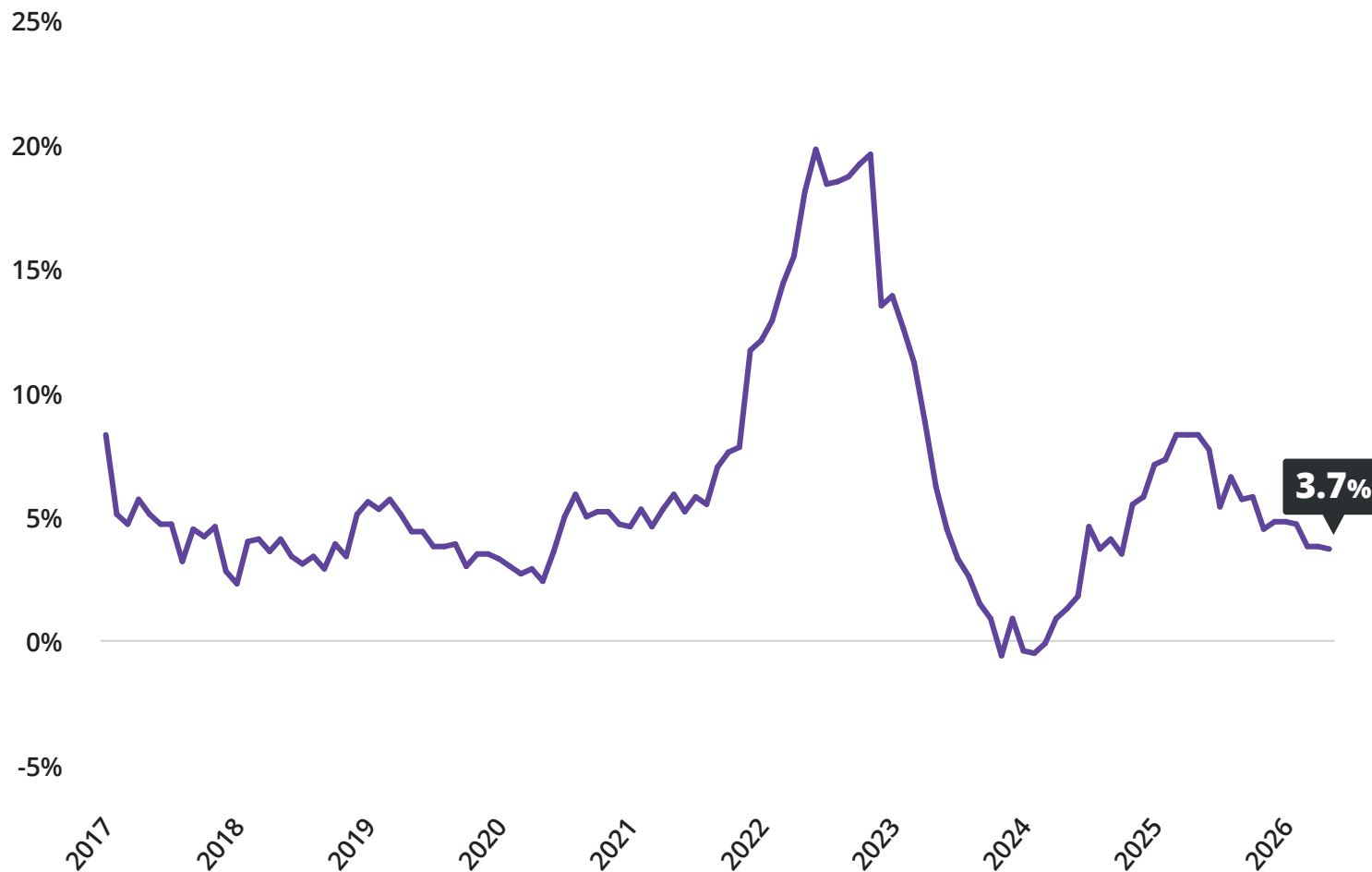
Lisburn & Castlereagh		
1	White Mountain	22 sales
2	Carrowreagh	13 sales
3	Carryduff West	13 sales

Mid & East Antrim		
1	Ardeevin	13 sales
2	Gortalee	10 sales
3	Cairncastle	10 sales

Mid Ulster		
1	Ballysaggart	6 sales
2	Coalisland South	6 sales
3	Coolshinny	6 sales

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

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



Average price of new build

£274,814

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

↑ 3.7%

Average listed prices by number of bedrooms

 Houses

£230,751 

£239,813 

£356,257 

£430,327 

VS

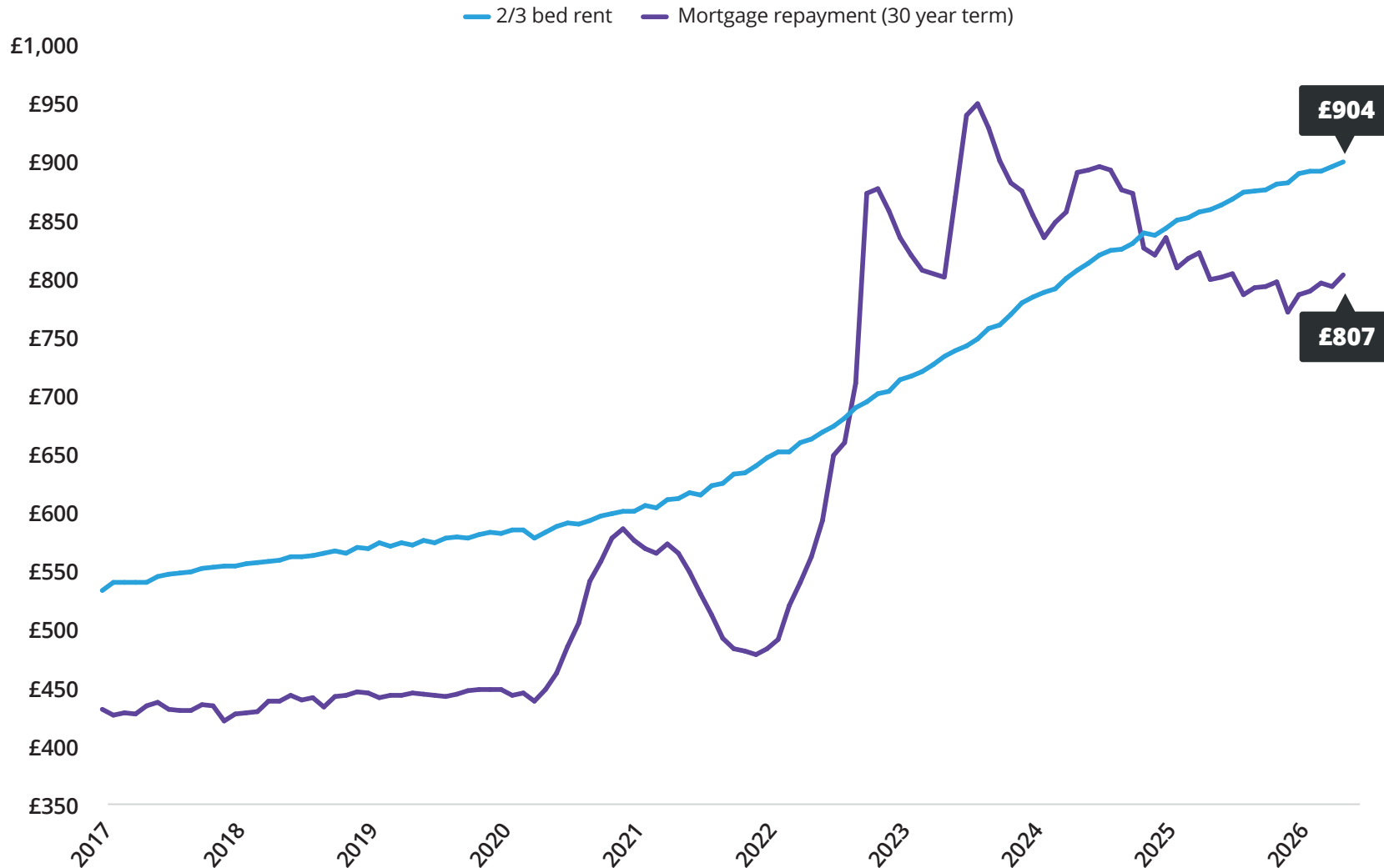
 Apartments

£153,997 

£243,546 

£509,824 

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



AVERAGE FIRST TIME BUYER HOUSE PRICE

£193,610

10% DEPOSIT

£19,361

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£807

AVERAGE EQUIVALENT RENT

£904

*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



Chief Executive Officer

Jordan Buchanan

 jordan.buchanan@propertypal.com

 [jordan-buchanan](https://www.linkedin.com/in/jordan-buchanan)

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.