Northern Ireland Housing Market Update

Q2 2026

PropertyPal

Housing market overview: Q2 2026

Sales

All properties *(average)**

£239,234

*Excludes New Homes

Annual price growth

↑ **3.8%**

Quarterly price growth

↑ **0.8%**

Houses

£246,585

Annual price growth

↑ **3.8%**

Quarterly price growth

↑ **0.9%**

Apartments

£168,966

Annual price growth

↑ **3.7%**

Quarterly price growth

↑ **0.1%**

Rentals

All properties *(average)*

£1,013p/m

Annual rent growth

↑ **3.8%**

Quarterly rent growth

↑ **0.9%**

Houses

£1,024p/m

Annual rent growth

↑ **4.2%**

Quarterly rent growth

↑ **0.9%**

Apartments

£994p/m

Annual rent growth

↑ **2.9%**

Quarterly rent growth

↑ **0.8%**

N.Ireland prices: Q2 2026

All properties*
£239,234
*Excludes New Homes

Annual price growth
↑ 3.8%

Quarterly price growth
↑ 0.8%

Houses
£246,585

Annual price growth
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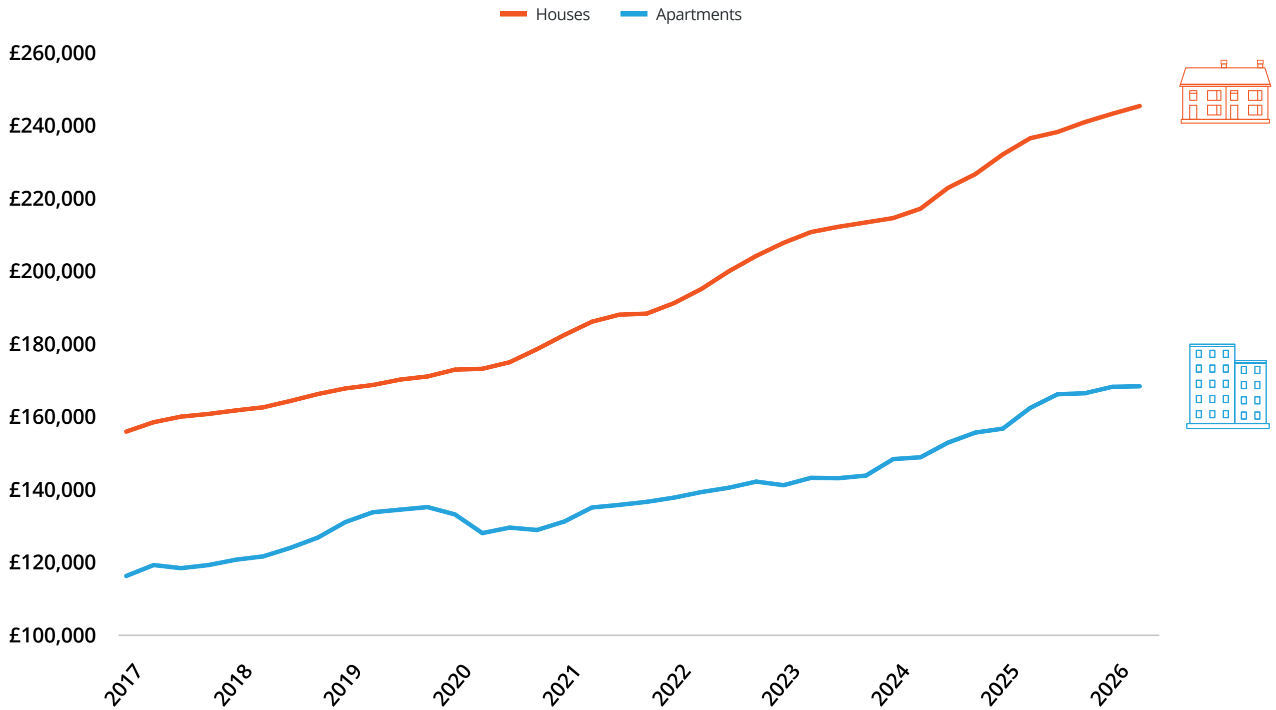
Quarterly price growth
↑ 0.9%

Apartments
£168,966

Annual price growth
↑ 3.7%

Quarterly price growth
↑ 0.1%

Prices by houses and apartments



Jordan Buchanan, Chief Executive Officer at PropertyPal, commented on the Q2 2026 housing market:

Northern Ireland's housing market continued to perform robustly across the second quarter of the year, with average prices now sitting at around £240,000, up 3.8% annually, having eased slightly from the exceptional 5.0% pace recorded in Q1. In practical terms, that annual growth has added almost £9,000 to the value of the average local home over the past 12 months.

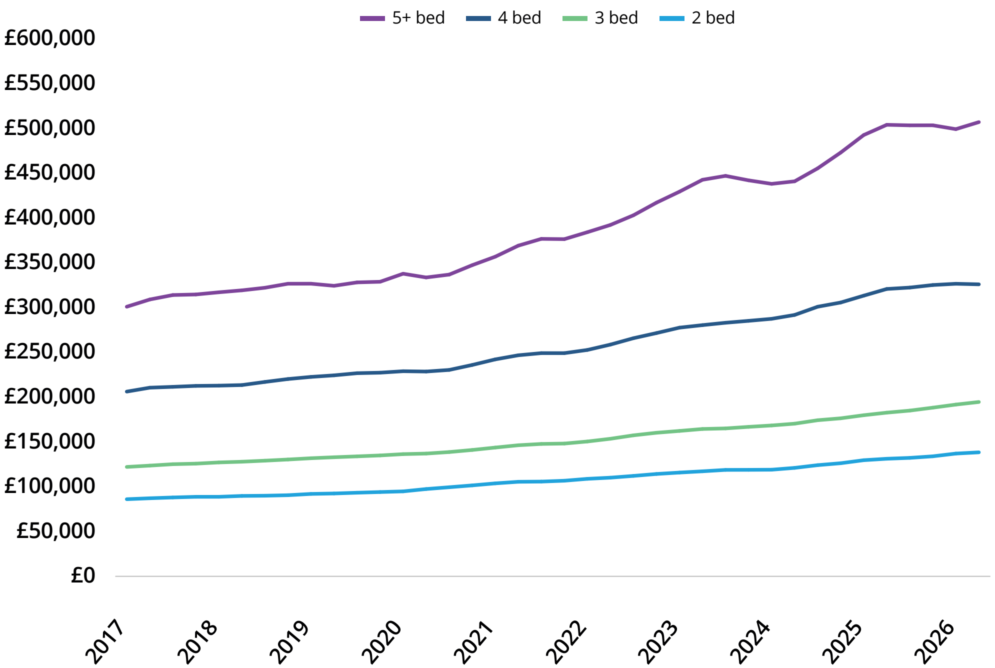
There were approximately 6,700 transactions agreed in the quarter, broadly in line with long-term averages. Enquiries to estate agents per advertised property were up 7% on last year, pointing to a healthy pipeline heading into the summer months, while properties are typically being agreed within 36 days, around two weeks faster than the long-term norm.

Supply pressures remain a defining feature of the market. Around 6,500 new second-hand listings were added to the market in the quarter, fewer than the number of transactions agreed, meaning stock available to buyers has continued to tighten. Alongside the well-documented challenges facing new-build supply, this remains a core constraint on activity, set against a strong demand backdrop.

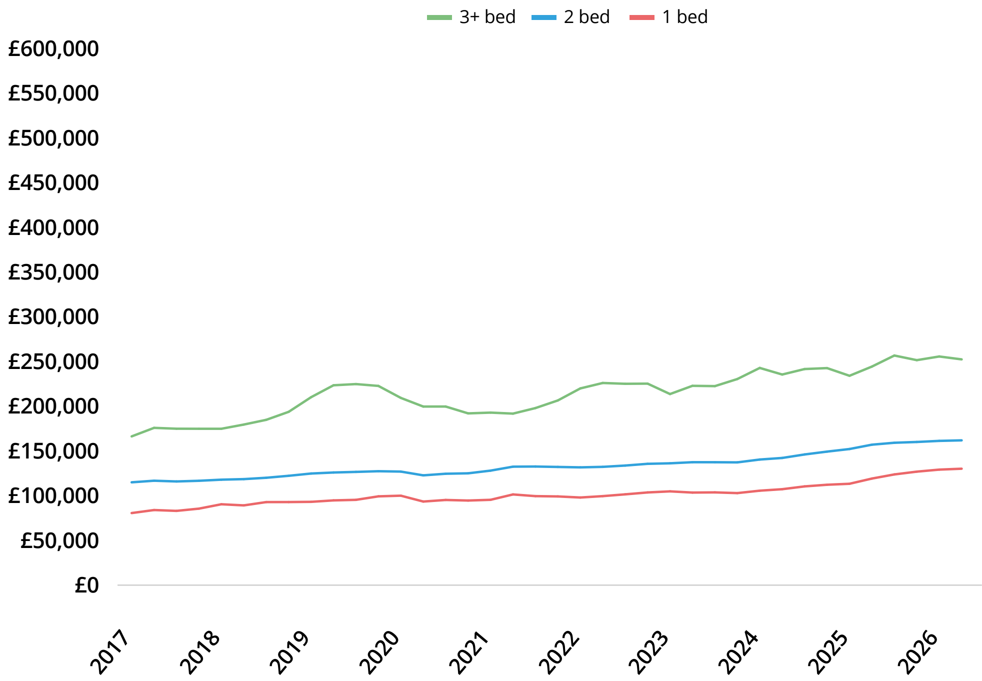
Recent improvements in macroeconomic conditions point towards a gradual easing in mortgage rates, while the local economy remains a bright spot, with steady growth, a strong labour market and real wage growth supporting affordability. Together, this should improve household confidence and support market conditions through the remainder of the year.

House prices by number of bedrooms

Houses



Apartments



Houses	Average price	Annual price growth	Quarterly price growth
2 bed	£142,591	5.2%	1.0%
3 bed	£197,772	6.3%	1.5%
4 bed	£326,738	1.6%	-0.2%
5+ bed	£504,547	0.6%	1.6%
All houses	**£246,585**	**3.8%**	**0.9%**

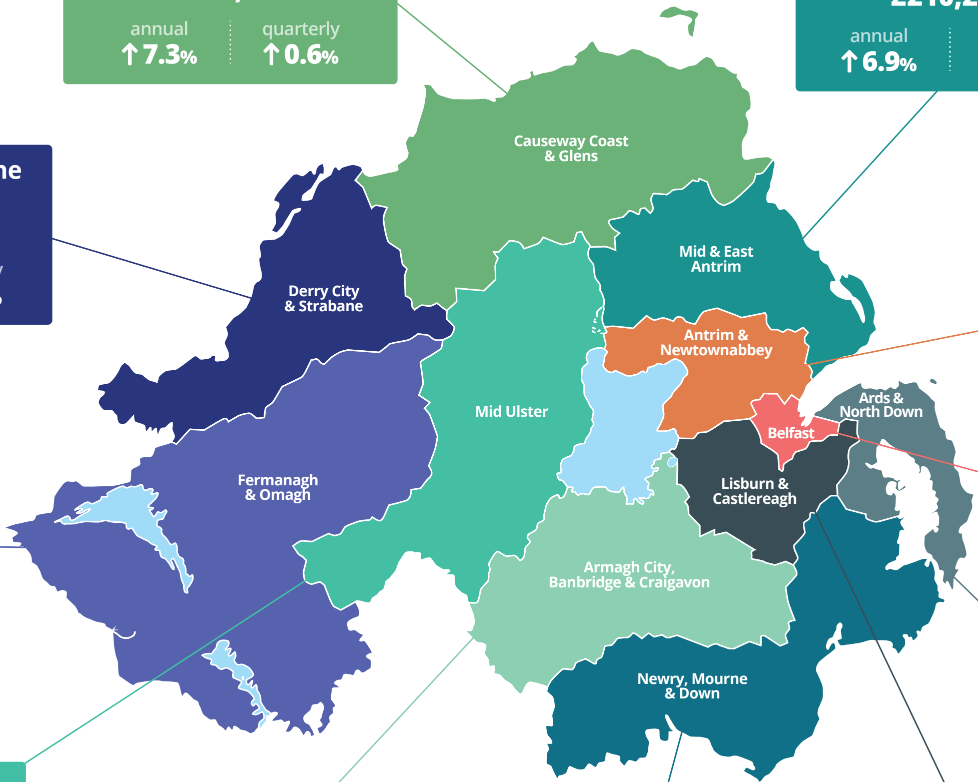
Apartments	Average price	Annual price growth	Quarterly price growth
1 bed	£128,494	9.3%	0.8%
2 bed	£160,129	3.1%	0.4%
3+ bed	£250,454	3.3%	-1.3%
All apartments	**£168,966**	**3.7%**	**0.1%**

*Data excludes New Homes

House prices across Northern Ireland

Northern Ireland
All properties
£239,234

Annual price growth	Quarterly price growth
↑ 3.8%	↑ 0.8%



Causeway Coast & Glens
all properties
£268,351

annual	quarterly
↑ 7.3%	↑ 0.6%

Mid & East Antrim
all properties
£210,239

annual	quarterly
↑ 6.9%	↑ 1.6%

Derry City & Strabane
all properties
£219,162

annual	quarterly
↑ 4.4%	↑ 0.6%

Antrim & Newtownabbey
all properties
£216,594

annual	quarterly
↑ 6.8%	↑ 1.2%

Fermanagh & Omagh
all properties
£220,173

annual	quarterly
↑ 10.3%	↑ 1.7%

Belfast
all properties
£228,736

annual	quarterly
↑ 5.4%	↑ 2.1%

Ards & North Down
all properties
£286,721

annual	quarterly
↑ 1.2%	↑ 0.3%

Mid Ulster
all properties
£210,605

annual	quarterly
↑ 7.5%	↑ 3.6%

Armagh City, Banbridge & Craigavon
all properties
£207,224

annual	quarterly
↑ 1.7%	↓ -0.1%

Newry, Mourne & Down
all properties
£252,494

annual	quarterly
↓ -1.7%	↓ -1.6%

Lisburn & Castlereagh
all properties
£279,066

annual	quarterly
↑ 2.8%	↑ 1.5%

*Data excludes New Homes

N.Ireland prices: Q2 2026

All properties
£274,753

Annual price growth
↑ 3.8%

Quarterly price growth
↑ 1.2%

Houses
£275,205

Annual price growth
↑ 5.8%

Quarterly price growth
↑ 1.5%

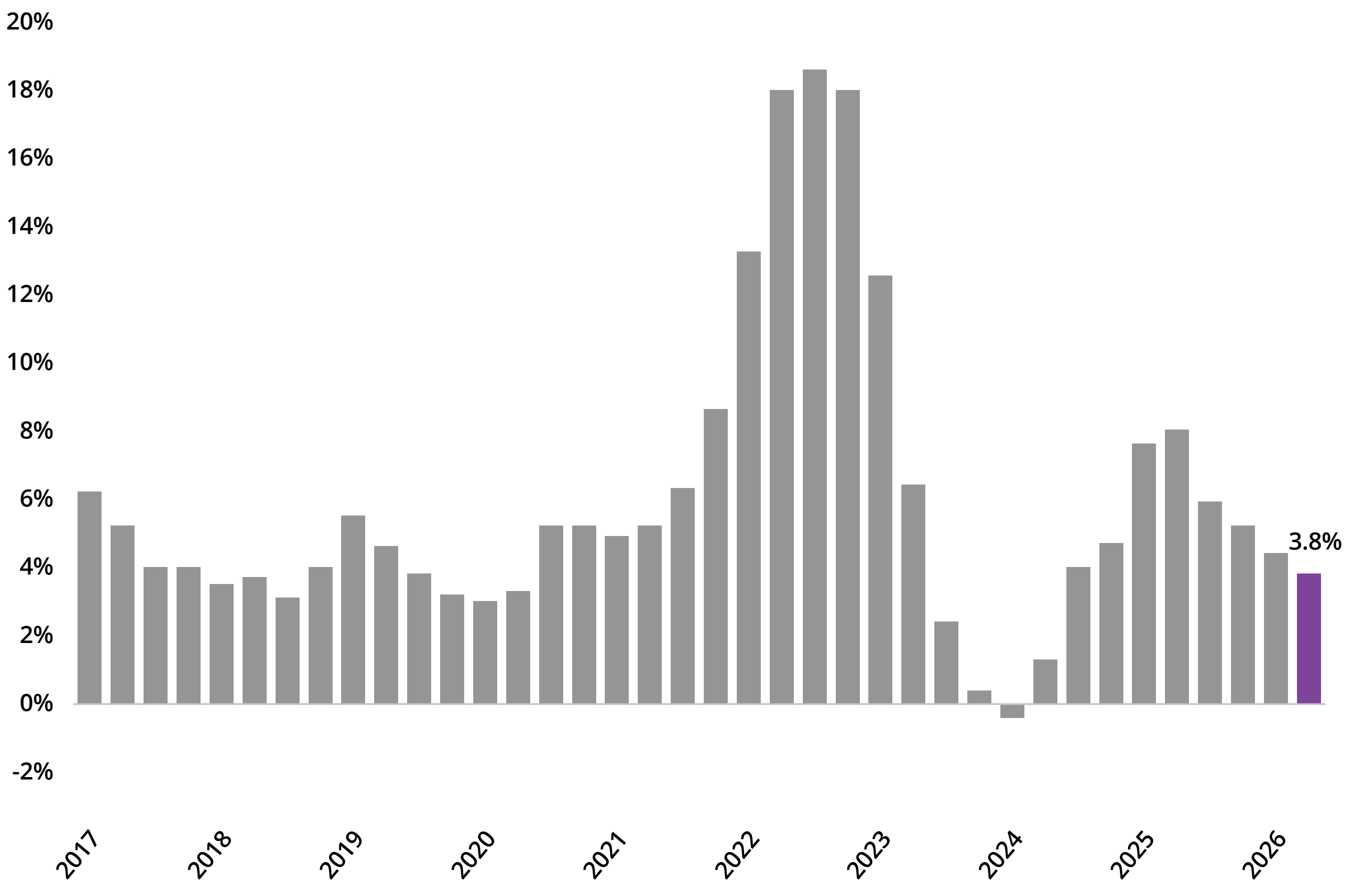
Apartments
£265,912

Annual price growth
↓ -16.7%

Quarterly price growth
↓ -2.7%

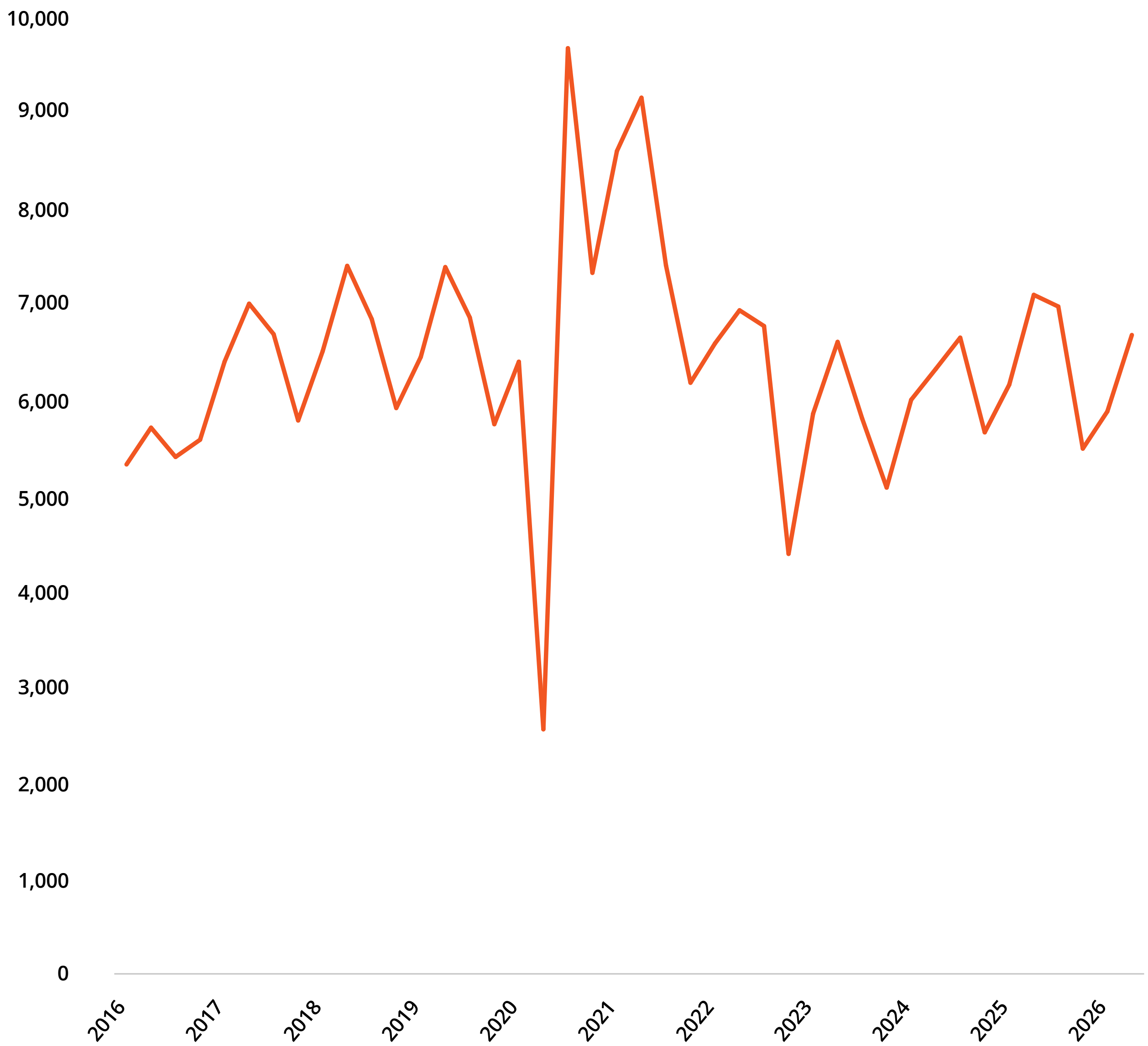
New Homes

Annual growth in average listed prices, N.Ireland, 2017-2026



Sale agreed properties

No. of 'sale agreed' properties by quarter, N.Ireland, 2016-2026



*Data includes New Homes

No. of agreed sales

Q2 2026

6,699

Q2 2025

7,118

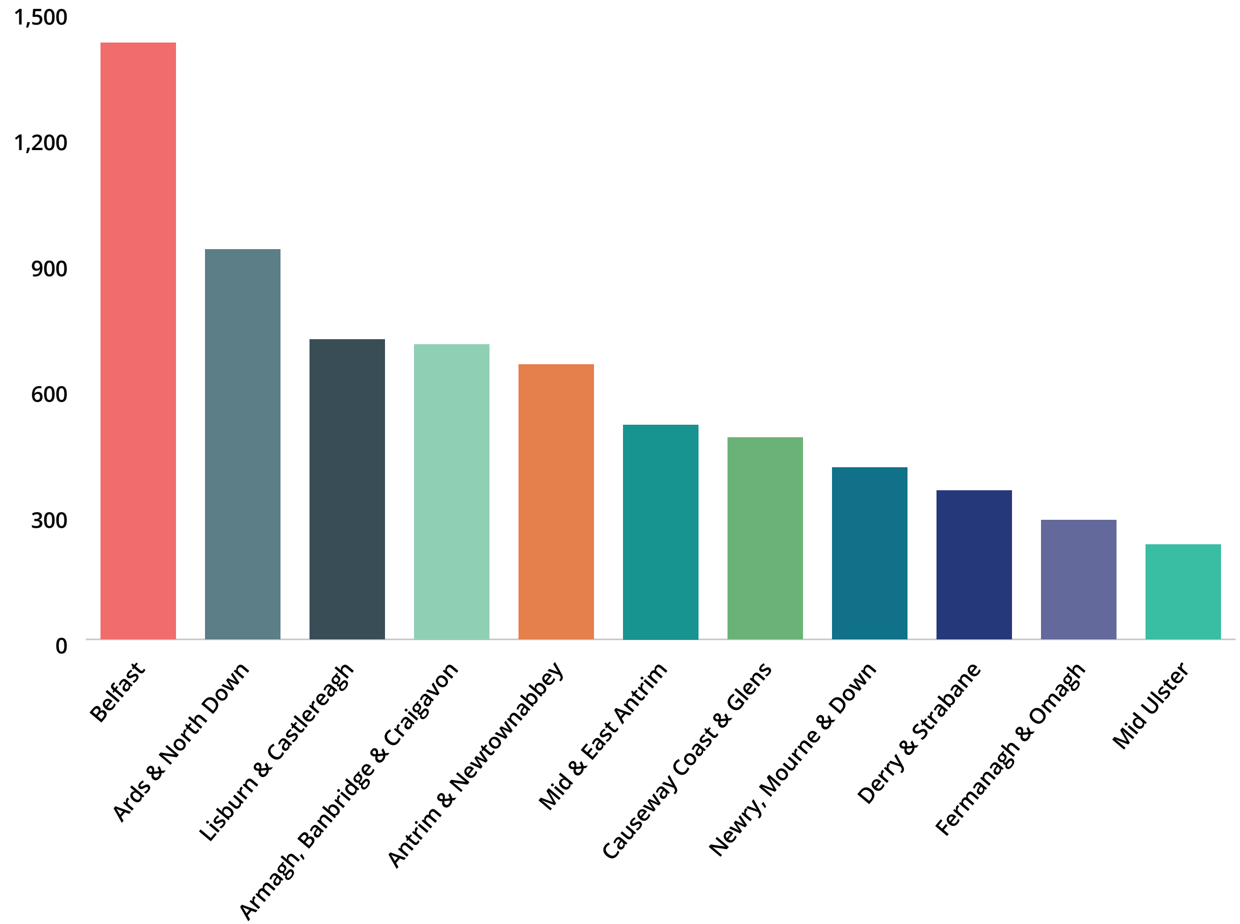
Q2 Avg (2016-2019)

6,896

Sales Volumes **down 5.9%** vs Q2 2025 levels and **down 2.9%** vs 2016-2019 average.

Top selling areas across Northern Ireland

'Sale agreed' properties in Q2 2026 by council area



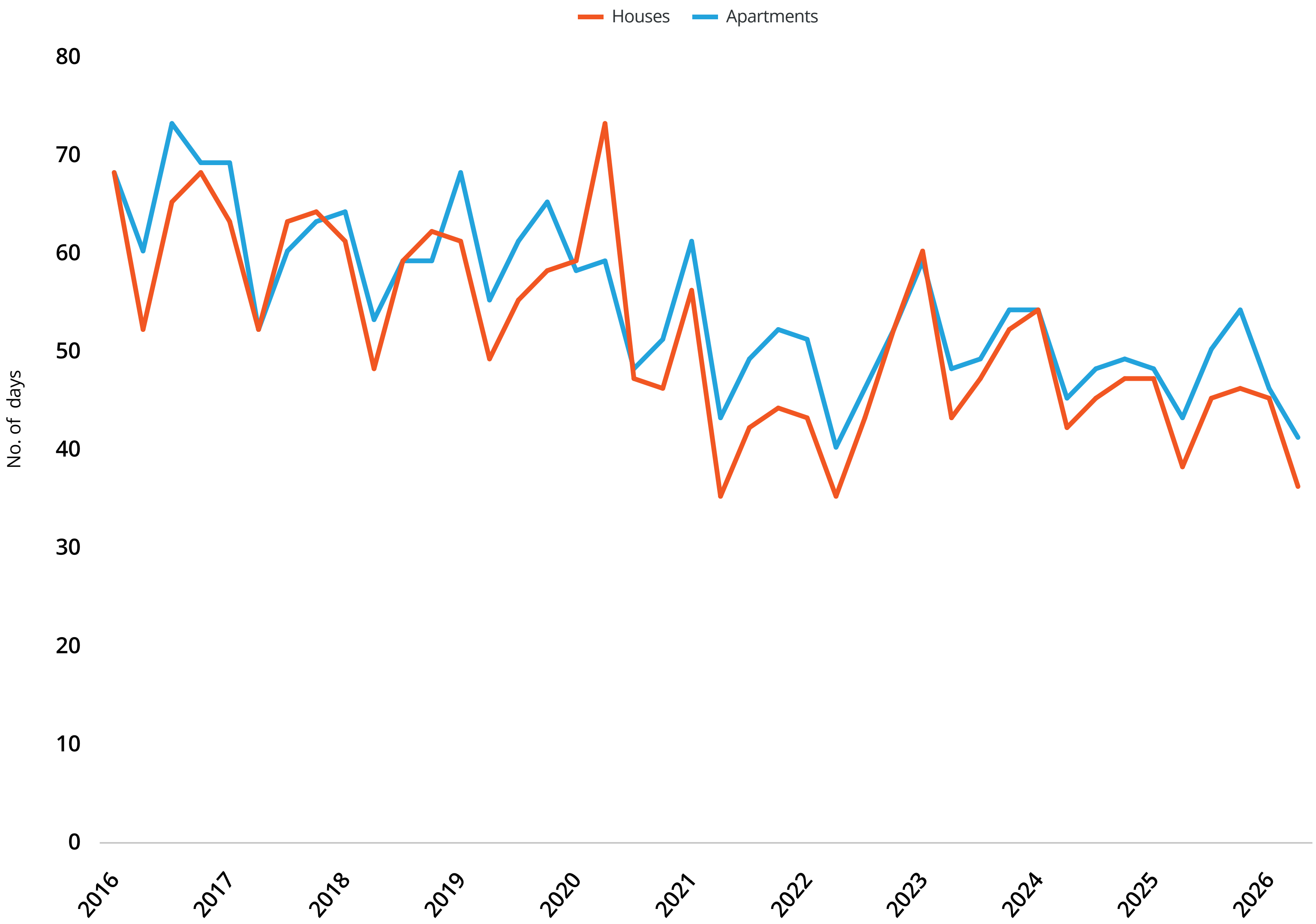
No. of 'sale agreed' properties by detailed location, Q2 2026

Area	Sales	Council Area
Botanic	223	Belfast
Titanic	197	Belfast
Ormiston	192	Belfast
Lisnasharragh	172	Belfast
Lurgan	159	Armagh, Banbridge & Craigavon
Ballyclare	152	Antrim & Newtownabbey
Bangor Central	148	Ards & North Down
Newtownards	143	Ards & North Down
Castlereagh East	142	Lisburn & Castlereagh
Castle	141	Belfast
Bangor West	141	Ards & North Down
Causeway	138	Causeway Coast & Glens
Ards Peninsula	137	Ards & North Down
Balmoral	136	Belfast
Antrim	129	Antrim & Newtownabbey

*Data includes New Homes

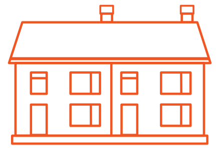
Average days on market to reach sale agreed

Average days on market to reach sale agreed, N. Ireland, 2016-2026



Note: Based on listed property date until 'sale agreed' within 6 months of listing

Average days on market for **houses** to reach **'sale agreed'**



2016-2019 avg	Q2 2025	Q2 2026
50 days	**38** days	**36** days

Average days on market for **apartments** to reach **'sale agreed'**

2016-2019 avg	Q2 2025	Q2 2026
55 days	**43** days	**41** days

New listings on PropertyPal

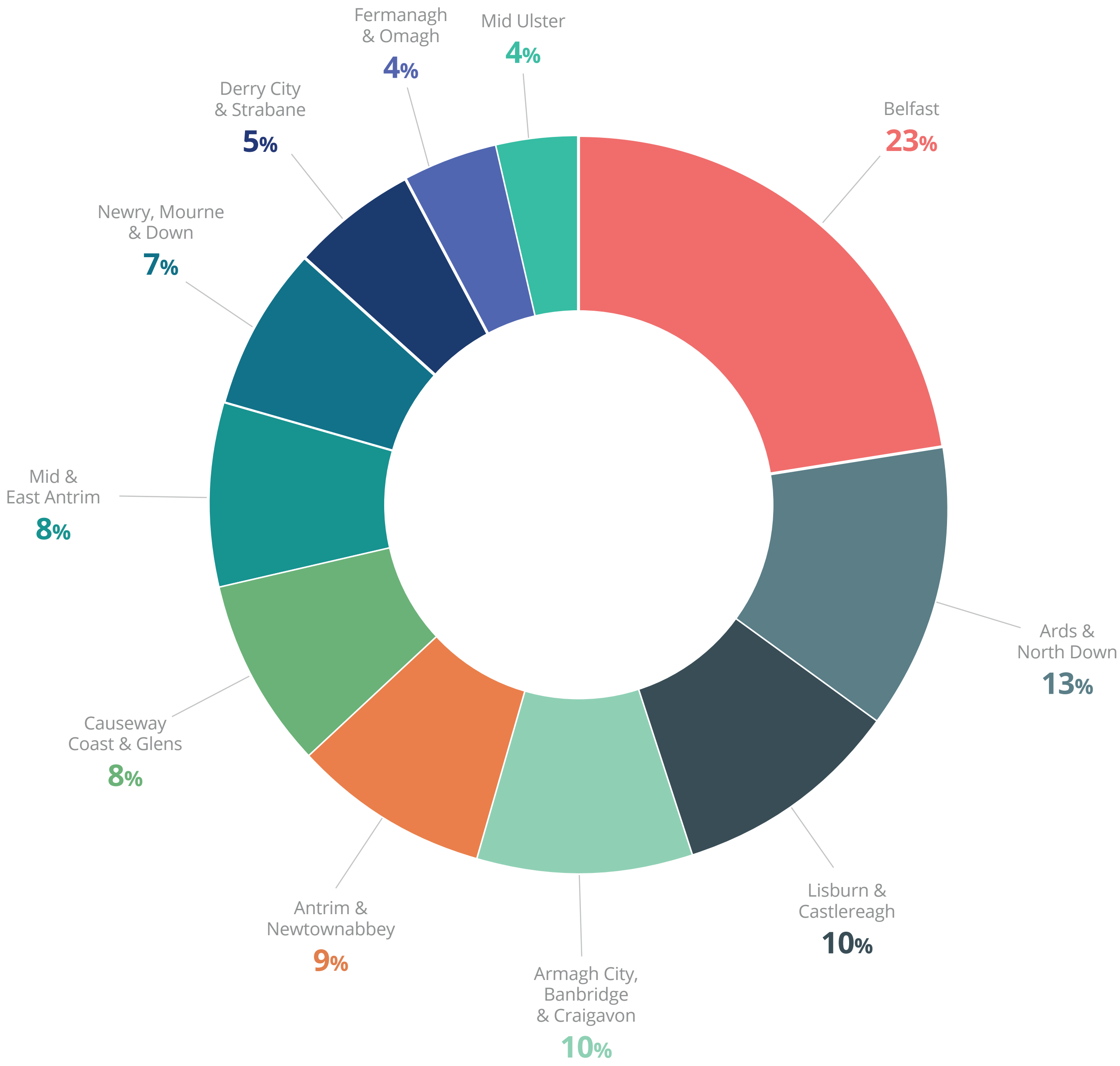
6,546

newly listed properties available to purchase in Q2 2026

Total inventory % change vs Q2 2025

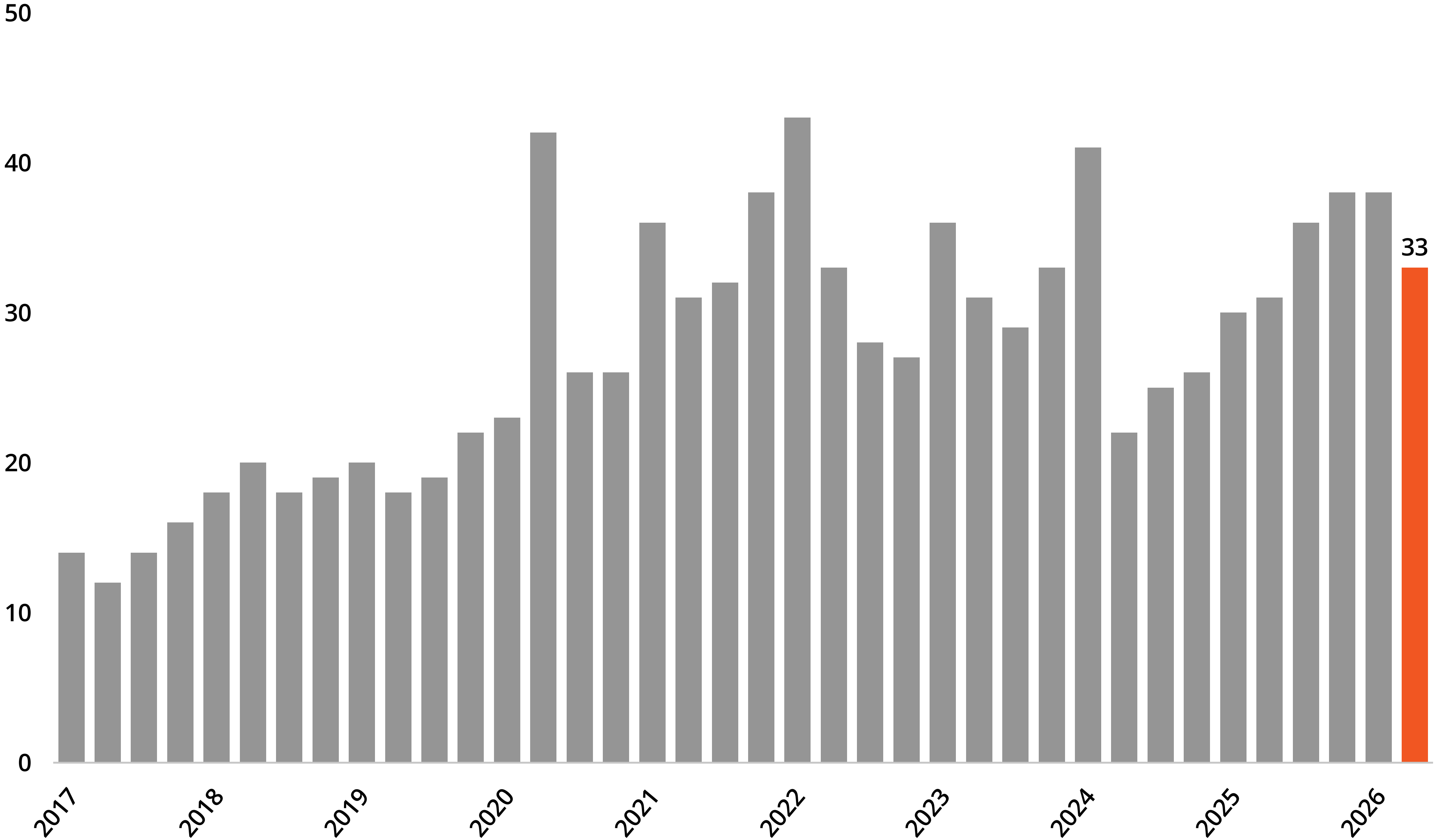
↓ -9%

Location of advertised sales properties



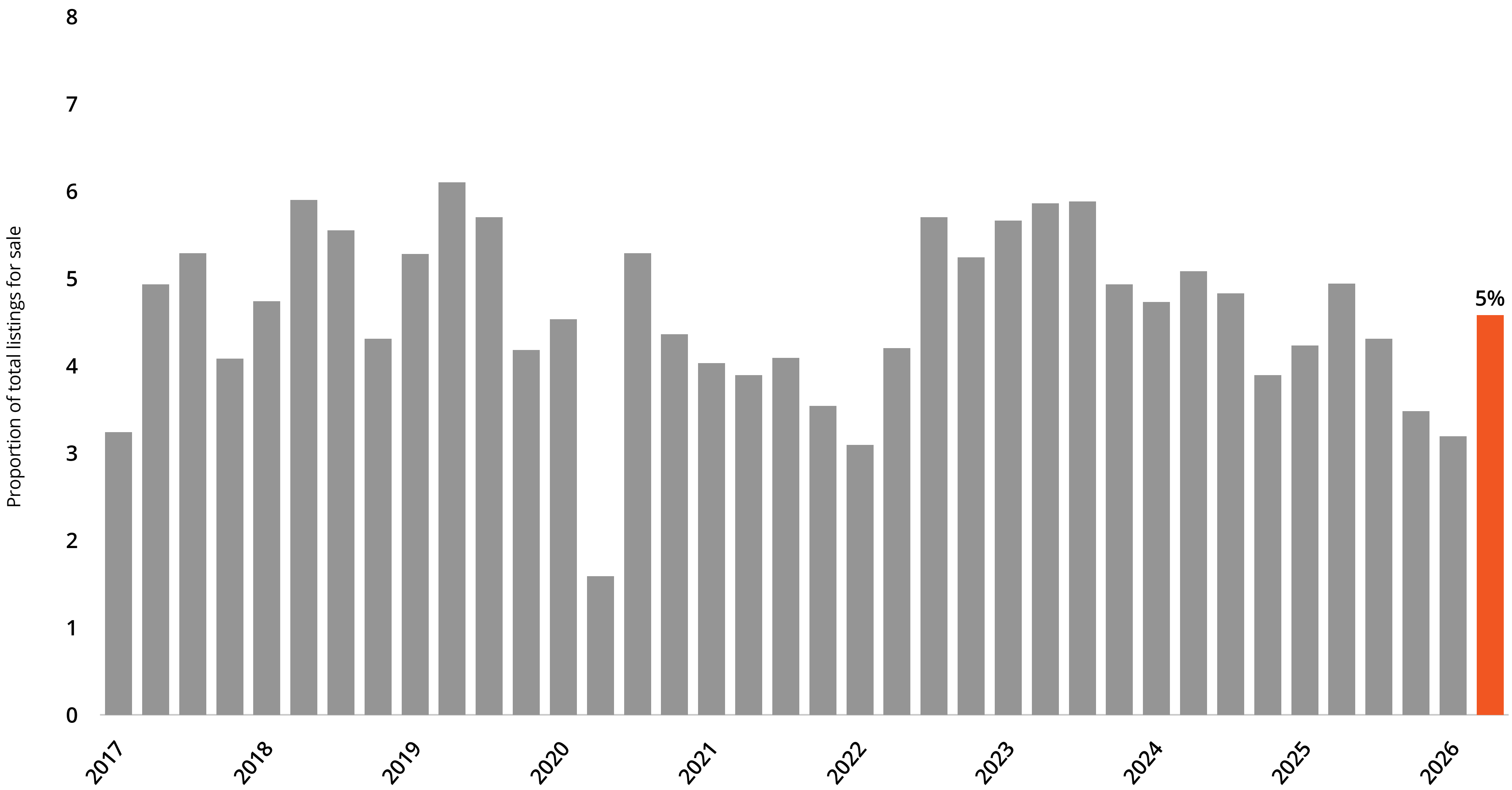
Market Demand: Sales

Enquiries; listings ratio (Sale properties only), 2017-2026



Listings experiencing price drops similar to historic norms

Proportion of listings with asking price reductions during quarter, N.Ireland, 2017-2026



N.Ireland rents: Q2 2026

All properties

£1,013p/m

Annual rent growth

↑3.8%

Quarterly rent growth

↑0.9%

Houses

£1,024p/m

Annual rent growth

↑4.2%

Quarterly rent growth

↑0.9%

Apartments

£994p/m

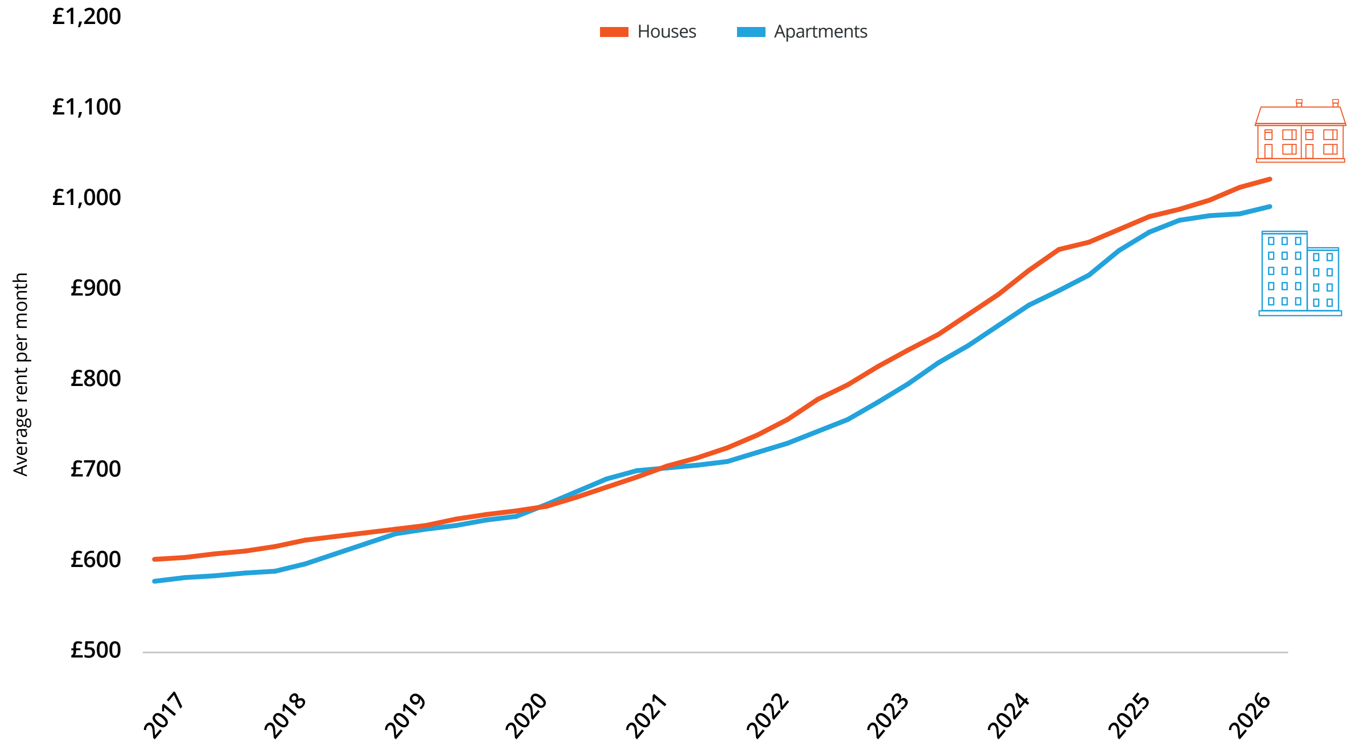
Annual rent growth

↑2.9%

Quarterly rent growth

↑0.8%

Rents by houses and apartments

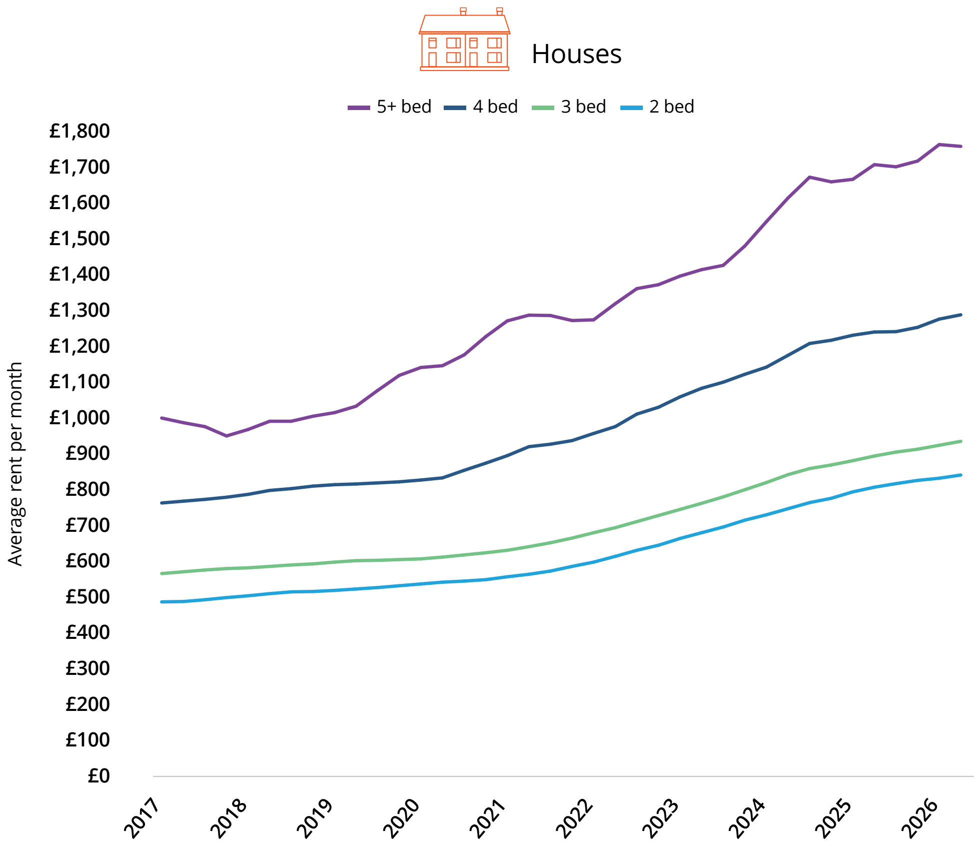


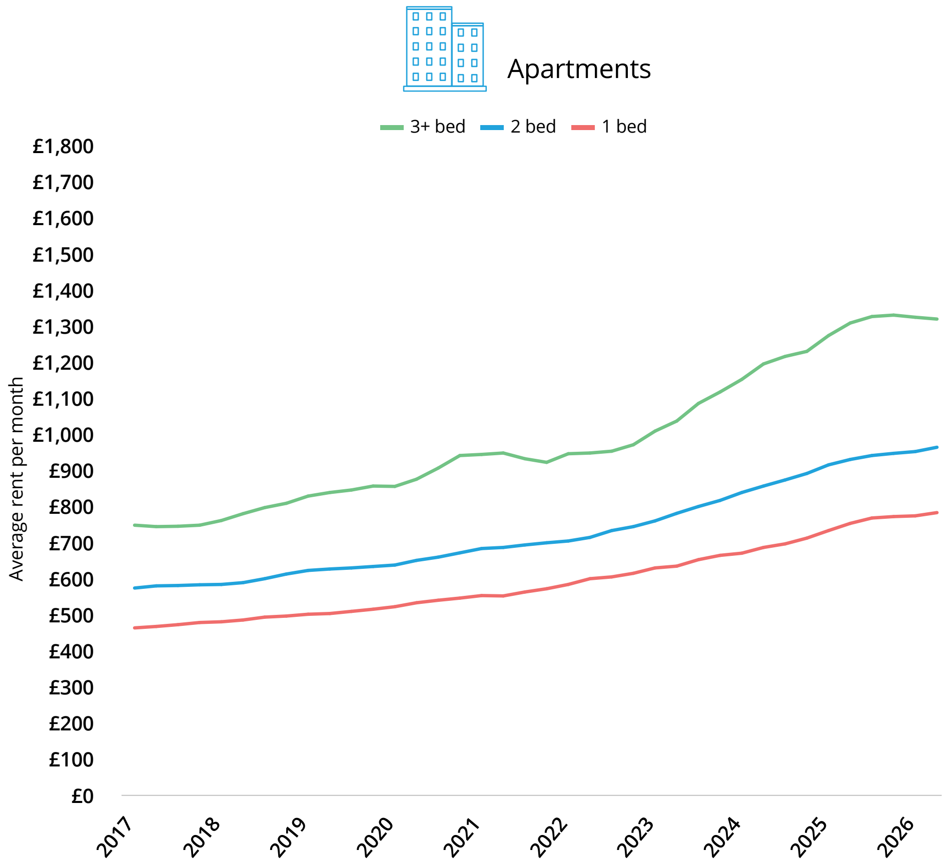
Jordan Buchanan, Chief Executive Officer at PropertyPal, commented on the rental market:

Rents have added almost £40 a month to the average Northern Ireland tenancy over the past year with the typical rental property now costing £1,013 per month, up 3.8% annually. Demand remains considerably stronger than long-term norms, with an average of 63 enquiries to estate agents per advertised rental property, up 11% on last year.

This demand is spread across Northern Ireland, with every local area seeing growth in both tenant demand and annual rent growth over the past 12 months. New rental supply started the year encouragingly but has since slowed, with total available inventory now down 5% on last year. Against this backdrop, we expect rental growth to continue at a moderate pace through the remainder of 2026, as structural supply constraints continue to persist.

Rents by number of bedrooms





Houses	Average rent p/m	Annual rent growth	Quarterly rent growth
2 bed	£841	4.2%	1.0%
3 bed	£935	4.6%	1.1%
4 bed	£1,288	3.9%	0.9%
5+ bed	£1,758	3.0%	-0.3%
All houses	**£1,024**	**4.2%**	**0.9%**

Apartments	Average rent p/m	Annual rent growth	Quarterly rent growth
1 bed	£784	3.9%	1.2%
2 bed	£966	3.6%	1.2%
3+ bed	£1,323	0.8%	-0.4%
All apartments	**£994**	**2.9%**	**0.8%**

Rents across Northern Ireland

Northern Ireland
All properties
£1,013p/m

Annual price growth	Quarterly price growth
↑3.8%	↑0.9%

Causeway Coast & Glens
all properties
£842p/m

annual	quarterly
↑7.1%	↑1.2%

Mid & East Antrim
all properties
£789p/m

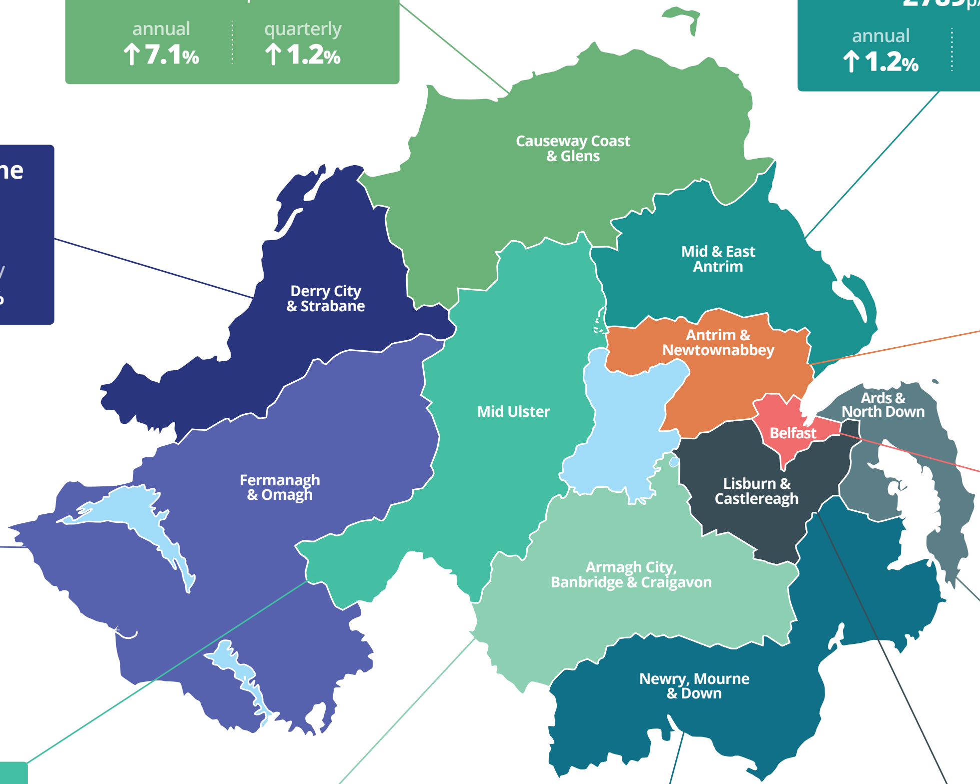
annual	quarterly
↑1.2%	0.0%

Derry City & Strabane
all properties
£831p/m

annual	quarterly
↑0.8%	↑1.1%

Antrim & Newtownabbey
all properties
£855p/m

annual	quarterly
↑3.6%	↑0.9%



Fermanagh & Omagh
all properties
£730p/m

annual	quarterly
↑3.3%	↑0.8%

Belfast
all properties
£1,188p/m

annual	quarterly
↑3.9%	↑1.0%

Ards & North Down
all properties
£1,017p/m

annual	quarterly
↑5.4%	↑0.8%

Mid Ulster
all properties
£772p/m

annual	quarterly
↑4.5%	↑0.5%

Armagh City, Banbridge & Craigavon
all properties
£799p/m

annual	quarterly
↑4.2%	↑0.6%

Newry, Mourne & Down
all properties
£893p/m

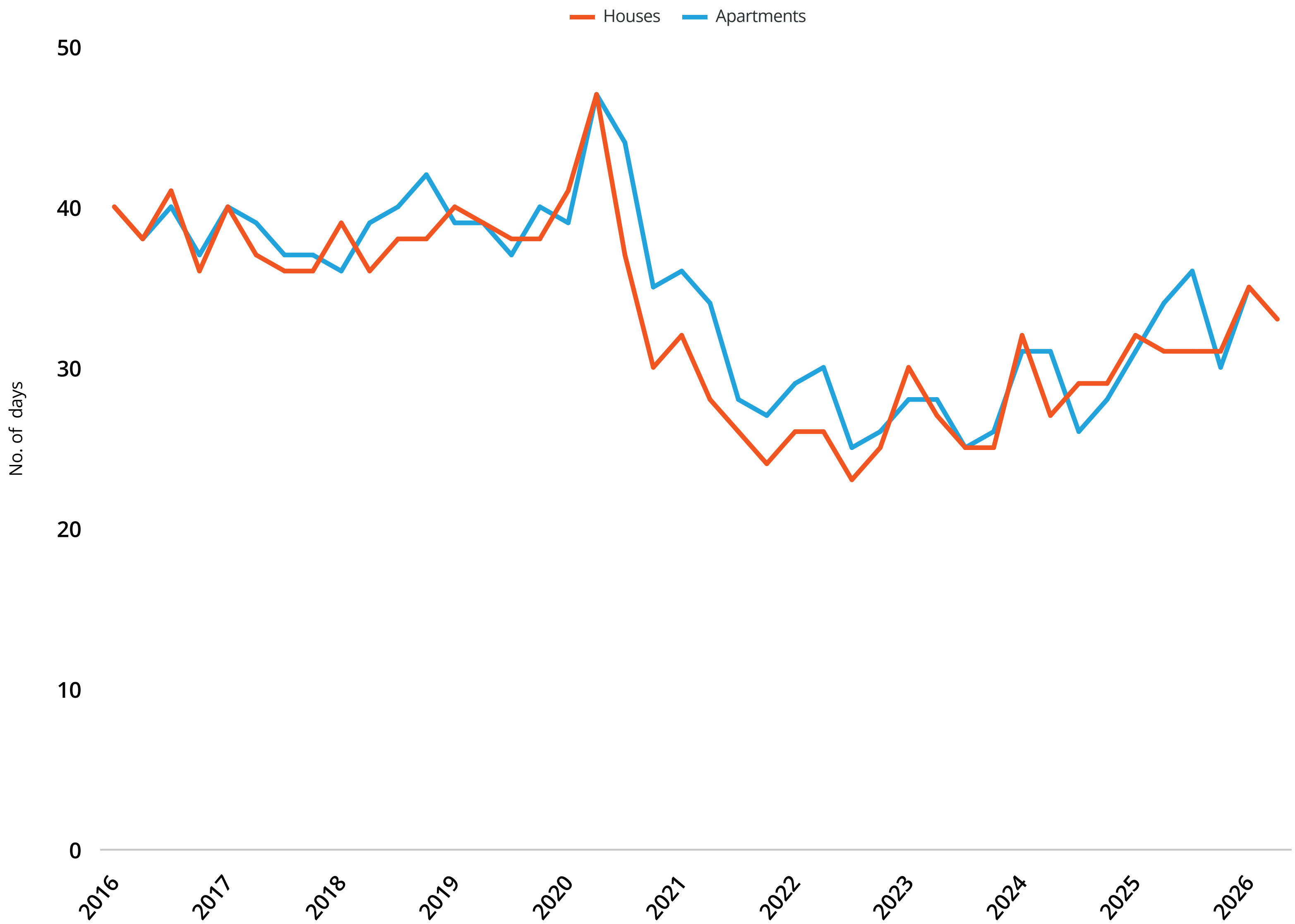
annual	quarterly
↑6.4%	↑1.2%

Lisburn & Castlereagh
all properties
£1,029p/m

annual	quarterly
↑3.5%	↑1.2%

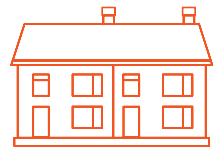
Average days on market to reach let agreed

Average days on market to reach let agreed, N. Ireland, 2016-2026



Note: Based on listed property date until 'let agreed' within 6 months of listing

Average days on market for **houses** to reach **'let agreed'**



2016-2019 avg	Q2 2025	Q2 2026
37 days	**31** days	**33** days

Average days on market for **apartments** to reach **'let agreed'**

2016-2019 avg	Q2 2025	Q2 2026
38 days	**34** days	**33** days

New listings on PropertyPal

3,170

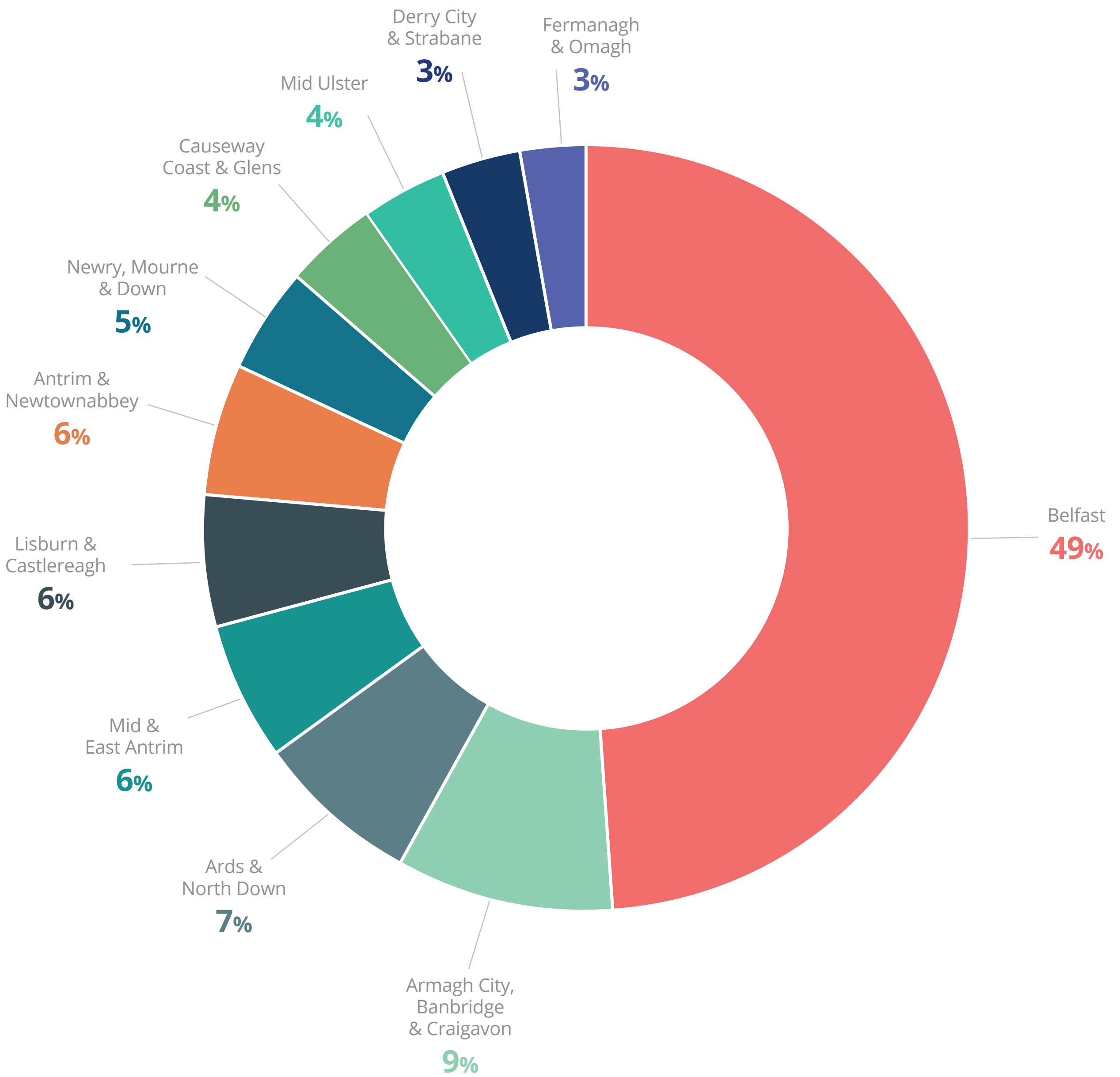
newly listed properties available to rent in Q2 2026

Total inventory % change vs Q2 2025

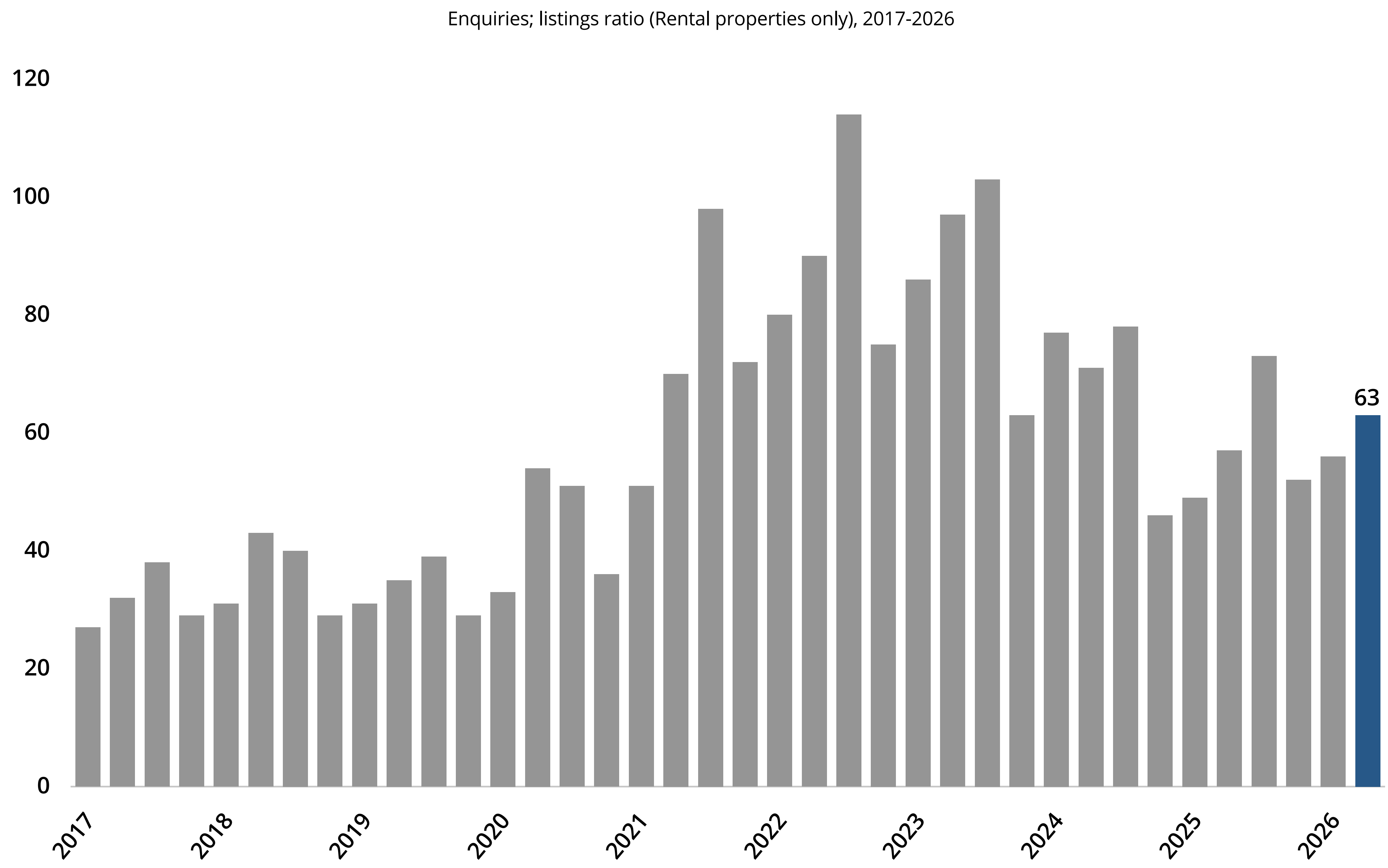
-5%

Note: analysis based on traditional fixed term letting properties. Does not include short term lets, holiday lets, single room and other non fixed term lets.

Location of advertised rental properties



Market Demand: Rentals



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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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