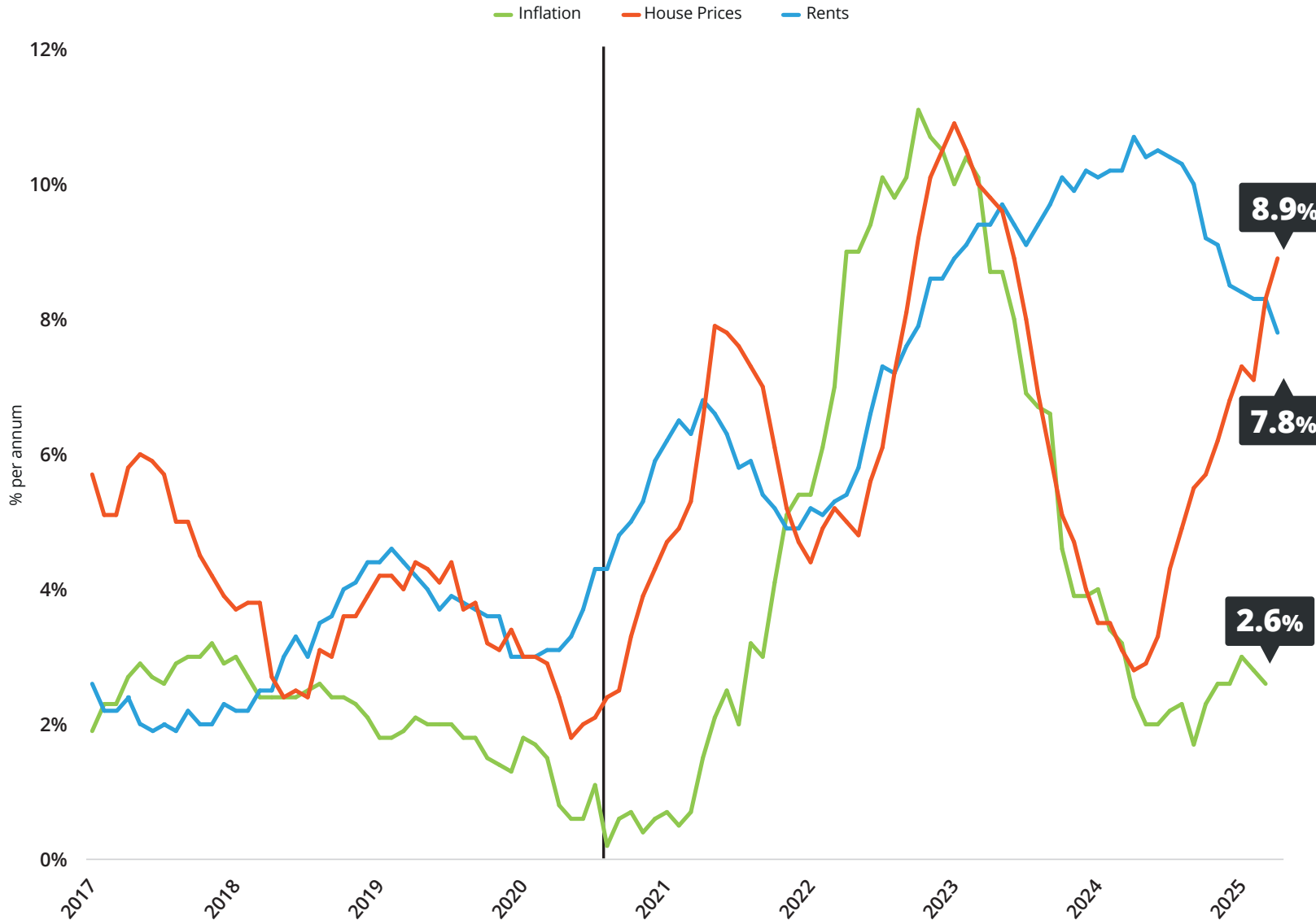


PropertyPal Monthly Market Snapshot:

April 2025



Inflation, House Prices & Rents, % growth per annum, 2017-2025



April 2025 vs April 2024

SALES ENQUIRIES

+7%

RENTAL ENQUIRIES

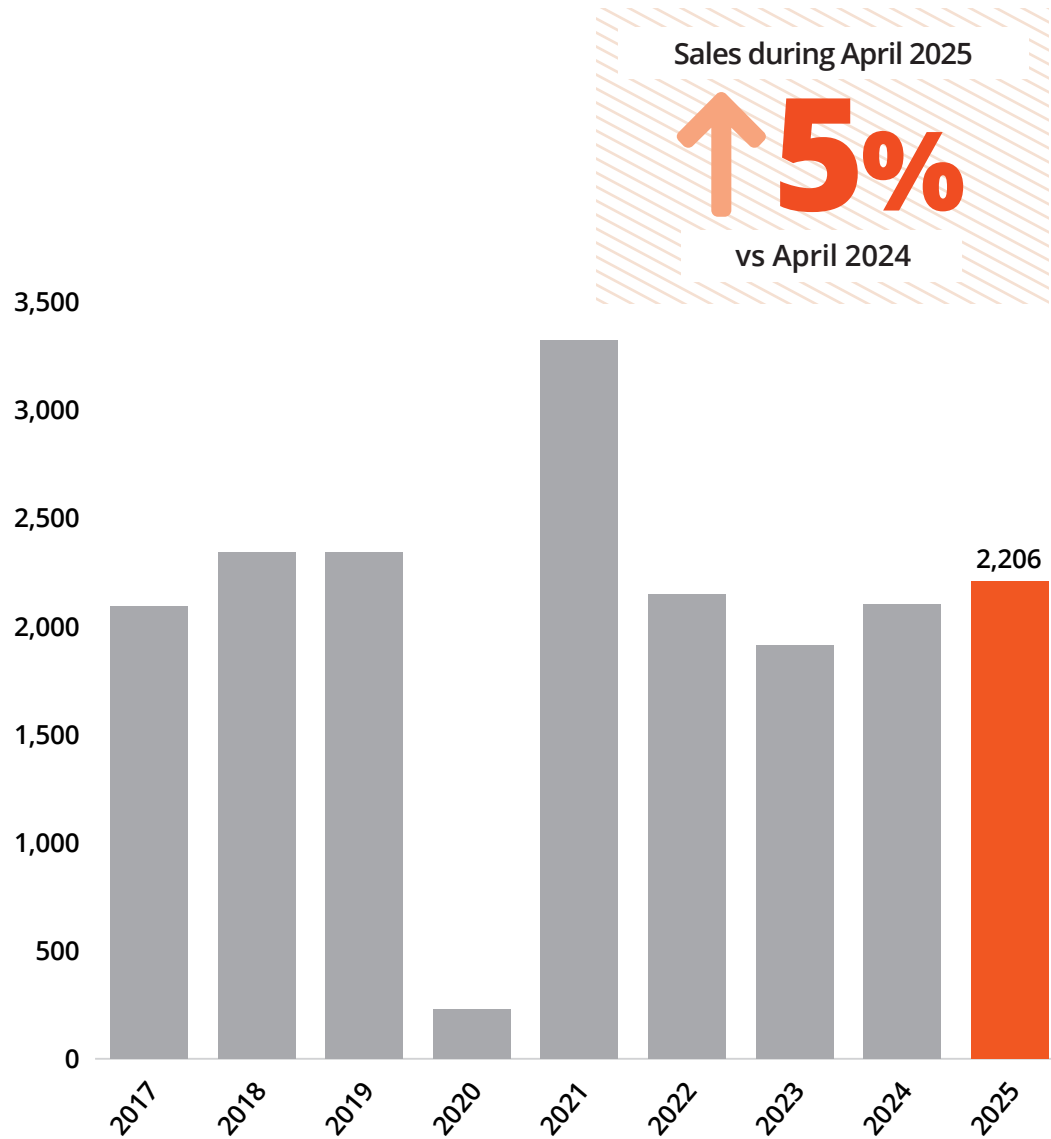
-4%

WEBSITE TRAFFIC

+9%

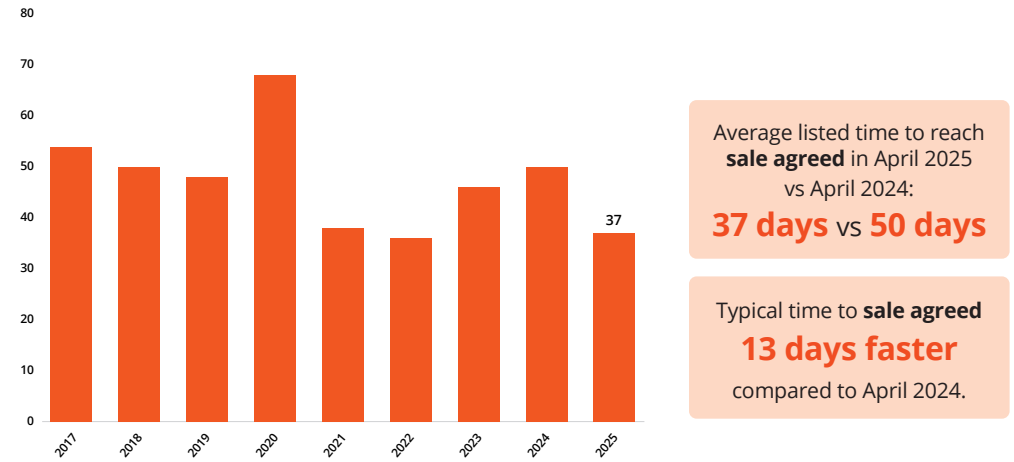
Note: House prices based on listed prices of all properties excluding new homes. Inflation based on CPI index. % based on year on year growth rates.

House sales across N.Ireland during April, 2017-2025

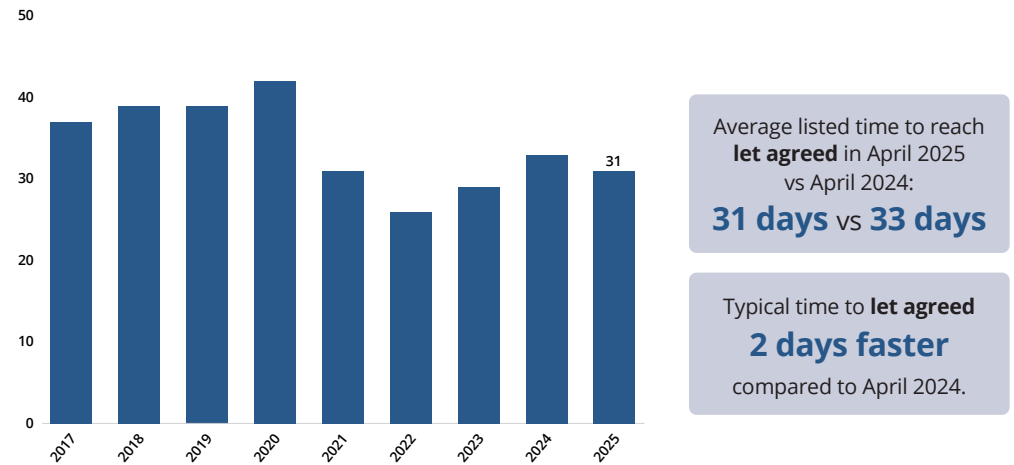


Speed of market

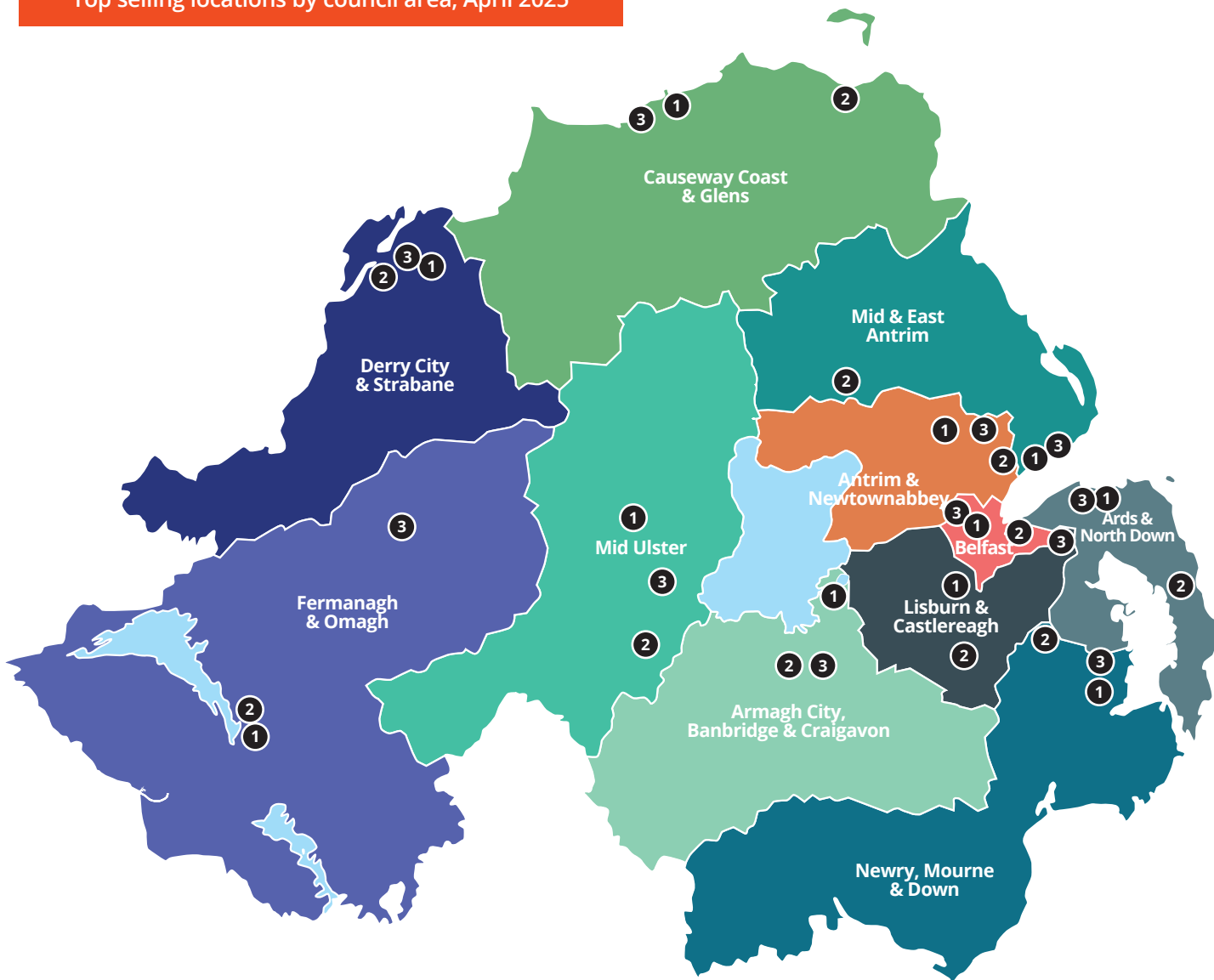
Average days to reach 'sale agreed' during April, 2017-2025



Average days to reach 'let agreed' during April, 2017-2025



Top selling locations by council area, April 2025



Antrim & Newtownabbey		
1	Ballyclare West	22 sales
2	Rostulla	13 sales
3	Ballynure	10 sales

Ards & North Down		
1	Ballygrainey	23 sales
2	Ballywalter	17 sales
3	Rathgael	17 sales

Armagh, Banbridge & Craigavon		
1	Aghagallon	24 sales
2	Craigavon Centre	24 sales
3	Brownlow	15 sales

Belfast		
1	Windsor	34 sales
2	Sydenham	16 sales
3	Legoniel	15 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	14 sales
2	Ballycastle	12 sales
3	Portstewart	12 sales

Derry & Strabane		
1	Drumahoe	12 sales
2	New Buildings	11 sales
3	City Walls	8 sales

Fermanagh & Omagh		
1	Castlecoole	7 sales
2	Lisnarrick	7 sales
3	Camowen	5 sales

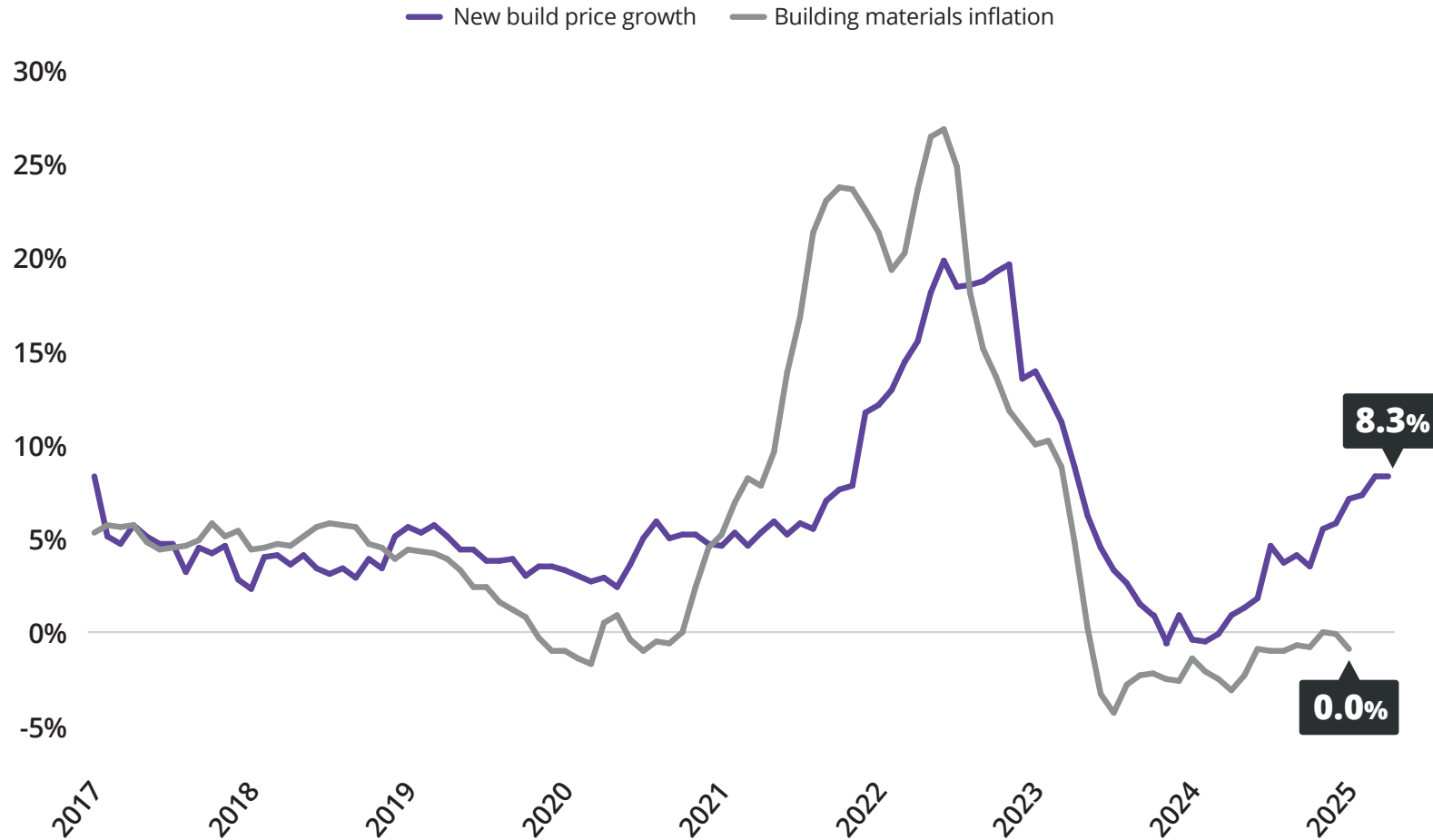
Lisburn & Castlereagh		
1	White Mountain	19 sales
2	Ravernet	14 sales
3	Carrowreagh	13 sales

Mid & East Antrim		
1	Castle	12 sales
2	Craigyhill	10 sales
3	Kells	10 sales

Mid Ulster		
1	Cookstown East	8 sales
2	Ballysaggart	6 sales
3	Coalisland South	6 sales

Newry, Mourne & Down		
1	Crossgar & Killyleagh	8 sales
2	Saintfield	8 sales
3	Derryboy	7 sales

Annual growth in new build homes market prices and construction materials inflation costs, N.Ireland, 2017-2025



Average price of new build

£264,104

Year on year price growth (Apr 24 vs Apr 25)

↑ 8.3%

Average listed prices by number of bedrooms

Houses

£234,124

£216,730

£344,181

£504,156

vs

Apartments

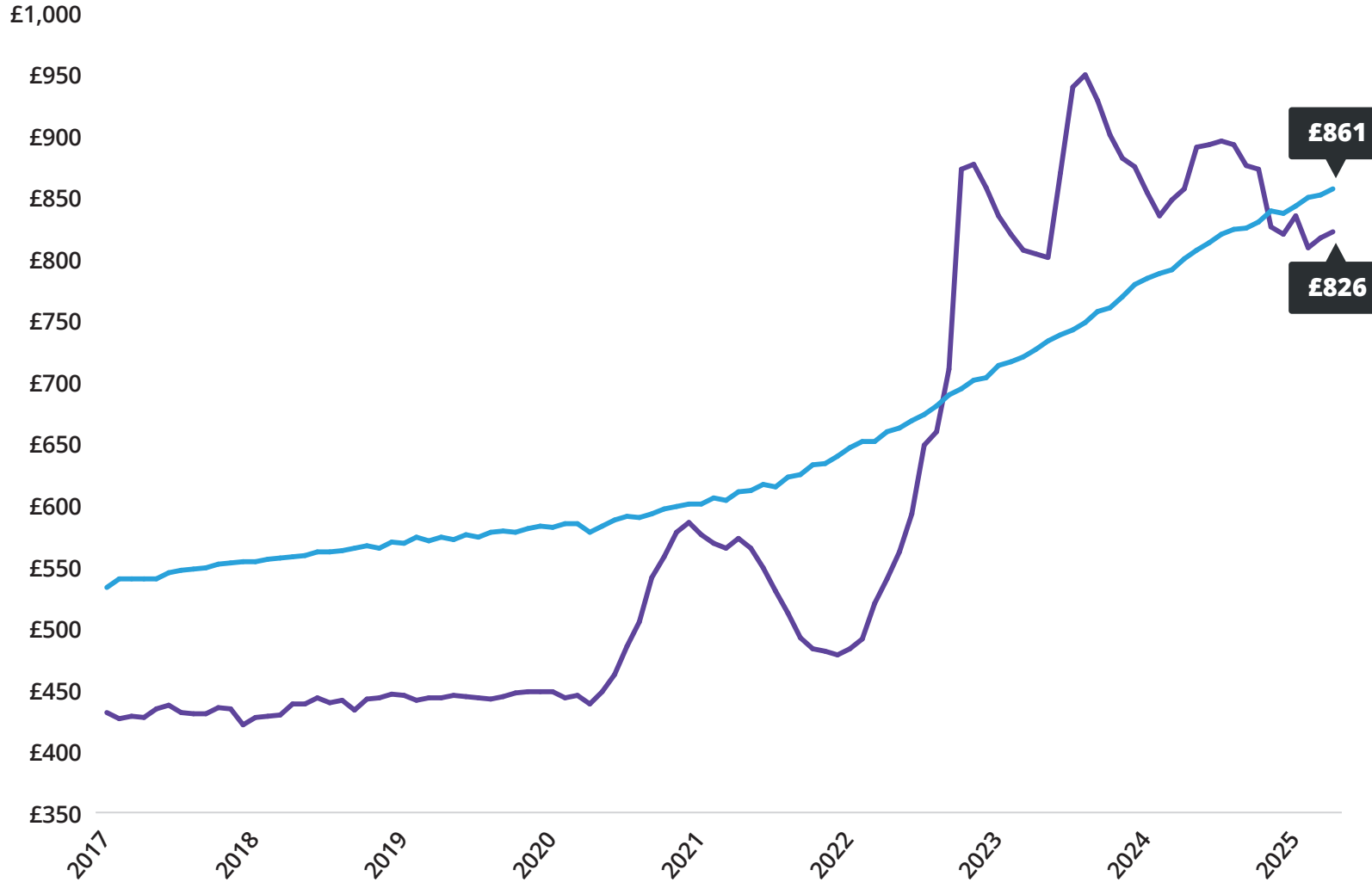
£200,975

£342,510

£373,736

Average monthly cost of First Time Buyer Home to Rent vs Mortgaged Purchase

— 2/3 bed rent — Mortgage repayment (30 year term)



AVERAGE FIRST TIME BUYER HOUSE PRICE

£181,248

10% DEPOSIT

£18,124

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£826

AVERAGE EQUIVALENT RENT

£861

*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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