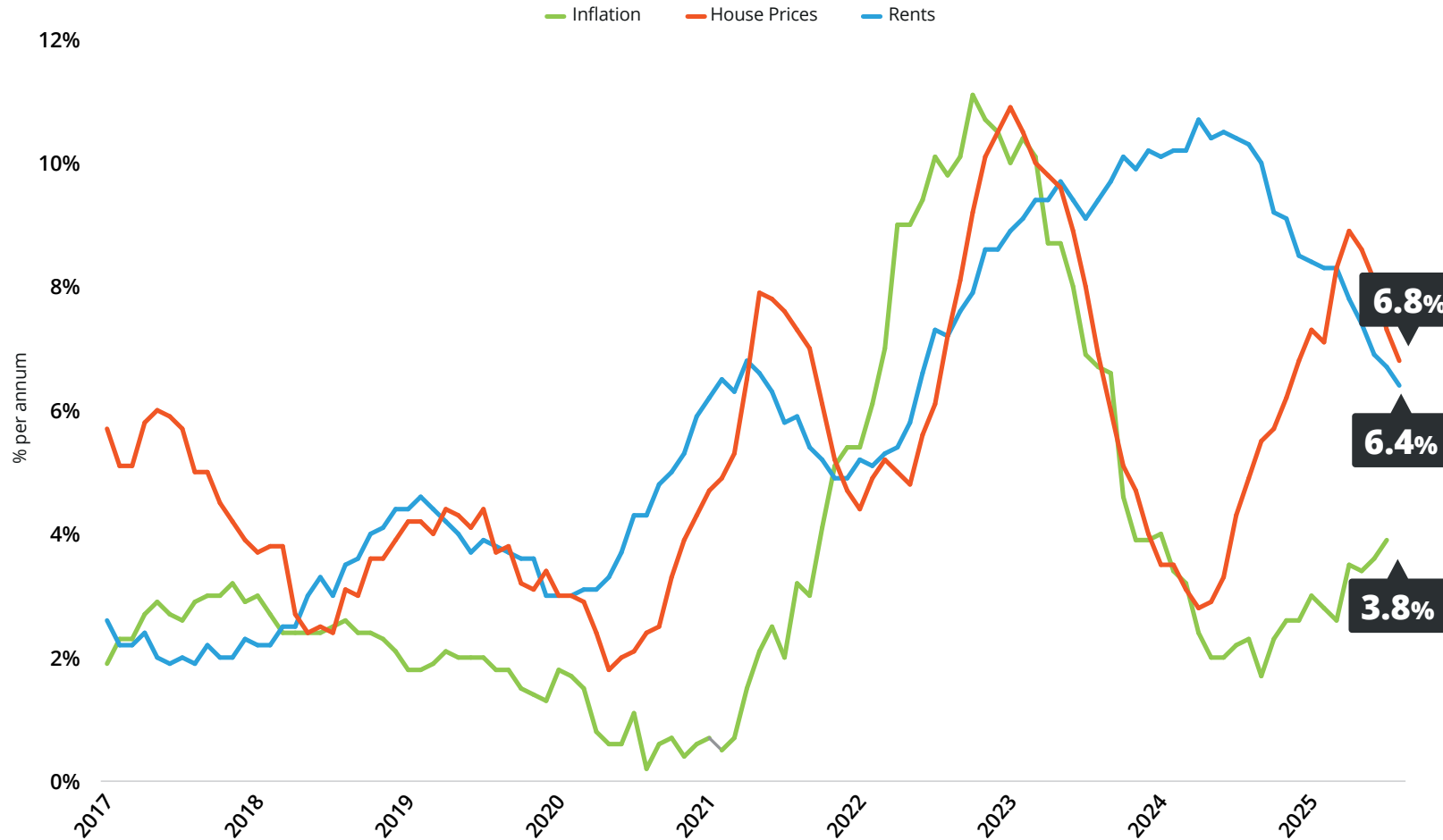


PropertyPal Monthly Market Snapshot:

August 2025

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



Average House Price

£235,862

Average Rent

£988

August 2025 vs August 2024

SALES ENQUIRIES

+22.1%

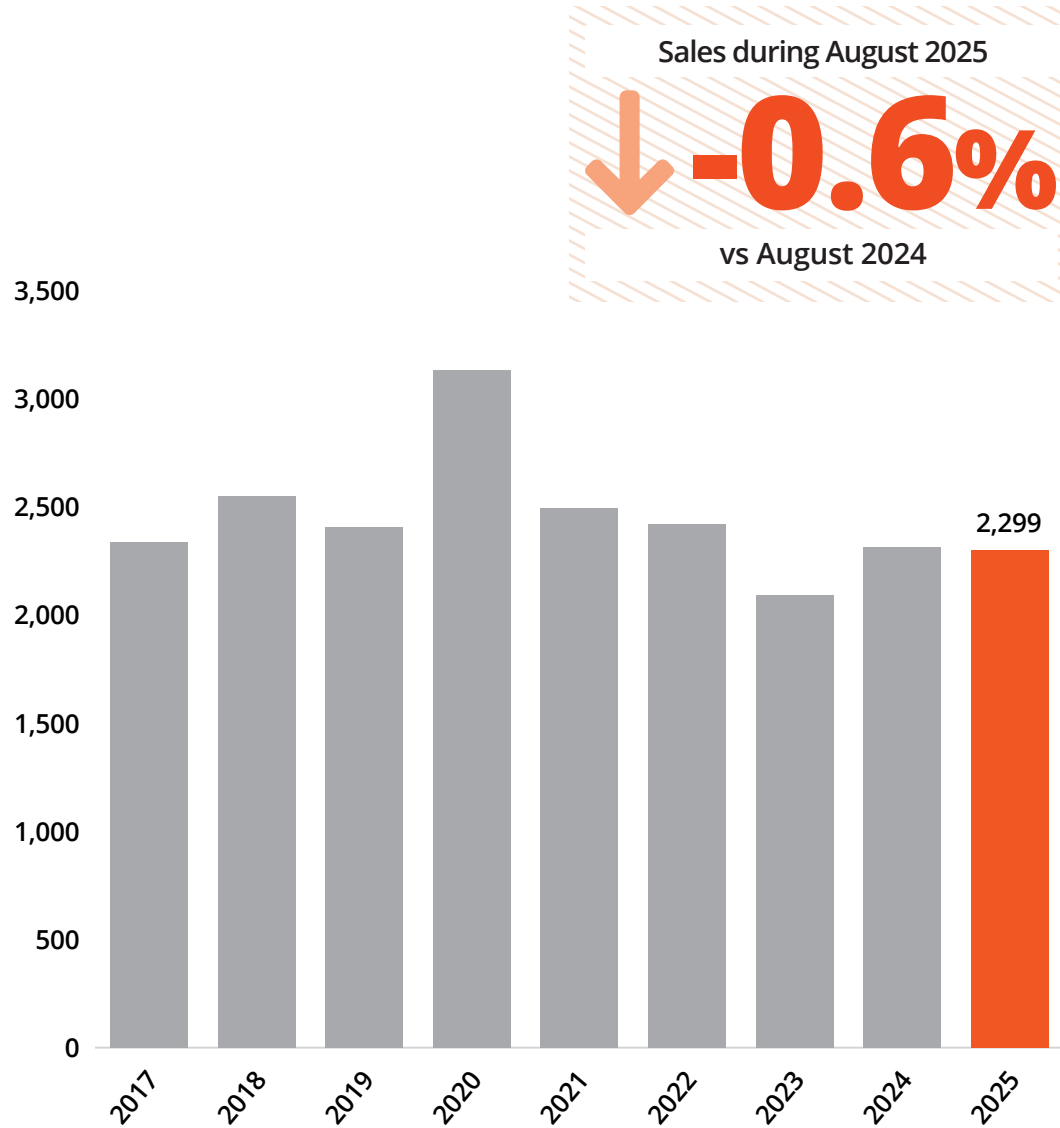
RENTAL ENQUIRIES

-12.5%

WEBSITE TRAFFIC

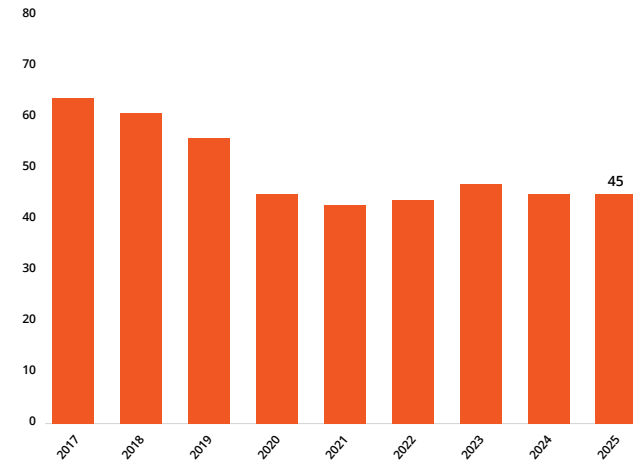
+16.0%

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



Speed of market

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

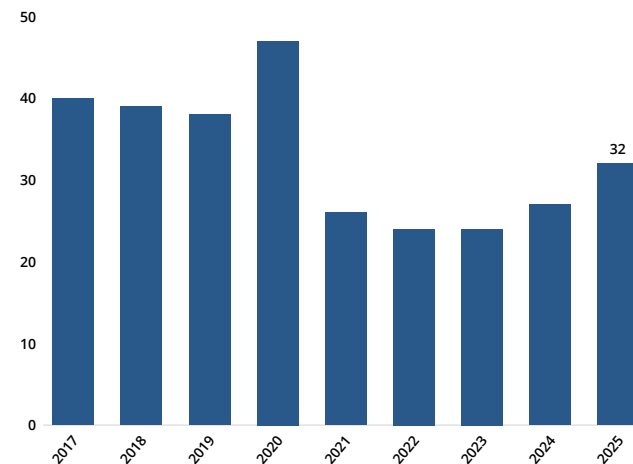


Average listed time to reach **sale agreed** in August 2025
vs August 2024:

45 days vs 45 days

Typical time to **sale agreed**
is the same
compared to August 2024.

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

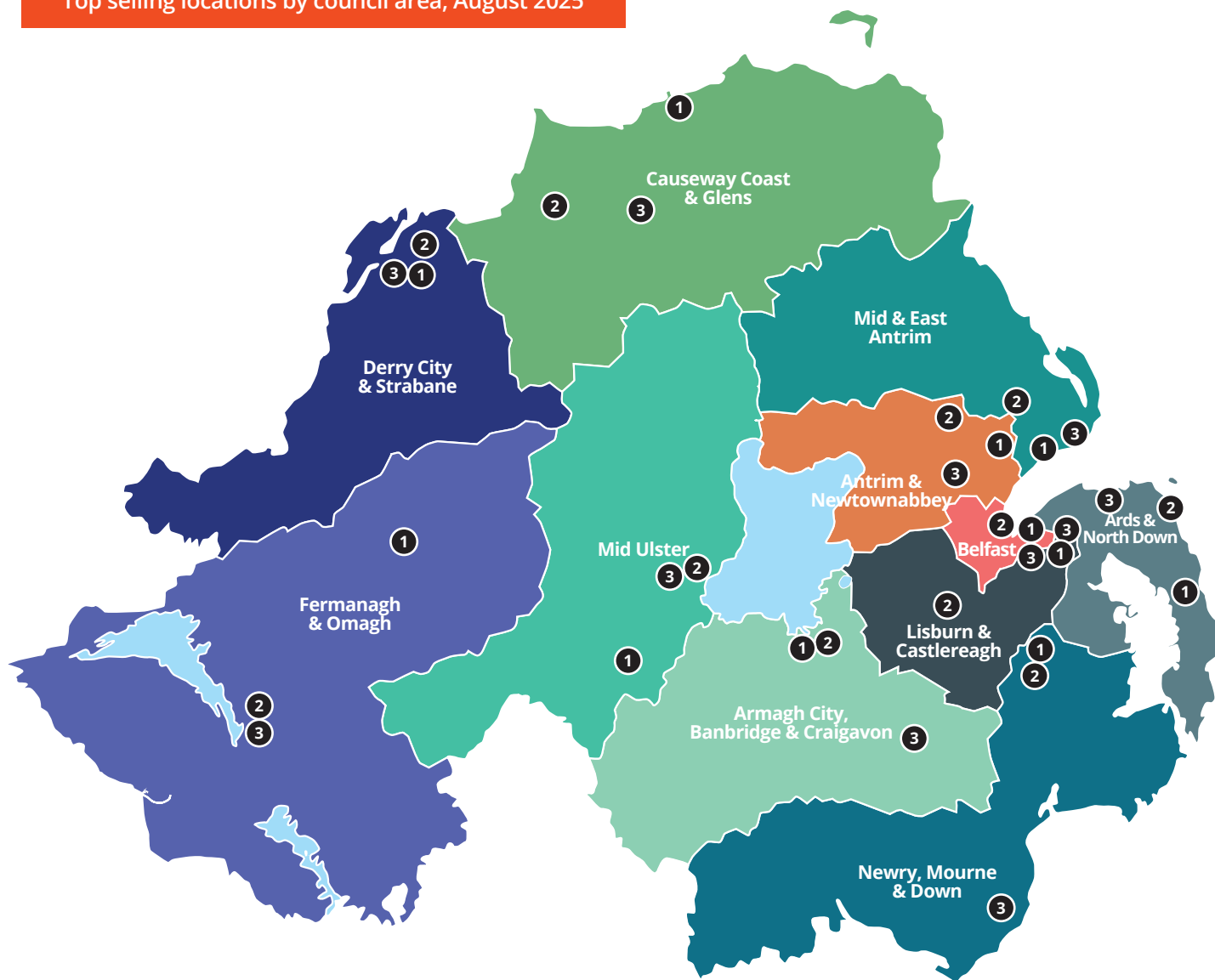


Average listed time to reach **let agreed** in August 2025
vs August 2024:

32 days vs 27 days

Typical time to **let agreed**
5 days slower
compared to August 2024.

Top selling locations by council area, August 2025



Antrim & Newtownabbey		
1	Rostulla	15 sales
2	Ballyclare West	12 sales
3	Mallusk	10 sales

Ards & North Down		
1	Ballywalter	17 sales
2	Donaghadee	17 sales
3	Harbour	16 sales

Armagh, Banbridge & Craigavon		
1	Craigavon Centre	14 sales
2	Brownlow	13 sales
3	Banbridge West	12 sales

Belfast		
1	Sydenham	23 sales
2	Central	21 sales
3	Bloomfield	20 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	12 sales
2	Coolessan	11 sales
3	Aghadowey	7 sales

Derry & Strabane		
1	Drumahoe	25 sales
2	Caw	10 sales
3	Northland	5 sales

Fermanagh & Omagh		
1	Camowen	14 sales
2	Portora	9 sales
3	Rossorry	7 sales

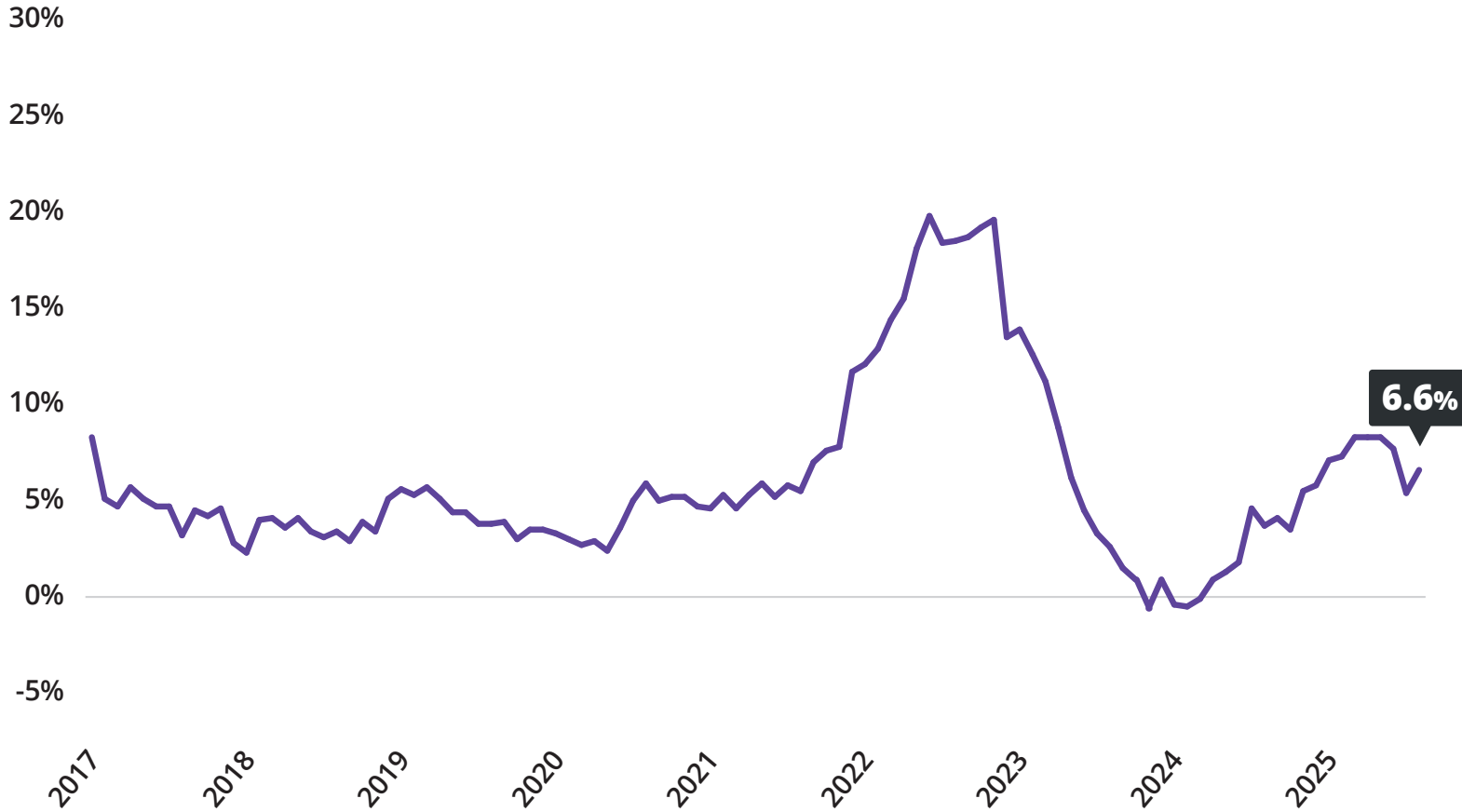
Lisburn & Castlereagh		
1	Ballyhanwood	17 sales
2	Ballymacoss	16 sales
3	Carrowreagh	13 sales

Mid & East Antrim		
1	Greenisland	10 sales
2	Kilwaughter	9 sales
3	Boneybefore	8 sales

Mid Ulster		
1	Moygashel	7 sales
2	Coagh	6 sales
3	Coalisland South	6 sales

Newry, Mourne & Down		
1	Kilmore	9 sales
2	Ballynahinch	7 sales
3	Annalong	6 sales

Annual growth in new build homes market prices, N.Ireland, 2017-2025



Average price of new build

£266,438

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

↑ 6.6%

Average listed prices by number of bedrooms



Houses

£245,529 

£222,981 

£346,307 

£549,025 

vs



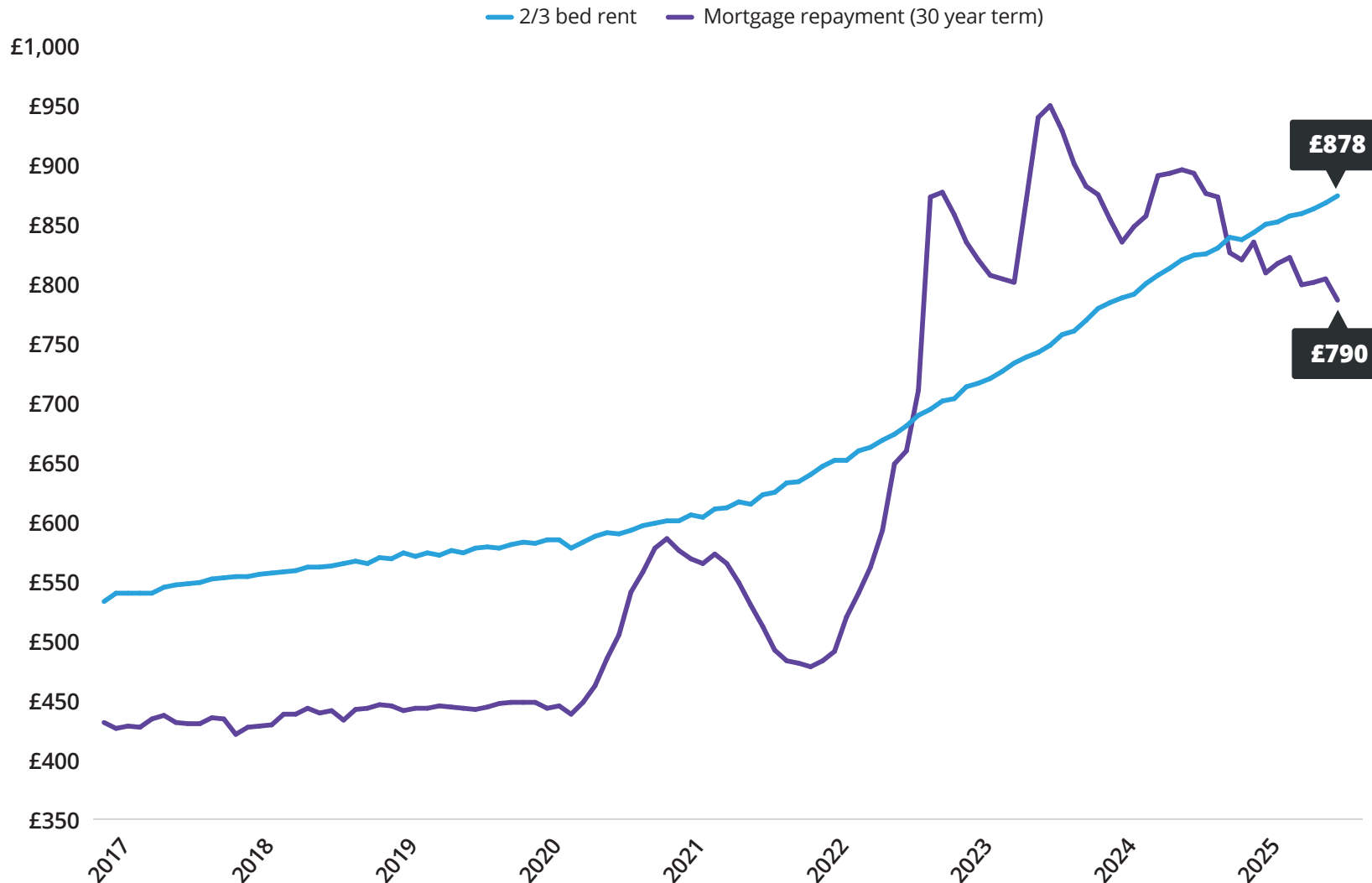
Apartments

£195,964 

£283,729 

£492,055 

Average monthly cost of First Time Buyer Home to Rent vs Mortgaged Purchase, 2017-2025



AVERAGE FIRST TIME BUYER
HOUSE PRICE

£184,001

10% DEPOSIT

£18,400

AVERAGE FIRST TIME BUYER
MORTGAGE REPAYMENT*

£790

AVERAGE EQUIVALENT RENT

£878

*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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