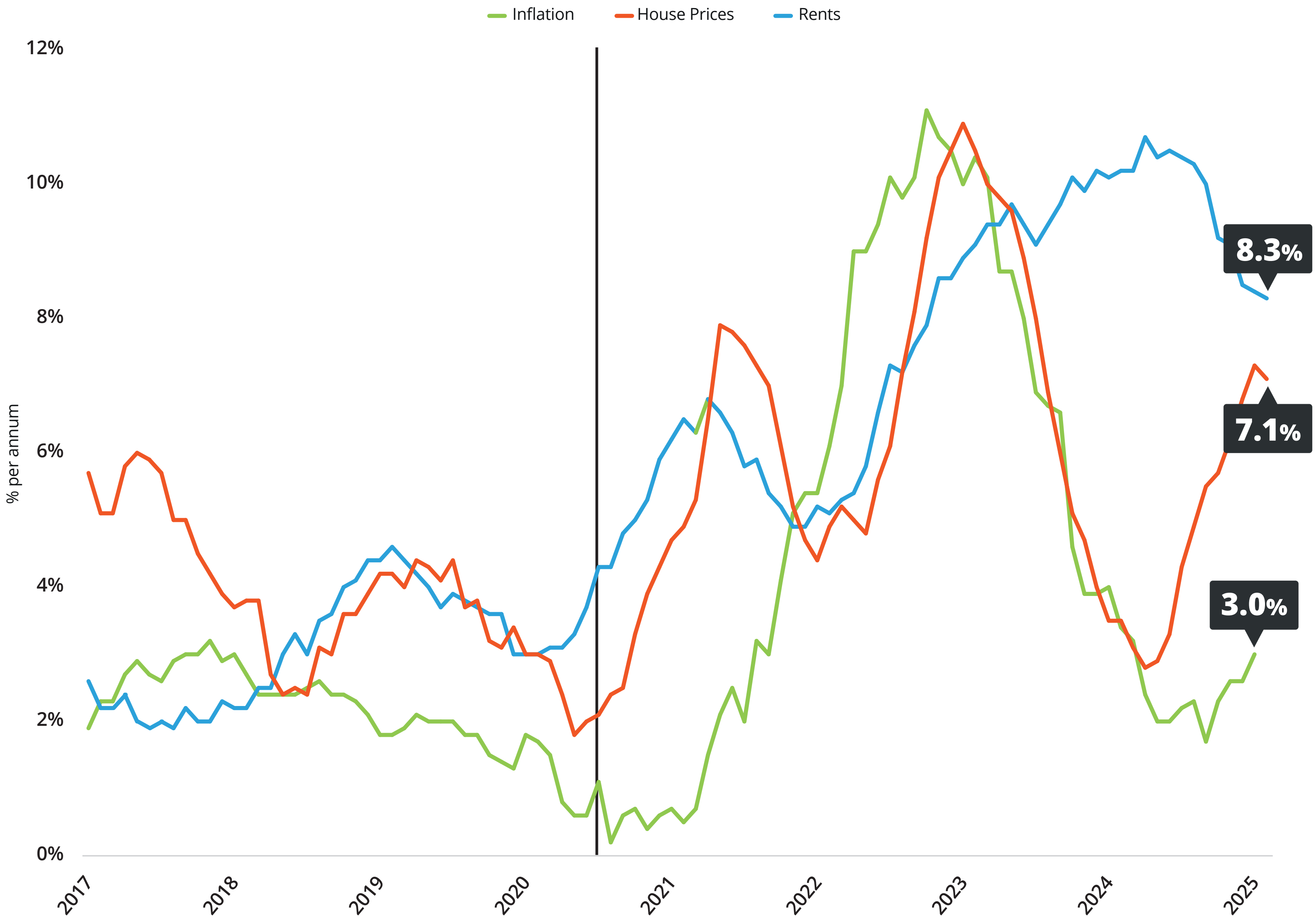
PropertyPal Monthly Market Snapshot: February 2025

Market Snapshot: February 2025

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



February 2025 vs February 2024

SALES ENQUIRIES

+5%

RENTAL ENQUIRIES

-18%

WEBSITE TRAFFIC

+8%

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.

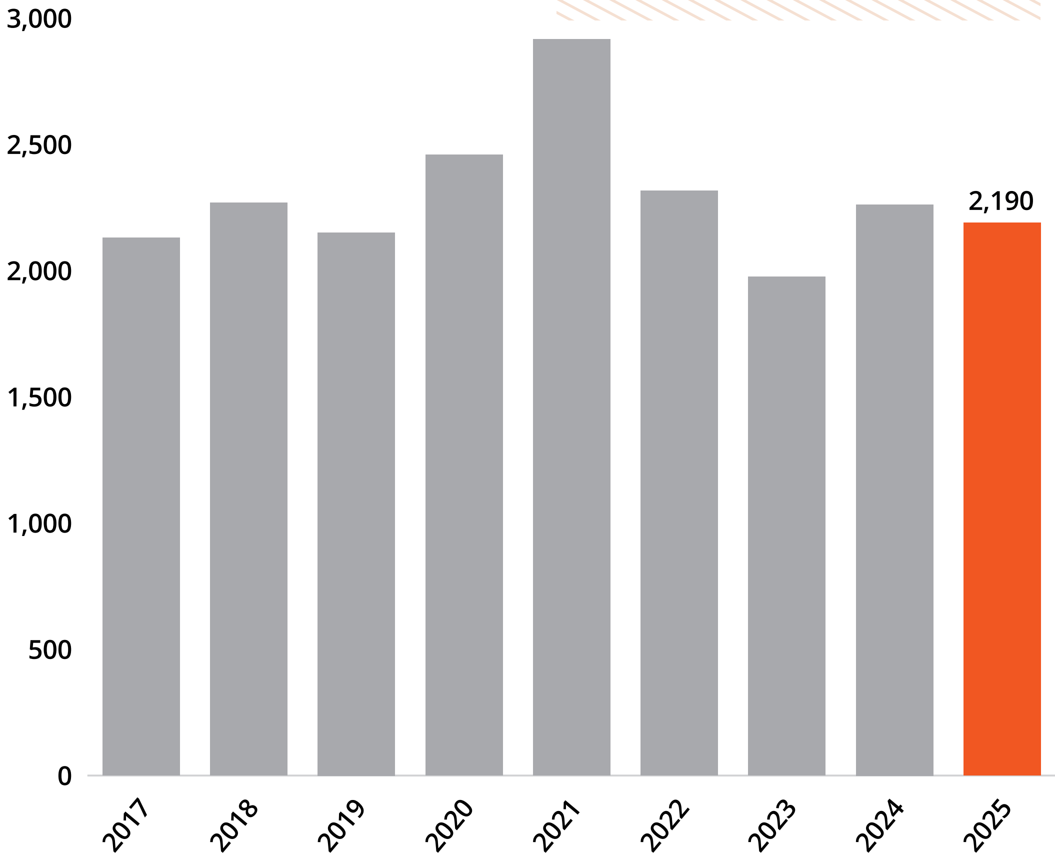
Sales & Rental Activity Snapshot: February 2025

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

Sales during February 2025

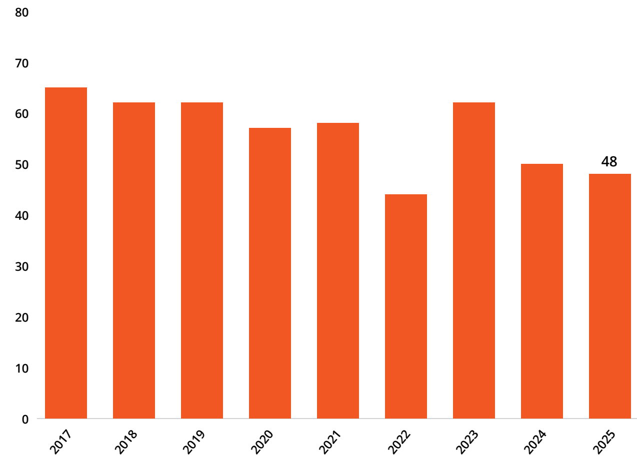
-3.2%

vs February 2024



Speed of market

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



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

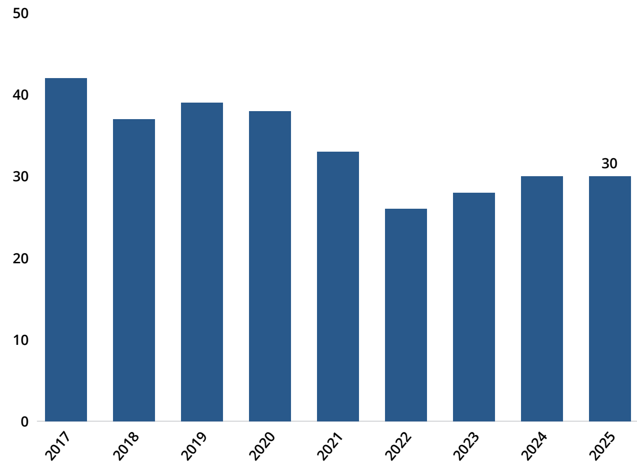
48 days vs **50 days**

Typical time to **sale agreed**

2 days faster

compared to February 2024.

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



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

30 days vs **30 days**

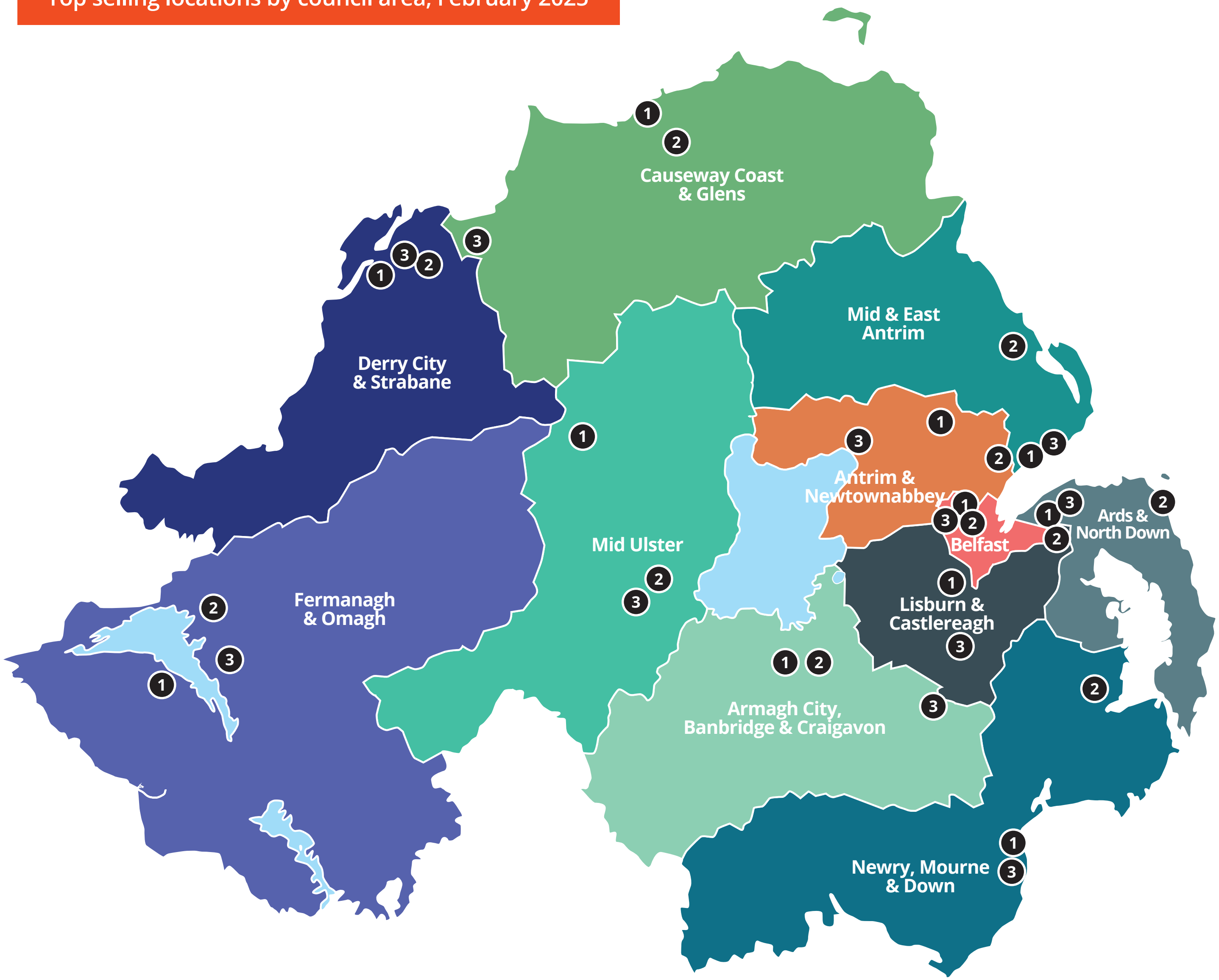
Typical time to **let agreed**

is the same

compared to February 2024.

Sales Activity Snapshot: February 2025

Top selling locations by council area, February 2025



Antrim & Newtownabbey		
1	Doagh	10 sales
2	Mallusk	10 sales
3	Antrim Centre	9 sales

Ards & North Down		
1	Cultra	11 sales
2	Donaghadee	11 sales
3	Holywood	11 sales

Armagh, Banbridge & Craigavon		
1	Craigavon Centre	16 sales
2	Brownlow	11 sales
3	Dromore	11 sales

Belfast		
1	Central	22 sales
2	Windsor	16 sales
3	Blackstaff	15 sales

Causeway Coast & Glens		
1	Atlantic	14 sales
2	Dundooan	10 sales
3	Greysteel	9 sales

Derry & Strabane		
1	New Buildings	12 sales
2	Drumahoe	11 sales
3	Ebrington	7 sales

Fermanagh & Omagh		
1	Derrygonnelly	8 sales
2	Ederney & Kesh	8 sales
3	Erne	7 sales

Lisburn & Castlereagh		
1	White Mountain	16 sales
2	Carrowreagh	14 sales
3	Blaris	9 sales

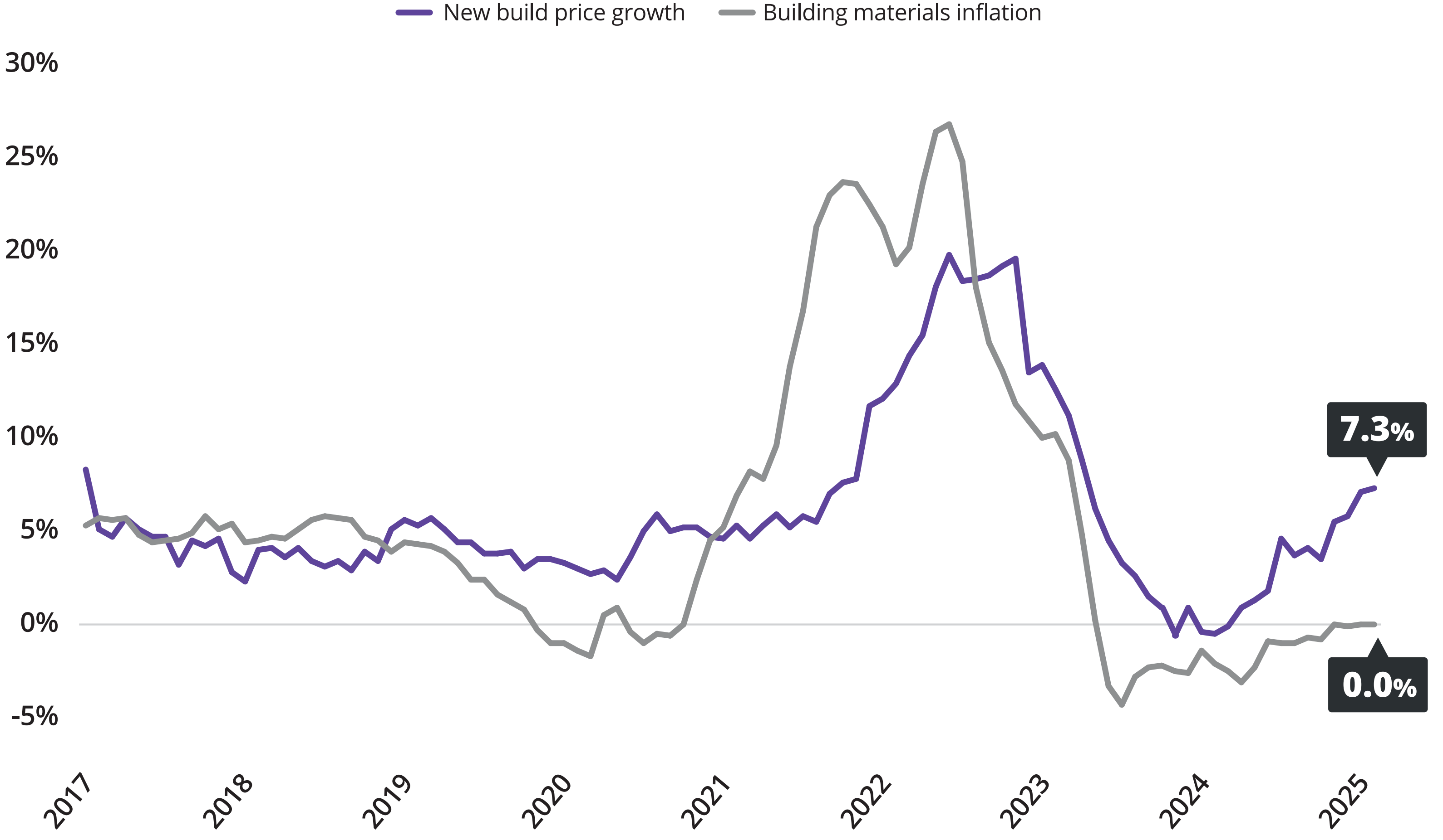
Mid & East Antrim		
1	Castle	10 sales
2	Craigyhill	10 sales
3	Victoria	9 sales

Mid Ulster		
1	Draperstown	8 sales
2	Coalisland South	5 sales
3	Killymeal	5 sales

Newry, Mourne & Down		
1	Donard	10 sales
2	Crossgar & Killyleagh	8 sales
3	Annalong	7 sales

New Build Price and Construction Inflation Snapshot: February 2025

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



Average price of new build

£259,249

Year on year price growth *(Feb 24 vs Feb 25)*

↑ 7.3%

Average listed prices by number of bedrooms

Houses

£201,066 (2 bedrooms)

£214,508 (3 bedrooms)

£342,950 (4 bedrooms)

£456,465 (5 bedrooms)

VS

Apartments

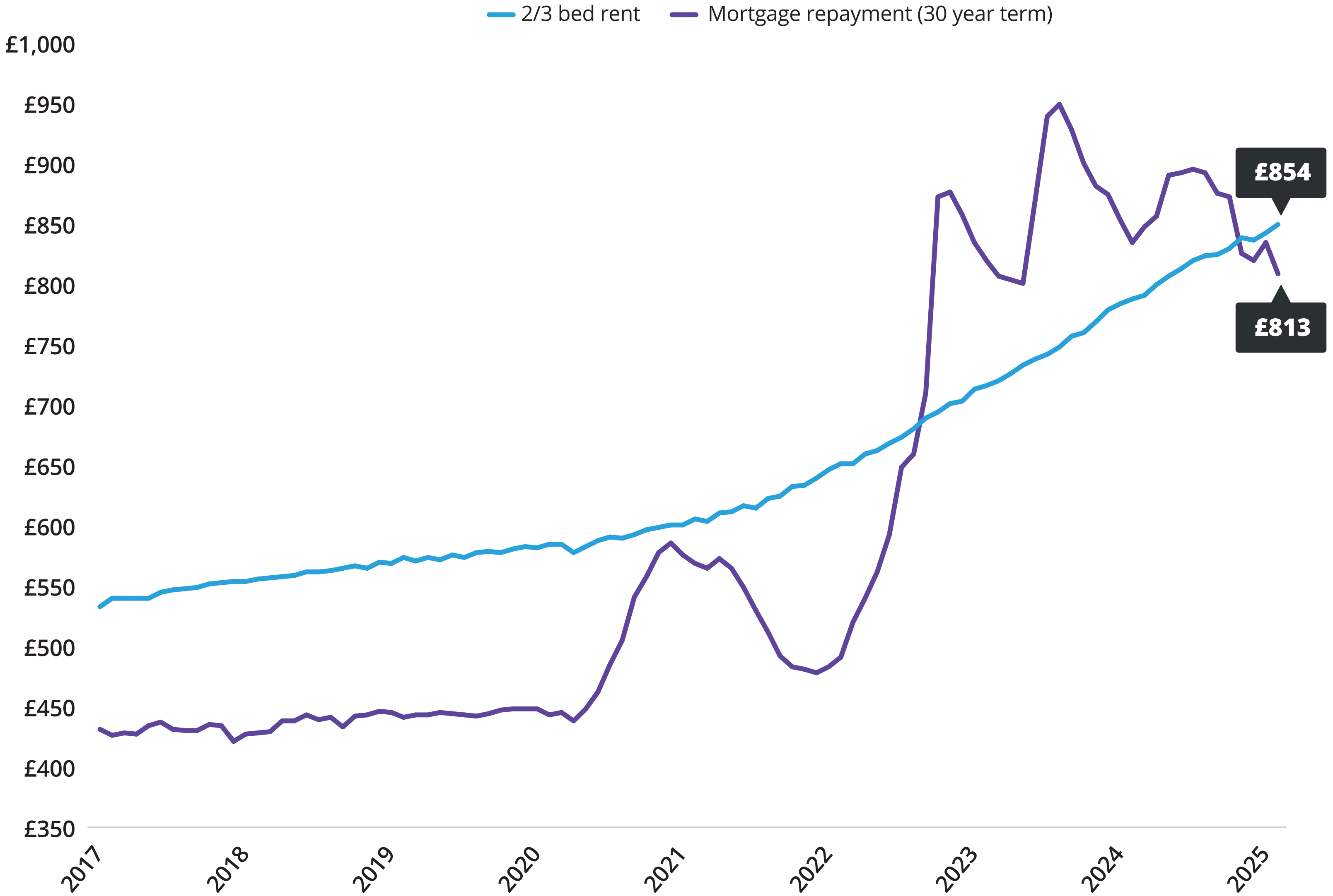
£201,490 (1 bedroom)

£316,125 (2 bedrooms)

£362,953 (3 bedrooms)

Affordability Snapshot: February 2025 (Mortgage Rate Context)

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



AVERAGE FIRST TIME BUYER HOUSE PRICE

£178,000

10% DEPOSIT

£17,800

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£813

AVERAGE EQUIVALENT RENT

£854

*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.