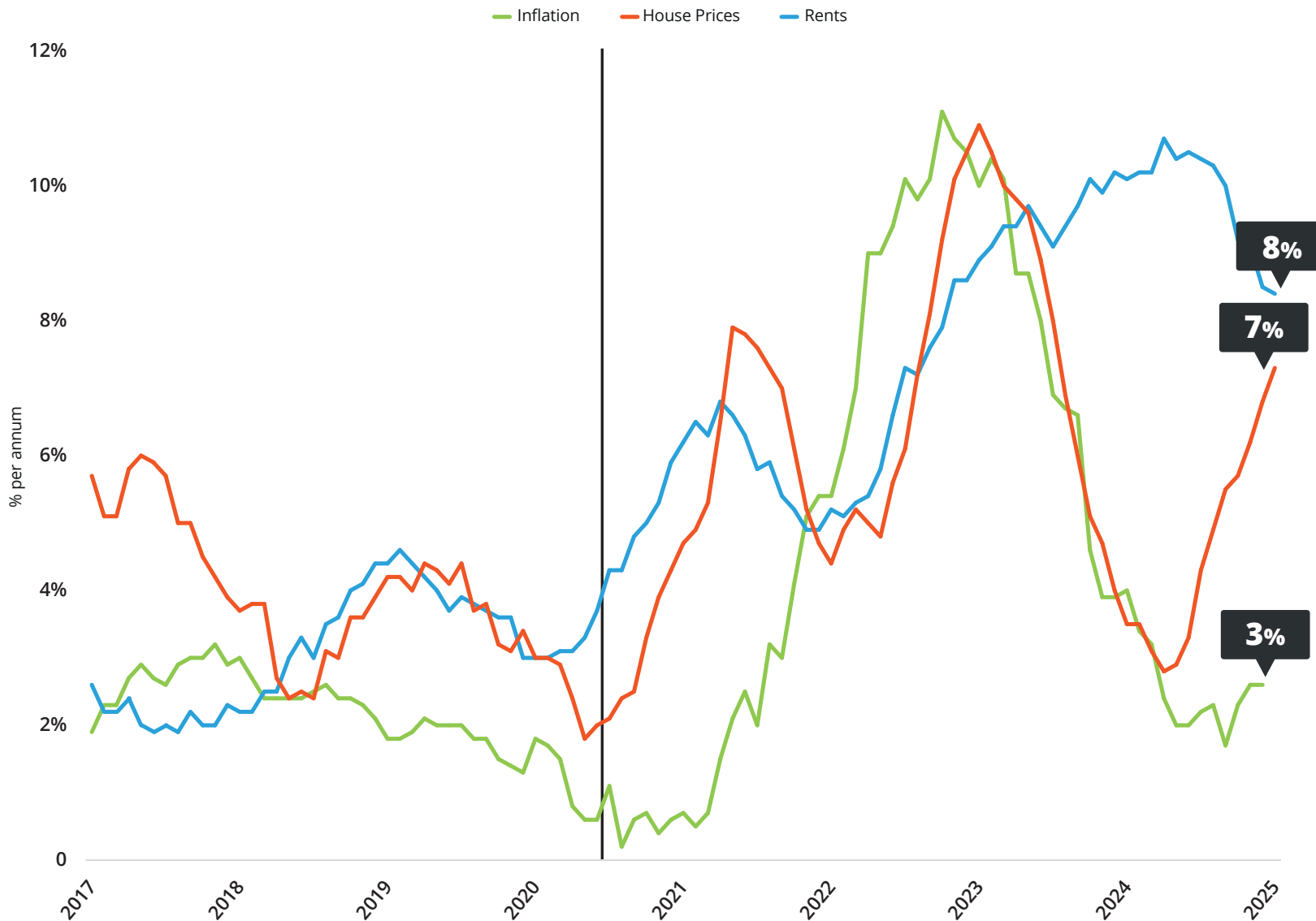


PropertyPal Monthly Market Snapshot:

January 2025



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



January 2025 vs January 2024

SALES ENQUIRIES

+4%

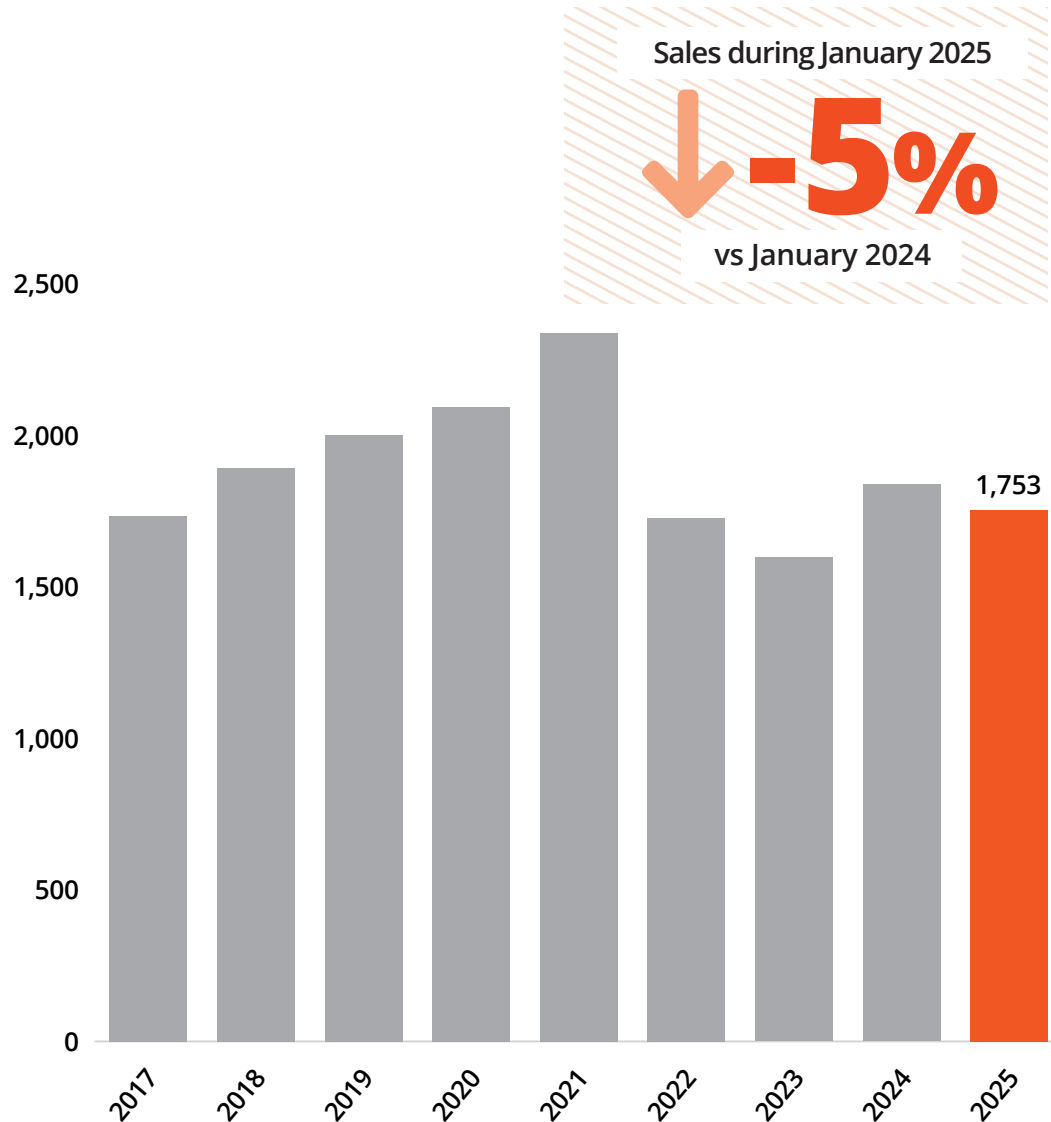
RENTAL ENQUIRIES

-21%

WEBSITE TRAFFIC

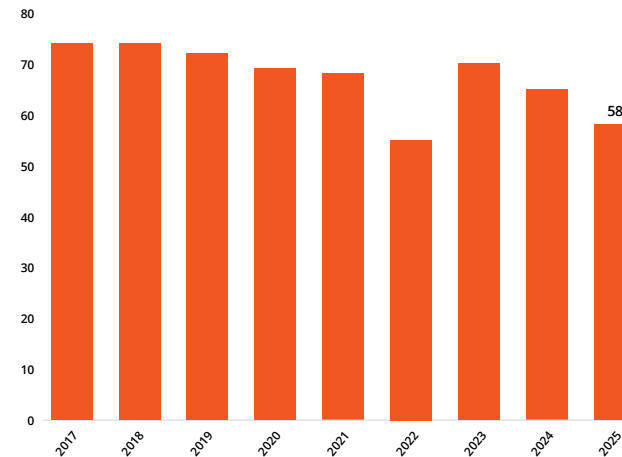
+6%

House sales across N.Ireland during January, 2016-2025



Speed of market

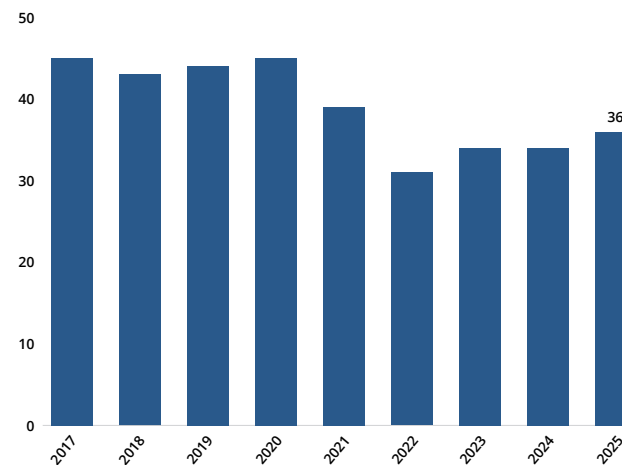
Average days to reach 'sale agreed' during January, 2017-2025



Average listed time to reach **sale agreed** in January 2025
vs January 2024:
58 days vs 65 days

Typical time to **sale agreed**
7 days faster
compared to January 2024.

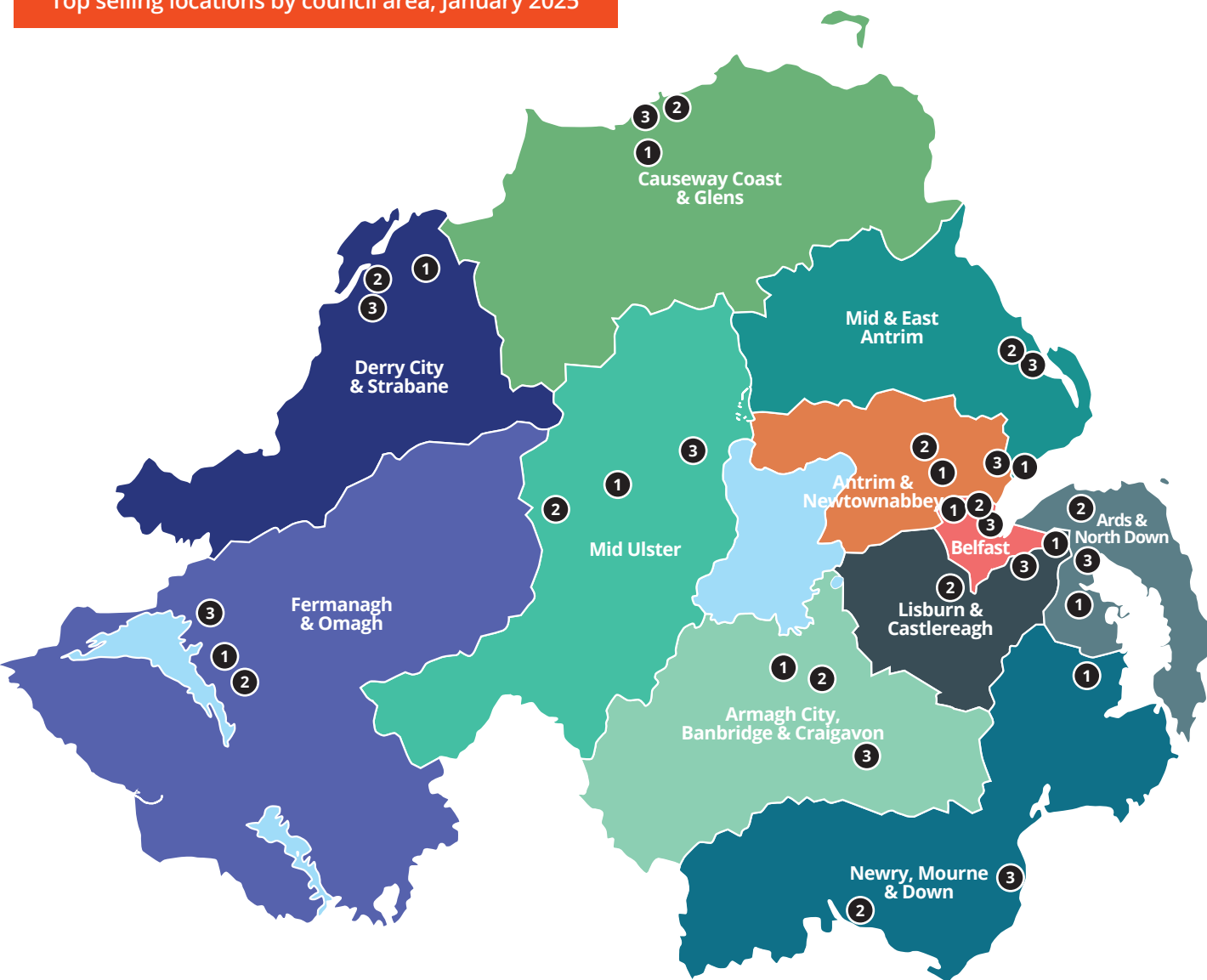
Average days to reach 'let agreed' during January, 2017-2025



Average listed time to reach **let agreed** in January 2025
vs January 2024:
36 days vs 34 days

Typical time to **let agreed**
2 days slower
compared to January 2024.

Top selling locations by council area, January 2025



Antrim & Newtownabbey		
1	Rostulla	11 sales
2	Ballyrobert	10 sales
3	Mallusk	10 sales

Ards & North Down		
1	Comber South	14 sales
2	Rathgael	14 sales
3	Scrabo	14 sales

Armagh, Banbridge & Craigavon		
1	Craigavon Centre	22 sales
2	Waringstown	14 sales
3	Banbridge South	11 sales

Belfast		
1	Ballysillan	13 sales
2	Bellevue	13 sales
3	Duncairn	13 sales

Causeway Coast & Glens		
1	Waterside	11 sales
2	Portrush & Dunluce	8 sales
3	Atlantic	7 sales

Derry & Strabane		
1	Drumahoe	12 sales
2	New Buildings	7 sales
3	Slievekirk	5 sales

Fermanagh & Omagh		
1	Irvinestown	7 sales
2	Castlecoole	4 sales
3	Ederney & Kesh	4 sales

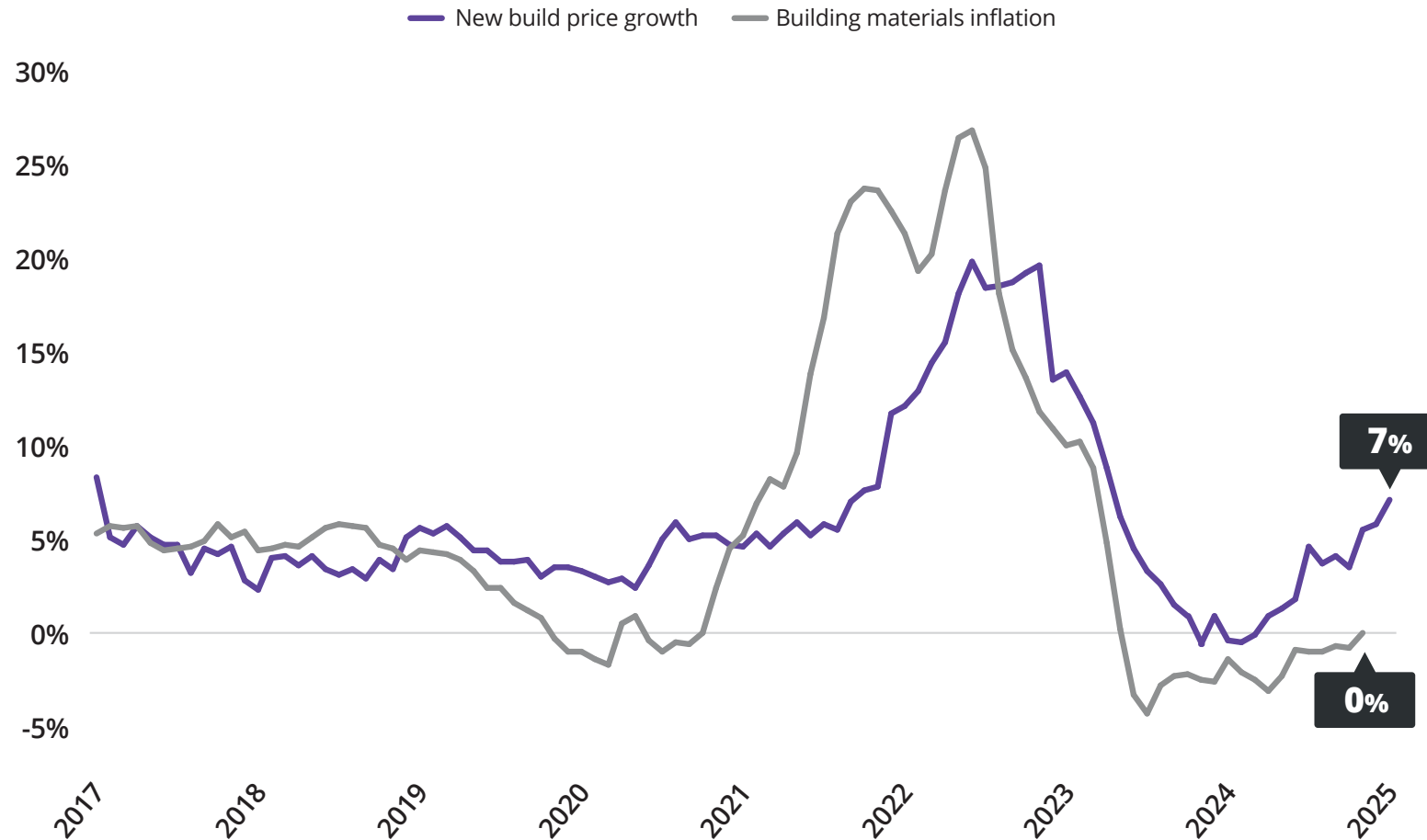
Lisburn & Castlereagh		
1	Ballyhanwood	16 sales
2	White Mountain	14 sales
3	Carryduff West	10 sales

Mid & East Antrim		
1	Greenisland	15 sales
2	Craigyhill	11 sales
3	Curran & Inver	11 sales

Mid Ulster		
1	Cookstown East	8 sales
2	Oaklands	6 sales
3	Glebe	5 sales

Newry, Mourne & Down		
1	Derryboy	9 sales
2	Warrenpoint	8 sales
3	Annalong	7 sales

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



Average price of new build

£258,277

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

↑ 7%

Average listed prices
by number of bedrooms



Houses

£217,003

£214,578

£338,359

£434,268

VS



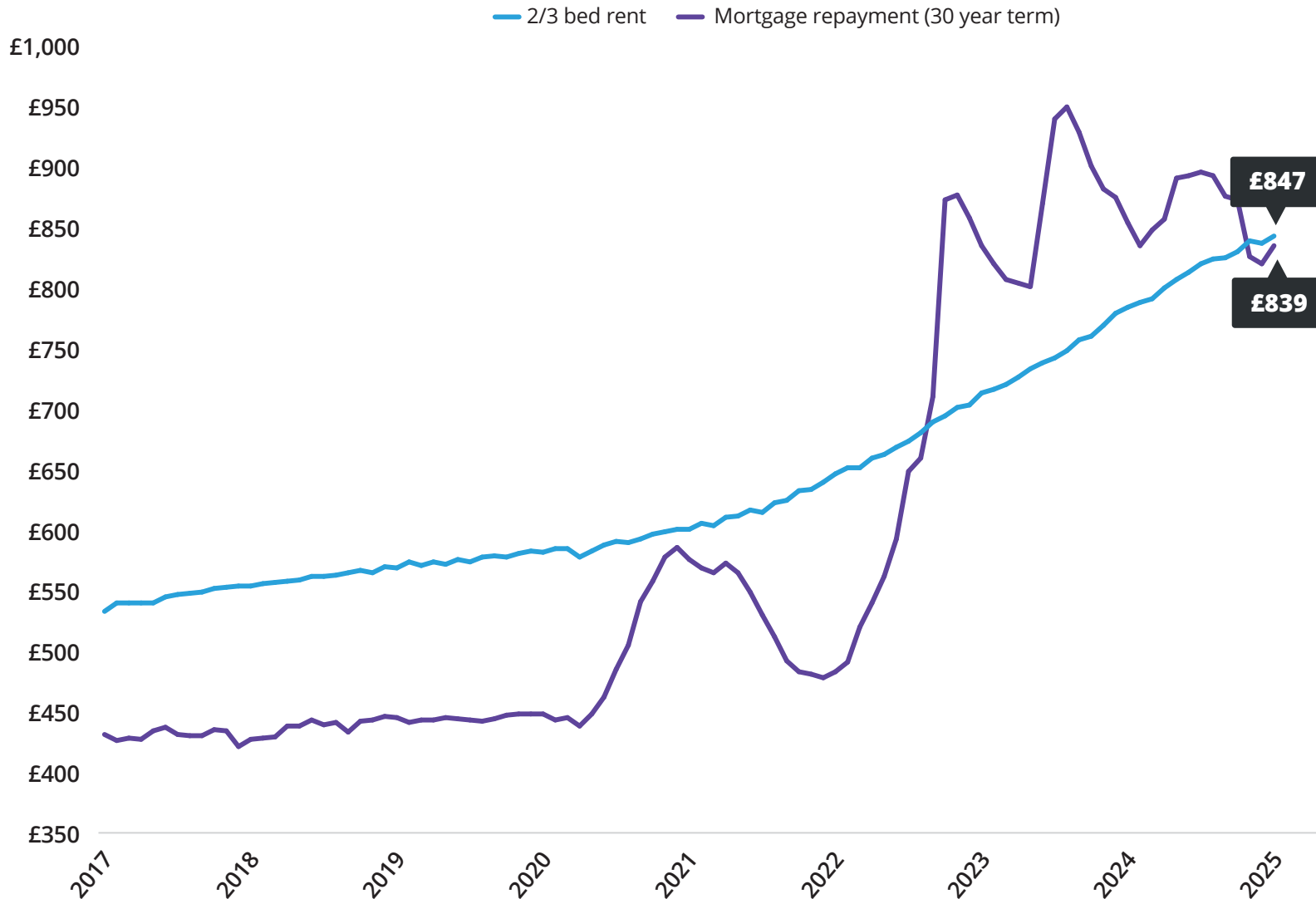
Apartments

£219,997

£321,811

£344,842

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



AVERAGE FIRST TIME BUYER
HOUSE PRICE

£178,798

10% DEPOSIT

£17,880

AVERAGE FIRST TIME BUYER
MORTGAGE REPAYMENT*

£839

AVERAGE EQUIVALENT RENT

£847

*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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Chief Executive Officer

Jordan Buchanan

 jordan.buchanan@propertypal.com

 [@jbuchanan0707](https://twitter.com/jbuchanan0707)

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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