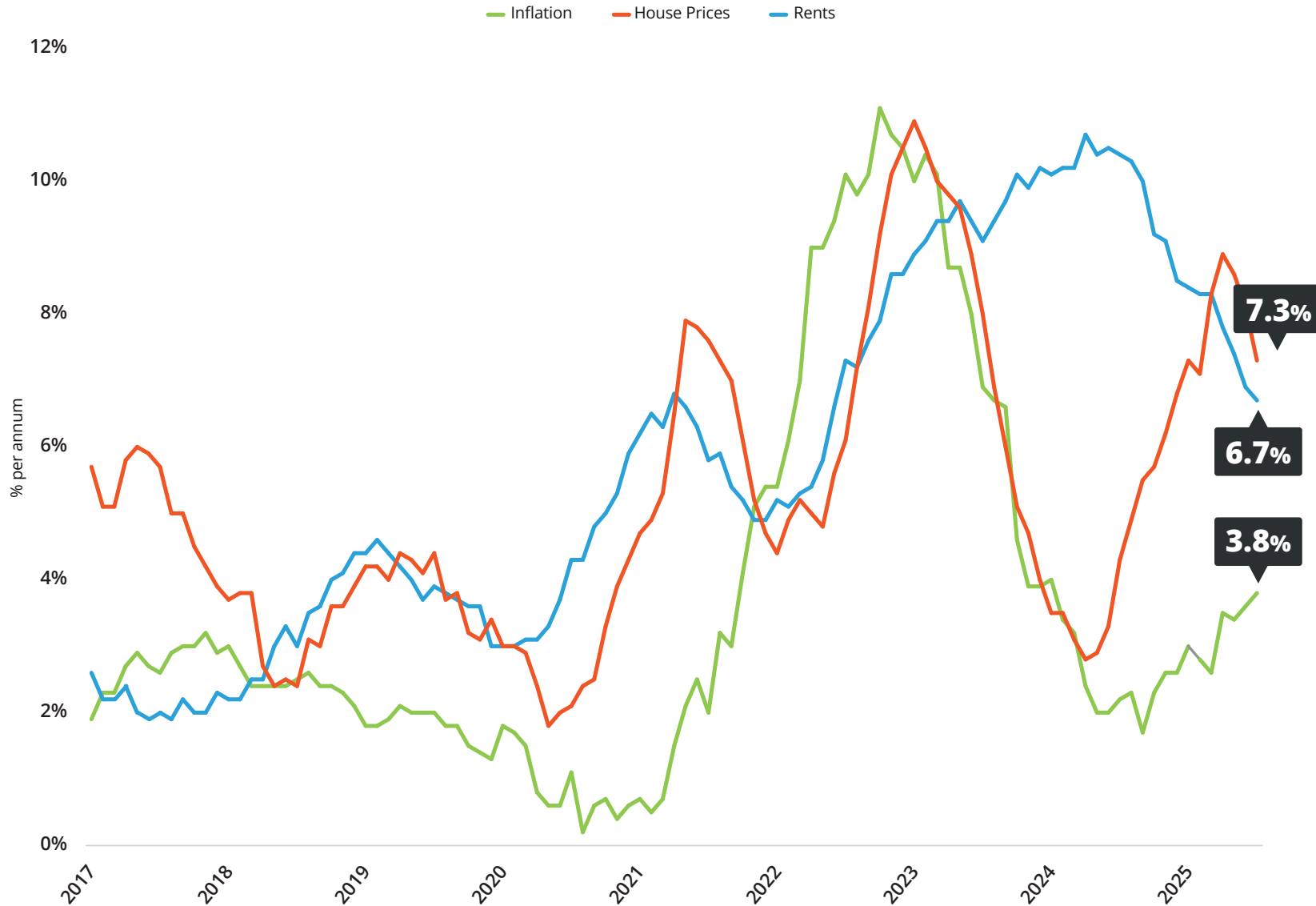


PropertyPal Monthly Market Snapshot: July 2025

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



July 2025 vs July 2024

SALES ENQUIRIES

+26.8%

RENTAL ENQUIRIES

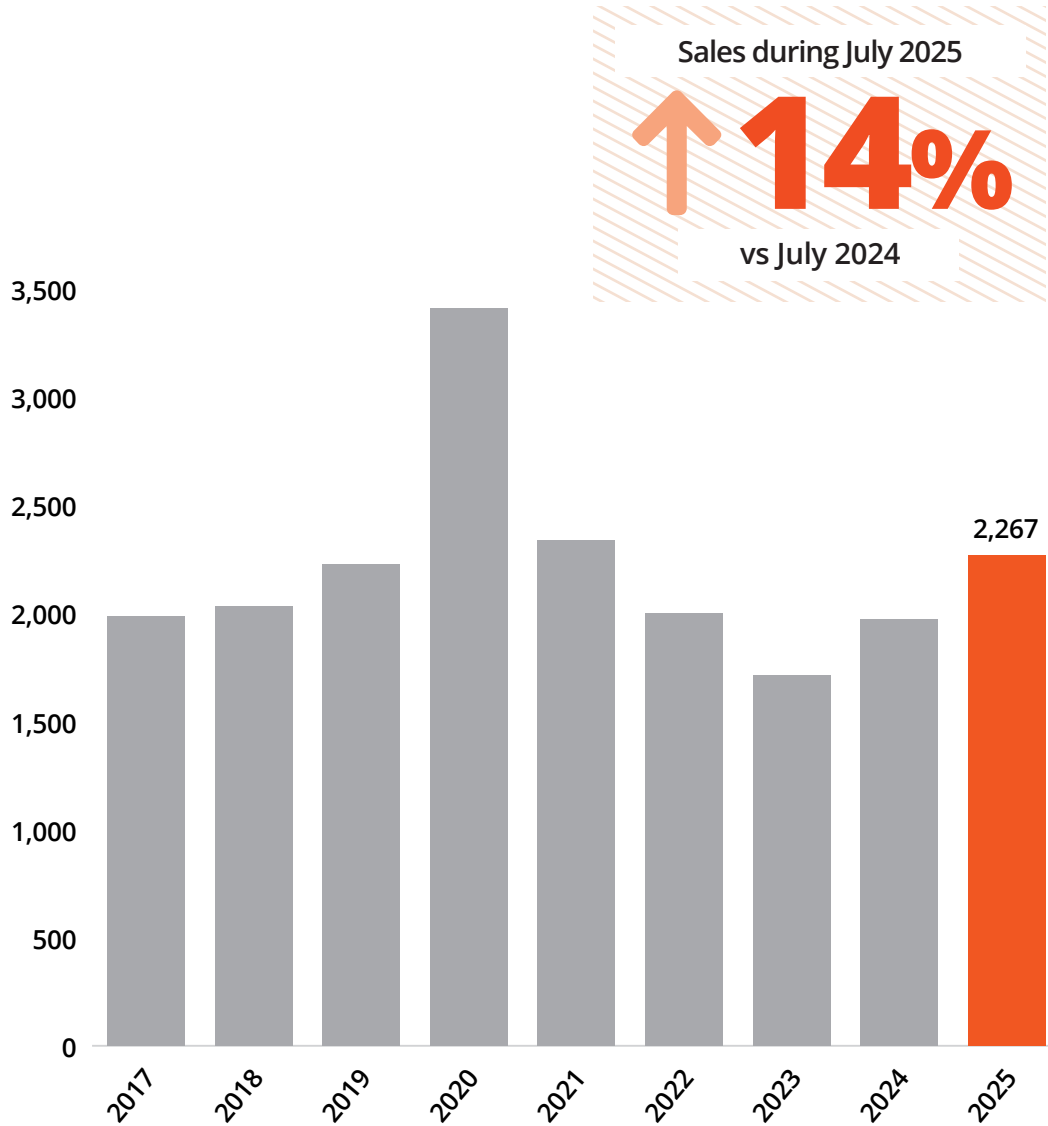
-16.5%

WEBSITE TRAFFIC

+13.3%

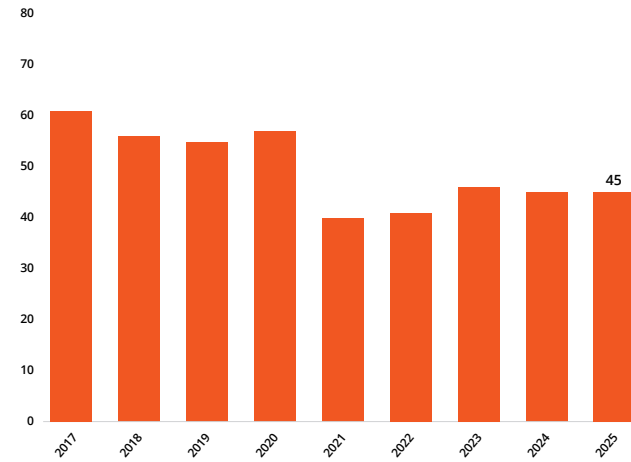
Note: House prices based on listed prices of all properties excluding new homes. Inflation based on CPI index. % based on year on year growth rates.

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



Speed of market

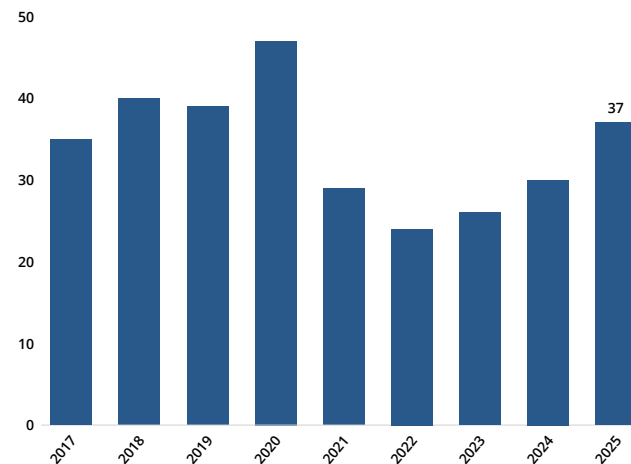
Average days to reach 'sale agreed' during July, 2017-2025



Average listed time to reach **sale agreed** in July 2025 vs July 2024:
45 days vs 45 days

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

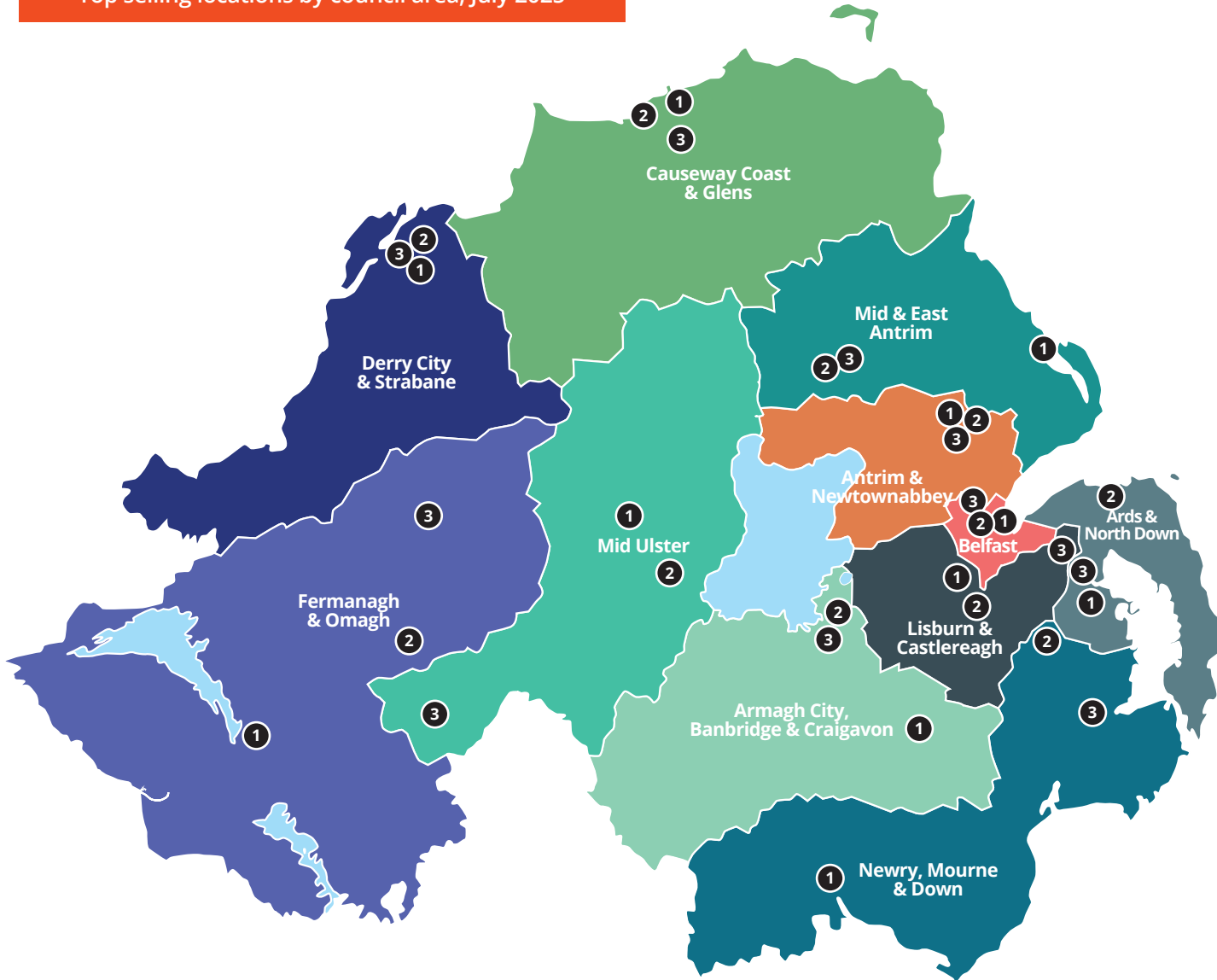
Average days to reach 'let agreed' during July, 2017-2025



Average listed time to reach **let agreed** in July 2025 vs July 2024:
37 days vs 30 days

Typical time to **let agreed** **7 days slower** compared to July 2024.

Top selling locations by council area, July 2025



Antrim & Newtownabbey		
1	Ballyclare West	18 sales
2	Ballyclare East	14 sales
3	Ballyrobert	14 sales

Ards & North Down		
1	Comber South	18 sales
2	Harbour	17 sales
3	Comber West	15 sales

Armagh, Banbridge & Craigavon		
1	Banbridge South	14 sales
2	Knocknashane	11 sales
3	Brownlow	11 sales

Belfast		
1	Central	24 sales
2	Windsor	21 sales
3	Blackstaff	13 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	24 sales
2	Portstewart	17 sales
3	Dundooan	9 sales

Derry & Strabane		
1	Drumahoe	15 sales
2	Caw	10 sales
3	Ebrington	7 sales

Fermanagh & Omagh		
1	Castlecoole	6 sales
2	Fintona	6 sales
3	Coolnagard	4 sales

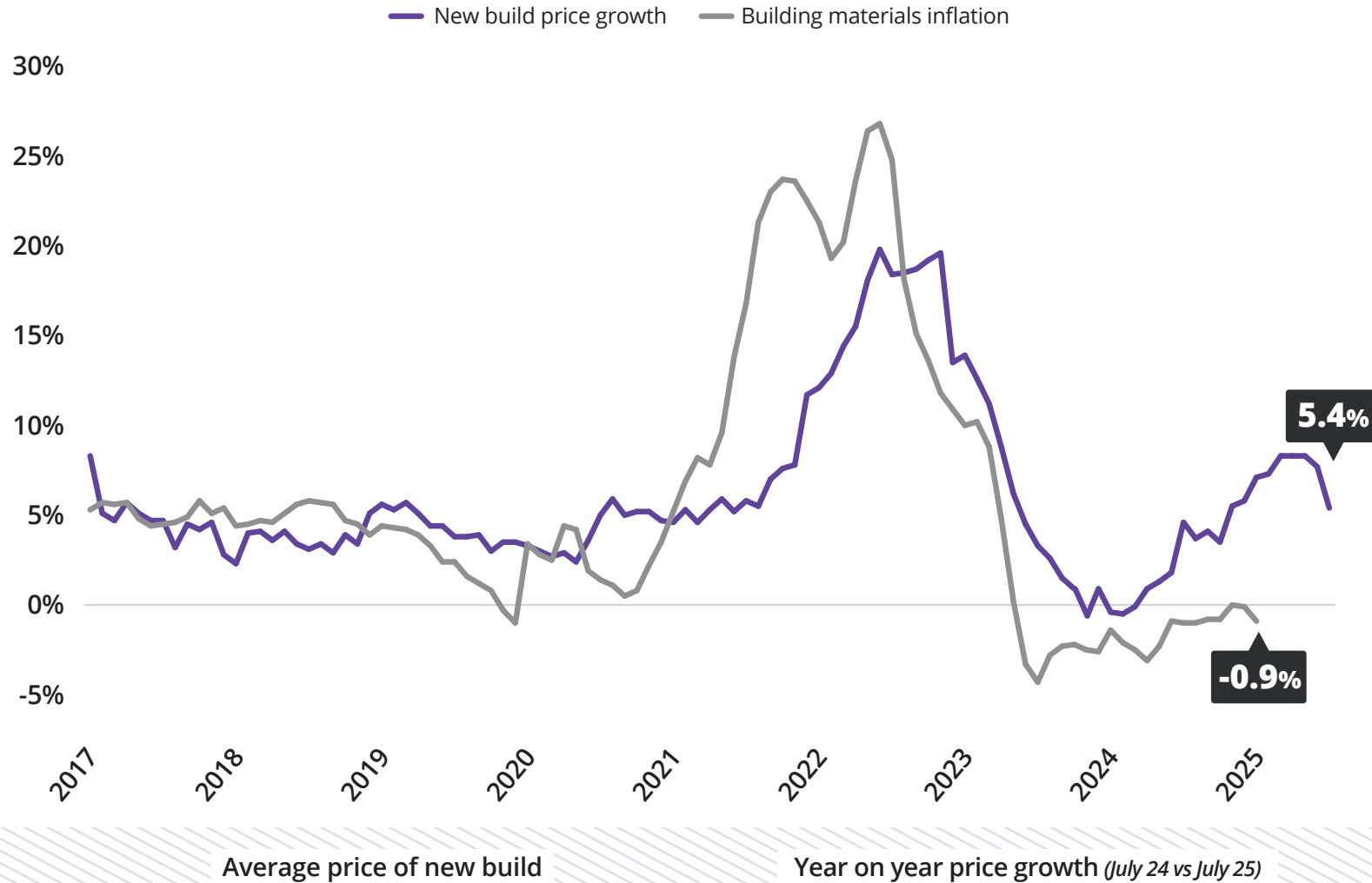
Lisburn & Castlereagh		
1	White Mountain	14 sales
2	Lagan	12 sales
3	Ballyhanwood	9 sales

Mid & East Antrim		
1	Curren & Inver	9 sales
2	Ardeevin	9 sales
3	Braidwater	8 sales

Mid Ulster		
1	Cookstown West	6 sales
2	Coalisland South	6 sales
3	Fivemiletown	6 sales

Newry, Mourne & Down		
1	Drumalane	12 sales
2	Saintfield	10 sales
3	Quoile	9 sales

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



Average listed prices by number of bedrooms

 Houses

£249,477 

£220,970 

£345,447 

£541,884 

vs

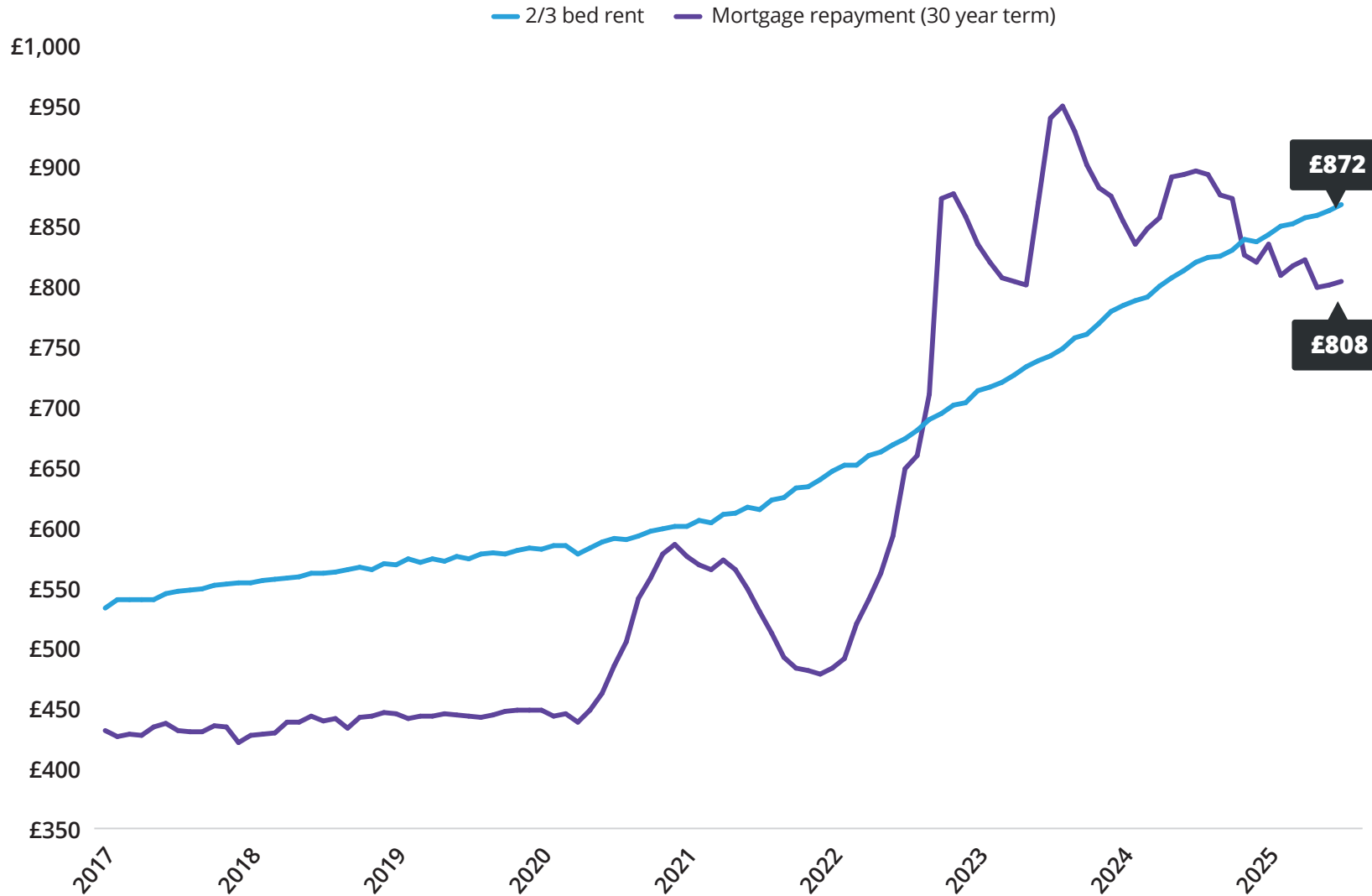
 Apartments

£199,543 

£285,076 

£425,149 

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



AVERAGE FIRST TIME BUYER HOUSE PRICE

£182,595

10% DEPOSIT

£18,260

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£808

AVERAGE EQUIVALENT RENT

£872

*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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