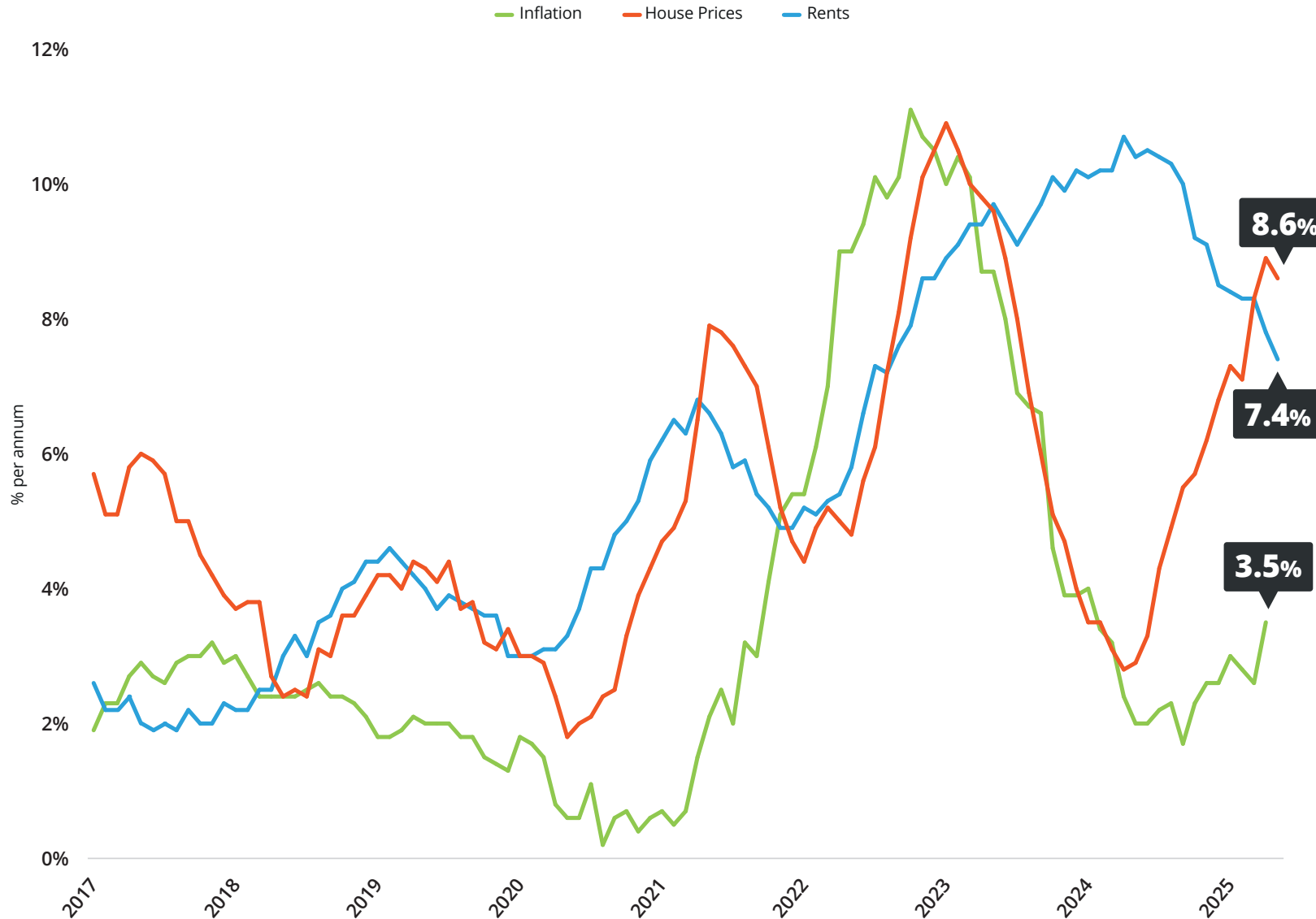


# PropertyPal Monthly Market Snapshot:

May 2025



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



## May 2025 vs May 2024

### SALES ENQUIRIES

**+6.2%**

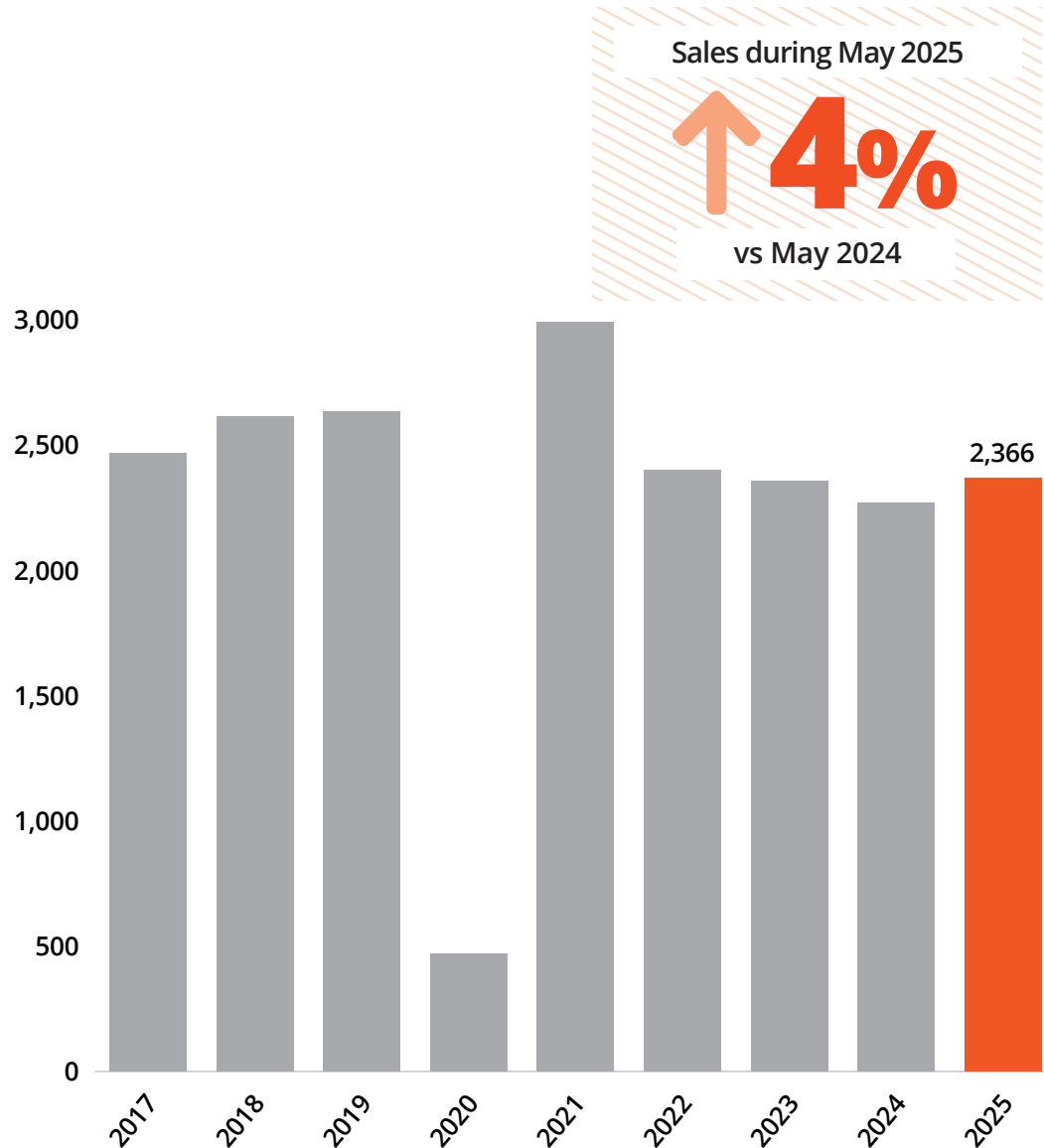
### RENTAL ENQUIRIES

**-0.9%**

### WEBSITE TRAFFIC

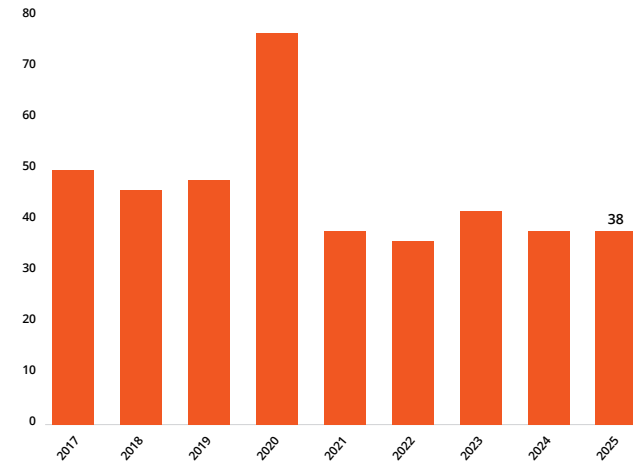
**+5.7%**

## House sales across N.Ireland during May, 2017-2025



## Speed of market

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



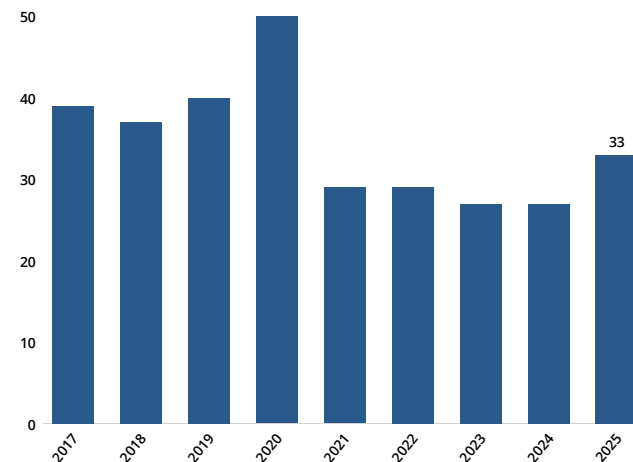
Average listed time to reach **sale agreed** in May 2025  
vs May 2024:

**38 days vs 38 days**

Typical time to **sale agreed**  
**is the same**

compared to May 2024.

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



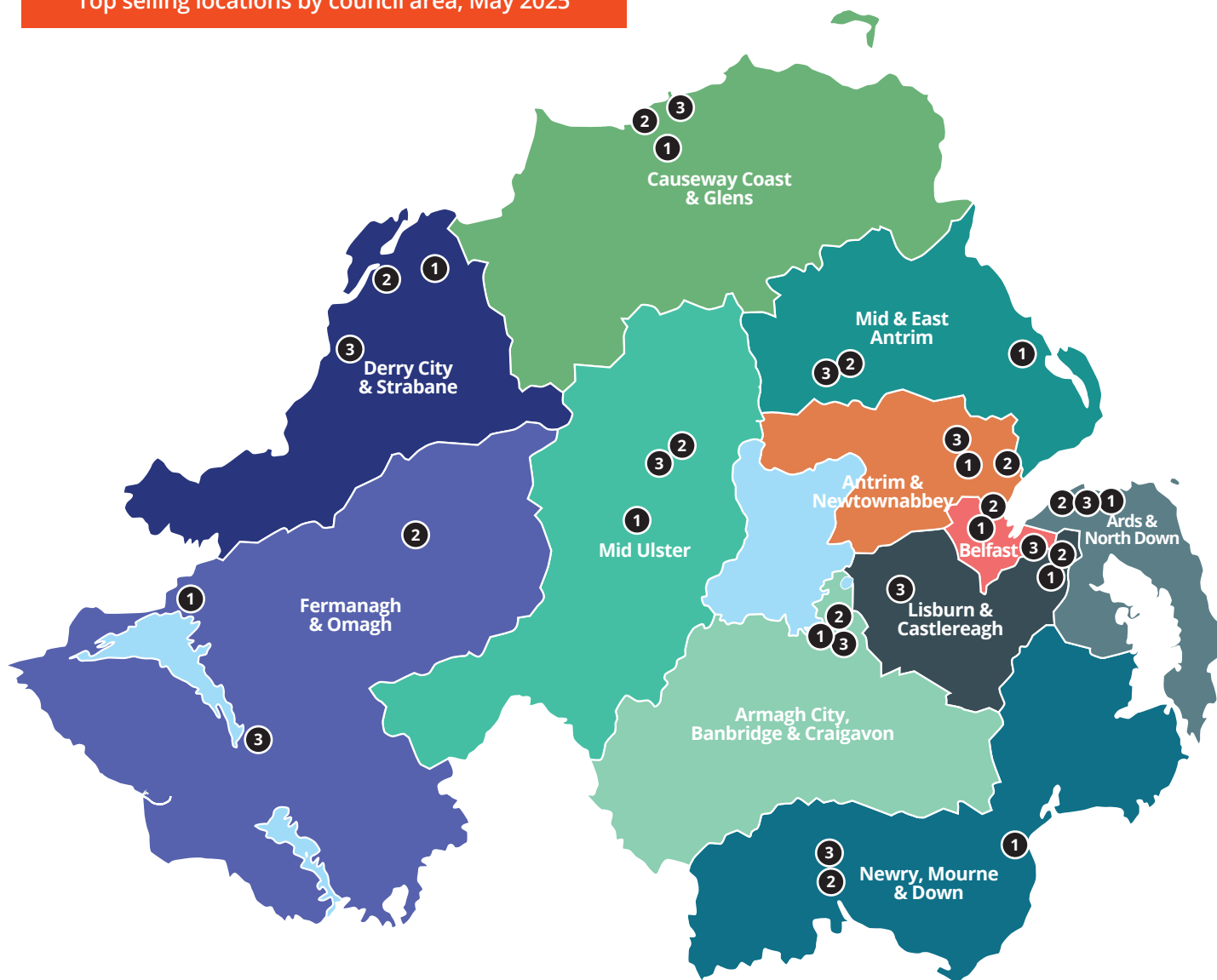
Average listed time to reach **let agreed** in May 2025  
vs May 2024:

**33 days vs 27 days**

Typical time to **let agreed**  
**6 days slower**

compared to May 2024.

## Top selling locations by council area, May 2025



Antrim & Newtownabbey		
1	Mallusk	17 sales
2	Rostulla	15 sales
3	Ballyrobert	13 sales

Ards & North Down		
1	Harbour	18 sales
2	Cultra	15 sales
3	Rathgael	13 sales

Armagh, Banbridge & Craigavon		
1	Mourneview	17 sales
2	Knocknashane	11 sales
3	Waringstown	11 sales

Belfast		
1	Windsor	31 sales
2	Duncairn	21 sales
3	Belvoir	16 sales

Causeway Coast & Glens		
1	Windy Hall	40 sales
2	Portstewart	19 sales
3	Portrush & Dunluce	14 sales

Derry & Strabane		
1	Drumahoe	11 sales
2	New Buildings	9 sales
3	Artigarvan	6 sales

Fermanagh & Omagh		
1	Belleek and Boa	8 sales
2	Killyclogher	8 sales
3	Castlecoole	7 sales

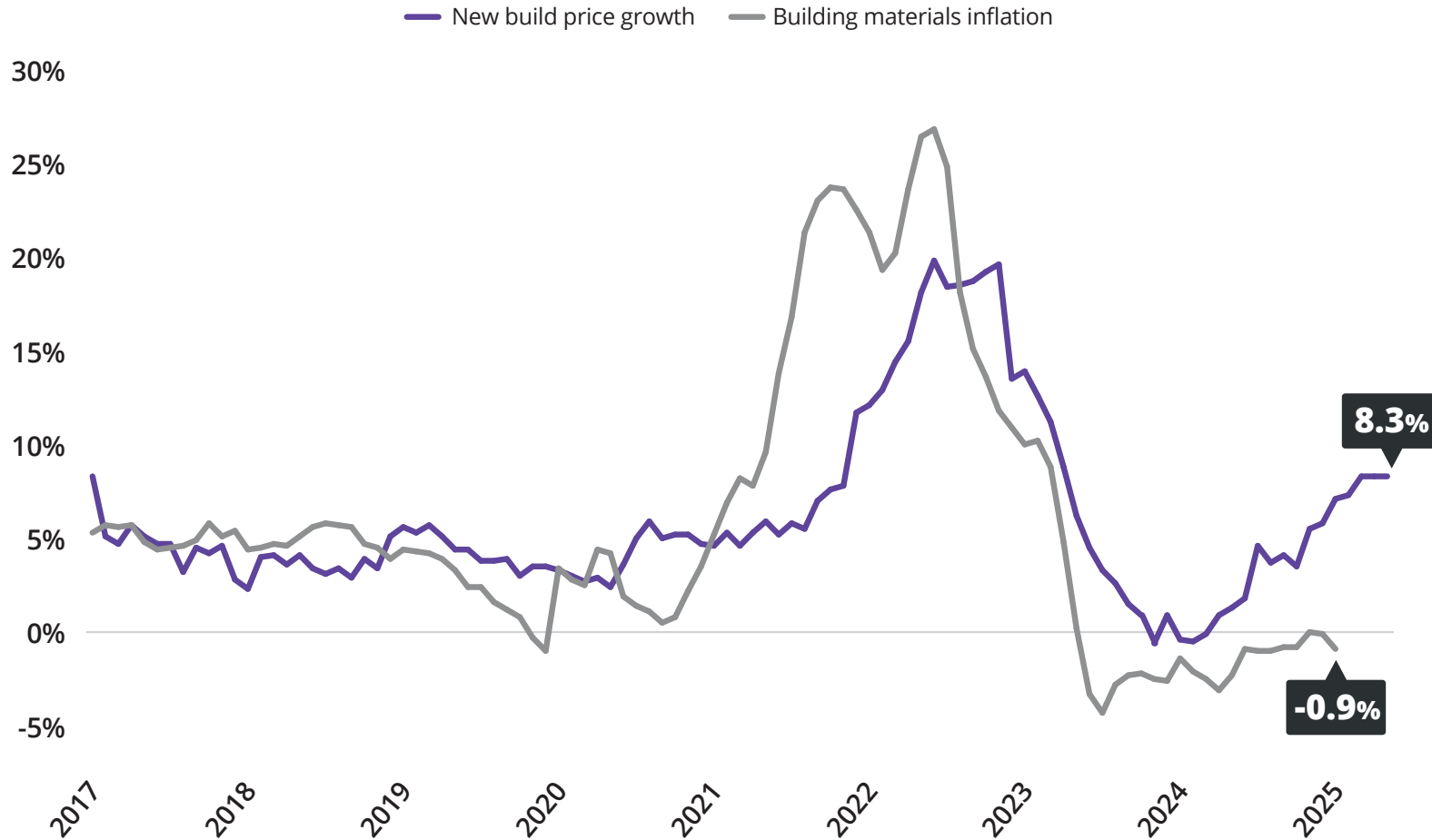
Lisburn & Castlereagh		
1	Carryduff West	15 sales
2	Ballyhanwood	14 sales
3	Maghaberry	12 sales

Mid & East Antrim		
1	Craigahill	17 sales
2	Braidwater	14 sales
3	Ardeevin	12 sales

Mid Ulster		
1	Cookstown East	14 sales
2	Glebe	9 sales
3	Coolshinny	6 sales

Newry, Mourne & Down		
1	Donard	9 sales
2	Drumalane	9 sales
3	Ballybot	8 sales

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



Average price of new build

**£260,100**

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

**↑ 8.3%**

Average listed prices by number of bedrooms



Houses

**£230,700**

**£218,700**

**£344,600**

**£520,900**

vs



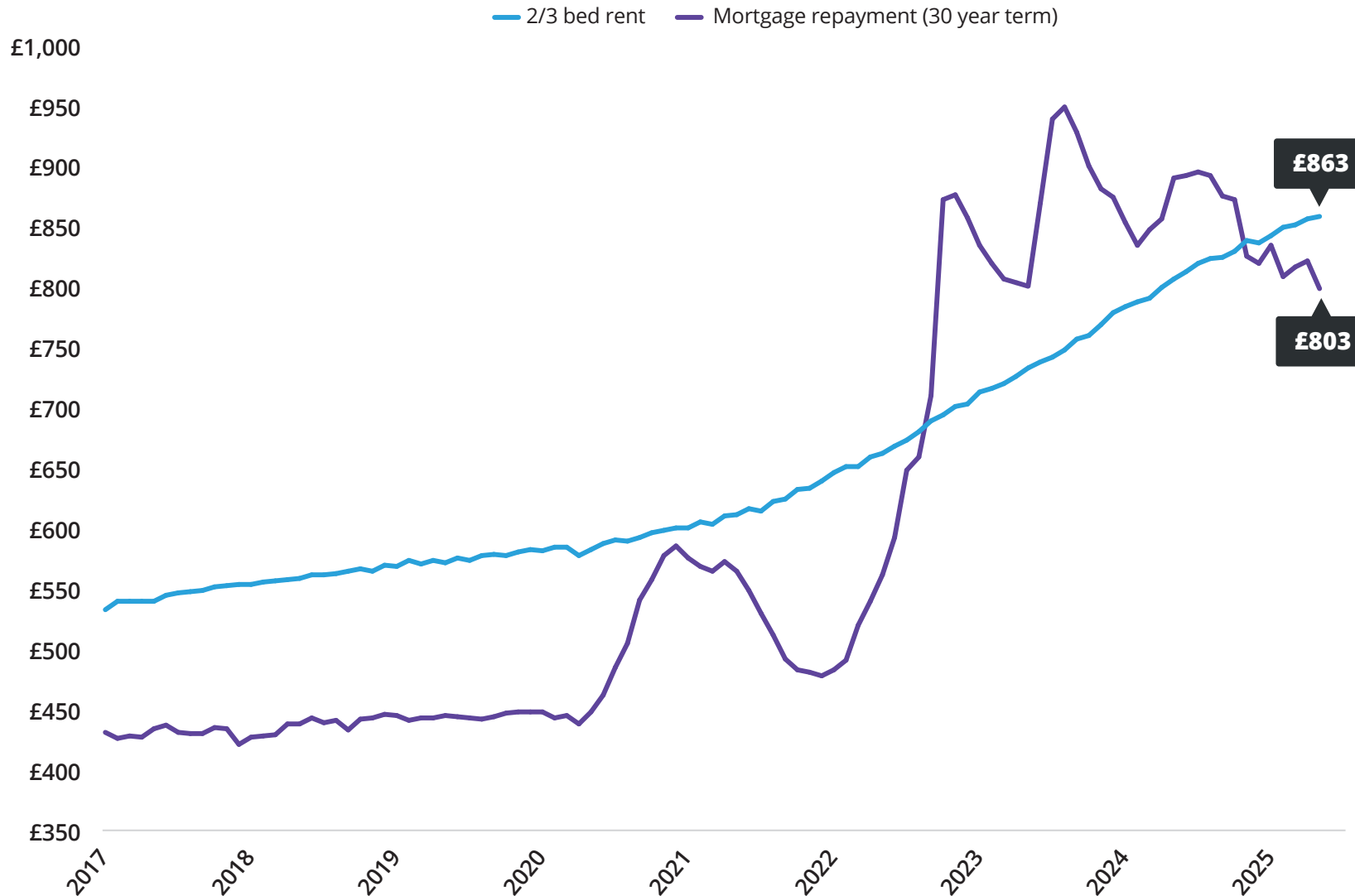
Apartments

**£216,700**

**£333,600**

**£358,200**

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



AVERAGE FIRST TIME BUYER  
HOUSE PRICE

**£181,300**

10% DEPOSIT

**£18,100**

AVERAGE FIRST TIME BUYER  
MORTGAGE REPAYMENT\*

**£803**

AVERAGE EQUIVALENT RENT

**£863**

\*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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