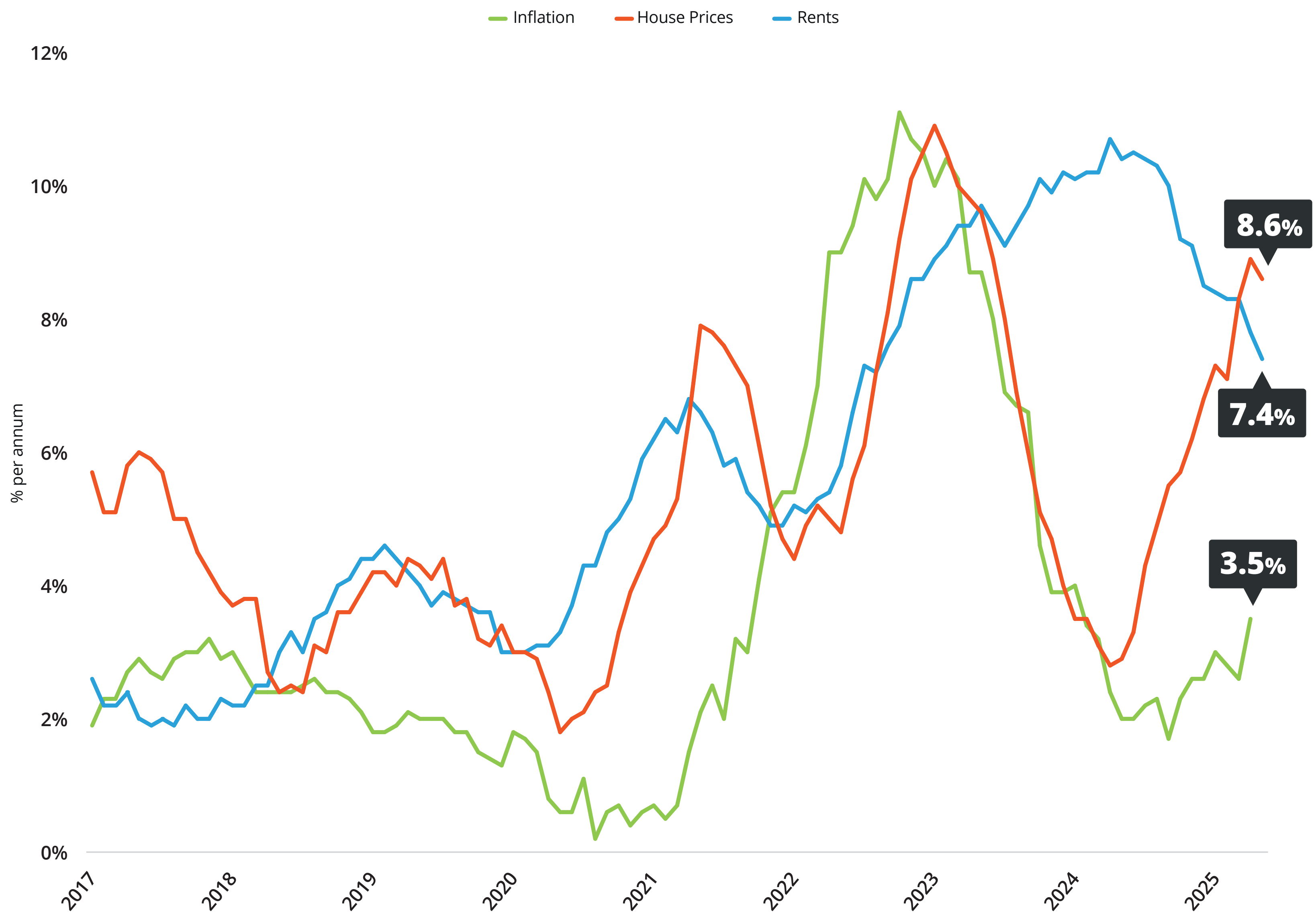
PropertyPal Monthly Market Snapshot:
May 2025

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%

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.

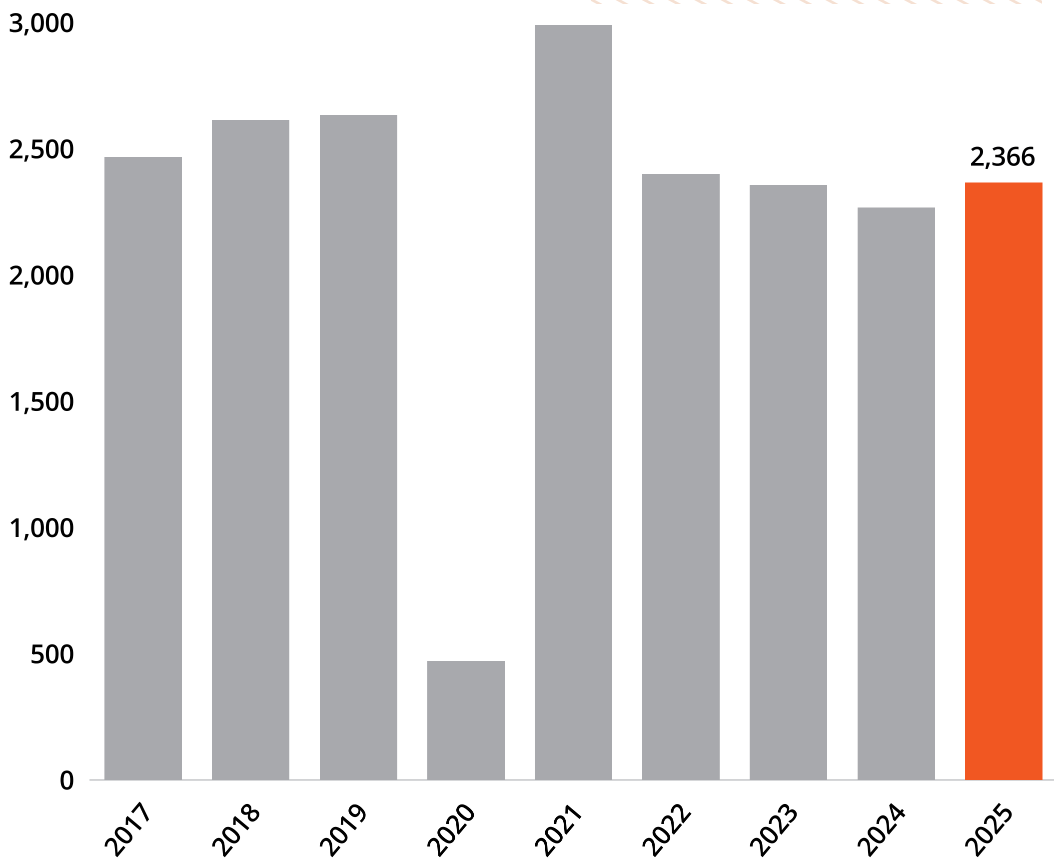
Sales & Rental Activity Snapshot: May 2025

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

Sales during May 2025

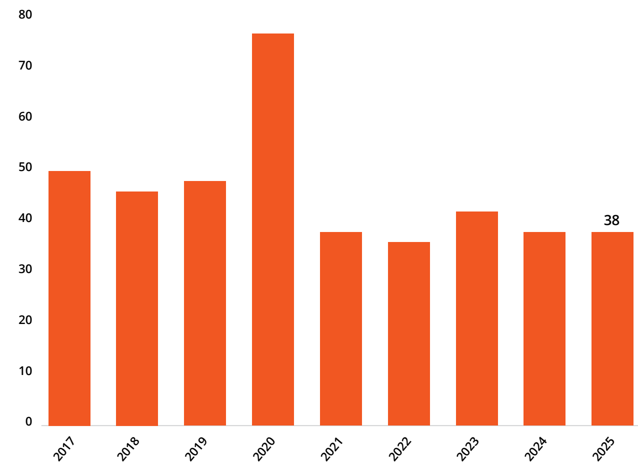
↑ 4%

vs May 2024



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:

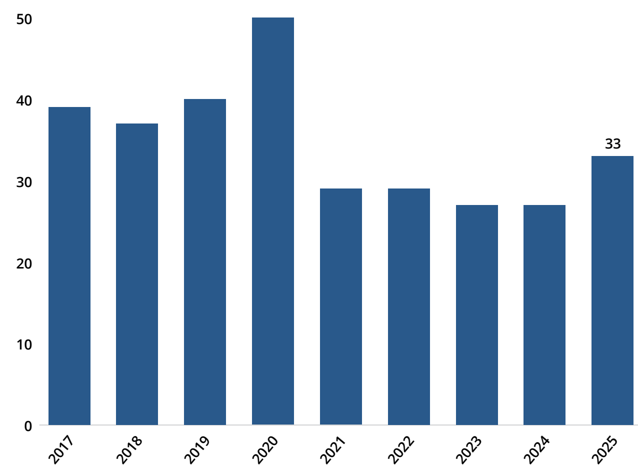
38 days vs **38 days**

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**

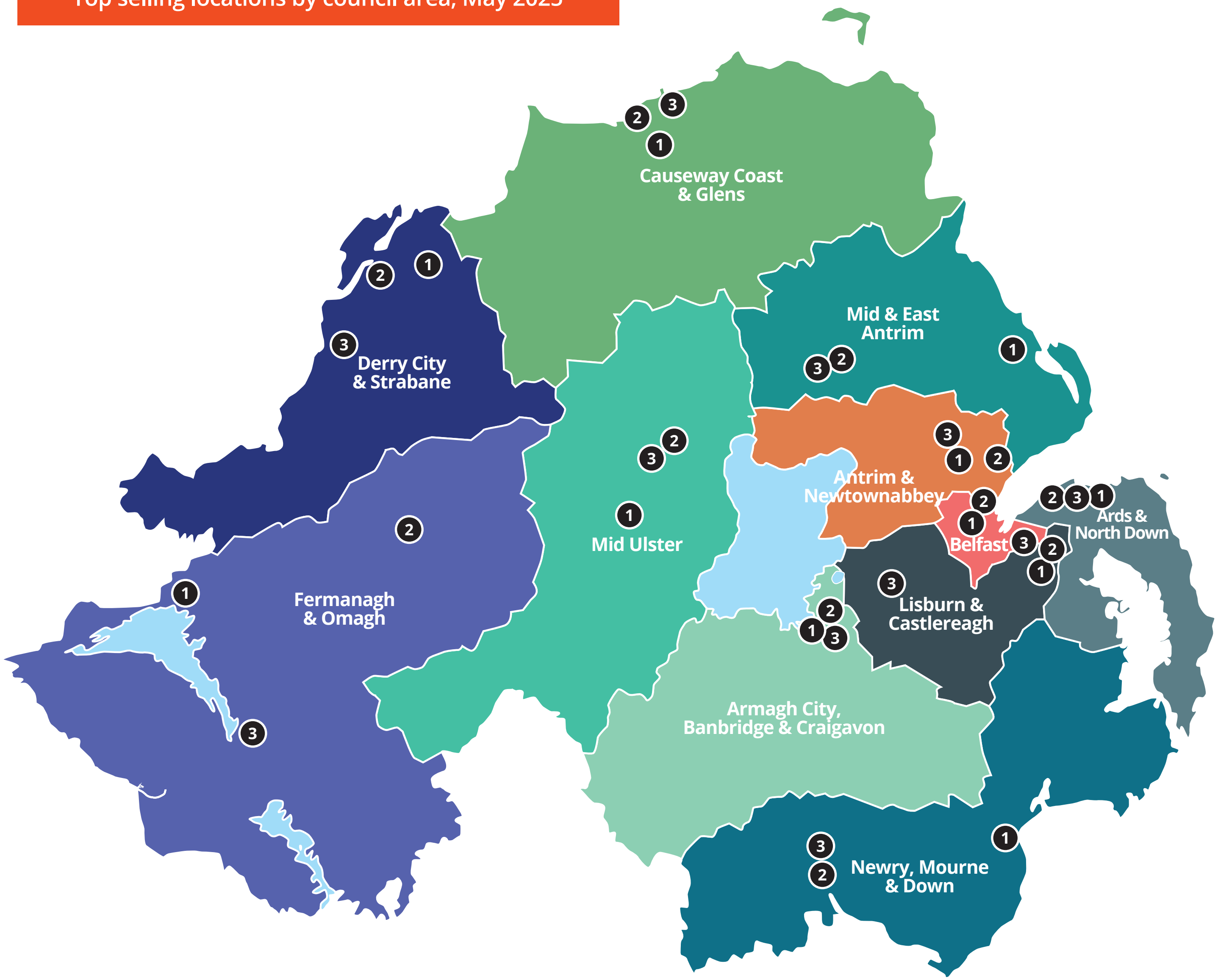
Typical time to **let agreed**

6 days slower

compared to May 2024.

Sales Activity Snapshot: May 2025

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

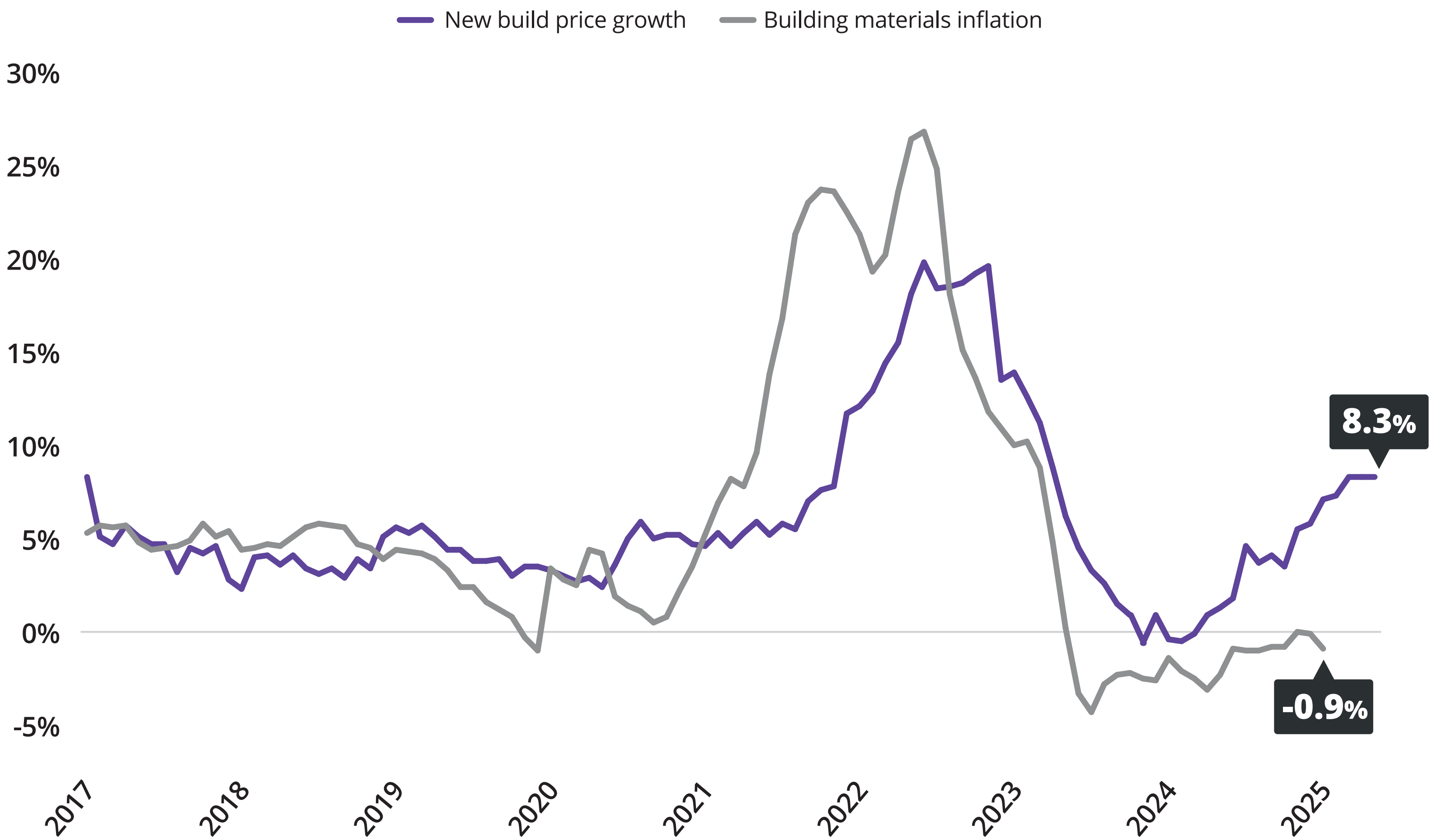
Mid & East Antrim		
1	Craigyhill	17 sales
2	Braidwater	14 sales
3	Ardeevin	12 sales

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

New Build Price and Construction Inflation Snapshot: May 2025

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** (2 bedrooms)
- **£218,700** (3 bedrooms)
- **£344,600** (4 bedrooms)
- **£520,900** (5 bedrooms)

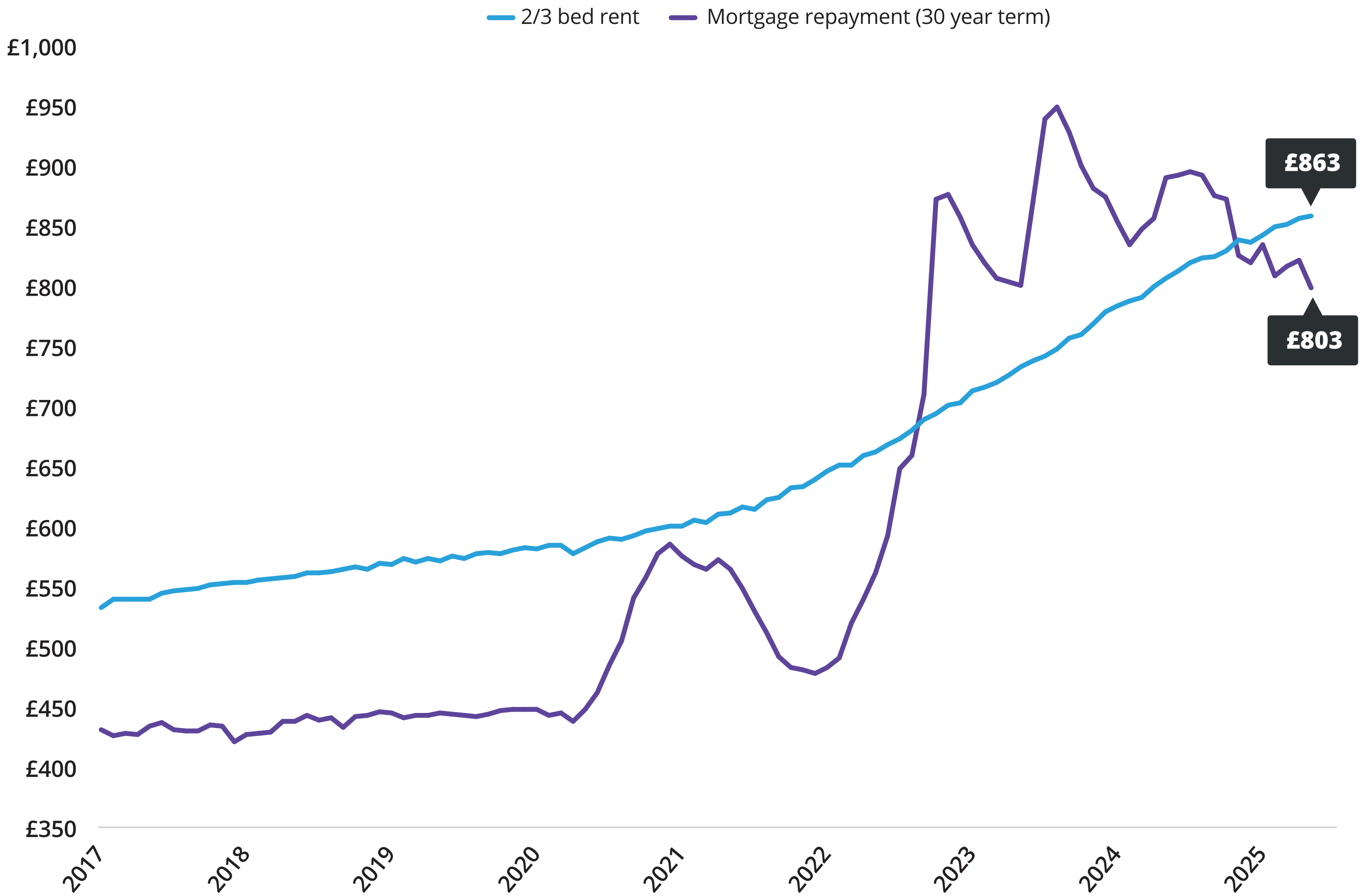
vs

Apartments

- **£216,700** (1 bedroom)
- **£333,600** (2 bedrooms)
- **£358,200** (3 bedrooms)

Affordability Snapshot: May 2025 (Mortgage Rate Context)

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



*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.

AVERAGE FIRST TIME BUYER HOUSE PRICE

£181,300

10% DEPOSIT

£18,100

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*

£803

AVERAGE EQUIVALENT RENT

£863

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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.