

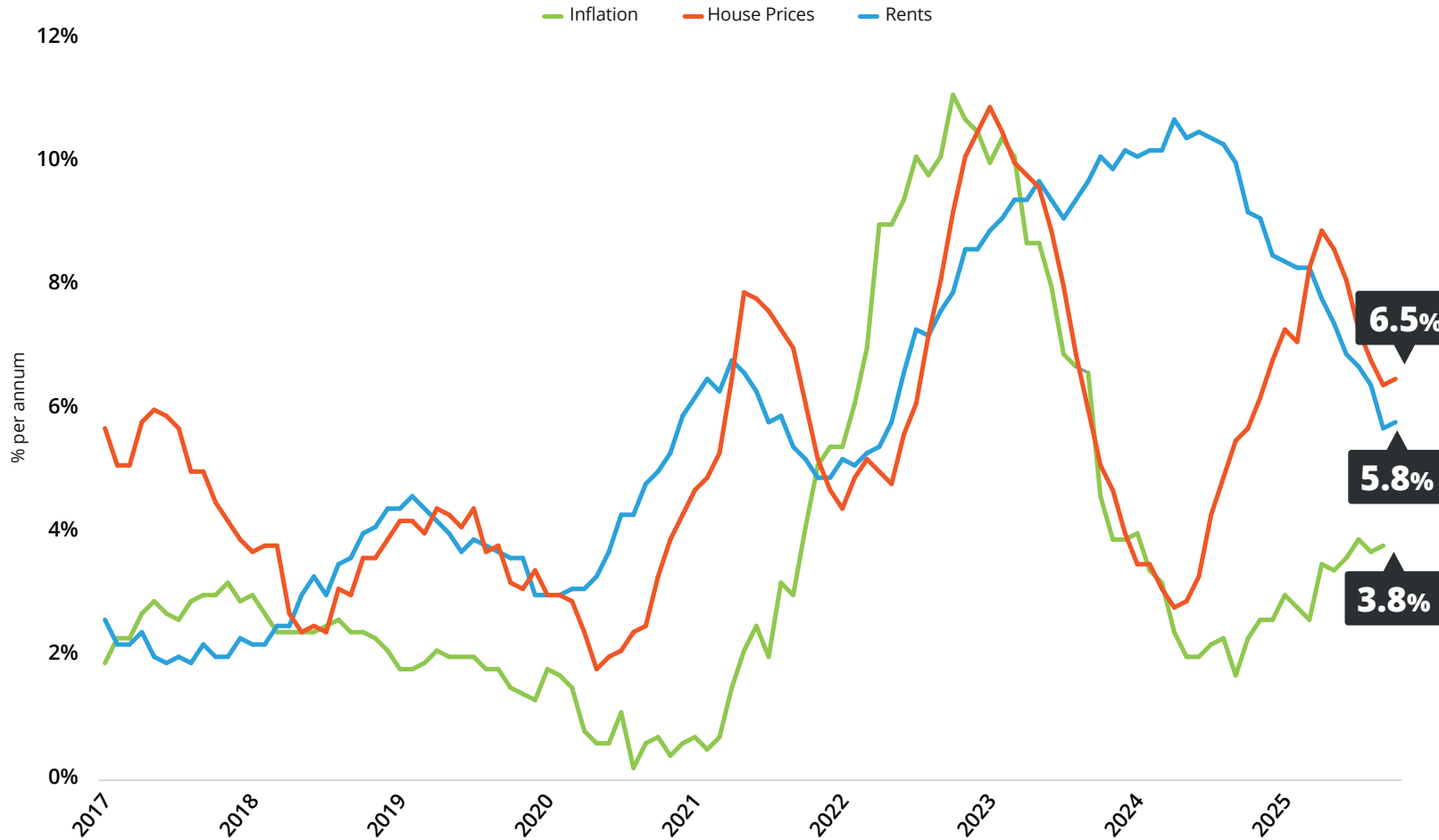
PropertyPal Monthly Market Snapshot: October 2025





Market Snapshot: October 2025

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



Average House Price

£237,918

Average Rent

£992

October 2025 vs October 2024

SALES ENQUIRIES

+21.7%

RENTAL ENQUIRIES

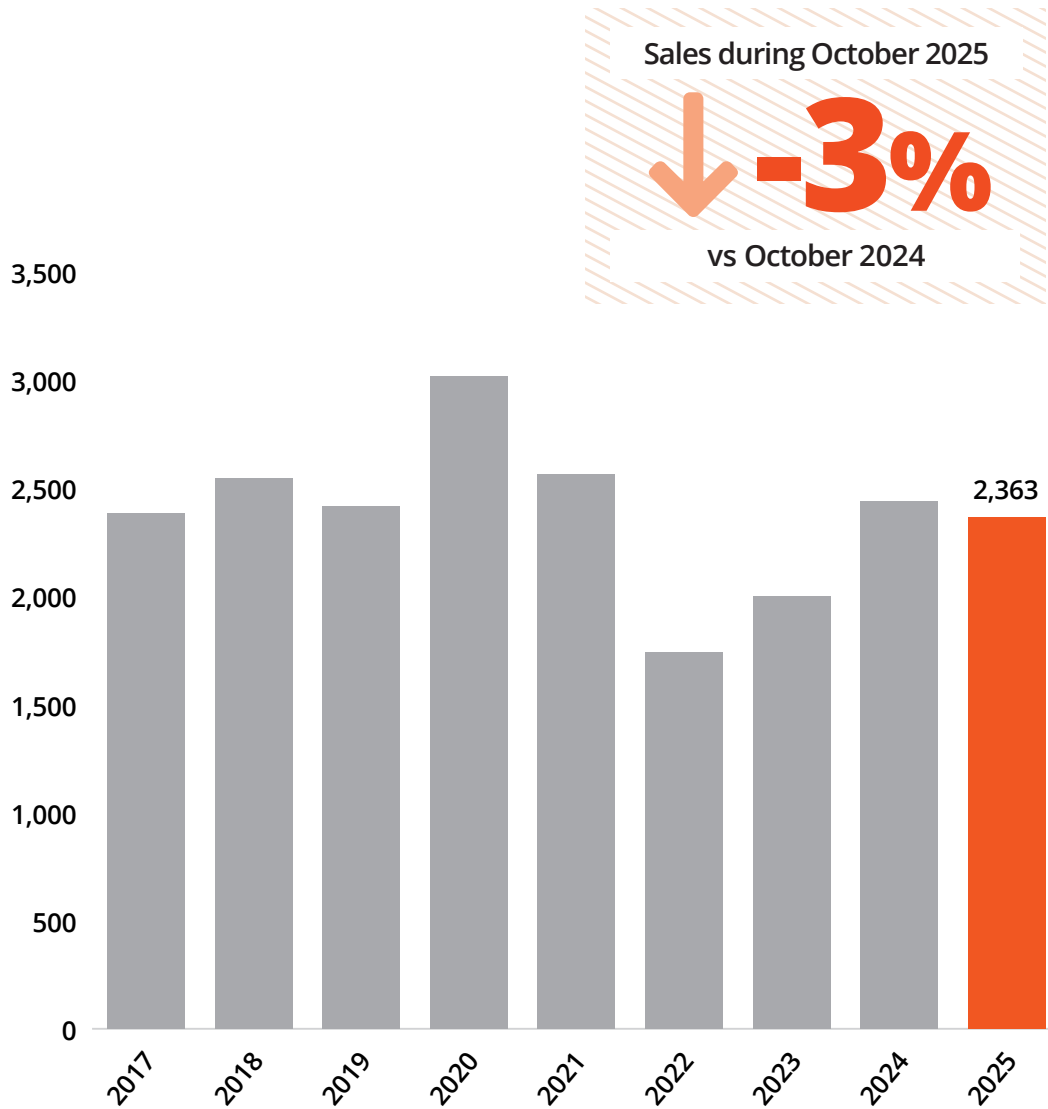
-4.1%

WEBSITE TRAFFIC

+6.9%

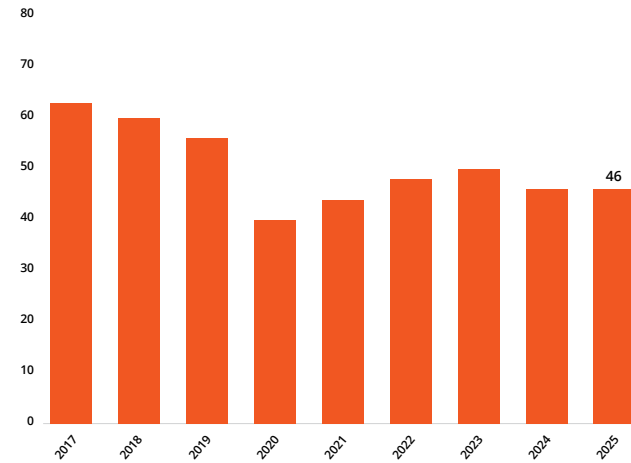
Note: House prices based on listed prices of all properties excluding new homes. Inflation based on CPI index. % based on year on year growth rates.

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



Speed of market

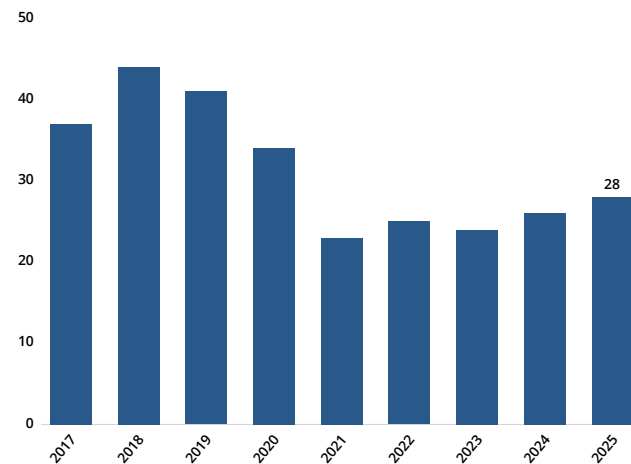
Average days to reach 'sale agreed' during October, 2017-2025



Average listed time to reach **sale agreed** in October 2025 vs October 2024:
46 days vs 46 days

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

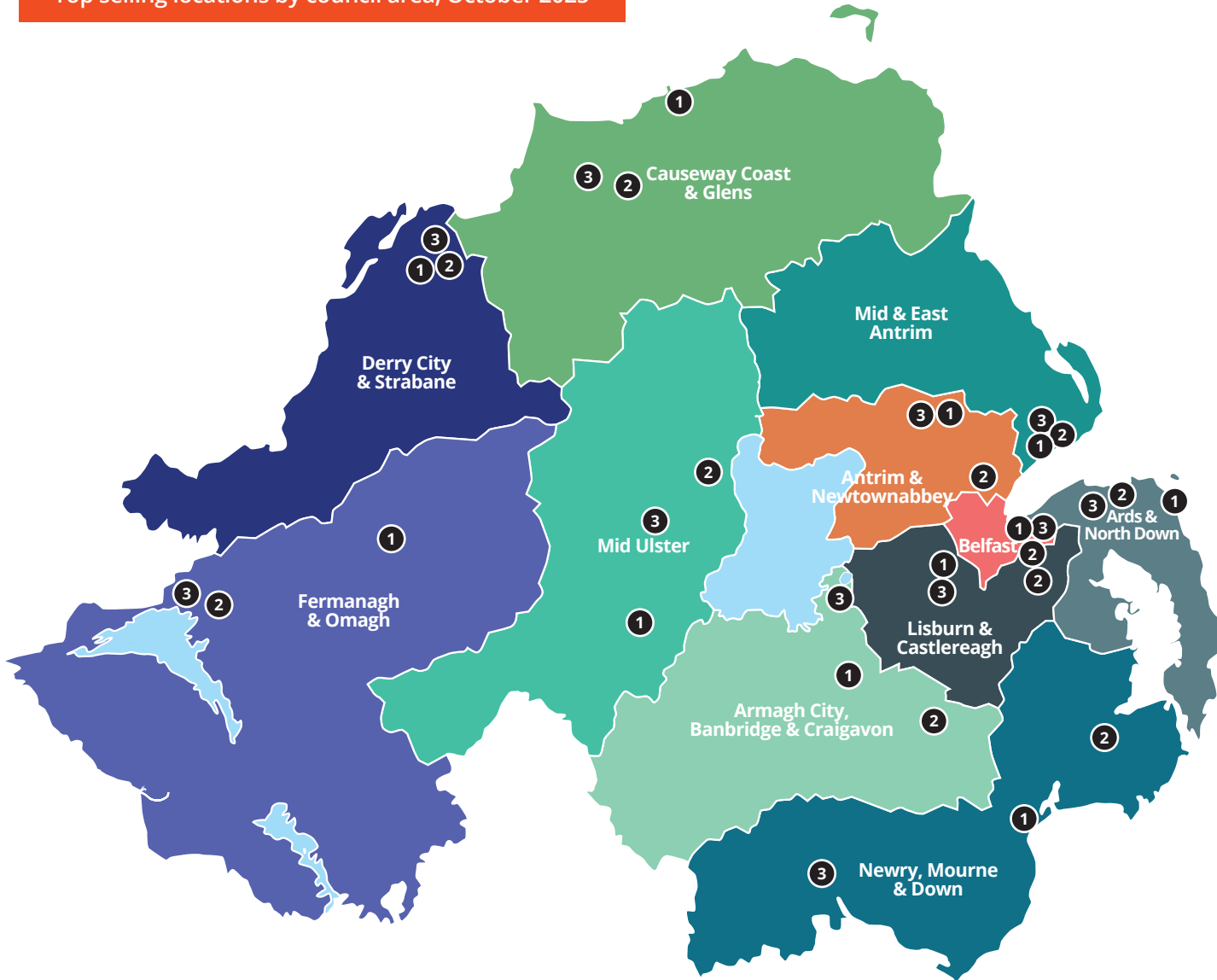
Average days to reach 'let agreed' during October, 2017-2025



Average listed time to reach **let agreed** in October 2025 vs October 2024:
28 days vs 26 days

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

Top selling locations by council area, October 2025



Antrim & Newtownabbey		
1	Ballyclare West	15 sales
2	Glengormley	12 sales
3	Doagh	12 sales

Ards & North Down		
1	Donaghadee	17 sales
2	Ballygrainey	17 sales
3	Glen	15 sales

Armagh, Banbridge & Craigavon		
1	Brownlow	11 sales
2	Banbridge South	10 sales
3	Aghagallon	10 sales

Belfast		
1	Windsor	31 sales
2	Stranmillis	25 sales
3	Sydenham	20 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	16 sales
2	Mountsandel	10 sales
3	Macosquin	7 sales

Derry & Strabane		
1	Drumahoe	17 sales
2	Ebrington	8 sales
3	Enagh	8 sales

Fermanagh & Omagh		
1	Coolnagard	7 sales
2	Ederney and Kesh	7 sales
3	Belleek and Boa	6 sales

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

Mid & East Antrim		
1	Greenisland	12 sales
2	Castle	12 sales
3	Sunnylands	11 sales

Mid Ulster		
1	Killymeal	11 sales
2	The Loup	10 sales
3	Cookstown East	7 sales

Newry, Mourne & Down		
1	Murlough	10 sales
2	Knocknashinna	9 sales
3	Ballybot	8 sales

Annual growth in new build homes market prices, N.Ireland, 2017-2025



Average price of new build
£265,934

Year on year price growth (October 24 vs October 25)
↑ 5.7%

Average listed prices by number of bedrooms

Houses

£239,079

£224,686

£347,705

£542,351

vs

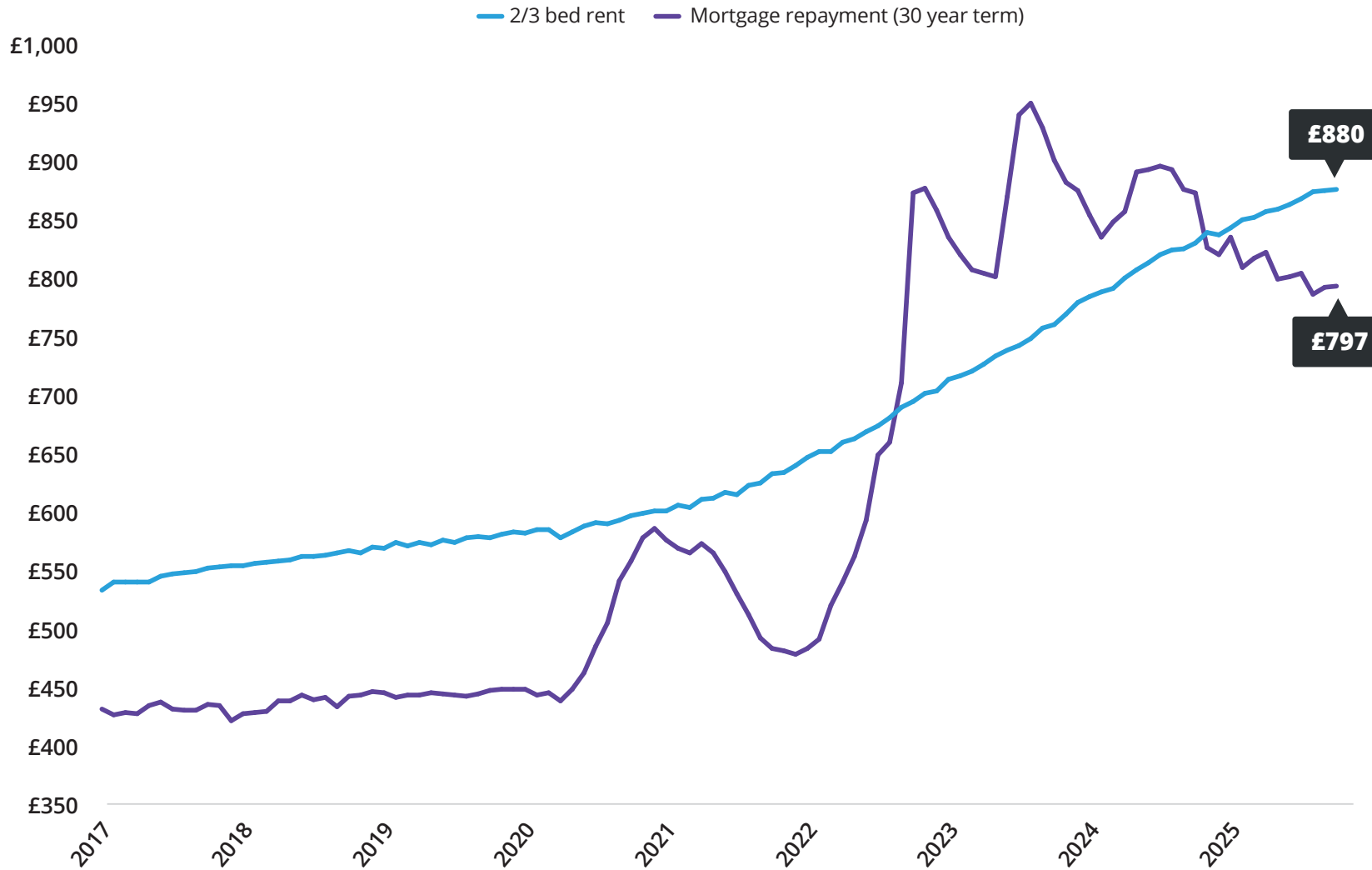
Apartments

£178,963

£267,279

£486,635

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



AVERAGE FIRST TIME BUYER HOUSE PRICE
£185,583

10% DEPOSIT
£18,558

AVERAGE FIRST TIME BUYER MORTGAGE REPAYMENT*
£797

AVERAGE EQUIVALENT RENT
£880

*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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