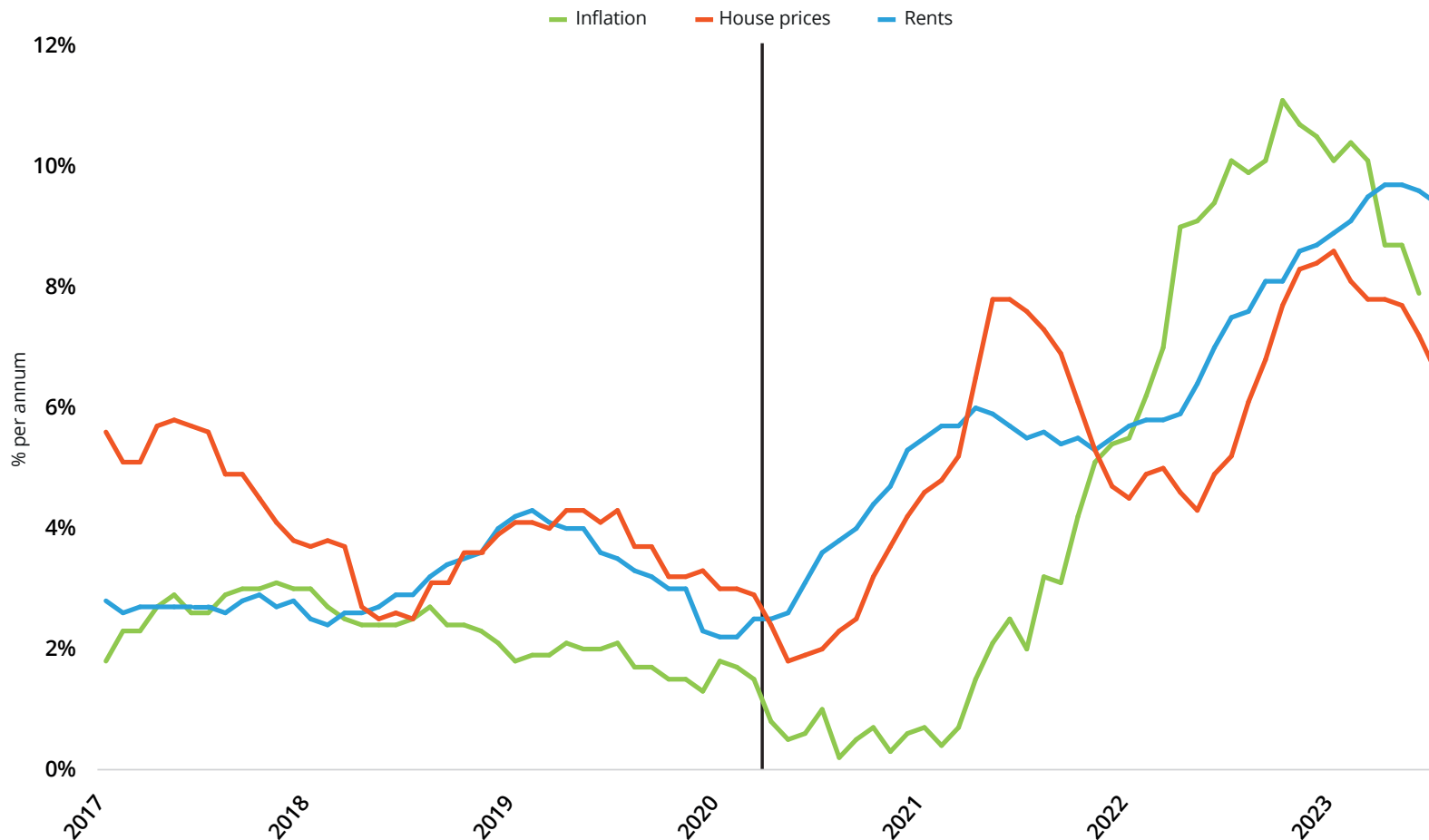


PropertyPal Monthly Market Snapshot:

July 2023



House Prices, Rents & Inflation, % growth per annum, 2017-2023



Inflation

7.9%

House prices

6.6%

Rents

9.4%

Demand & Supply Key Metrics: July 2023 vs 2019 & 2022

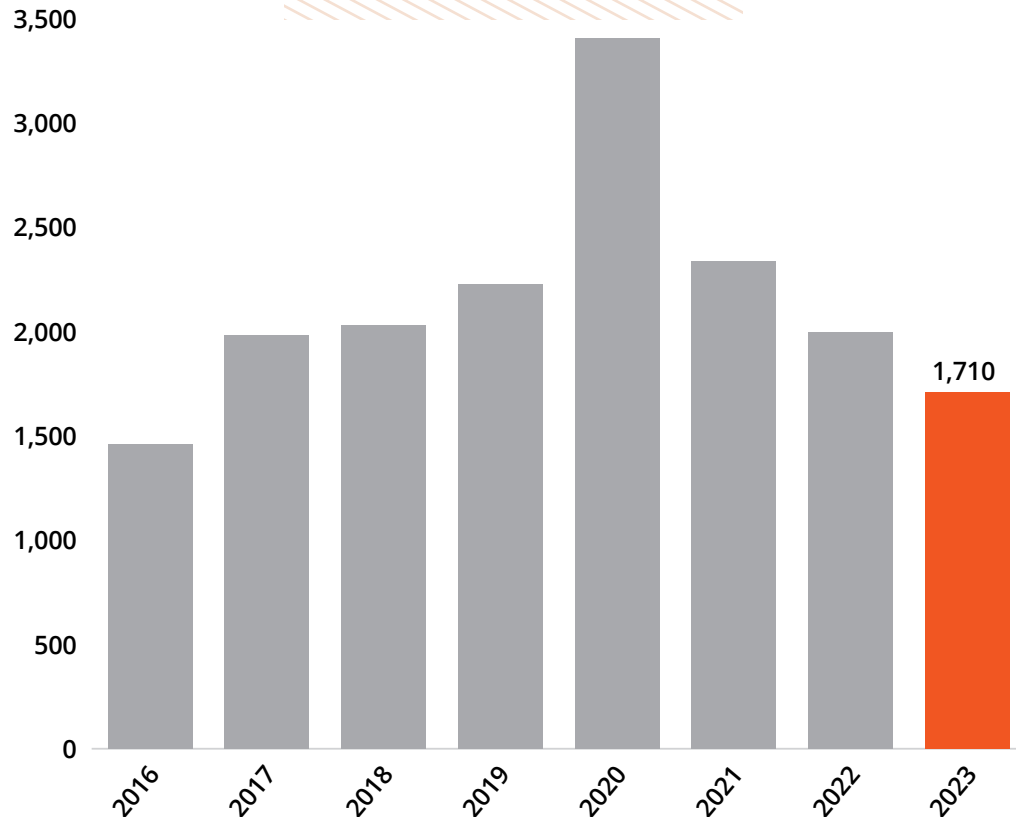
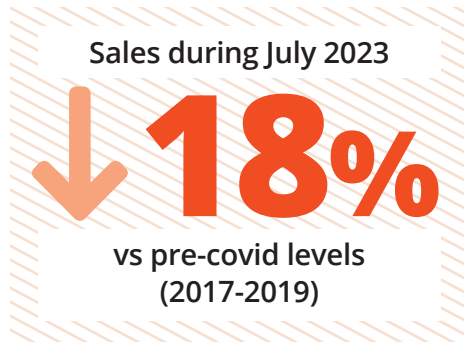
Sales Properties

vs 2019	vs 2022
Enquiries ↑ +35%	Enquiries ↓ -19%
Enquiries per property 7	Enquiries per property 10
New Inventory ↓ -9%	New Inventory ↓ -16%
Total Inventory ↓ -35%	Total Inventory ↑ +16%

Rental Properties

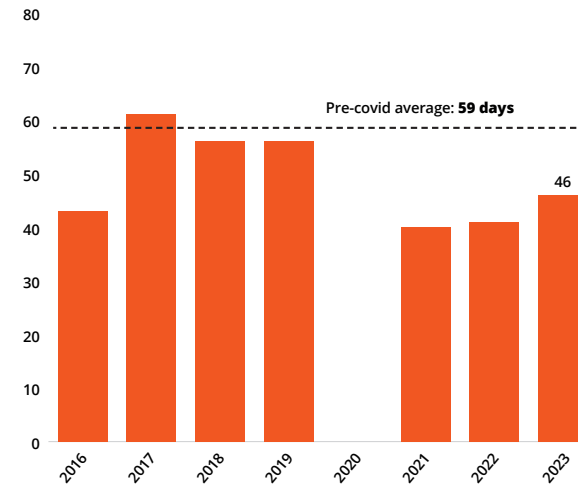
vs 2019	vs 2022
Enquiries ↑ +182%	Enquiries ↓ -1%
Enquiries per property 19	Enquiries per property 89
New Inventory ↓ -41%	New Inventory ↓ -5%
Total Inventory ↓ -53%	Total Inventory ↑ +1%

House sales across N.Ireland during July, 2016-2023



Speed of market

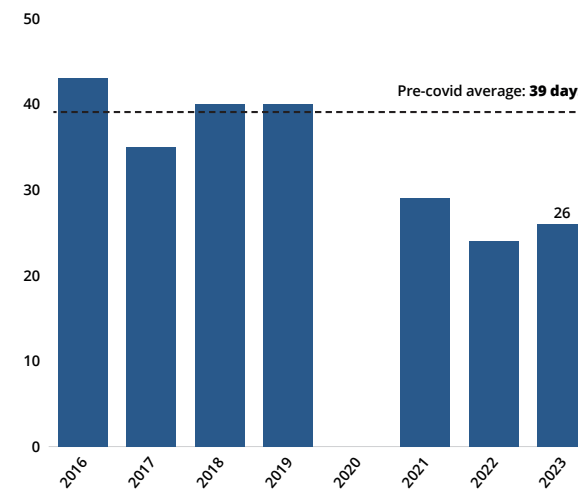
Average days to reach 'sale agreed' during July, 2016-2023



Average listed time to reach **sale agreed** in July 2023 vs pre-covid average in July 2017-2019:
46 days vs 59 days

Typical time to **sale agreed**
13 days faster
compared to 'normal market' conditions.

Average days to reach 'let agreed' during July, 2016-2023



Average listed time to reach **let agreed** in July 2023 vs pre-covid average in July 2017-2019:
26 days vs 39 days

Typical time to **let agreed**
13 days faster
compared to 'normal market' conditions.

Top selling locations by council area, July 2023



Antrim & Newtownabbey		
1	Mallusk	14 sales
2	Steeple	11 sales
3	Stiles	10 sales

Ards & North Down		
1	Rathgael	13 sales
2	Ballygrainey	10 sales
3	Warren	10 sales

Armagh, Banbridge & Craigavon		
1	The Mall	10 sales
2	Banbridge West	9 sales
3	Craigavon Centre	9 sales

Belfast		
1	Windsor	18 sales
2	Blackstaff	17 sales
3	Clonard	13 sales

Causeway Coast & Glens		
1	Portrush & Dunluce	8 sales
2	Giant's Causeway	6 sales
3	Waterside	6 sales

Derry & Strabane		
1	Claudy	7 sales
2	Northland	7 sales
3	Ebrington	7 sales

Fermanagh & Omagh		
1	Castlecoole	7 sales
2	Tempo	5 sales
3	Donagh	4 sales

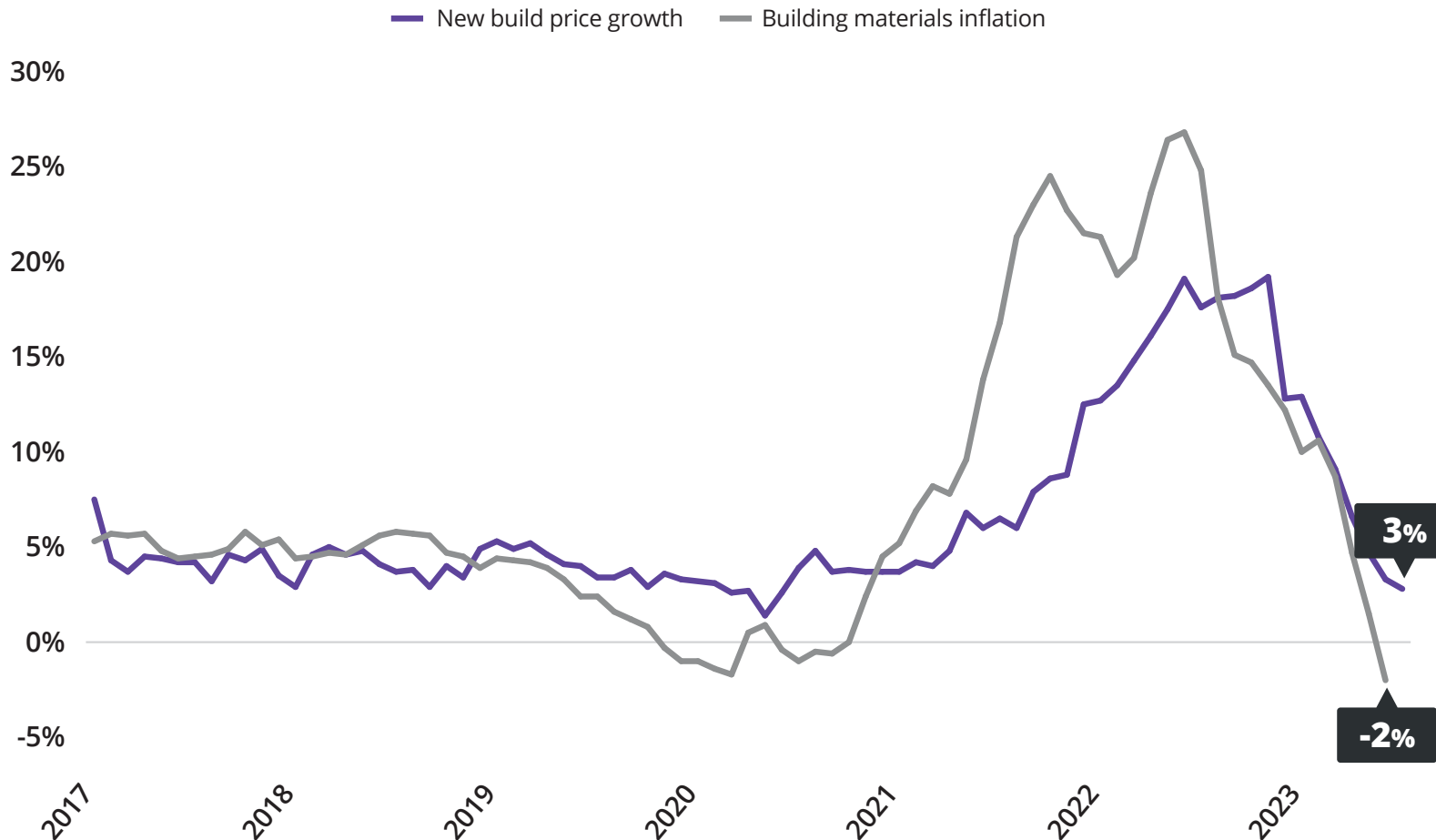
Lisburn & Castlereagh		
1	Ballyhanwood	12 sales
2	Carrowreagh	9 sales
3	Carryduff East	8 sales

Mid & East Antrim		
1	Castle	9 sales
2	Braidwater	8 sales
3	Woodburn	7 sales

Mid Ulster		
1	Moy	4 sales
2	Maghera	3 sales
3	Valley	3 sales

Newry, Mourne & Down		
1	Donard	8 sales
2	Ballybot	7 sales
3	Damolly	7 sales

Annual growth in new build homes market prices and construction materials inflation costs, N.Ireland, 2017-2023



Average price of new build

£233,800

Year on year price growth (Jul 22 vs Jul 23)

↑ 2.8%

Average listed prices
by number of bedrooms



Houses

£192,000

£204,100

£315,000

£561,300

vs



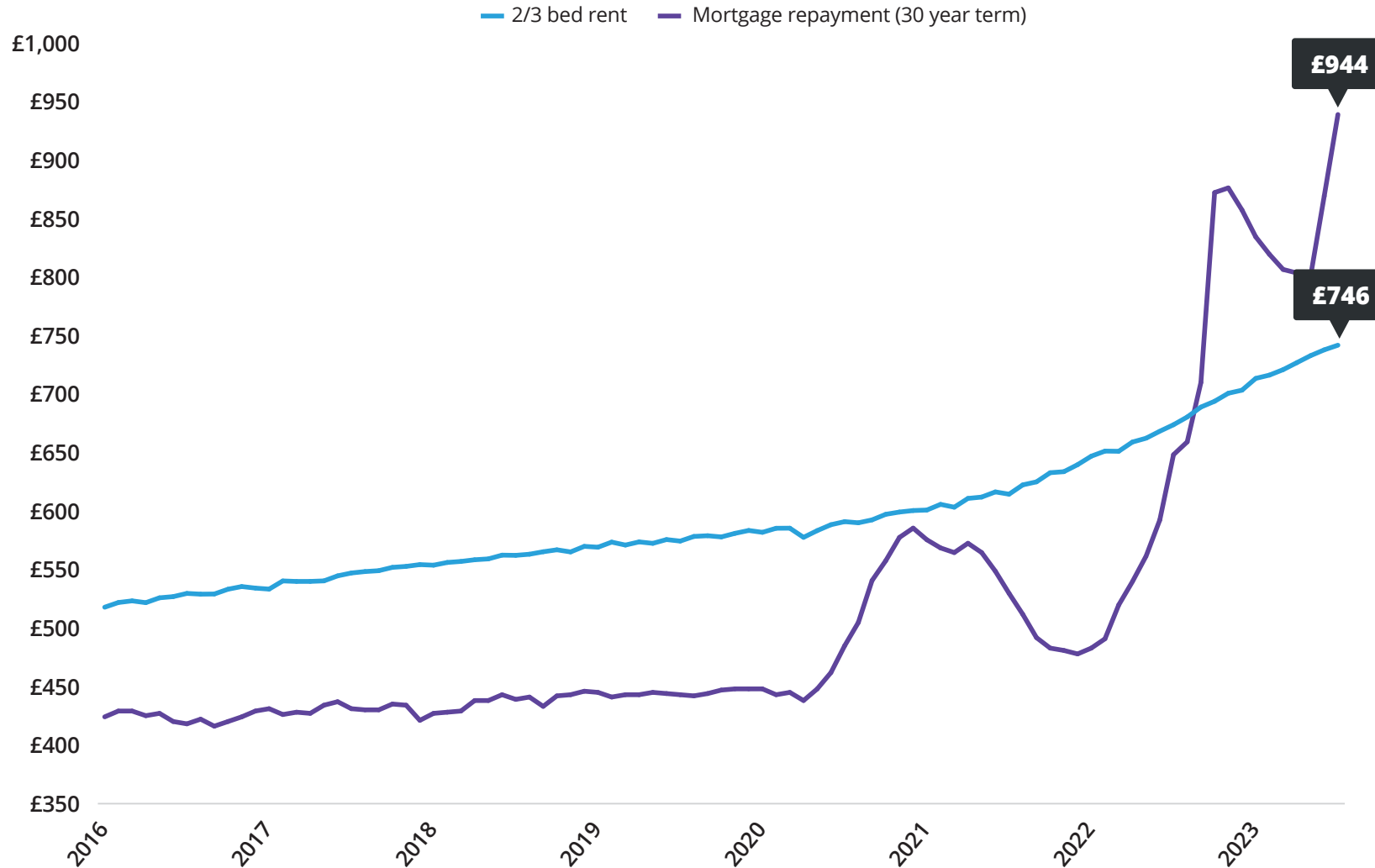
Apartments

£168,900

£196,200

£392,700

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



AVERAGE FIRST TIME BUYER
HOUSE PRICE

£165,000

10% DEPOSIT

£16,500

AVERAGE FIRST TIME BUYER
MORTGAGE REPAYMENT*

£944

AVERAGE EQUIVALENT RENT

£746

*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.



PropertyPal

Follow us online

 www.propertypal.com

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

 [PropertyPal](https://www.facebook.com/PropertyPal)

 [@propertypal](https://www.instagram.com/propertypal)



Chief Operating 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.

Copyright and Disclaimer

PropertyPal.com Limited (PropertyPal) is registered in Northern Ireland, with registration number: NI603400. Registered Office: Unit 2D, Jennymount Business Park, North Derby Street, Belfast, BT15 3HN.

Unless otherwise stated, all content in this publication is copyright of PropertyPal 2023, and all rights are reserved. The contents of this publication, ether in whole or in part, may not be reproduced, stored or transmitted without prior written permission from PropertyPal.

This publication has been prepared by PropertyPal for general guidance on matters of interest only, and does not constitute professional advice. You should not act upon the information contained in this publication without obtaining specific professional advice. No representation or warranty (express or implied) is given as to the accuracy or completeness of the information contained in this publication.

It is a condition of PropertyPal allowing you free access to this publication that you accept that PropertyPal, its clients, employees and agents do not accept or assume any liability, responsibility or duty of care for any consequences of you or anyone else acting, or refraining to act, in reliance on the information contained in this publication or for any decision based on it.