Housing Market Trends:

Q2 2021

PropertyPal.com™

Housing market overview: Q2 2021

Sales

All properties
£179,800

Annual price growth
↑ **7.3%**

Quarterly price growth
↑ **2.1%**

Houses
£184,200

Annual price growth
↑ **7.4%**

Quarterly price growth
↑ **2.0%**

Apartments
£135,500

Annual price growth
↑ **5.9%**

Quarterly price growth
↑ **3.0%**

Rentals

All properties
£682p/m

Annual rent growth
↑ **5.8%**

Quarterly rent growth
↑ **1.3%**

Houses
£674p/m

Annual rent growth
↑ **5.8%**

Quarterly rent growth
↑ **1.7%**

Apartments
£700p/m

Annual rent growth
↑ **5.8%**

Quarterly rent growth
↑ **0.4%**

*Note: Annual comparisons for sales volumes and supply levels are relative to the period in 2019 due to the effect of the housing market closure between March-June 2020.

N.Ireland prices: Q2 2021

All properties

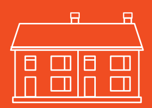
£179,800

Annual price growth

↑ 7.3%

Quarterly price growth

↑ 2.1%



Houses

£184,200

Annual price growth

↑ 7.4%

Quarterly price growth

↑ 2.0%

Apartments

£135,500

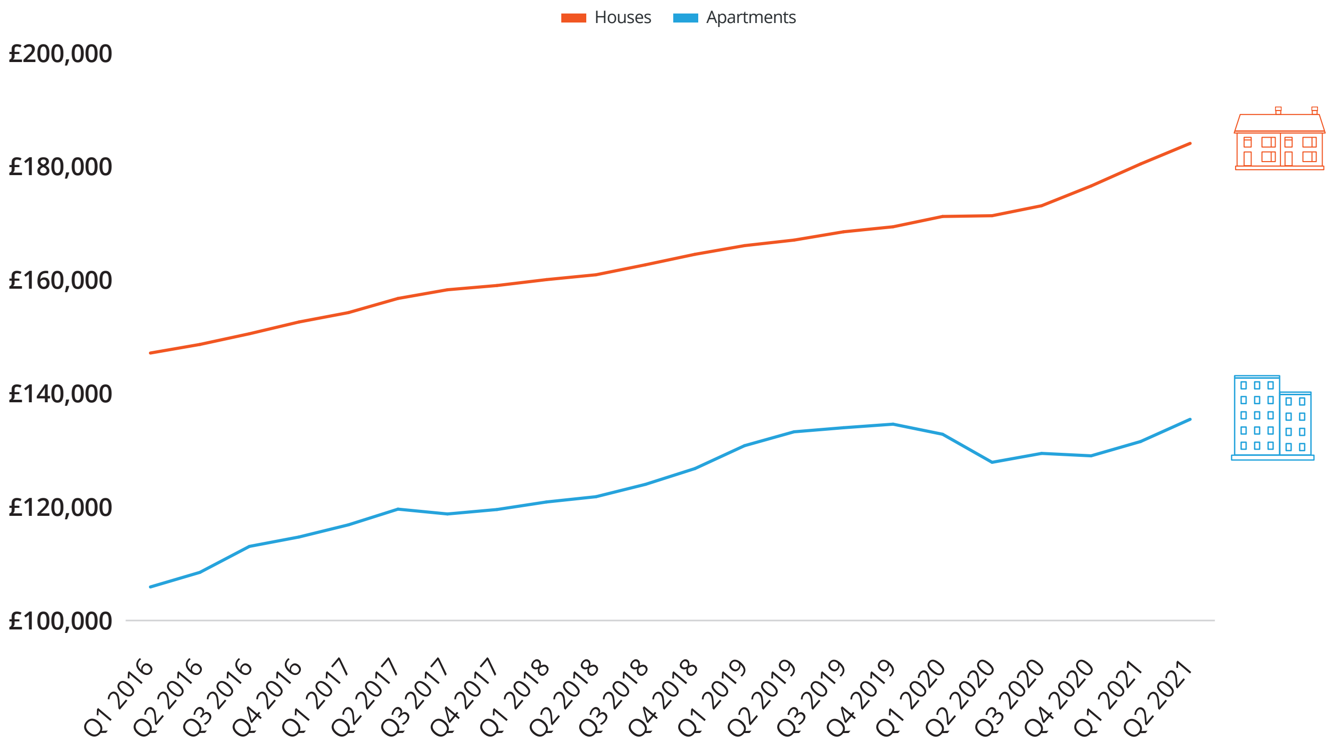
Annual price growth

↑ 5.9%

Quarterly price growth

↑ 3.0%

Prices by houses and apartments



Both sales and pricing activity accelerated during the second quarter of the year. Consumer confidence is improving in line with the easing of restrictions and the wider economic recovery. Borrowing costs are exceptionally low by historic standards and ongoing lender competitiveness suggests this may improve further in the coming months. Underlying demand remains at exceptionally high levels and reduced property stock has meant upward pressure on prices, particularly for larger properties in desirable areas. Whilst there are some early signals that buyer demand is beginning to moderate, the overall near-term activity is expected to be strong.

New listings on PropertyPal

8,231

new properties available to purchase in Q2 2021

↑ 3%

New inventory % change vs. Q2 2019*

↓ -33%

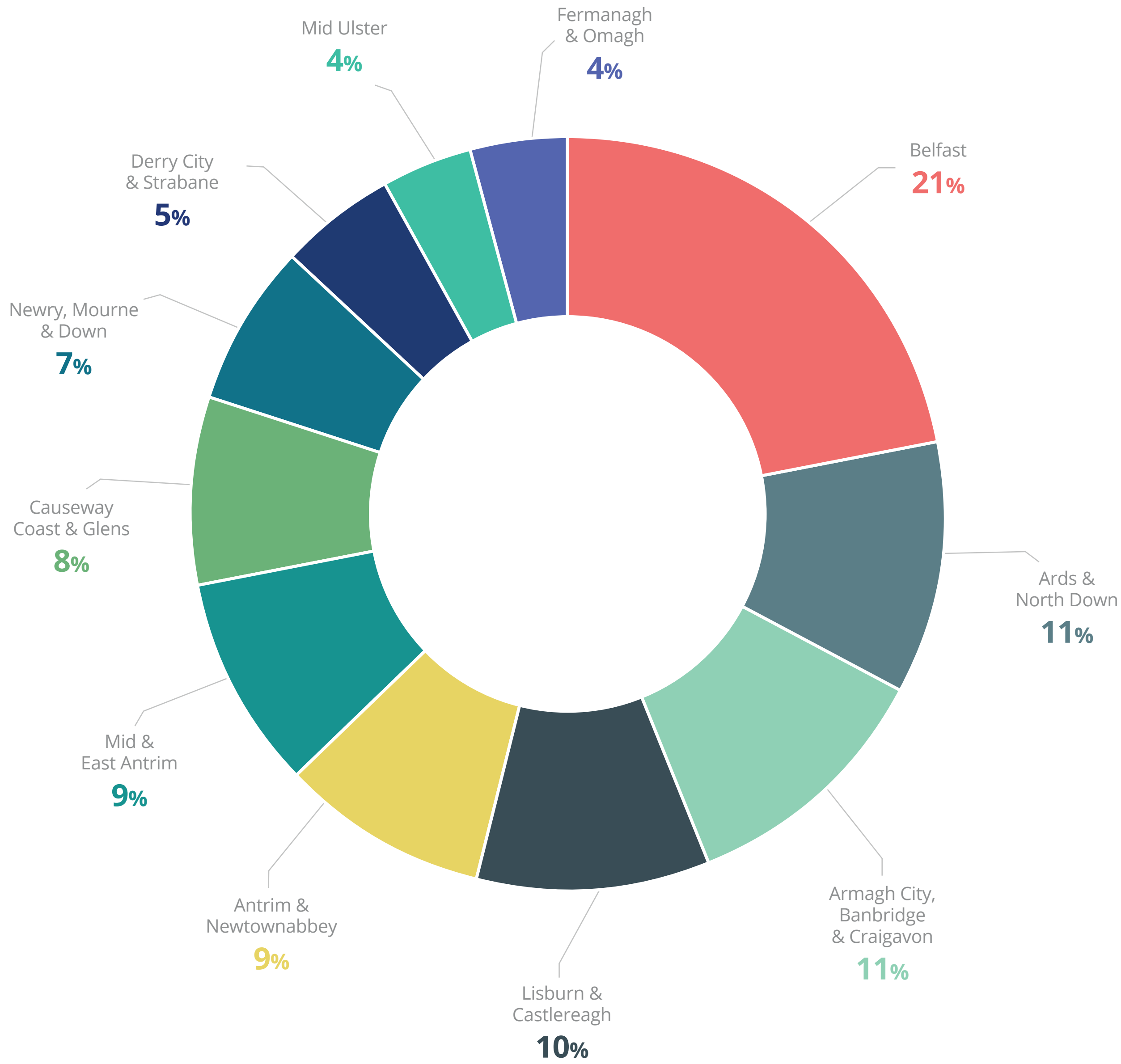
Total inventory % change vs. Q2 2019*

7,441
houses

790
apartments

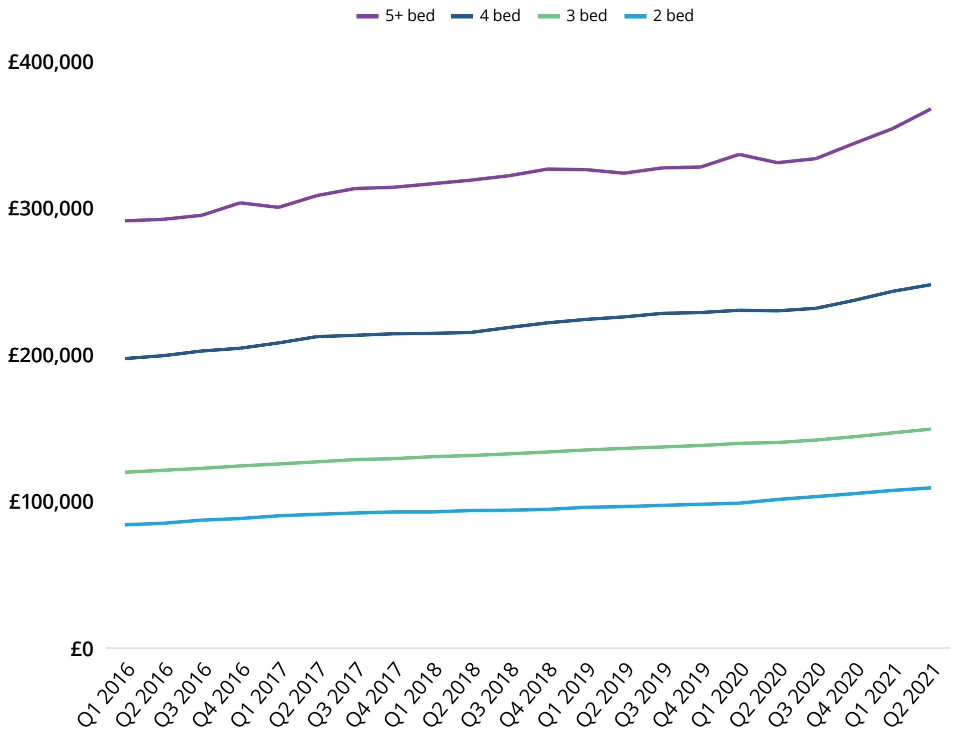
*Note: Annual comparisons for sales volumes and supply levels are relative to the period in 2019 due to the effect of the housing market closure between March-June 2020.

Location of advertised sales properties

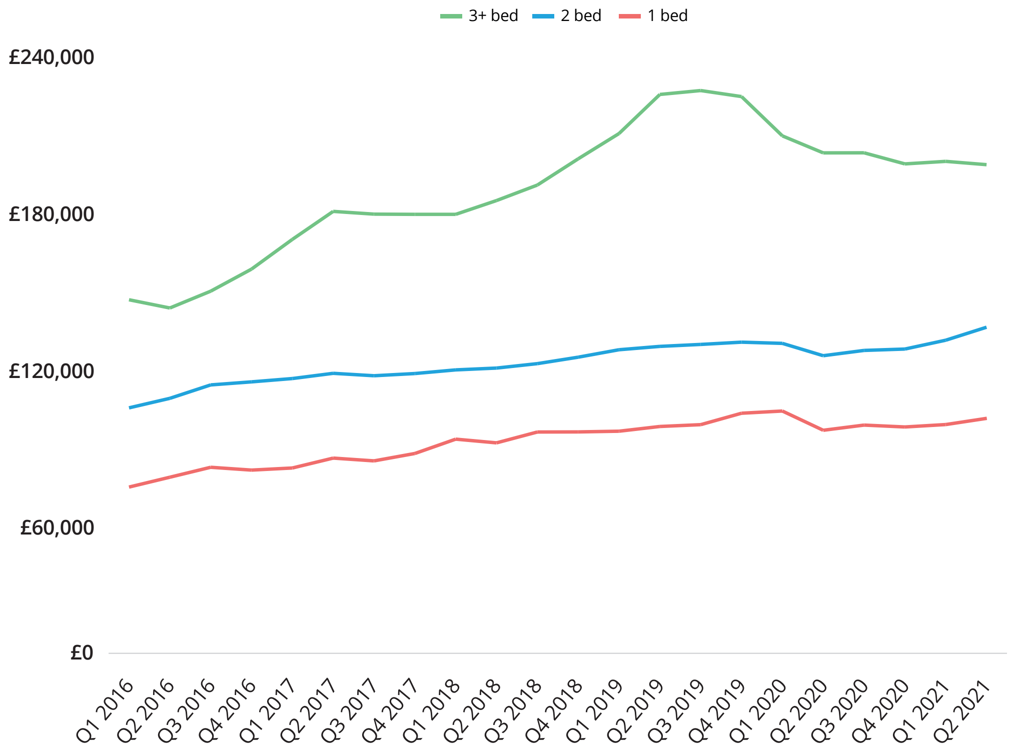


House prices by number of bedrooms

Houses



Apartments



Houses	Average price	Annual price growth	Quarterly price growth
2 bed	£110,300	7.7%	1.6%
3 bed	£150,400	6.5%	1.7%
4 bed	£248,900	7.7%	1.9%
5+ bed	£368,800	11.1%	3.8%
All houses	**£184,200**	**7.4%**	**2.0%**

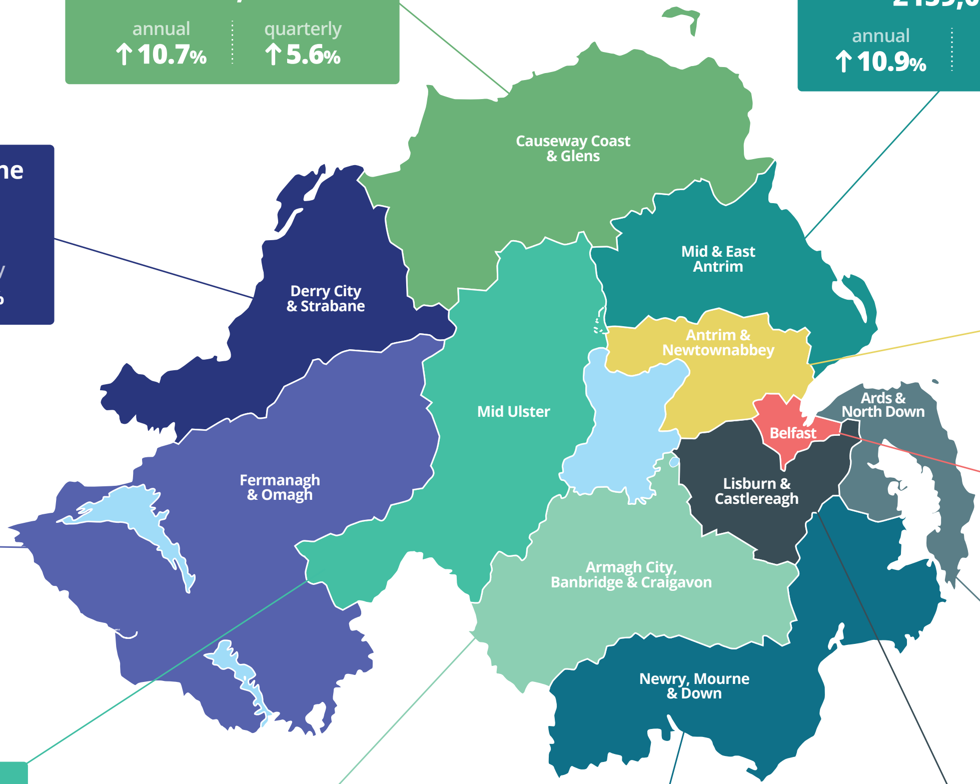
Apartments	Average price	Annual price growth	Quarterly price growth
1 bed	£99,800	8.6%	6.4%
2 bed	£130,800	8.0%	3.5%
3+ bed	£190,000	-4.0%	-0.6%
All apartments	**£135,500**	**5.9%**	**3.0%**

House prices across Northern Ireland

Northern Ireland

All properties
£179,800

Annual price growth	Quarterly price growth
↑ 7.3%	↑ 2.1%



Causeway Coast & Glens

all properties
£178,500

annual	quarterly
↑ 10.7%	↑ 5.6%

Mid & East Antrim

all properties
£159,000

annual	quarterly
↑ 10.9%	↑ 5.9%

Derry City & Strabane

all properties
£148,400

annual	quarterly
↑ 7.2%	↑ 4.4%

Antrim & Newtownabbey

all properties
£164,700

annual	quarterly
↑ 6.7%	↑ 3.7%

Fermanagh & Omagh

all properties
£146,400

annual	quarterly
↑ 4.3%	↑ 3.3%

Belfast

all properties
£196,100

annual	quarterly
↑ 5.6%	↑ 0.2%

Ards & North Down

all properties
£211,500

annual	quarterly
↑ 13.6%	↑ 3.6%

Mid Ulster

all properties
£151,100

annual	quarterly
↑ 4.8%	↑ 3.3%

Armagh City, Banbridge & Craigavon

all properties
£152,700

annual	quarterly
↑ 5.2%	↑ 0.5%

Newry, Mourne & Down

all properties
£180,200

annual	quarterly
↑ 6.0%	↑ 1.6%

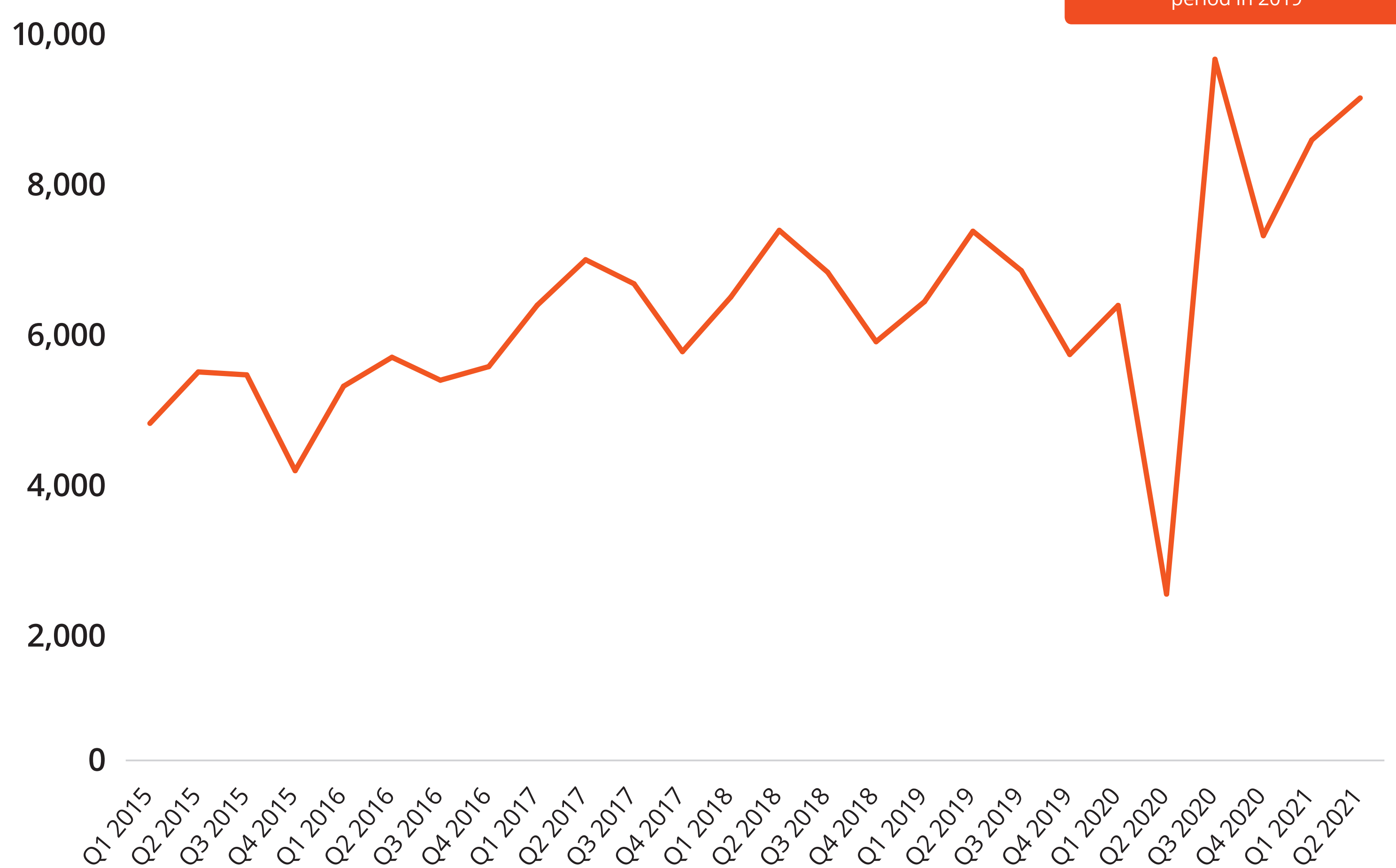
Lisburn & Castlereagh

all properties
£204,600

annual	quarterly
↑ 6.2%	↑ 2.8%

Sale agreed properties

No. of 'sale agreed' properties by quarter, N.Ireland, 2015-2021



No. of sale agreed properties

↑24%

higher than the same period in 2019*

% Change in house sales by number of bedrooms, Q2 2021 vs. Q2 2019*

+17%

+19%

+29%

+61%

Increasing proportion of sales of

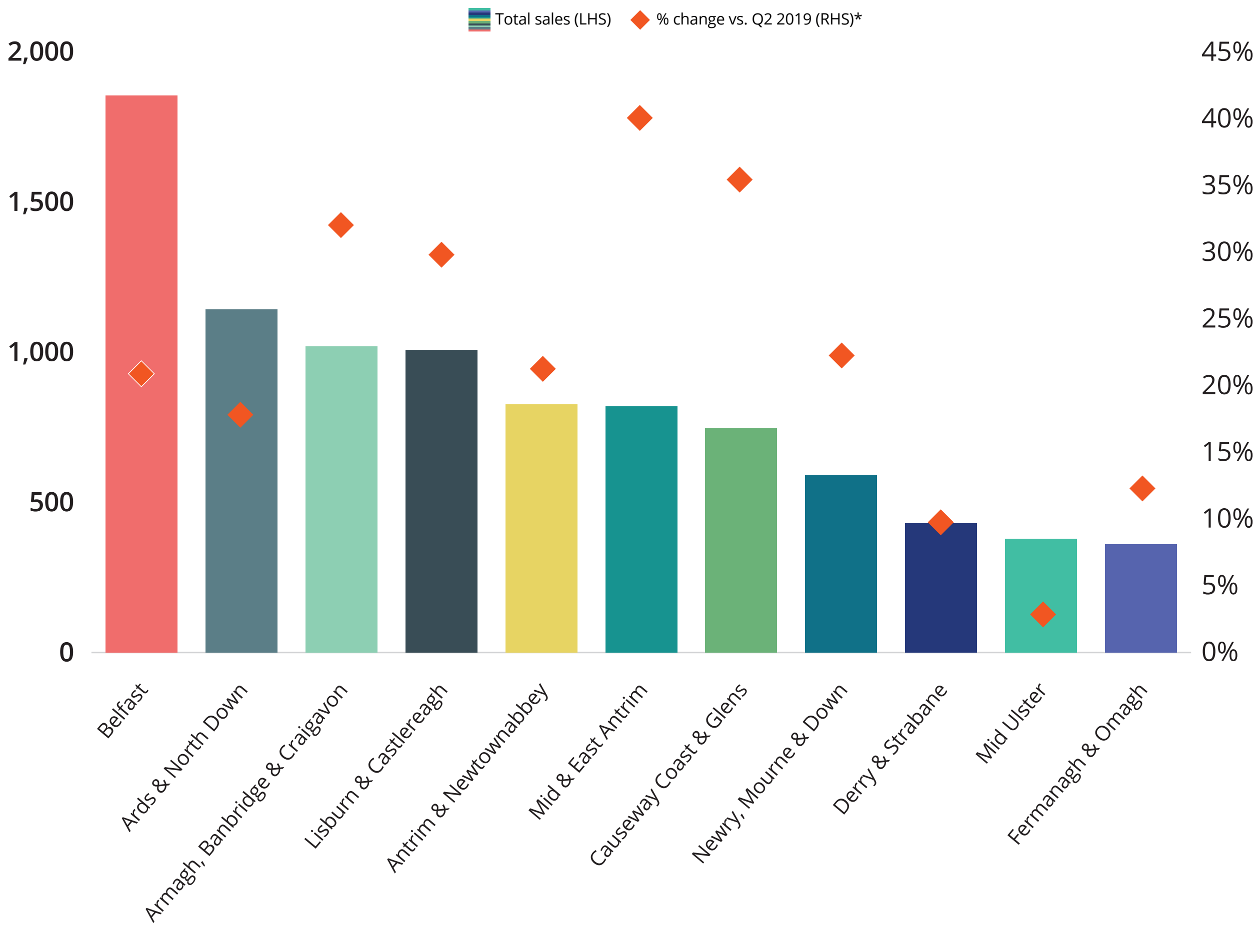
4/5 bed

houses compared to 2/3 bed houses

*Note: Annual comparisons for sales volumes and supply levels are relative to the period in 2019 due to the effect of the housing market closure between March-June 2020.

Top selling areas across Northern Ireland

Sale agreed properties in Q2 2021 by location



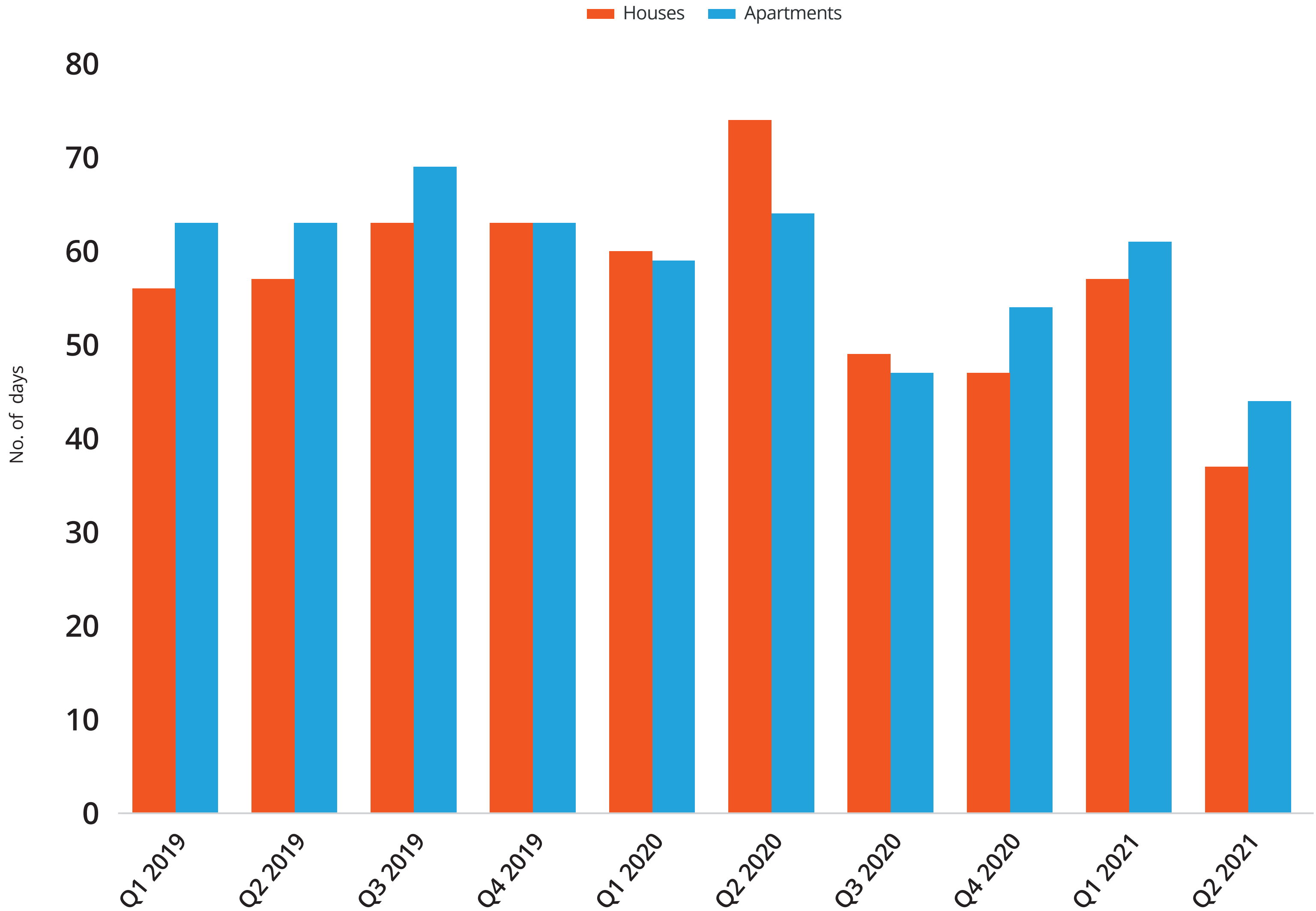
No. of 'sale agreed' properties by detailed location, Q2 2021

Area	Sales	Council Area
Botanic	298	Belfast
Titanic	267	Belfast
Ormiston	245	Belfast
Causeway	233	Causeway Coast & Glens
Lurgan	216	Armagh, Banbridge & Craigavon
Bangor Central	202	Ards & North Down
Lisnasharragh	189	Belfast
Bangor East & Donaghadee	176	Ards & North Down
Castle	174	Belfast
Castlereagh South	174	Lisburn & Castlereagh
Holywood & Clandeboye	168	Ards & North Down
Newtownards	164	Ards & North Down
Lisburn North	161	Lisburn & Castlereagh
Oldpark	160	Belfast
Ards Peninsula	160	Ards & North Down

*Note: Annual comparisons for sales volumes and supply levels are relative to the period in 2019 due to the effect of the housing market closure between March-June 2020.

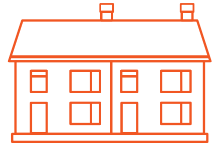
Average days on market to reach sale agreed

Average days on market to reach 'sale agreed', N. Ireland, 2019-2021



Note: Based on listed property date until 'sale agreed' within 6 months of listing

Q2 2020 vs. Q2 2021



Average days on market for **houses** to reach 'sale agreed'

74 days | **37** days

Average days on market for **apartments** to reach 'sale agreed'

64 days | **44** days

N.Ireland rents: Q2 2021

All properties
£682p/m

Annual rent growth
↑5.8%

Quarterly rent growth
↑1.3%

Houses
£674p/m

Annual rent growth
↑ 5.8%

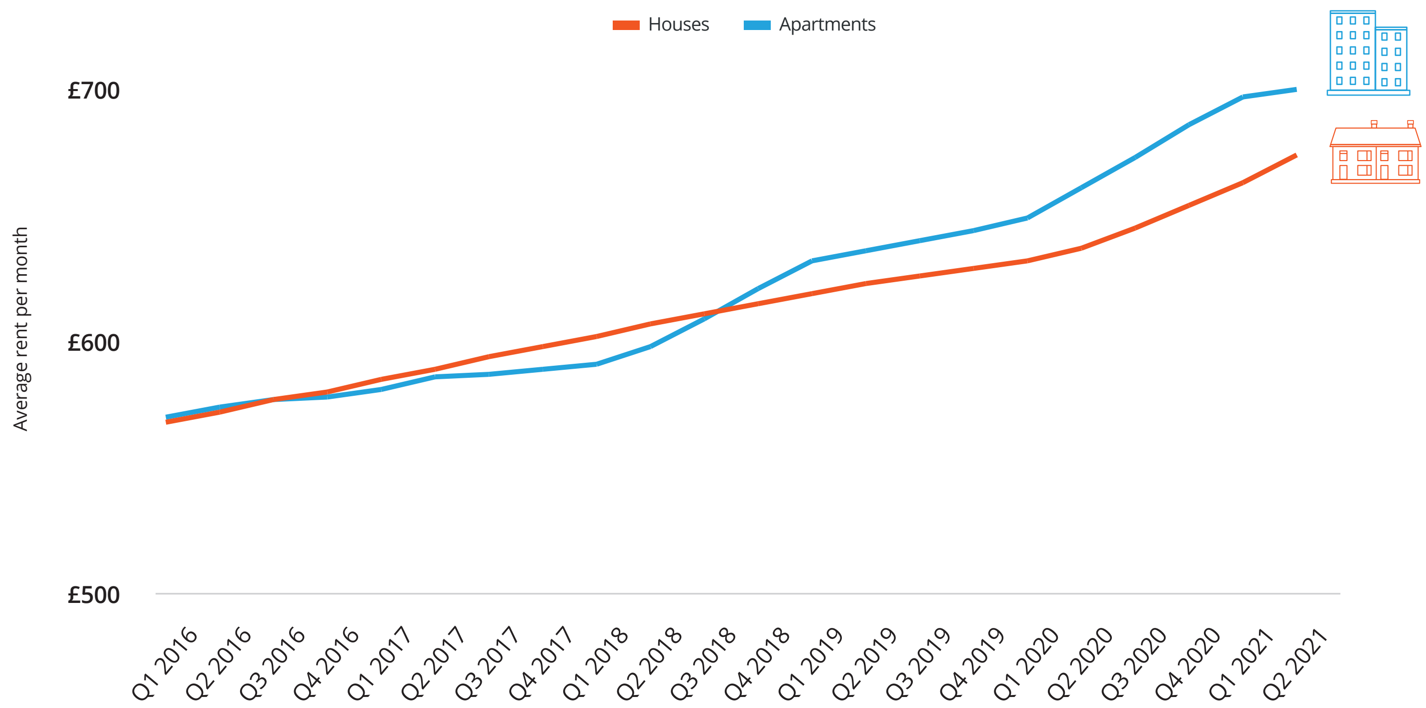
Quarterly rent growth
↑1.7%

Apartments
£700p/m

Annual rent growth
↑5.8%

Quarterly rent growth
↑0.4%

Rents by houses and apartments



The ongoing supply/demand imbalance is most pronounced in the rental sector. Record high demand has failed to be met with significantly constrained supply levels. There was an average of 44 enquiries sent to estate agents for each rental property on PropertyPal during the previous 3 months. This compares to an average of 17 enquiries during the same period in 2019. Improving mortgage market conditions with more lenders offering mortgage options to those with low deposit levels may appeal to first time buyers who are currently renting. Failing a significant uplift in the number of rental properties coming to the market, or an unexpected drop in demand, it is likely the near-term outlook will continue to put upward pressure on rents.

New listings on PropertyPal

3,452

new properties available to rent in Q2 2021

↑7%

New inventory % change vs. Q2 2019*

↓-27%

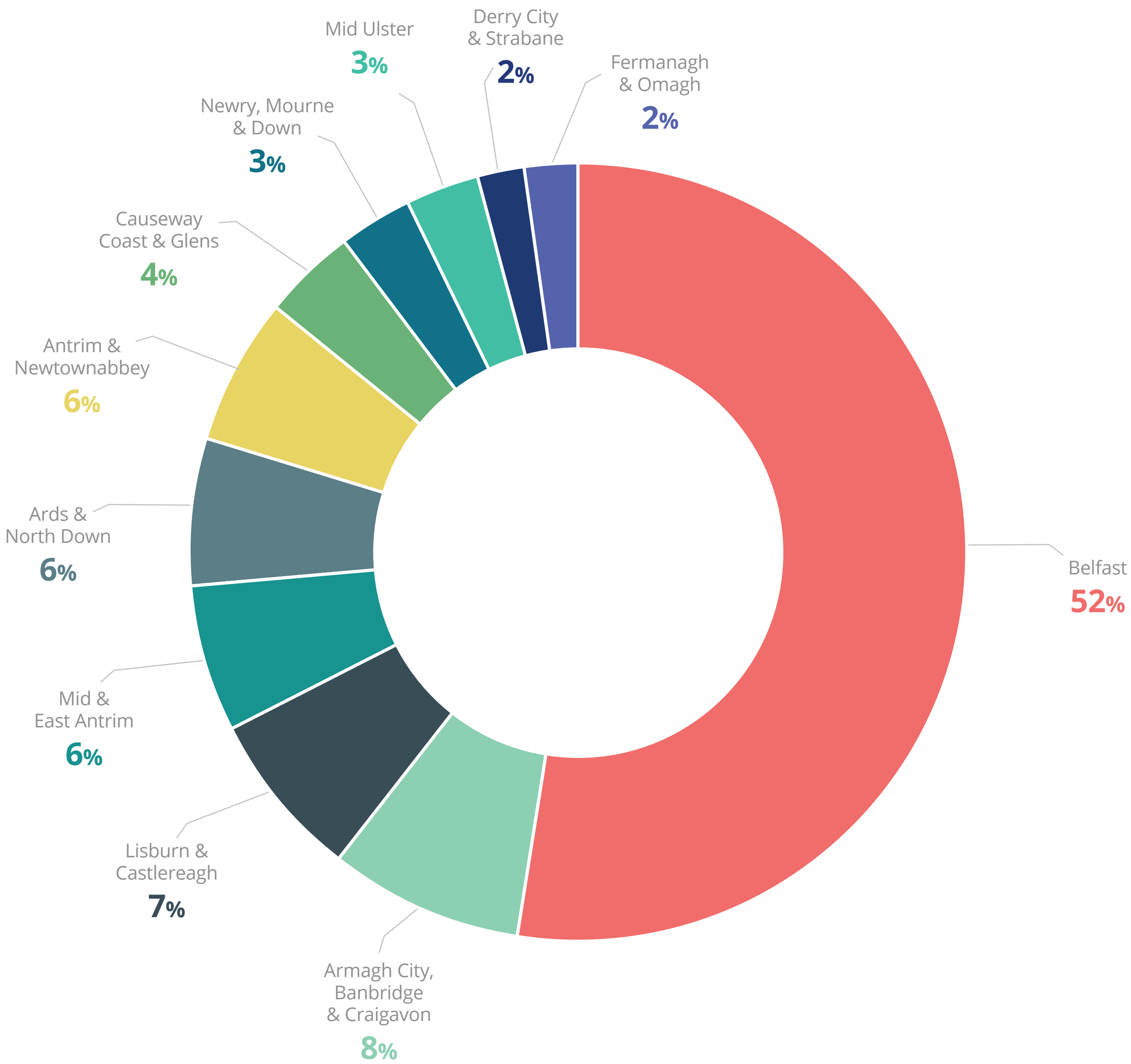
Total inventory % change vs. Q2 2019*

1,992
houses

1,460
apartments

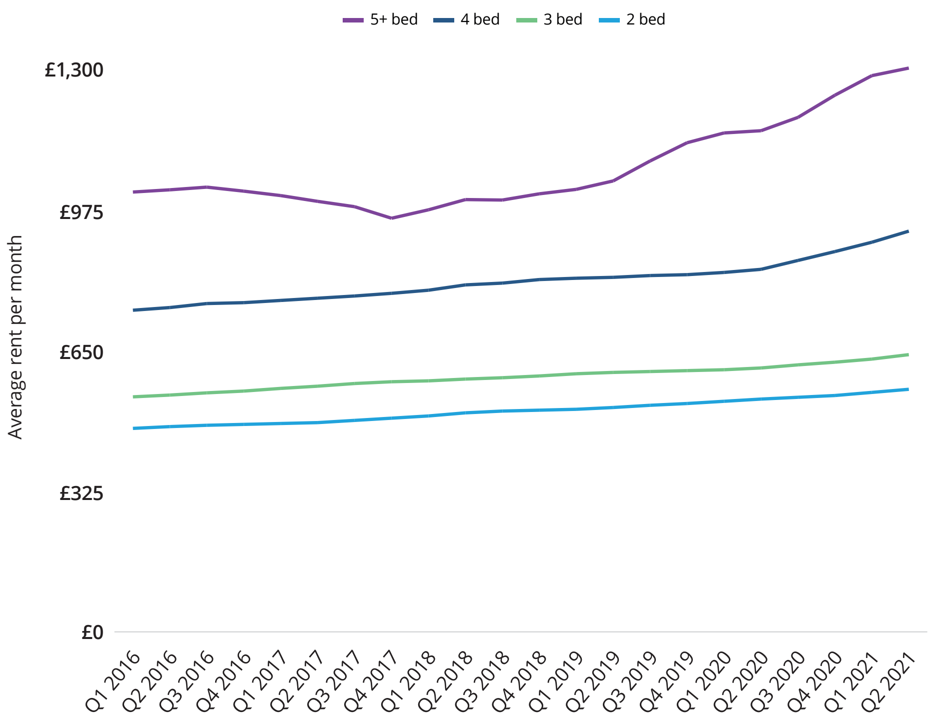
*Note: Annual comparisons for sales volumes and supply levels are relative to the period in 2019 due to the effect of the housing market closure between March-June 2020.

Location of advertised rental properties

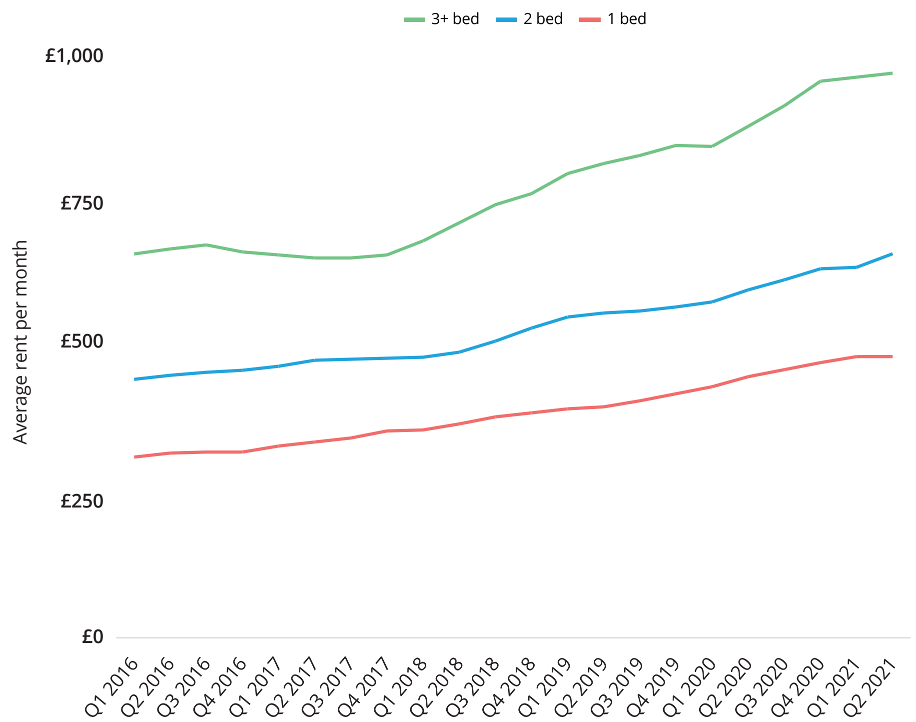


Rents by number of bedrooms

Houses



Apartments

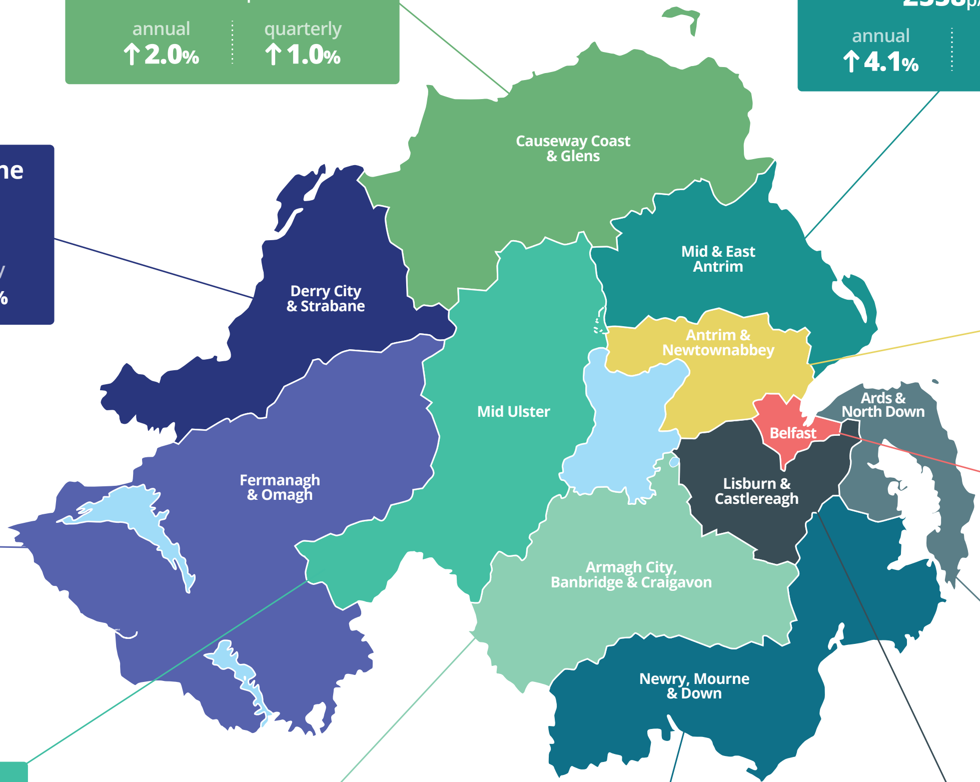


Houses	Average rent p/m	Annual rent growth	Quarterly rent growth
2 bed	£564	4.1%	1.3%
3 bed	£642	4.8%	1.6%
4 bed	£920	10.4%	2.8%
5+ bed	£1,287	12.3%	1.3%
All houses	**£674**	**5.8%**	**1.7%**

Apartments	Average rent p/m	Annual rent growth	Quarterly rent growth
1 bed	£553	3.6%	-0.1%
2 bed	£687	5.6%	0.5%
3+ bed	£951	8.4%	0.4%
All apartments	**£700**	**5.8%**	**0.4%**

Rents across Northern Ireland

Northern Ireland
All properties
£682p/m
Annual price growth ↑ 5.8% | Quarterly price growth ↑ 1.3%



Causeway Coast & Glens
all properties
£554p/m
annual ↑2.0% | quarterly ↑1.0%

Mid & East Antrim
all properties
£558p/m
annual ↑4.1% | quarterly ↑1.0%

Derry City & Strabane
all properties
£575p/m
annual ↓-0.5% | quarterly ↓-1.0%

Antrim & Newtownabbey
all properties
£586p/m
annual ↑4.3% | quarterly ↑1.5%

Fermanagh & Omagh
all properties
£489p/m
annual ↓-1.8% | quarterly ↓-2.3%

Belfast
all properties
£756p/m
annual ↑4.1% | quarterly ↑0.9%

Ards & North Down
all properties
£690p/m
annual ↑7.7% | quarterly ↑3.9%

Mid Ulster
all properties
£543p/m
annual ↑5.4% | quarterly ↑2.8%

Armagh City, Banbridge & Craigavon
all properties
£538p/m
annual ↑3.6% | quarterly ↑1.7%

Newry, Mourne & Down
all properties
£583p/m
annual ↑4.4% | quarterly ↑1.7%

Lisburn & Castlereagh
all properties
£690p/m
annual ↑5.9% | quarterly ↑2.1%

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.