

Housing Market Trends:

Q4 2020

Housing market overview: Q4 2020

Sales



All properties

£172,000

Annual price growth

↑ 3.7%

Quarterly price growth

↑ 1.9%



Houses

£176,300

Annual price growth

↑ 4.3%

Quarterly price growth

↑ 2.0%



Apartments

£128,400

Annual price growth

↓ -4.0%

Quarterly price growth

↑ -0.3%

Rentals



All properties

£664_{p/m}

Annual rent growth

↑ 4.7%

Quarterly rent growth

↑ 1.5%



Houses

£654_{p/m}

Annual rent growth

↑ 3.9%

Quarterly rent growth

↑ 1.3%



Apartments

£686_{p/m}

Annual rent growth

↑ 6.5%

Quarterly rent growth

↑ 2.0%

N.Ireland prices: Q4 2020



All properties

£172,000

Annual price growth

↑ 3.7%

Quarterly price growth

↑ 1.9%



Annual price growth

↑ 4.3%

Houses

£176,300

Quarterly price growth

↑ 2.0%



Annual price growth

↓ -4.0%

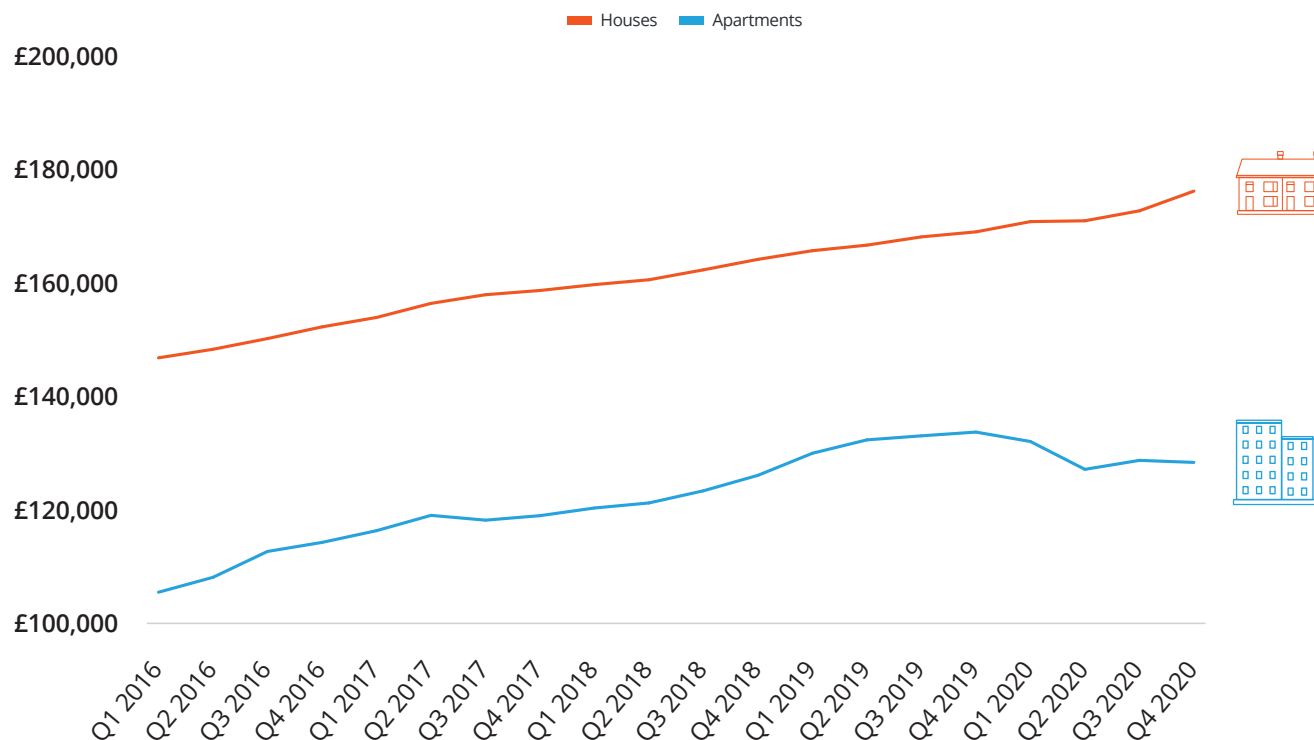
Apartments

£128,400

Quarterly price growth

↓ -0.3%

Prices by houses and apartments



The housing market ended the year almost undeterred from the pandemic and enters 2021 on positive foundations. Overall 'sale agreed' levels were only 2% below 'normal' levels observed in 2019 and house prices grew at sustainable rates in the region of 3.5%. Wealthier demographics played an important role in market activity with sales of 4 and 5+ beds increasing by 51% during the second half of the year compared to 2019 levels. Covid-19 has created a re-assessment of housing needs and it is noteworthy that prices of apartments fell by 4.0% last year compared to growth of 4.3% of houses.

The opening quarter of 2021 is likely to show continued buoyancy as a backlog of sales complete and new buyers rush to beat the stamp duty tax break by the end of March. The outlook for later this year remains more precarious and is dependent on a range of factors, not least the success and speed of the vaccine programme and the extent to which the wider economy can experience an uninterrupted recovery. Of encouragement, several lenders have re-introduced mortgage products for customers with a 10% deposit which will act as a stimulus for the first-time buyer segment of the market.

New listings on PropertyPal

5,977

new properties available to
purchase in Q4 2020

↑17%

more than the same period last year

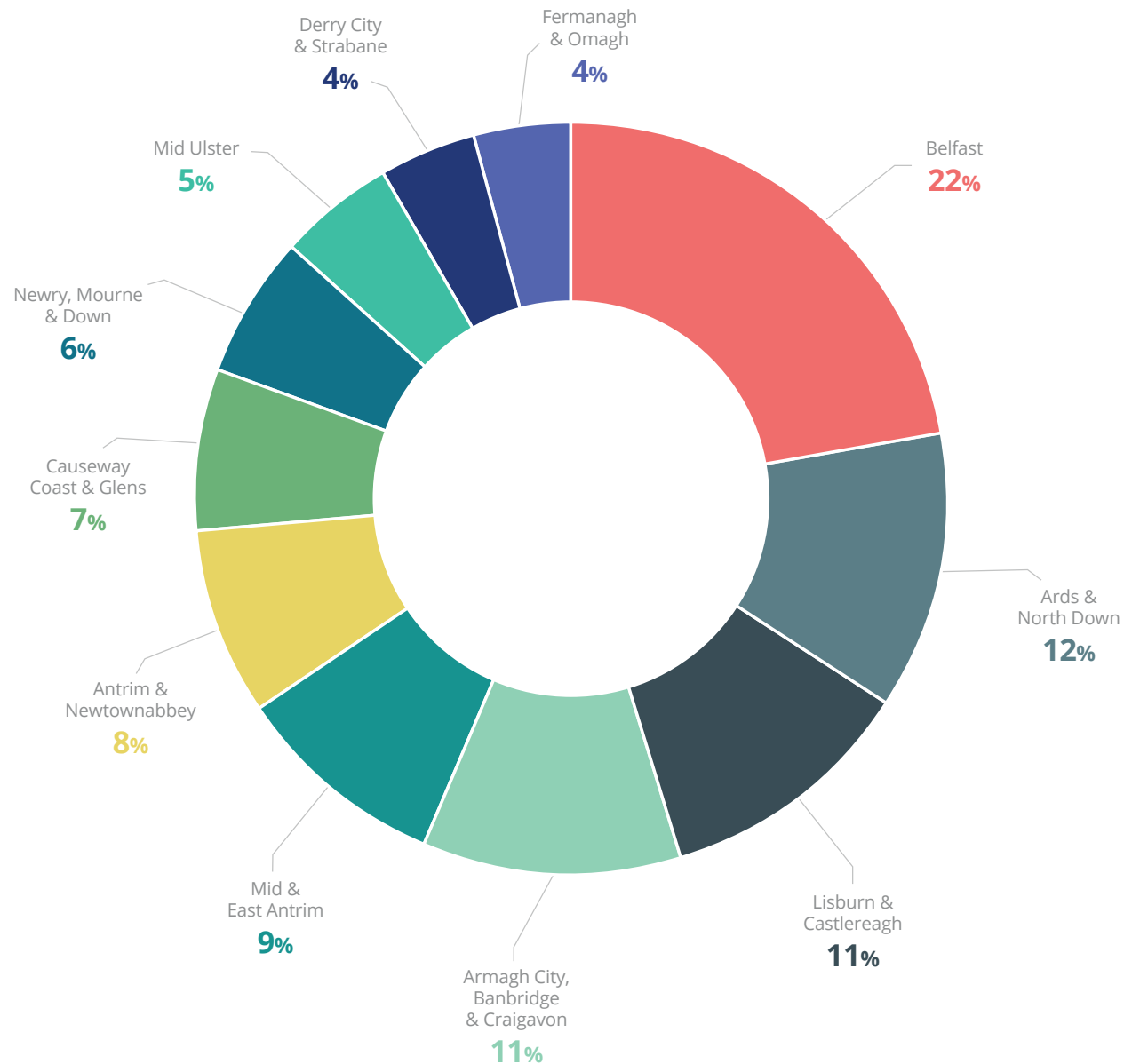


5,426
houses



551
apartments

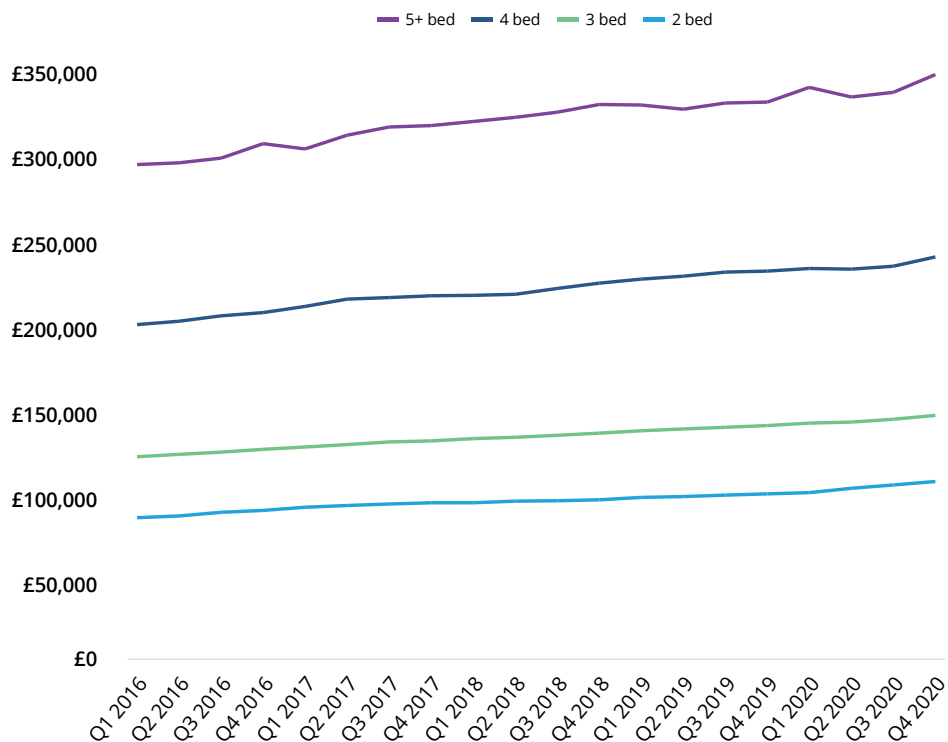
Location of advertised sales properties



House prices by number of bedrooms



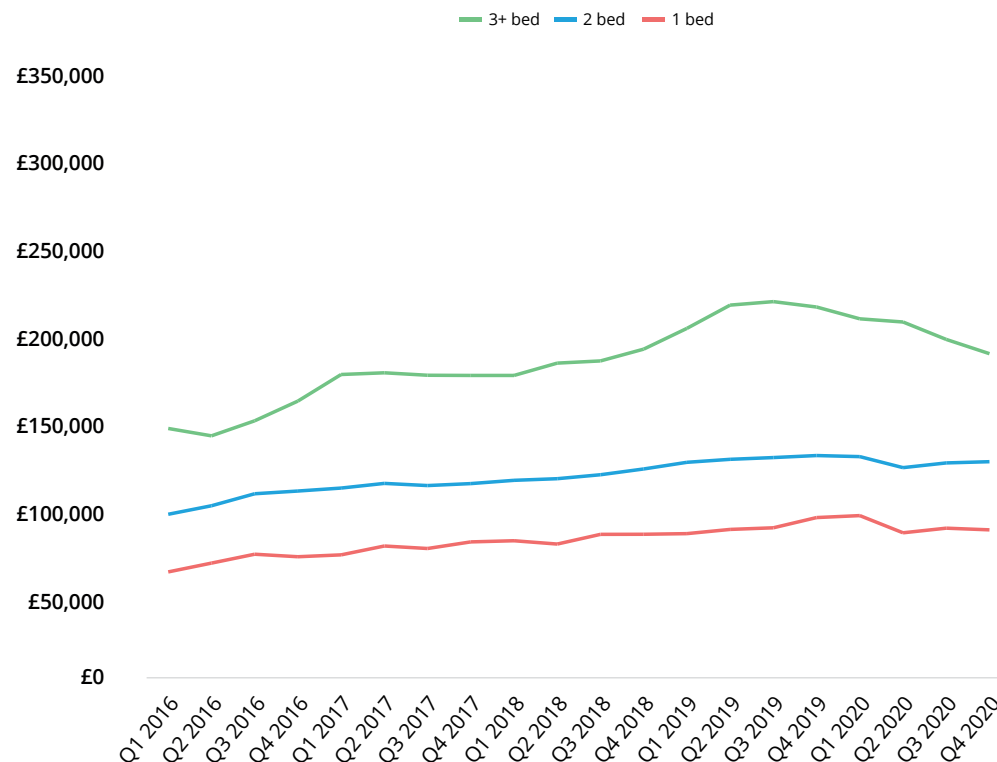
Houses



Houses	Average price	Annual price growth	Quarterly price growth
2 bed	£106,300	7.3%	1.9%
3 bed	£145,200	4.3%	1.6%
4 bed	£238,200	3.6%	2.3%
5+ bed	£345,300	4.9%	3.1%
All houses	£176,300	4.3%	2.0%

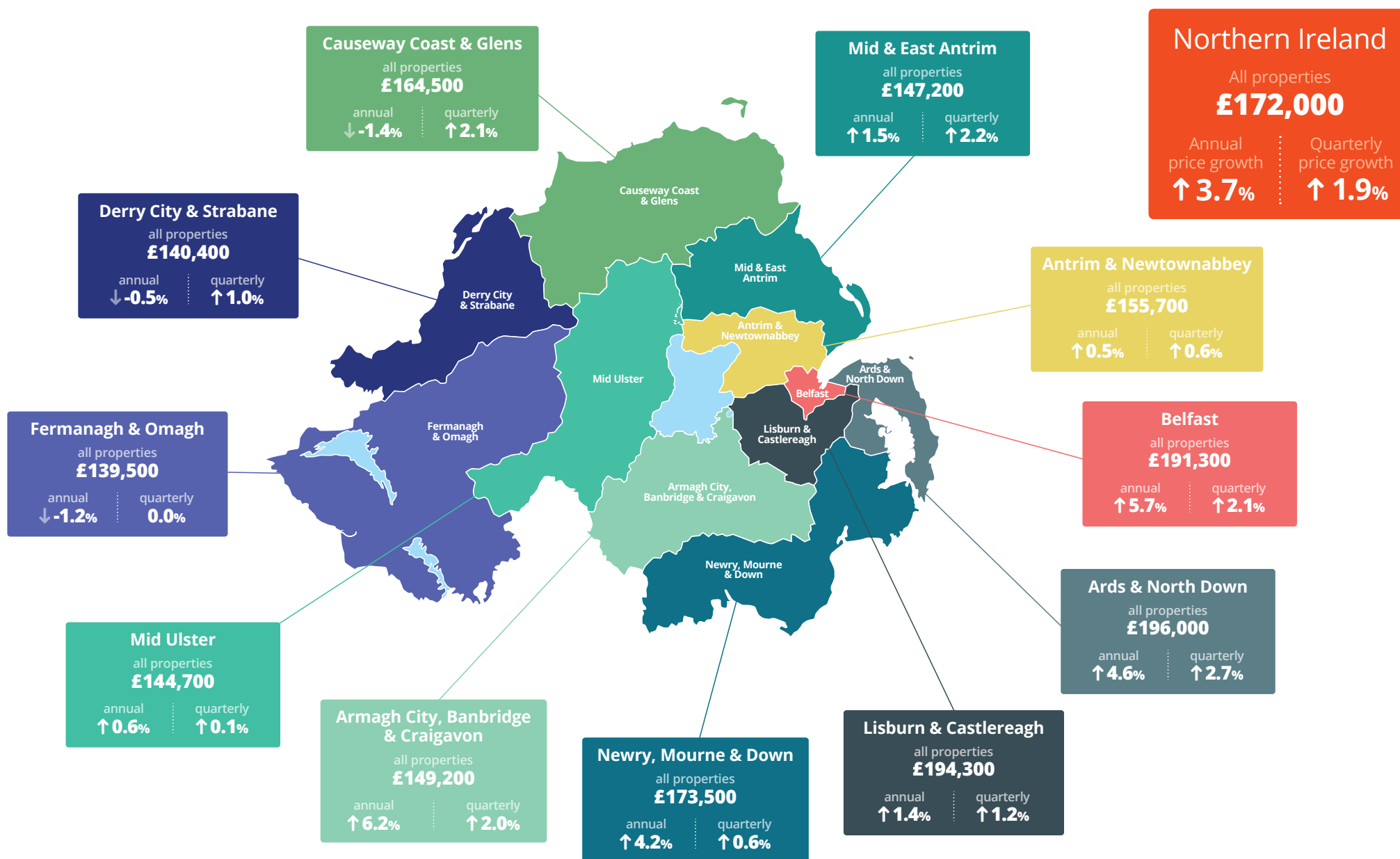


Apartments



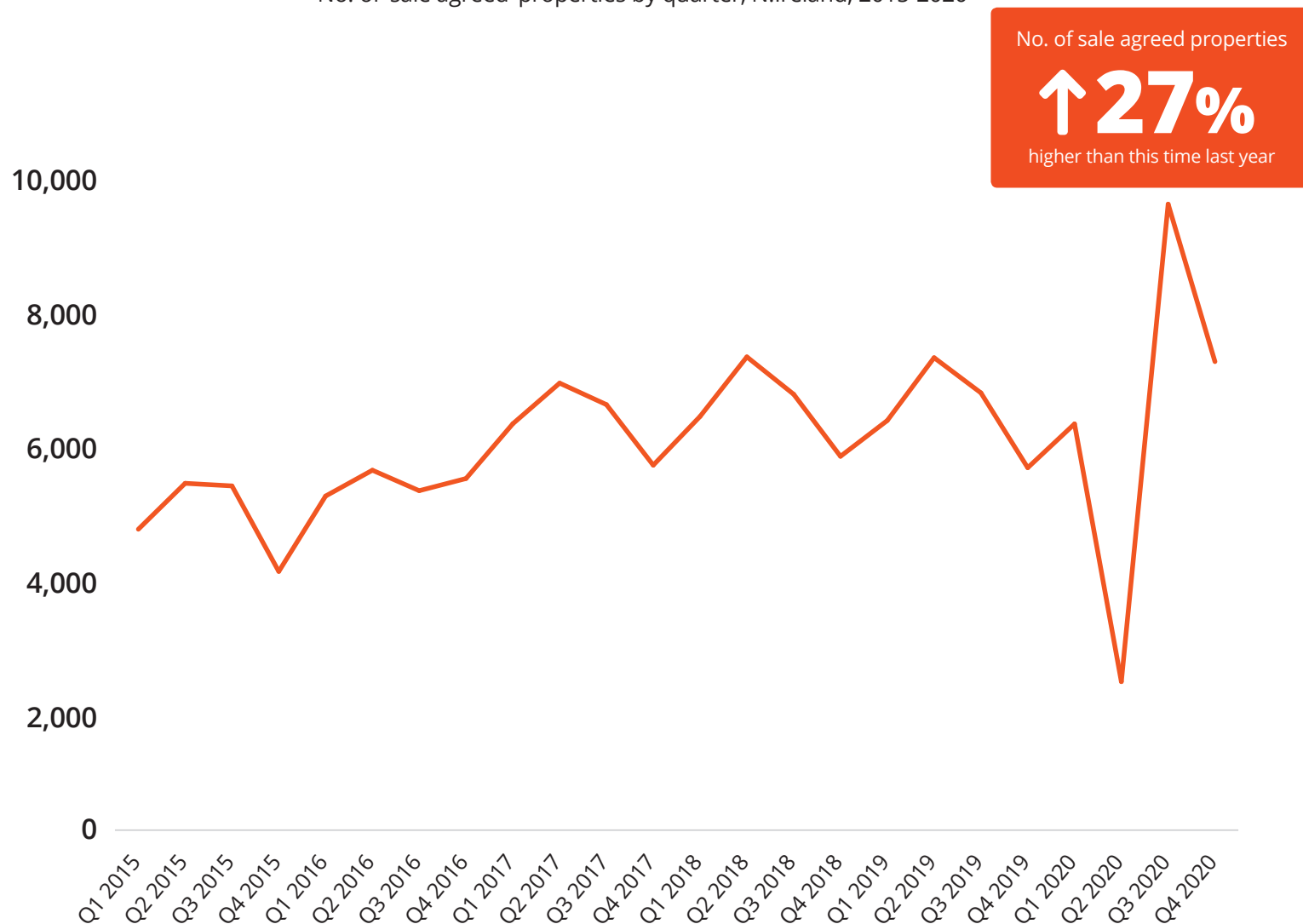
Apartments	Average price	Annual price growth	Quarterly price growth
1 bed	£93,000	-4.8%	-0.7%
2 bed	£123,400	-1.9%	0.4%
3+ bed	£190,200	-13.9%	-3.9%
All apartments	£128,400	-4.0%	-0.3%

House prices across Northern Ireland

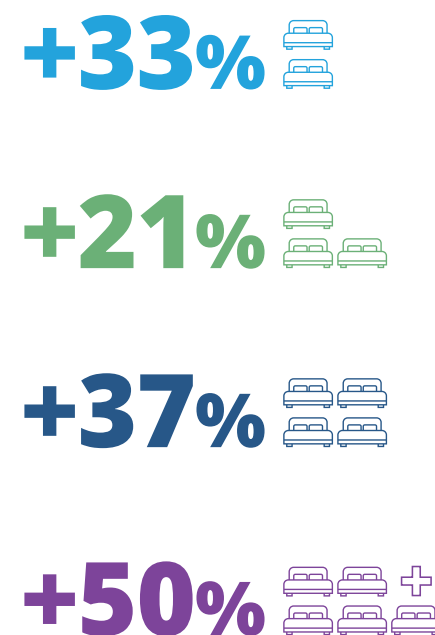


Sale agreed properties

No. of 'sale agreed' properties by quarter, N.Ireland, 2015-2020



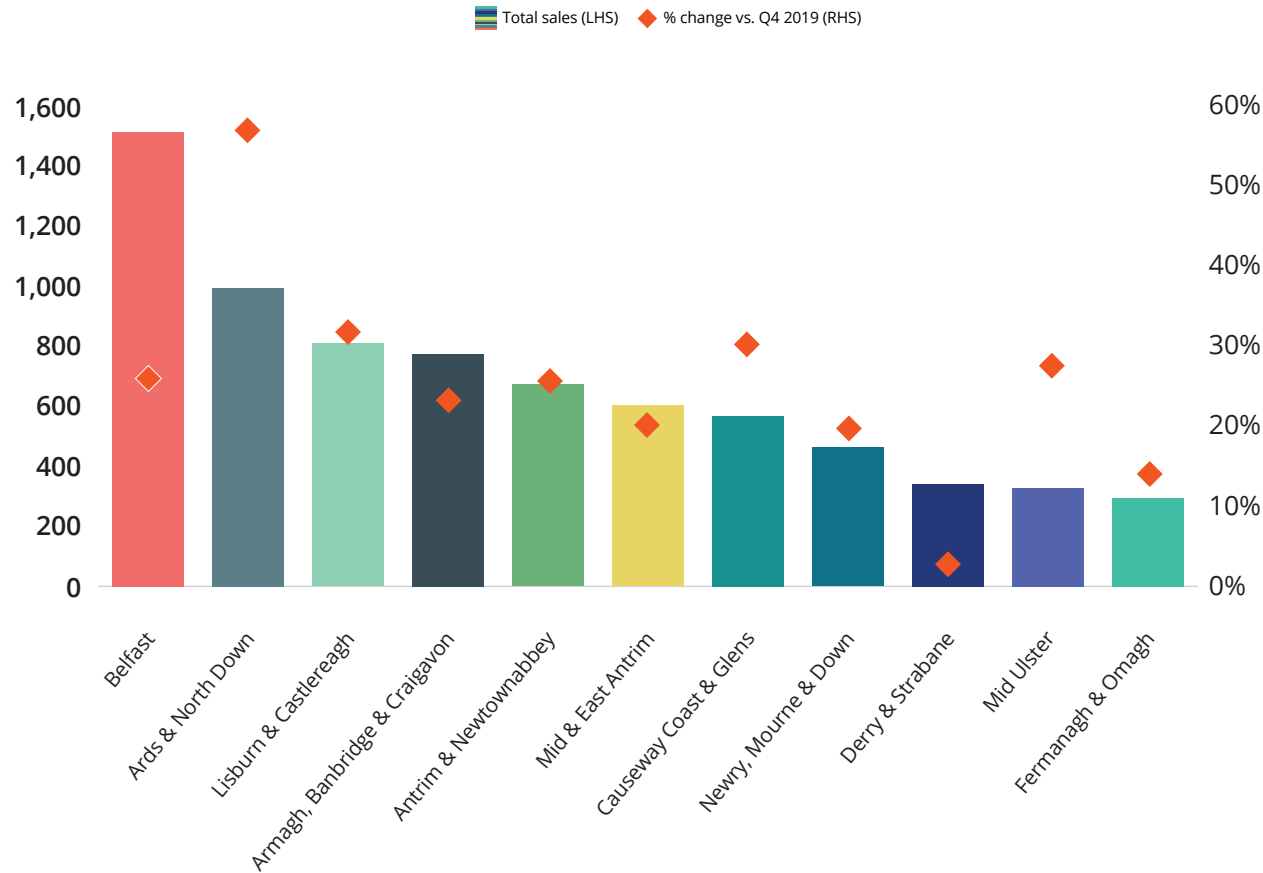
% Change in house sales by number of bedrooms, Q4 2019 vs. Q4 2020



Increasing proportion of sales of
4/5 bed
houses compared to
2/3 bed houses

Top selling areas across Northern Ireland

Sale agreed properties in Q4 2020 by location



No. of 'sale agreed' properties by detailed location

Area	Sales	Council Area
Botanic	246	Belfast
Ormiston	228	Belfast
Titanic	223	Belfast
Causeway	188	Causeway Coast & Glens
Lisnasharragh	185	Belfast
Newtownards	158	Ards & North Down
Bangor East & Donaghadee	152	Ards & North Down
Balmoral	148	Belfast
Lurgan	147	Armagh, Banbridge & Craigavon
Bangor Central	144	Ards & North Down
Hollywood & Clondeboy	143	Ards & North Down
Castle	139	Belfast
Ards Peninsula	138	Ards & North Down
Castlereagh South	136	Lisburn & Castlereagh
Bangor West	134	Ards & North Down

N.Ireland rents: Q4 2020



All properties

£664p/m

Annual
rent growth

↑ 4.7%

Quarterly
rent growth

↑ 1.5%



Annual rent growth

↑ 3.9%

Houses

£654p/m

Quarterly rent growth

↑ 1.3%



Annual rent growth

↑ 6.5%

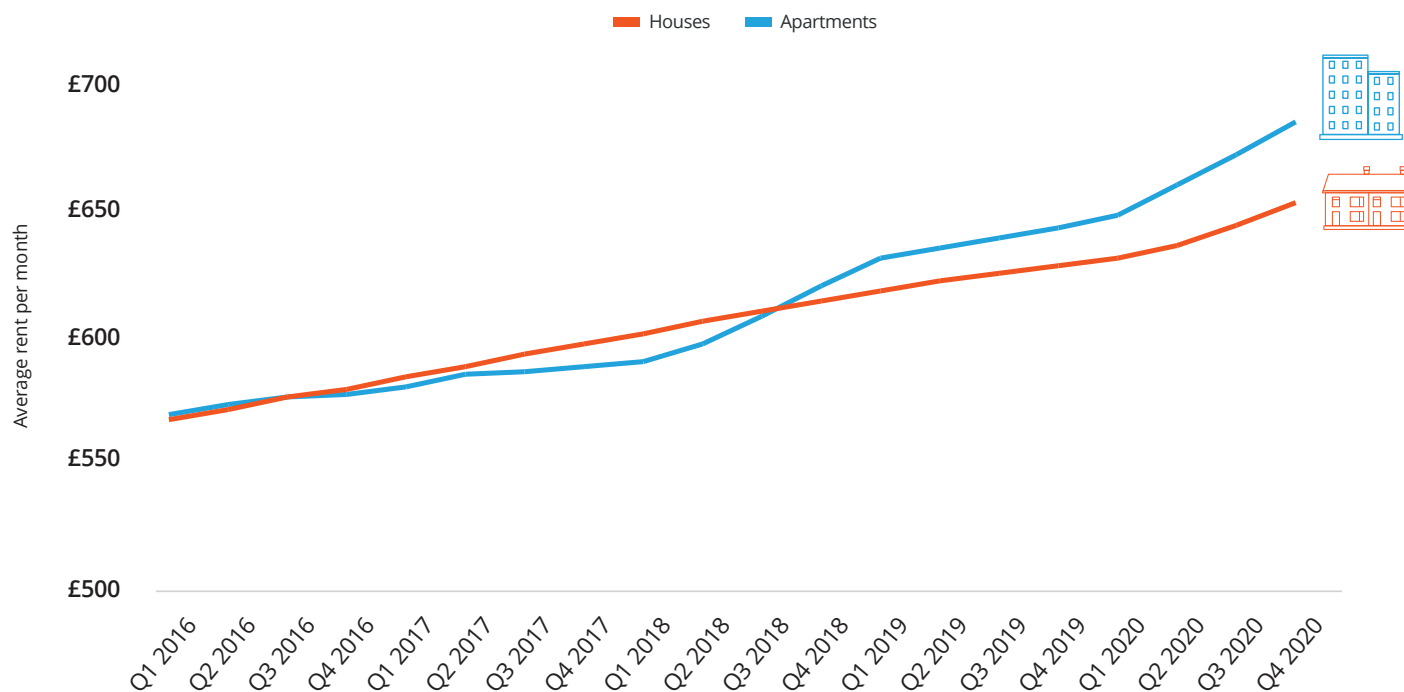
Apartments

£686p/m

Quarterly rent growth

↑ 2.0%

Rents by houses and apartments



Ongoing economic and political uncertainty has stimulated exceptionally strong demand levels in the rental market leading to rising rents across both houses and apartments. However, the supply of rental properties coming to the market has largely recovered to 2019 levels and leading indicators show signs of cooling demand levels. Rising rents against a backdrop of falling incomes has created affordability pressures for households and the labour market profile suggests renters are more vulnerable to job losses compared to homeowners. This may lead to falling rents later in the year.

New listings on PropertyPal

3,374

new properties available to rent in Q4 2020

↓ -3%

less than the same period last year

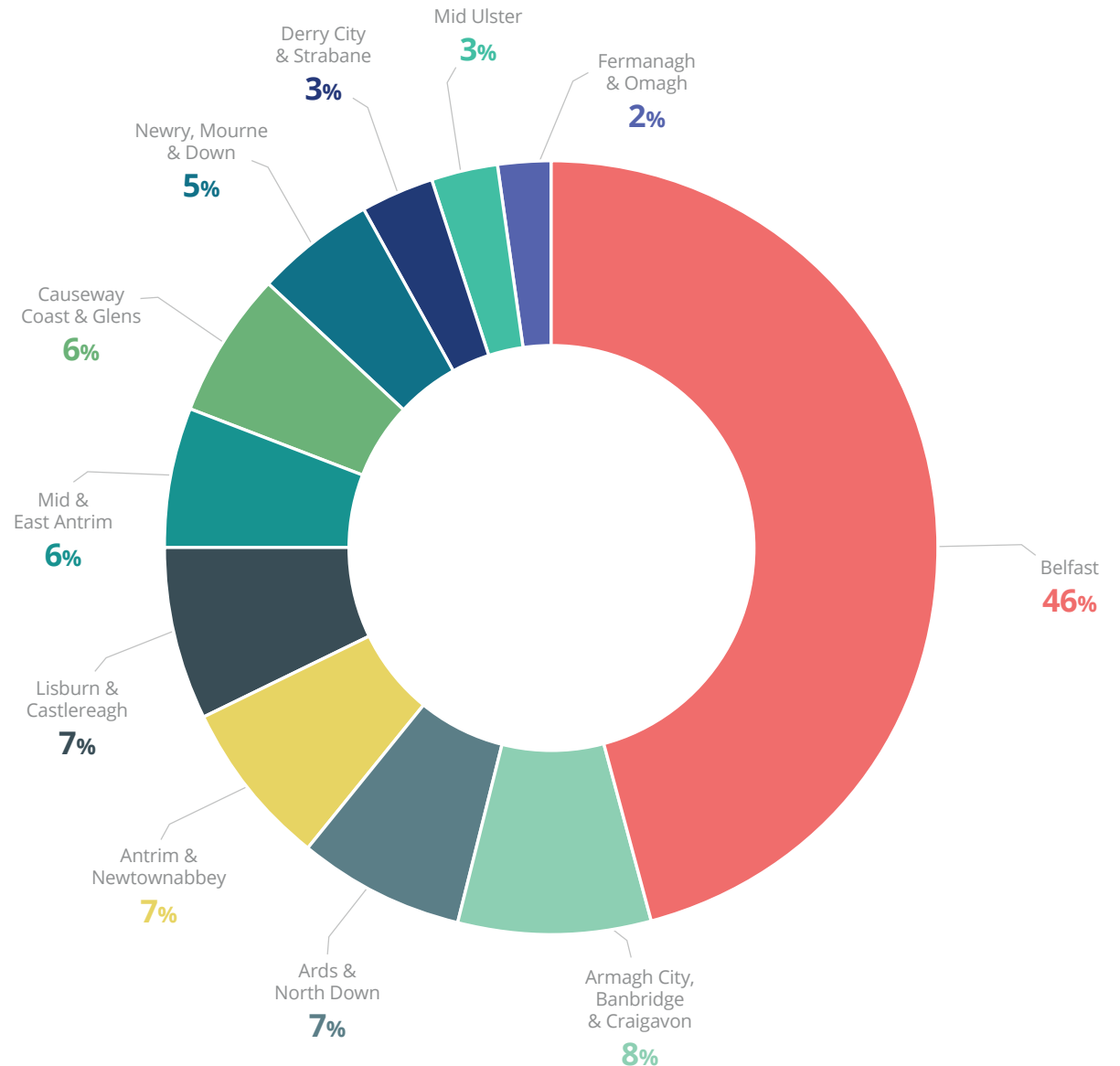


2,093
houses



1,281
apartments

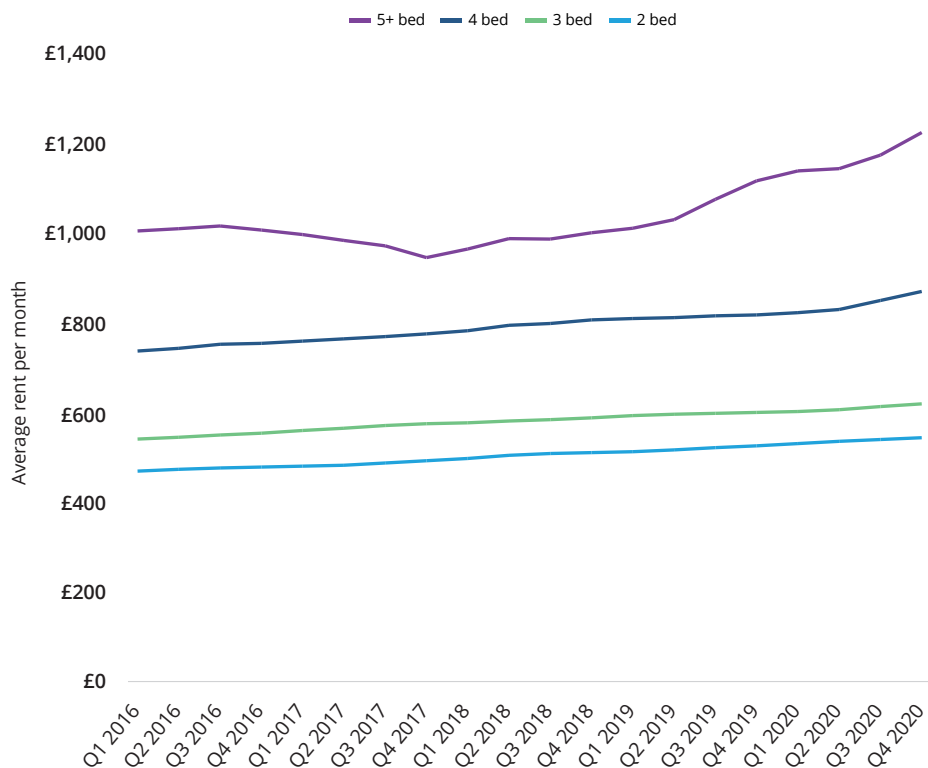
Location of advertised rental properties



Rents by number of bedrooms



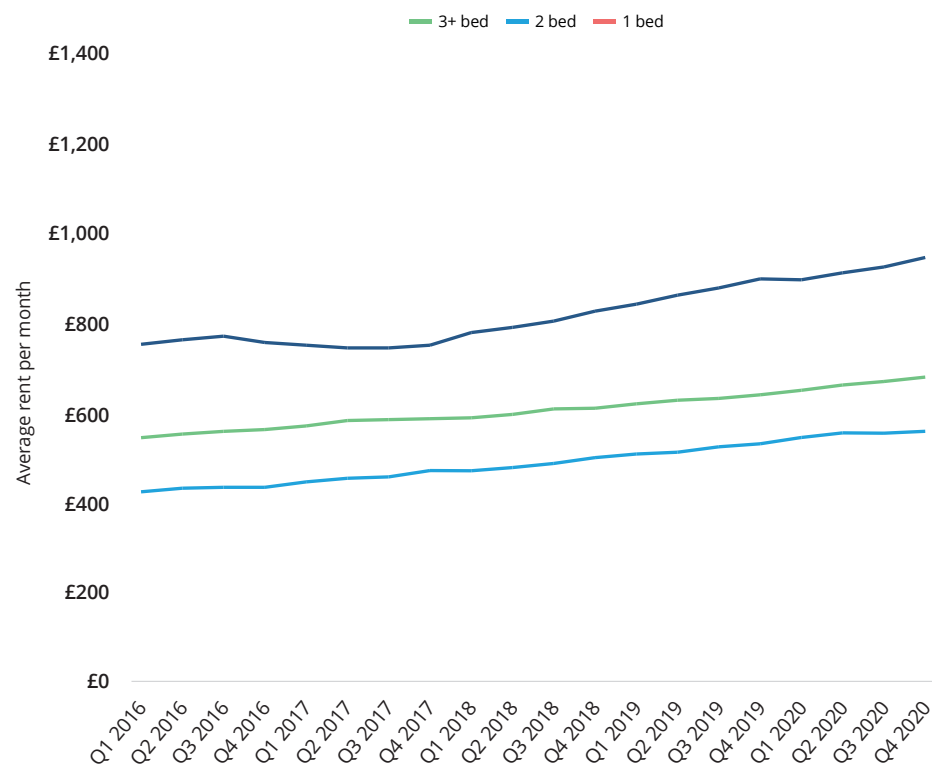
Houses



Houses	Average rent p/m	Annual rent growth	Quarterly rent growth
2 bed	£550	3.2%	0.7%
3 bed	£625	3.1%	1.0%
4 bed	£874	6.3%	2.3%
5+ bed	£1,226	9.6%	4.3%
All houses	£654	3.9%	1.3%

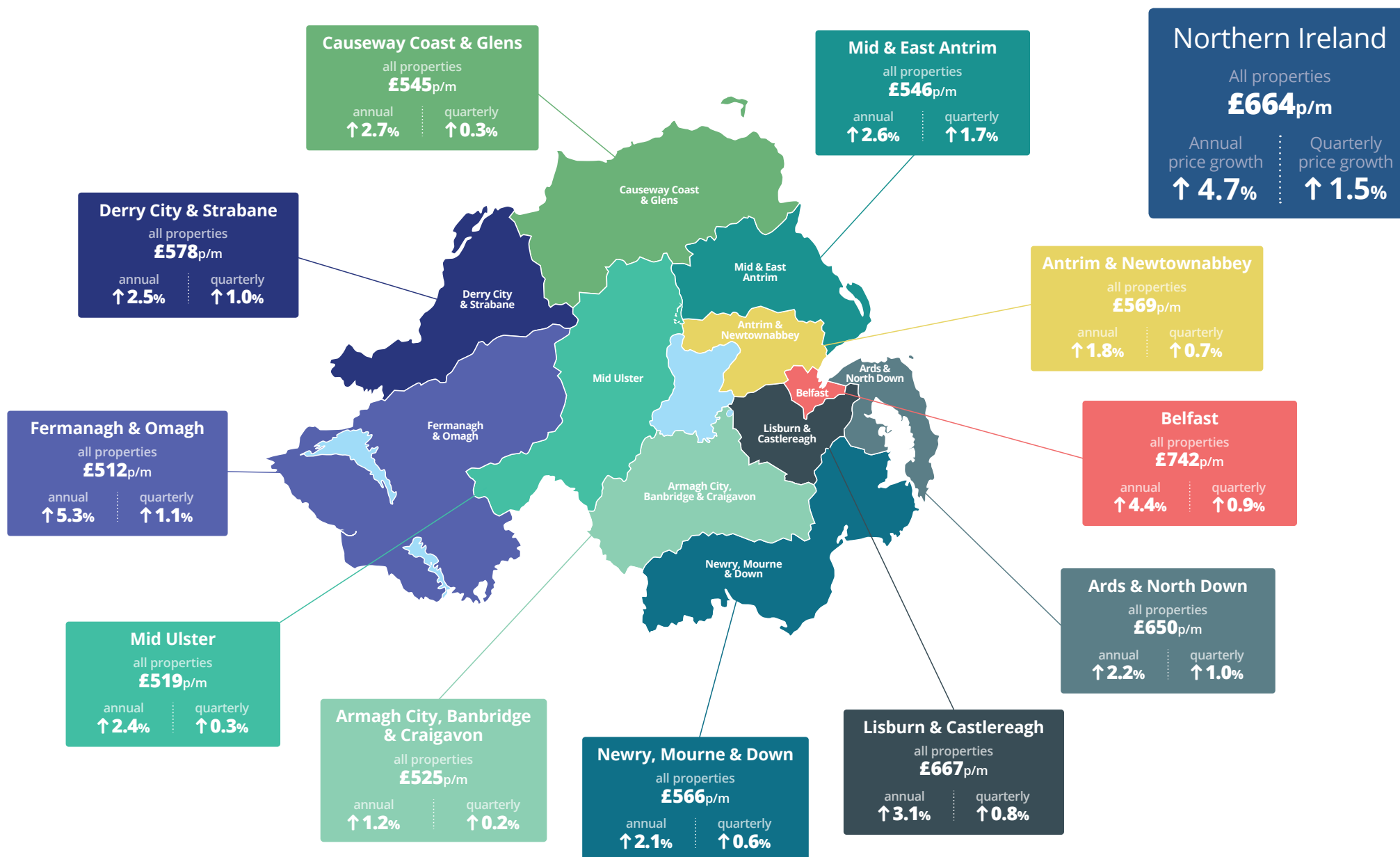


Apartments



Apartments	Average rent p/m	Annual rent growth	Quarterly rent growth
1 bed	£547	6.0%	1.2%
2 bed	£672	6.0%	1.7%
3+ bed	£943	9.9%	3.9%
All apartments	£686	6.5%	2.0%

Rents across Northern Ireland





PropertyPal

Follow us online

 www.propertypal.com

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

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



Chief Economist

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 2021, 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.