LIVINGSTONE

SURVEYORS & VALUERS

ISLE OF MAN

PROPERTY MARKET OVERVIEW

Q2 2025

AUTHORED BY
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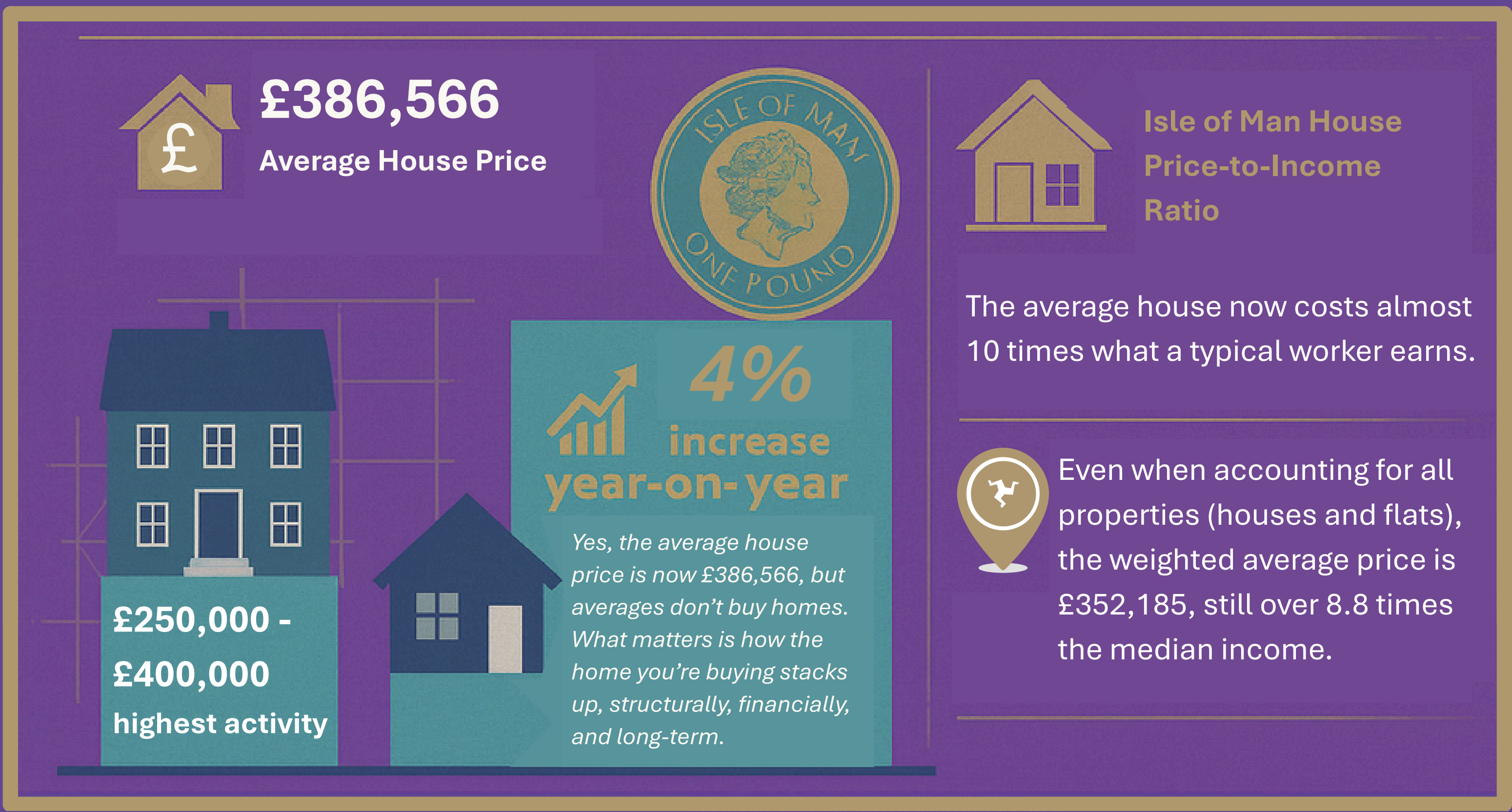
AVERAGE HOUSE PRICES 2025

HOW MUCH IS THE AVERAGE HOME ON THE ISLE OF MAN?



Over the 12 months to the end of Q2 2025, average residential property prices on the Isle of Man continued their measured upward trajectory.

The following figures reflect all transactions formally registered with the Land Registry during this period:

- ***Average House Price:* £386,566**
- ***Average Flat Price:* £203,986**
- ***Weighted Average Property Price:* £352,185**

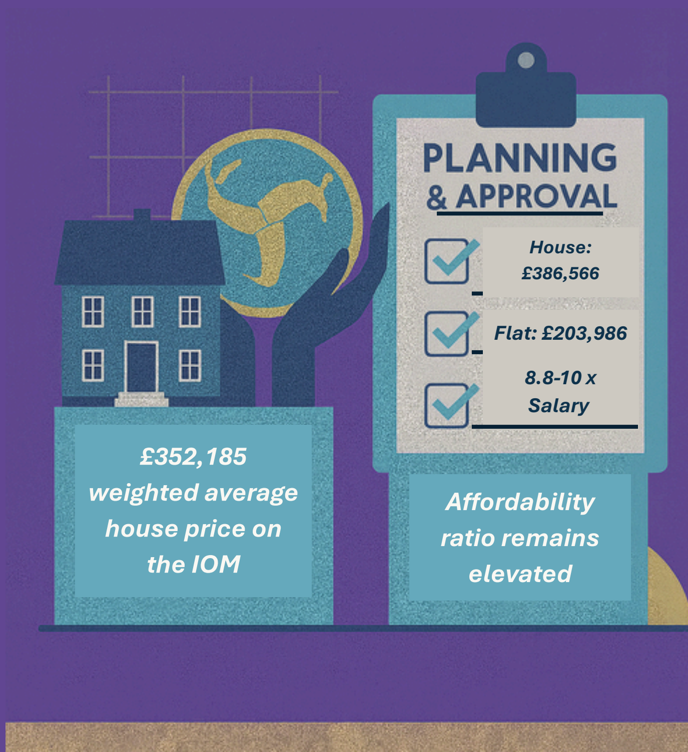
The weighted figure reflects the actual distribution of houses and flats sold, providing a more representative market benchmark than a simple average. While it doesn't represent what any one 'typical buyer' paid, it does provide a clearer picture of the average amount spent across the market, adjusted for the mix of properties sold.

AVERAGE HOUSE PRICES 2025

CONTINUED...

ISLE OF MAN PROPERTY PRICES NEARLY 10× TYPICAL EARNINGS

The average house price on the Isle of Man has climbed to £386,566 (Q2 2025). In contrast, the median full-time salary is £39,780, meaning the average house now costs almost 10 times what a typical worker earns.



Even when accounting for all properties (houses and flats), the weighted average price is £352,185, still over 8.8 times the median income.

This affordability ratio has remained elevated for two decades. Official annual figures show the median house price to median earnings ratio has fluctuated between 8.5× and 10× since 2004, rarely falling below this threshold.

While current figures are not unprecedented, they reinforce a longer-term pattern of affordability constraints that continue to affect local buyers.

***While direct median-to-median comparison isn't possible** due to limited data for the most recent quarter, the weighted average property price serves as a reliable proxy, reflecting actual transaction volumes and market composition.*

Although the affordability ratio appears consistent with earlier years, the real picture is more complex. Once you account for the cost of living and limited disposable income many families and younger buyers are left with each month, the sense of affordability can feel far more strained.

The gap between earnings and house prices underscores the importance of approaching the market with a clear understanding of value and risk. In a landscape like this, financial planning, due diligence, and professional support are vital.

TRANSACTION VOLUMES

HOW MANY PROPERTY TRASNACTIONS?

In the 12 months to the end of Q2 2025, **999 houses and 258 flats** were sold on the Isle of Man, up from 923 houses and 249 flats during the same period the previous year. This suggests a modest rise in market activity across both housing types.

Viewed in a broader context, the recent uptick in transactions remains modest compared to the elevated activity seen in 2022, when 1,541 house and 424 flat sales were recorded (calendar year). That year marked a post-pandemic peak, likely influenced by lifestyle shifts and favourable borrowing conditions. Prior to this, annual house sales typically ranged between 1,200 and 1,400.

Current figures suggest that house sales reflect stabilisation rather than a downturn. However, market activity is also shaped by wider economic conditions, such as inflation, interest rates, and household confidence, all of which influence buyer behaviour beyond raw transaction numbers.

Meanwhile, flat transactions remain notably lower than their recent peak, having declined for two consecutive years. As ever, the most meaningful insight comes not from headline volumes, but from understanding each property's condition, context, and long-term suitability.

8.2%

House Transactions Rose 8.2% Year-on-Year.

This indicates ongoing interest, but informed decisions remain more important than ever.

3.6%

Flat Transactions Rose 3.6% Year-on-Year.

A minor increase that reflects stable activity, but well below historic volumes seen before 2023.

WHERE ARE HOMES SELLING?

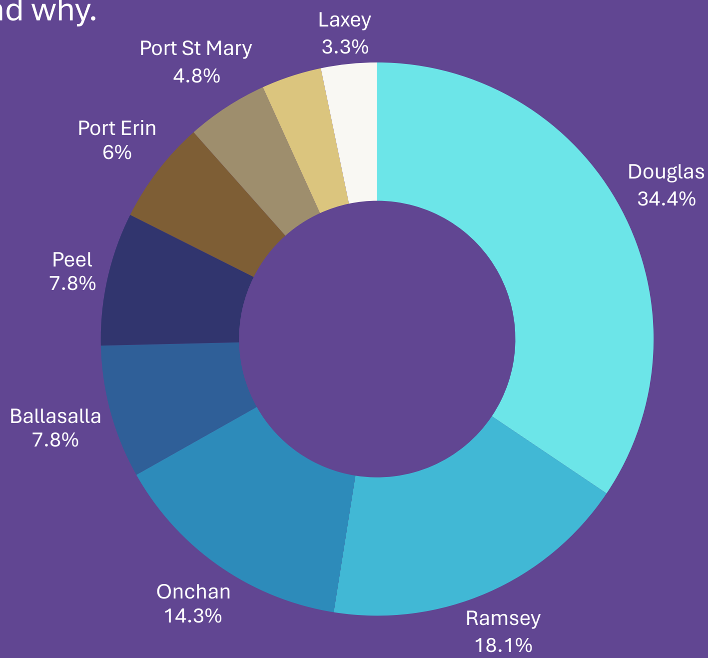
TRANSACTION VOLUMES ARE ONLY ONE SIDE OF THE STORY...

***Understanding where activity is concentrated offers valuable insight** into buyer preferences and market confidence.*

Unsurprisingly, Douglas continues to dominate the housing market, accounting for the highest number of transactions over the past 12 months.

As the island's capital and economic hub, it offers a wide mix of housing stock and strong demand across all price brackets. Ramsey and Onchan follow closely, with consistent activity driven by their blend of amenities, commuter links, and family appeal.

This geographic breakdown reinforces that market confidence isn't spread evenly, but clusters around specific towns and developments that align with buyer priorities. Whether driven by infrastructure, lifestyle, or availability of new homes, these localised trends reveal where demand is strongest, and highlight the value of understanding not just how many homes are selling, but exactly where and why.



Other high-ranking areas include Ballasalla, Peel, and Port Erin, each offering distinct lifestyle benefits, from coastal views to village appeal. Ballasalla's elevated activity is notably driven by the ongoing Dandara development, which continues to add significant new housing stock to the area. **Meanwhile, locations such as Port St Mary, Castletown, Braddan, and Laxey** round out the top ten, showing that demand remains well distributed across the island's south and east.

WHAT THIS MEANS FOR YOU AS A BUYER

THE DATA IS ONE THING, YOUR DECISION IS ANOTHER

The Isle of Man market remains active, with house prices holding firm and transaction levels showing signs of stabilisation. But behind the headline figures lie real challenges, from long-standing affordability pressures to increasingly variable property conditions.

For buyers, this means moving beyond surface impressions. In a high-stakes market, knowledge is leverage, and clarity on a property’s true condition is just as valuable as price negotiation. Whether you're upsizing, downsizing, or buying for the first time, the goal isn’t just to secure a home, it's to secure one that works for you long-term, structurally and financially.

WHY IT PAYS TO GET A SURVEY IN 2025

- **Looks can deceive.** Common defects like dampness, roof issues, or structural movement can cost thousands to put right.
- **Protect your budget.** A survey can typically save you £5,000–£15,000 in unexpected repairs. Sometimes, much higher!
- **Spot risks early.** Identify legal, structural, or environmental concerns that may affect resale value or mortgageability.
- **Make smarter decisions.** A clear, jargon-free survey gives you the insight to proceed, pause, or walk away, on your terms.
- **Plan with confidence.** Know exactly what you’re buying, no guesswork, no nasty shocks after completion.
- **There are no returns.** Once you buy, every hidden flaw becomes yours.

Buying a Home in 2025? Start With Certainty.

cabe The Property Ombudsman RICS

BUYING A HOME IN 2025?

WHY BUYERS CHOOSE LIVINGSTONE.

***Buying a home isn't just about what you can afford, it's about what you can't afford to miss.** From structural faults to hidden repair bills, the real cost of a property isn't always on the listing.*

We don't just survey properties, we translate risk into insight, and detail into action. At Livingstone, we don't just inspect bricks and mortar, we assess structural integrity, future costs, and long-term suitability. We understand the island's housing trends, the traps hiding behind fresh paint, and the emotional and financial stakes riding on your decision.

We listen to your main concerns, providing you with the answers you need. While others hand you a checklist, we give you a clear, visual roadmap so you can move forward with confidence, not confusion.

- **Concise, buyer-focused reports,** no jargon, cutting through to what truly matters.
- **Premium presentation and visual clarity,** trusted by professionals and loved by clients.
- **Strategic guidance,** from valuation to hidden risks to negotiation leverage.
- **Insight you can act on,** not just issues, but what to do about them.

"EVEN ONE MISSED ISSUE CAN COST A LOT MORE THAN THE PRICE OF A SURVEY."

LIVINGSTONE
SURVEYORS & VALUERS

From £3,000 dampness repairs to £15,000 roof replacements, mistakes in today's market aren't cheap. **Uninformed buyers find out too late. You won't.**

TRUSTED INSIGHT. SMARTER MOVES. CHOOSE LIVINGSTONE.

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DATA SOURCES:

This report draws on the latest publicly available information and internal analysis, including:

- **Isle of Man Government – Housing Market Report (Q2 2025)**
- **Isle of Man Treasury – Earnings Survey (2024)**
- **Isle of Man Government – Land Transactions Database**
- **Isle of Man Government – Inflation Report (June 2025)**
- **Isle of Man Housing Market Review 2024**
- **Livingstone Surveyors – Internal transaction and client data**

All figures are correct to the latest available quarter at the time of publication. Government data is typically subject to a short reporting delay.

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