LIVINGSTONE

SURVEYORS & VALUERS

ISLE OF MAN PROPERTY MARKET OVERVIEW Q3 2025

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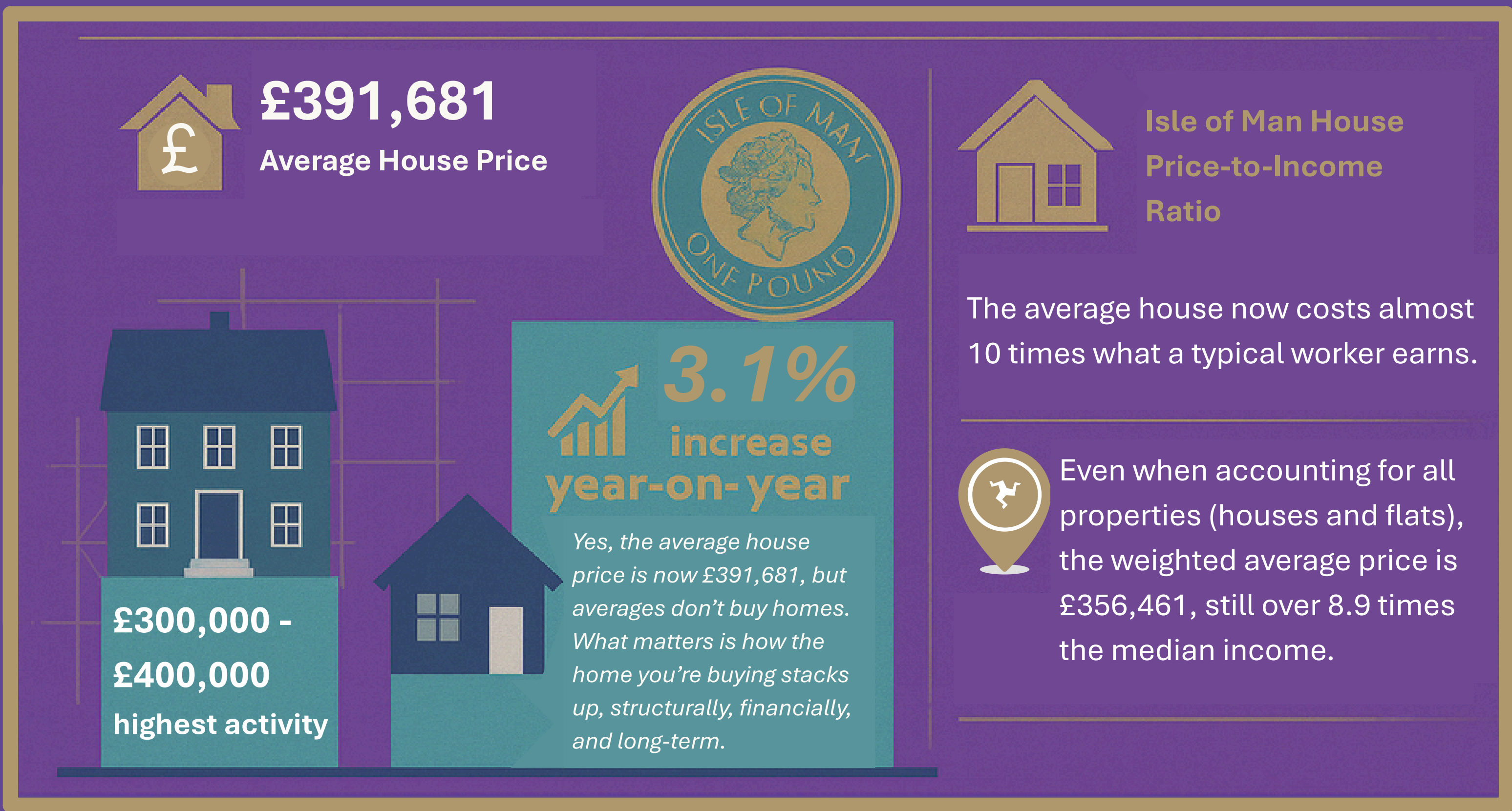
AVERAGE HOUSE PRICES Q3, 2025

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



Over the 12 months to the end of Q3 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:* £391,681**
- ***Average Flat Price:* £206,179**
- ***Weighted Average Property Price:* £356,461**

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.

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AVERAGE HOUSE PRICES 2025

CONTINUED...

ISLE OF MAN PROPERTY PRICES NEARLY 10× TYPICAL EARNINGS

The average house price on the Isle of Man has now risen to £391,681 for the 12 months to the end of Q3 2025. In contrast, the median full-time salary is £39,780, meaning the average house still costs almost 10 times what a typical worker earns.

This equates to around 9.9 times typical salary, up from approximately 9.7 times in the previous 12-month period.

Even when accounting for all properties (houses and flats), the weighted average price is £356,461, still around 9 times the median full-time 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.

House prices rose by approximately 3.1% compared with the same period last year, *increasing from £379,761 to £391,681. While modest, this annual growth suggests a market that continues to hold firm despite wider economic pressures.*

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.

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.*

TRANSACTION VOLUMES

HOW MANY PROPERTY TRASNACTIONS?

In the 12 months to the end of Q3 2025, 973 houses and 253 flats were sold on the Isle of Man, up from 894 houses and 209 flats during the same period the previous year. This suggests a decent rise in market activity across both housing types.

This represents an annual increase of approximately 8.8% in house transactions and a 21.1% rise in flat sales, reflecting stronger activity across both segments over the latest 12-month period.

Viewed in a broader context, the 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 - 1,400.

The current figures indicate a stable level of house sales, consistent with a market that has settled following the volatility of recent years. Transaction levels continue to be influenced by broader economic factors, including interest rates and general market conditions that influence purchasing decisions.

8.8%

House Transactions Rose 8.8% Year-on-Year.

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

21.1%

Flat Transactions Rose 21.1% Year-on-Year.

Flat sales saw a pronounced uplift over the year, but below historic volumes seen before 2023.

WHERE ARE HOMES SELLING?

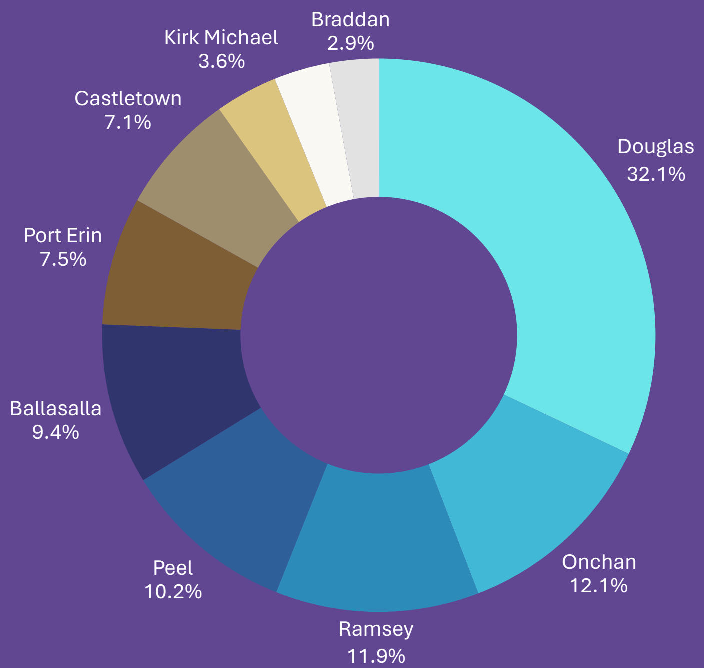
TRANSACTION VOLUMES ARE ONLY ONE SIDE OF THE STORY...

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

Unsurprisingly, Douglas continues to lead the housing market, accounting for the highest number of transactions over the last quarter.

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 also show consistent activity, offering buyers a wide mix of housing options and transaction levels that remain steady quarter to quarter.

This breakdown helps illustrate which locations recorded the highest levels of activity during the period, giving a straightforward snapshot of where buyers have been most active.



Other high-ranking areas include Peel, Ballasalla 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 Kirk Michael, Castletown, Braddan, and Laxey** round out the top ten, showing that demand remains well distributed across the island.

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. 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

- **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 2026? Start With Certainty.

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BUYING A HOME IN 2026?

WHY BUYERS CHOOSE US.

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

“We had a Level 3 inspection and report on a property we are purchasing and we couldn’t be happier with Wesley's support, communication and final report. We would definitely use his services if we move house in the future.”

- Douglas

“I had researched all the RICS registered surveyors on the Isle of Man except those linked with Estate Agents and decided, based on the reviews and professional website and initial response and competitive price to select Livingstone Surveyors. I’m very glad that I did!”

- Greg

“Wesley did a level 3 survey on the property that we were buying and I just got to say WOW what a survey so indepth every detail explained and the footage of the drone and to top that off such friendly service when talking on the phone I would highly recommend him.”

- Ruth and Gareth

“Service was brilliant. Uncovered issues we would never have known about otherwise. Everything explained clearly, and the report was more thorough than I expected, Wesley is a passionate and very knowledgeable surveyor absolutely top class service,thank you. Highly recommend.”

- Andrew

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DATA SOURCES:

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

- **Isle of Man Government – Quarterly Statistical Report (Q3 2025)**
- **Isle of Man Treasury – Earnings Survey (2024)**
- **Isle of Man Government – Land Transactions Database**
- **Isle of Man Government – Inflation Report**
- **Isle of Man Housing Market Review 2024**
- **Livingstone Surveyors – Internal Data & Transactions**

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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