

Key metrics point to a strong spring season for the Plymouth housing market



Chris Whitaker
Managing Director

The Plymouth property market has experienced mixed activity so far in 2025. More properties are coming onto the market, making accurate pricing essential to attracting serious buyers. However, overall market conditions remain subdued, as buyer caution grows in response to broader economic concerns.

With the government still settling in, there has been little progress in stimulating economic growth or introducing policies to boost housing market activity at a national level. Slow reductions in the Bank of England's interest rates are also dampening confidence, contributing to a wait-and-see approach among many buyers.

Currently, market conditions favour buyers, meaning sellers must be realistic with their pricing to secure a sale. At the same time, buyers remain cautious, particularly due to concerns over higher stamp duty costs. Lengthy transaction times, driven by sluggish conveyancing processes, continue to frustrate both buyers and sellers.

Despite these challenges, sales activity remains steady, and demand is holding firm. In Plymouth, we have seen an increase in market appraisals and viewings, which hints at a strong spring selling season. Well-priced homes in sought-after areas continue to generate competitive

interest, but with ample supply, buyers have the advantage of being selective. As a result, competitive and realistic pricing will be key to achieving successful sales. The coming months will reveal whether this momentum is sustainable or just a temporary shift.

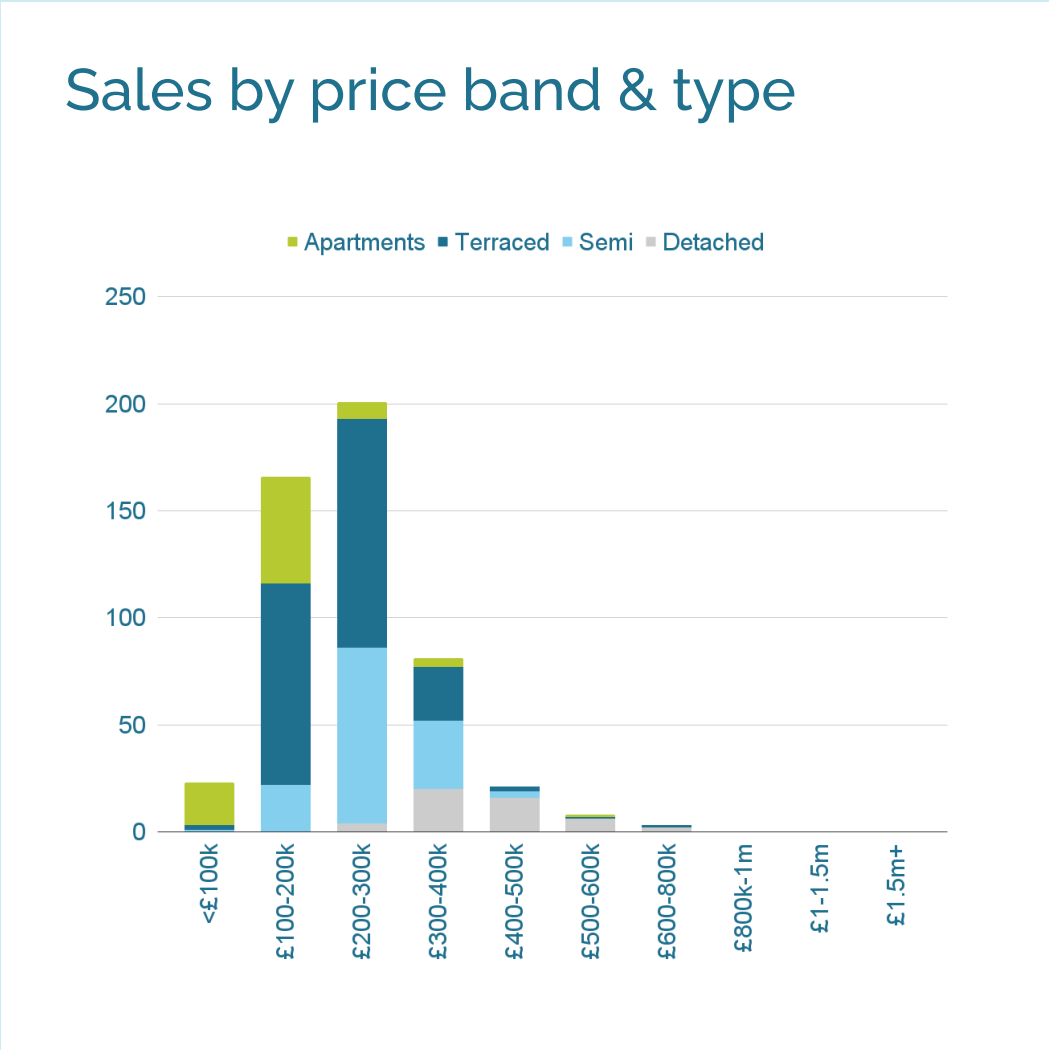
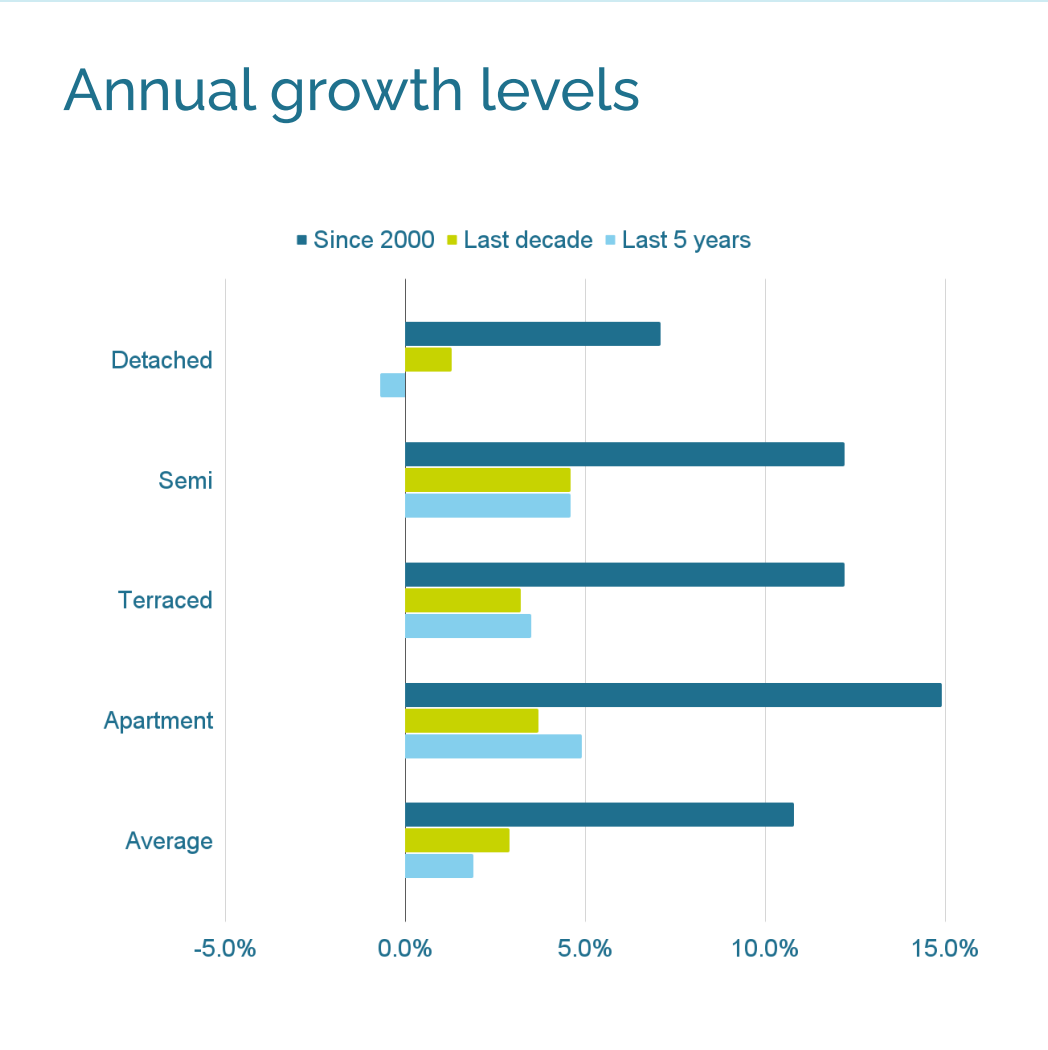
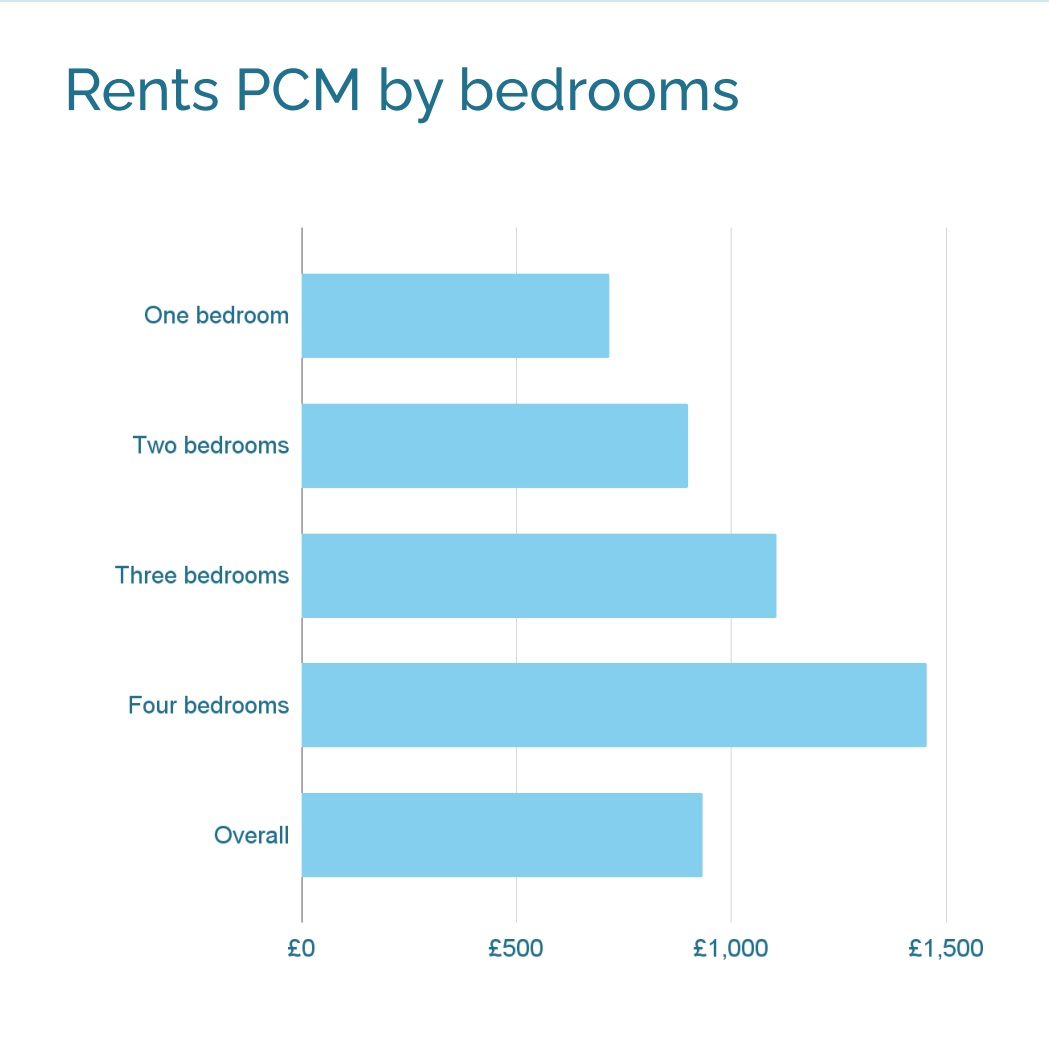
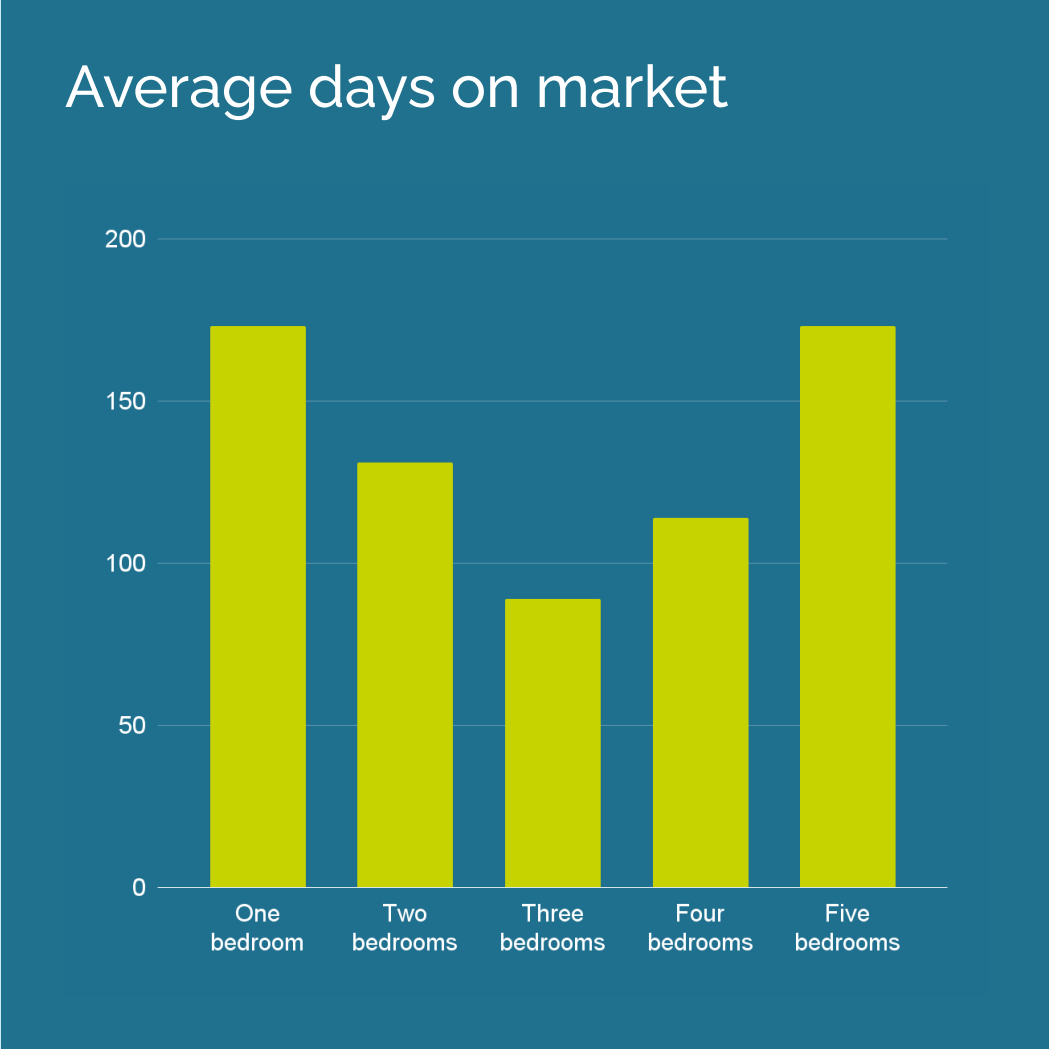
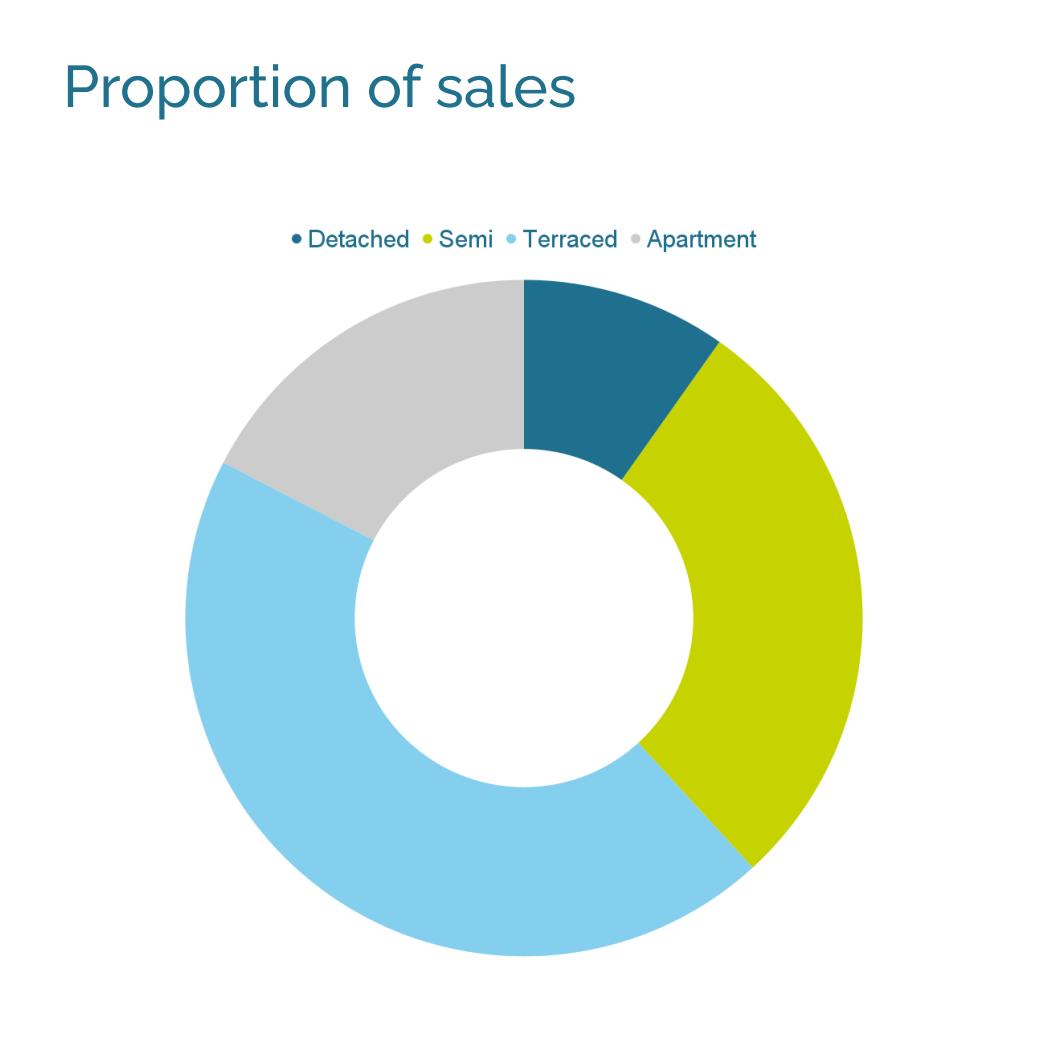
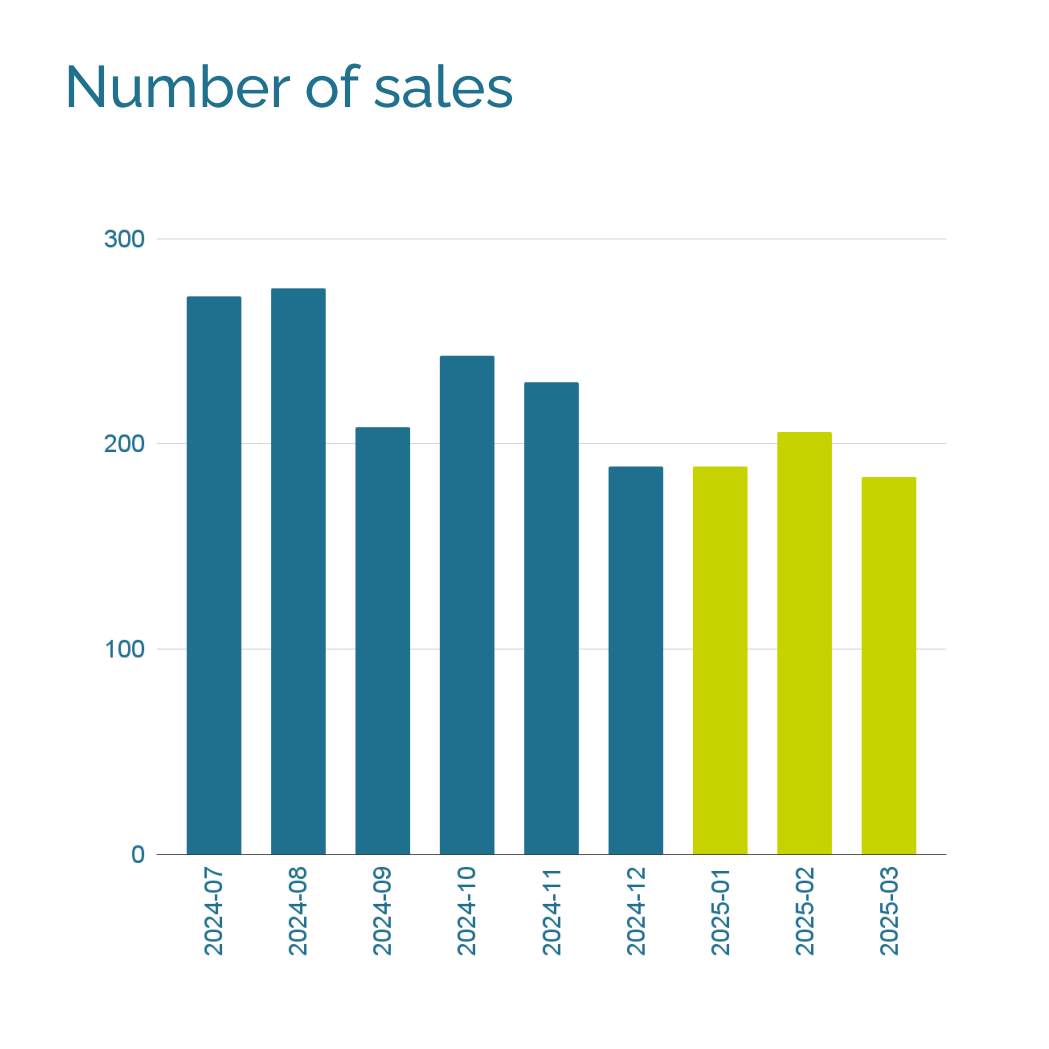
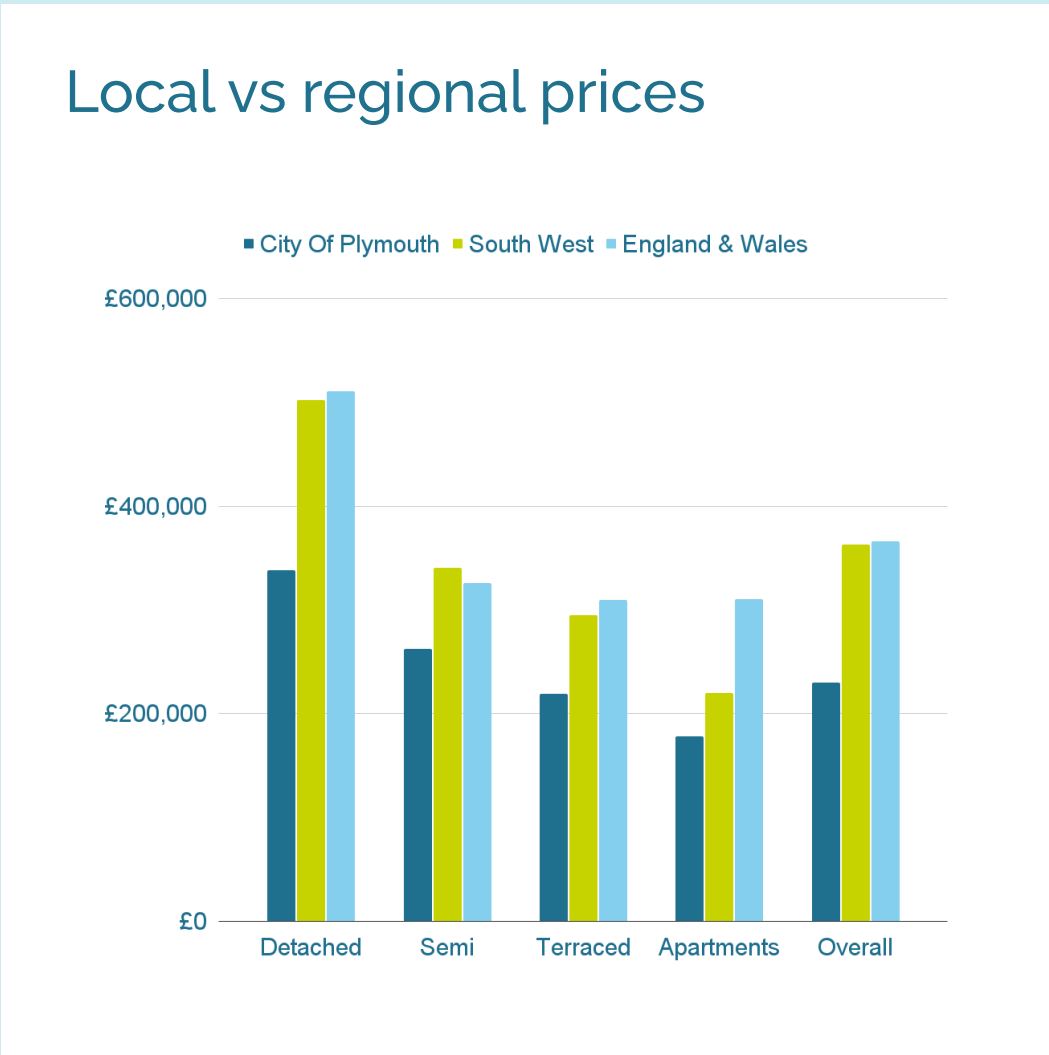
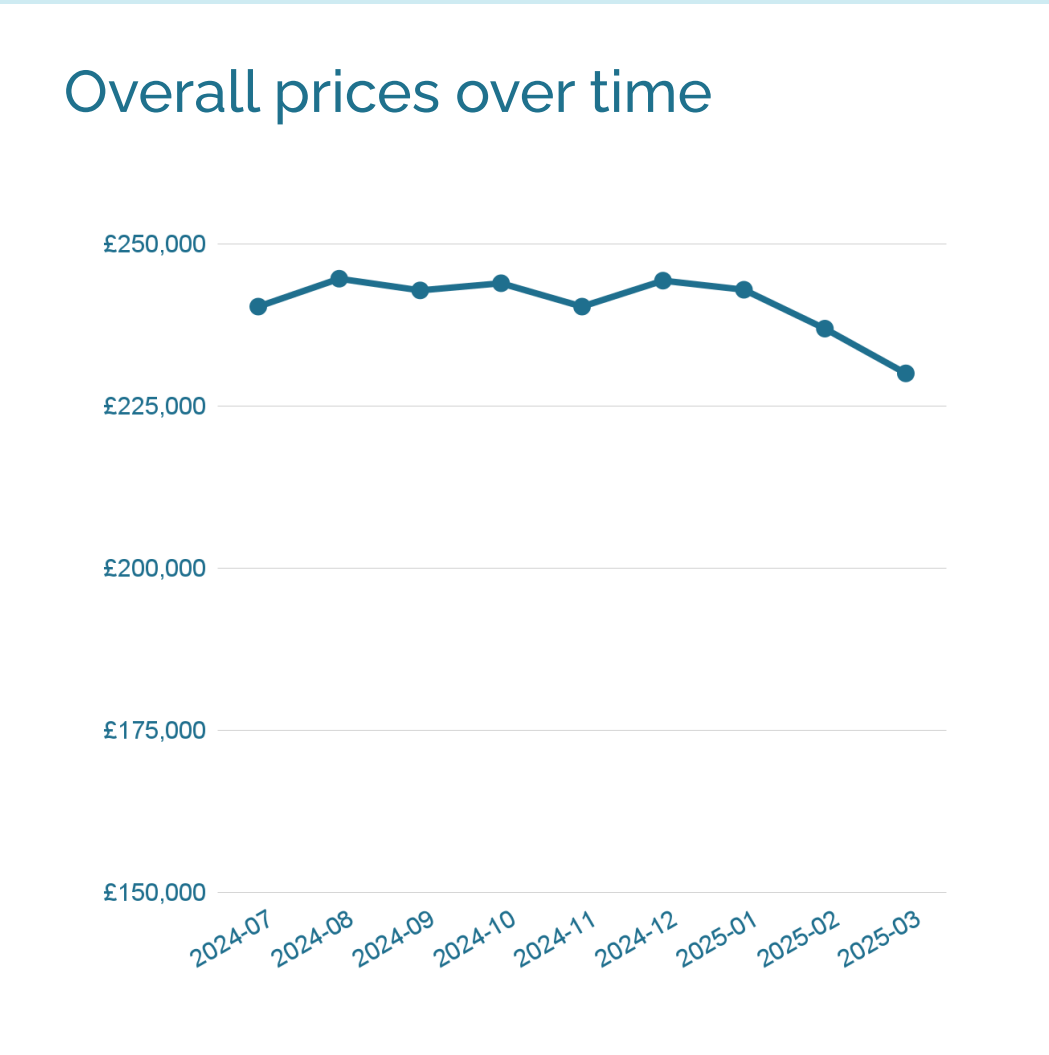
"In Plymouth, we have seen an increase in market appraisals & viewings, which hints at a strong spring selling season."

- Chris Whitaker

In an ever-changing market, working with a knowledgeable and experienced estate agent is more important than ever. A local expert not only understands pricing trends and buyer demand but also has in-depth knowledge of specific neighbourhoods, upcoming developments, and the factors that truly drive value.

Whether you are buying or selling, the right agent can provide essential guidance, helping you navigate negotiations, avoid costly pitfalls, and secure the best possible outcome. With their insight and expertise, you can move forward with confidence in today's evolving housing market.

Find out more information on property market news
plymouth.martinco.com



Source: This report has been made by ResiAnalytics for Martin&Co Plymouth. The data in this report comes from HM Land Registry, Office for National Statistics and ResiAnalytics. The last three months of sales data displayed are projections based on historical data. Disclaimer: This property market report is for informational purposes only and should not be used as a substitute for conducting your own research when making a property purchase decision. Please consult with a qualified professional to ensure all factors are considered in your investment choices.



Jen Matthews
Senior Sales Valuer



Martha Peart
Operations Manager



MARTIN&CO

Get in touch with us for a sales or rental valuation

01752 255255

plymouth@martinco.com

Martin & Co Plymouth

27 Mutley Plain, Plymouth, Devon, PL4 6JG

plymouth.martinco.com