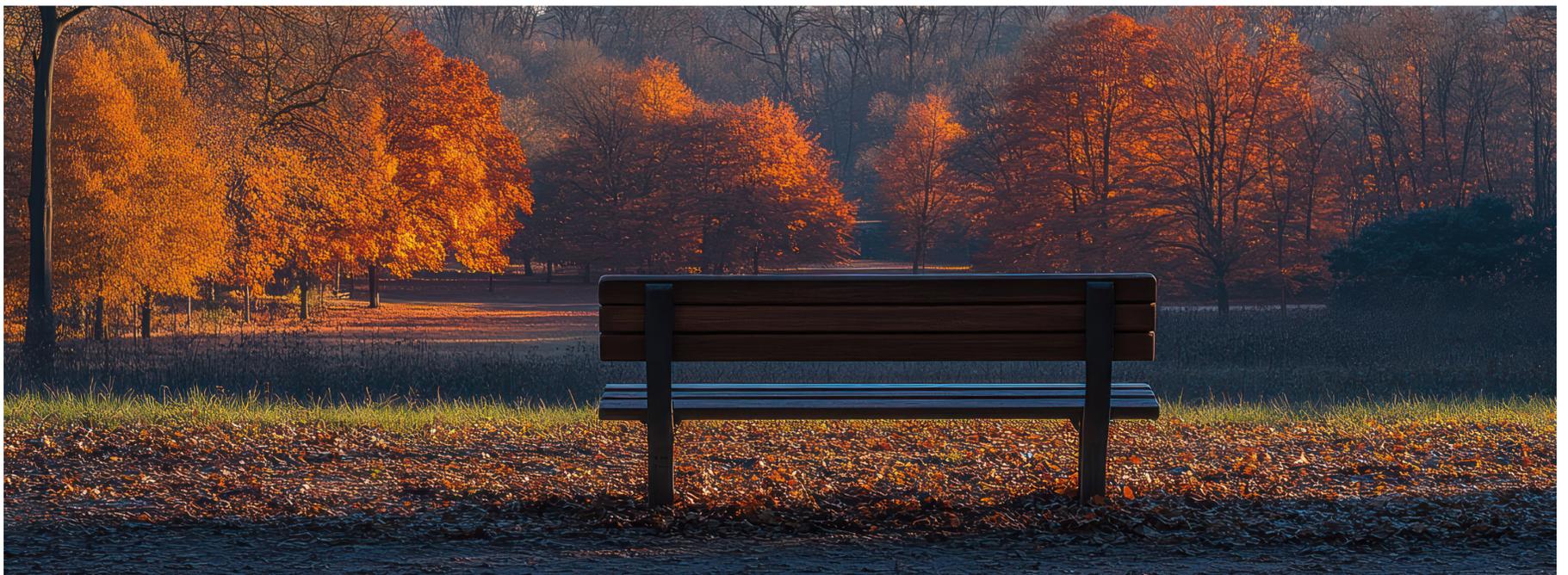


Plymouth Property Market Steady as Buyers Gain More Choice



Chris Whitaker
Managing Director

The UK housing market is entering the autumn with a surprising level of resilience. Demand and sales agreed are both higher than last year, while stock levels continue to rise. Plymouth is reflecting this national picture, with strong buyer activity meeting a greater choice of homes—making sensible pricing essential.

Nationally, Rightmove reports that average asking prices rose by 0.4%

in September to £370,257, but are still 0.1% lower than this time last year. Zoopla notes that annual house price growth has stabilised at +1.3%, with the UK average now £268,400. Halifax and Nationwide also report modest growth of around +2% year-on-year, underlining the steady but subdued nature of the market.

In the South West, supply has grown significantly, up 12% year-on-year according to Zoopla. This is especially true in coastal and second-home hotspots, where some properties have lingered on the market for over six months. In Plymouth, however, asking prices remain steadier, and well-priced homes in popular areas such as Mannamead, the Barbican, and Plymstock are continuing to attract strong interest.

Activity levels remain robust. Nationally, sales agreed are running 5% higher than last year, while buyer demand is up 4%. Locally, families and first-time buyers are particularly active, taking advantage of improved affordability and aiming to move before the end of the year.

Mortgage conditions are gradually improving. Rightmove's tracker shows the average two-year fixed rate has fallen from 5.03% a year ago to 4.52% today, while Halifax highlights that many competitive deals now offer rates below 4%. Combined with wage growth consistently outpacing house price inflation, affordability is slowly shifting in buyers' favour.

"With more homes coming to the market, buyers in Plymouth are spoilt for choice — meaning sellers who price realistically are still achieving quick sales."

- Chris Whitaker

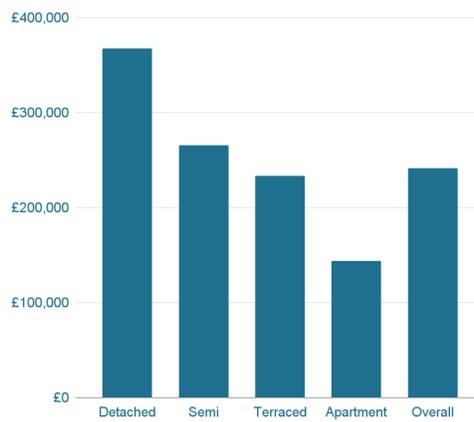
Looking ahead, the key factor for Plymouth sellers will be competitive pricing. With more homes on the market, buyers are quick to dismiss anything that looks overpriced. Homes launched at the right level are selling in around a month, while those needing reductions can take more than three.

The outlook for the rest of 2025 is steady. Analysts expect modest growth of around 1–2% nationally, with improving mortgage affordability likely to keep demand healthy. For sellers in Plymouth, the best strategy remains clear: price realistically, present well, and you'll find motivated buyers.

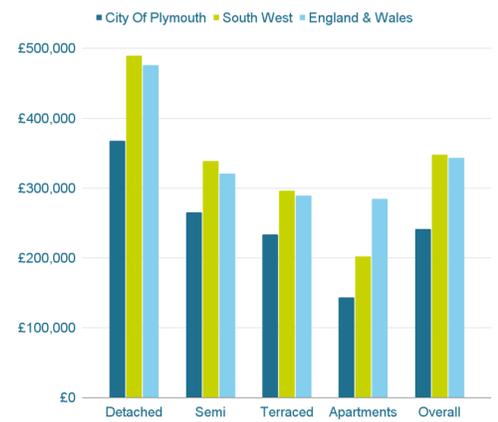
Overall prices over time



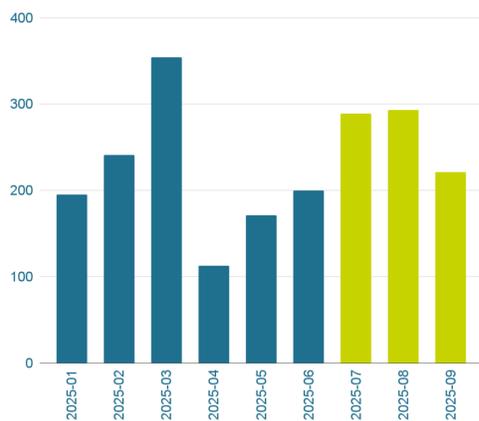
Prices by property type



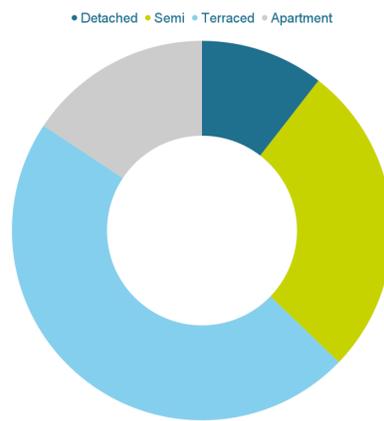
Local vs regional prices



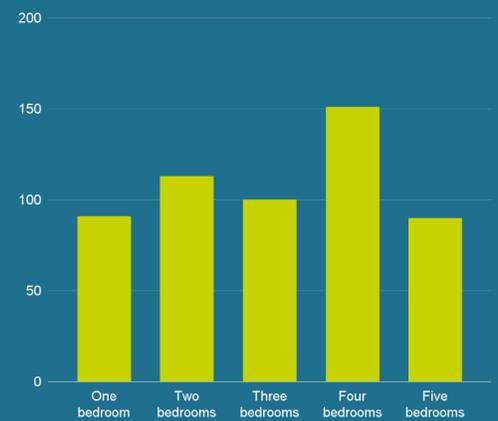
Number of sales



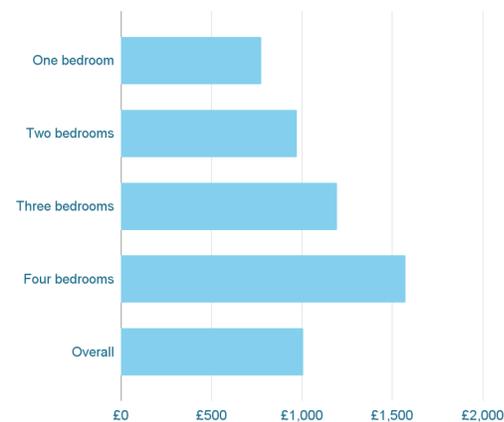
Proportion of sales



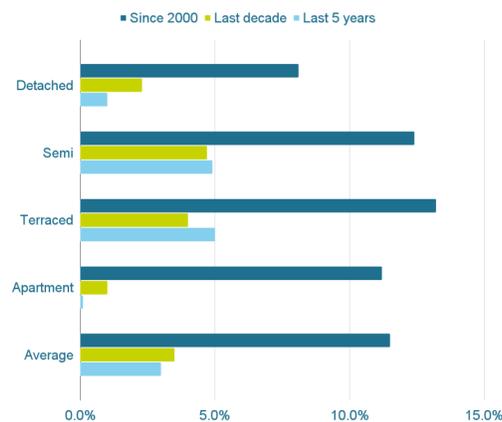
Average days on market



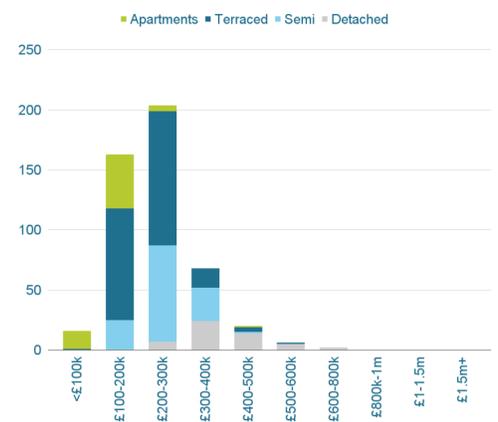
Rents PCM by bedrooms



Annual growth levels



Sales by price band & type



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.



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