



21st July 2010



Region: Northern Ireland Second Quarter 2010

- **Annual Change (Q2 2010 on Q2 2009) -13.4%**
- **Standardised Average House Price (seasonally adjusted) £130,312**

- Annually, house prices in Northern Ireland fell by 13.4% in Q2 2010 compared with the UK average increase of 6.3%.
- Over the last 10 years, house price growth in Northern Ireland is 92% (UK:99%).
- The average price of a house in Northern Ireland is £130,312, 22% below the UK average of £167,786.

- Greater London prices are now 2.0 times higher than those in Northern Ireland, compared with 2.1 times in Q2 2000.
- Enniskillen recorded the biggest increase in prices over the last five years (31%).

ABOUT THE HALIFAX HOUSE PRICE INDEX

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time.



Over the last ten years, **semi detached** properties in Northern Ireland have seen the strongest price growth; a rise of 93%, from £68,705 in Q2 2000 to £132,732 in Q2 2010.

Northern Ireland	2000-Q2(£)	2010-Q2(£)	2000 Q2–2010 Q2 Average Annual % Change
Bungalows	80,381	154,492	92%
Detached	112,620	213,423	90%
Flat & Mais.	64,357	n.a	n.a
Semi-Detached	68,705	132,732	93%
Terraced	54,810	97,595	78%

Northern Ireland: 2005-2010 – Average house prices

Post town	County	Average Price £ 2005*	Average Price £ 2010*	5 Year % Change	Regional Ranking
Enniskillen	County Fermanagh	115,710	152,074	31%	1
Lisburn	County Antrim	126,059	162,883	29%	2
Belfast	County Antrim	117,174	147,182	26%	3
Newtownabbey	County Antrim	102,404	126,515	24%	4
Newtownards	County Down	119,193	134,158	13%	5

*12 months to June

Prices shown in the tables above are arithmetic average prices on which an offer of a mortgage has been granted. These prices are not standardised and therefore can be affected by changes in the sample from quarter to quarter.

Annual Average Earnings £		
April	Northern Ireland	UK
2007	26,732	33,736
2008	27,436	35,353
2009	28,780	35,661

Source: ONS Annual Survey of Hours and Earnings: Full-time males on adult rates, who have been in the same job for more than a year. Mean gross annual average earnings.

Ends.



House Price Index

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