



29th January 2010



Region: Northern Ireland
Fourth Quarter 2009

- **Annual Change (Q4 2009 on Q4 2008)** -17.2%
- **Standardised Average House Price (seasonally adjusted)** £128,259

- Annually, house prices in Northern Ireland fell by 17.2% compared to the UK average increase of 1.1%
- Over the last 10 years, house price growth in Northern Ireland is 99% (UK: 105%).
- The average price of a house in Northern Ireland is £128,259, 23% below the UK average of £167,020.

- Greater London prices are now 2.0 times higher than those in Northern Ireland, compared with 2.2 times in Q4 1999.
- Craigavon recorded the biggest increase in prices over the last decade (133%),

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. Properties over £1 million are included and the index is seasonally adjusted with the seasonal factors updated monthly.



Northern Ireland: 1999-2009 – Towns with biggest house price gains

Post town	Average Price £ 1999*	Average Price £ 2009*	10 Year % Change	Regional Ranking
Craigavon	60,218	140,173	133%	1
Londonderry	62,752	143,141	128%	2
Lisburn	67,060	150,295	124%	3
Enniskillen	68,643	148,997	117%	4
Ballymena	65,278	136,831	110%	5
Newtownabbey	65,169	135,787	108%	6
Bangor	78,653	158,602	102%	7
Belfast	75,091	149,108	99%	8
Newtownards	70,624	131,375	86%	9
Carrickfergus	69,647	127,321	83%	10

*12 Months to December

Prices shown in the table above are arithmetic average prices on which an offer of 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 annual average earnings.

Ends.

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