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Northern Ireland

Quarterly House Price Index

For Q1 2006



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Introduction

This survey analyses the performance of the Northern Ireland housing market during the period January to March 2006. The report is concerned with trends, performance and spatial patterns of house prices during the first quarter of 2006 drawing comparisons with the same quarter of 2005, as a measure of annual change, and the fourth quarter of 2005 as an indicator of short-term change. The report is produced by the University of Ulster in partnership with Bank of Ireland and the Northern Ireland Housing Executive.

The price statistics are based on a sample of 2,166 open market transactions during the first quarter of 2006. Information is presented on residential property market performance for Northern Ireland, with an analysis of sale price by different property types. Regional analysis provides the opportunity to explore trends in market areas throughout the province. The overall performance of the housing market is measured by a weighted index to reflect the market share of each property type. The index captures various movements within a single statistic and allows changes over time to be tracked.



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Relentless Vigour

May 2006

Last month the front page of one of Britain's most popular tabloid newspapers screamed out – "house prices up 2% in a month ... a sign of renewed confidence in the market and scorching mortgage deals". The story went on to suggest that the London market in particular was in ebullient mood, driven up by the impact of City bonus payments and buoyancy in business and financial services.

Reading this it struck me that while some regions of the UK may be hotting up again, our residential market has never really cooled down! In fact, our latest survey paints another picture of exceptional price growth during the first 3 months of 2006 with strong momentum almost certainly carried forward into the summer. It seems no time at all since we reported on the £100,000 milestone in Northern Ireland (Q1 2003) but now nearly 80% of transactions are above this threshold and the average price has burst through the £150,000 barrier with relative ease. Of course, on the broader canvas regional prices remain, on average, c.£30,000 below the equivalent UK or Republic of Ireland, something which resonates with external investors.

In terms of micro analysis, the latest survey highlights some interesting dynamics including,

- the growing presence of the apartment segment (now representing 14% of transactions)
- the importance of newly developed property in the survey (26% of transactions)
- the re-emergence of detached properties at the top end of the market driving price growth in the first quarter of 2006 and
- the spectacular out-performance of the Lisburn area, replacing South Belfast at the top of the regional price league in a move with some historical significance. Lisburn has rapidly acquired a reputation as a hotbed for investor activity to accommodate the influx of migrant labour in an expanding and relatively prosperous sub-region.

The investor dynamic

Looking ahead, I am mindful of the comments of JK Galbraith, former Harvard economics professor who died recently – "there are two sorts of forecasters – those who don't know and those who don't know they don't know". It is fair to say that virtually every forecast in the last few years has underestimated both the magnitude and duration of the boom in local house prices and at present there seems no end in sight.

However, the message that the break-neck pace of house price inflation is unsustainable bears repetition although we continue to search for slowdown triggers. On the demand or household side, we can point towards hundreds of high-profile job losses announced recently in the Belfast area, petrol prices heading towards £1 a litre, higher costs of local government, the revaluation of domestic properties for rating purposes and looming water charges.

However, it is difficult to escape the conclusion that a cooling in house price growth will be contingent on a marked slowdown in investor activity. Primarily, it has not been first-time buyers or first or second "movers" stoking up demand but rather a constituency of what might be called "pension refugees" who see property ownership as their main financial vehicle for retirement. While many landlords will continue to view their investment as long-term, it is likely that at some point the rate of new investment will slow on risk/reward considerations, perhaps due to oversupply, a softening in Northern Ireland's labour market or, most significantly, a rise in borrowing costs.

With an estimated 8 out of 10 landlords dependent to a greater or lesser extent on borrowing to fund their investment and, as our last survey revealed, over 60% already reporting that rental income did not exceed costs, the risks for some of over-reliance on capital appreciation are obvious.

Edging towards a rate rise ?

With the cost of borrowing perhaps the key consideration for home buyers and investors alike it is important to recognise a discernible shift in interest rate sentiment since my last commentary. While the Bank of England has remained firmly on the fence in terms of official movement, the hawkish tone in the money markets is reflected in a tightening of medium term rates (the cost of 5yr borrowing has increased by c 0.5% since the beginning of the year, contributing to a re-pricing of fixed rate mortgages) and the discounting of two 0.25% increases in base rate by this time next year. We have been stuck at 4.5% since last August.

With strengthening global activity (pulling up oil and commodity prices) and rising asset prices we have already observed monetary policy tightening in both the US and Euro-zone but there remain sufficient uncertainties over UK inflation and labour market trends to suggest that the Bank of England will maintain its wait-and-see position over the summer months at least.

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Interim House Condition Survey 2004

As the regional strategic housing authority, the Housing Executive has responsibility for the regular examination of housing conditions in Northern Ireland. The 2004 Interim House Condition Survey was the eighth such survey to be carried out since 1974, and was based on a very detailed inspection of 2,300 dwellings. The analysis of the findings from this survey shows the continued steady improvement in housing conditions in Northern Ireland, how the structure of the market is changing, and provides a number of useful insights into why Northern Ireland's housing market is booming.

- Since 2001, Northern Ireland's dwelling stock has increased by 32,500 to 680,000, the result of a number of factors including growing population, continuing economic prosperity, and rising numbers of single person households and second homes.
- The proportion of dwellings located in urban areas rose from 67 per cent (434,600) in 2001 to 71 per cent (480,700) in 2004.
- The number of properties in the private rented sector has continued to grow, rising from 49,400 properties (7.6%) in 2001 to 62,500 (9.2%) in 2004. Indeed, the rapid growth of the private rented sector is one of the most significant findings. If vacant dwellings, which when last occupied were in the private rented sector, are taken into consideration there were nearly 75,000 privately rented dwellings in NI (11% of the total stock). The research would therefore indicate that the demand for private rented properties from both investors and tenants must be seen as a key driver in the ongoing substantial increases in house prices in Northern Ireland.
- The accelerated rate of construction and growth of buy to let have contributed to an increase in the overall proportion of dwellings built since 1980, which has risen from 27 per cent in 2001 to 33 per cent in 2004. Under a fifth (16%) of dwellings had been built before 1919, and of these almost half were in isolated rural areas.
- The most common household type in Northern Ireland was small family (16%). Home ownership was highest among large adult and small and large family households (all around 85%), and lowest among lone parent (26%), lone adult (53%) and lone older households (55%).

Unfitness

- Between 2001 and 2004, the overall rate of unfitness reduced from 4.9 per cent (31,600 dwellings) to 3.8 per cent (25,600 dwellings).

- In 2004, more than half of all unfit properties (14,400; 56%) were vacant. The rate of unfitness for occupied properties was 1.7 per cent.
- Relatively higher rates of unfitness continue to be found in isolated rural areas, where the rate stands at 10.1 per cent, compared with 2.5 per cent in urban locations.
- Despite an ongoing decline in the rate of unfitness from 15 per cent in 1996 to 5.4 per cent in 2004, unfitness in the private rented sector remains higher than other tenures; the rate in the owner occupied sector fell to 1.6 per cent.
- Seventy-one per cent of all unfit dwellings were built before 1919.
- Dwellings which were either unfit and/or in disrepair continued to accommodate mainly households headed by older people, the self-employed and those on low incomes.

Energy

The energy efficiency of a dwelling is determined primarily by the type of fuel and heating, but also takes into account other factors such as insulation and double glazing. Central heating is viewed as an important indicator of housing standards, and the survey showed that 97 per cent of dwellings in Northern Ireland were recorded as having central heating. This compares with 95 per cent in 2001.

The survey also revealed that the type of fuel used to heat homes in Northern Ireland has continued to change during the last decade, with a rise in the proportion of dwellings using fuel oil and mains gas, and decreasing proportions depending on solid fuel and electricity.

Conclusion

While the findings of the 2004 survey show overall improvement in relation to unfitness levels and energy efficiency, they also indicate that ongoing investment will be required to ensure that the condition of Northern Ireland's housing stock is maintained and improved. Elderly and low income households, particularly those in rural areas, have been shown to be at greater risk of living in poor quality housing, and it is important that assistance is available to those who require it for repair and improvement work, particularly in the owner occupied and private rented sectors. The 2006 House Condition Survey is now underway. It remains to be seen whether the rapid growth in the private rented sector has continued over the last two years.

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The findings of this survey provide a further indication of the highly buoyant nature of the housing market in Northern Ireland. Over the year house prices have increased on average by nearly 25%. The quarterly weighted increase compared with the fourth quarter of 2005 is 5.5%.

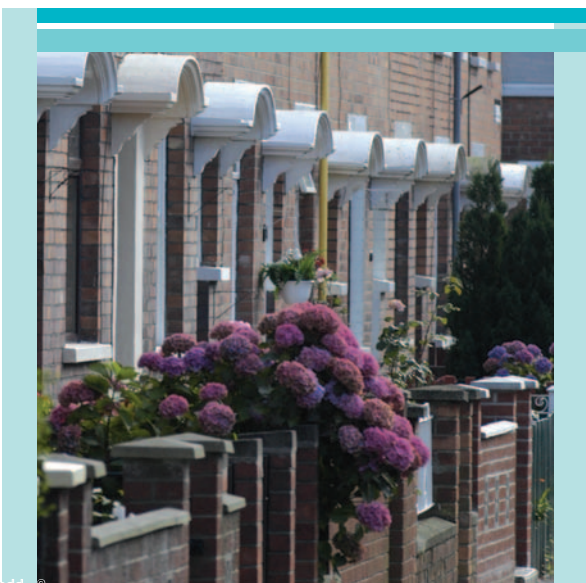
The overall average price of residential property for Northern Ireland for the first quarter of 2006 is £153,868. Compared with the same quarter of 2005, price levels are up on average by 24.6% (weighted increase). While such high rates of price growth are unlikely to be sustained, it is worth highlighting that this increase is extremely comparable with the annual growth rates reported for the previous two surveys suggesting that it is not a one-off event. The picture is one of a residential market that in price terms is in boom conditions partly influenced by investor activity in the market and partly by relatively cheap money for the borrower. The quarterly weighted increase of 5.5% remains highly consistent with the analysis reported for 2005, for which recent quarterly growth rates were 5.2%, 5.8% and 5.9%.

One of the main findings from the reports for 2005 was the shrinkage in the number of houses selling at or below £100,000. The current survey shows a continuation of this trend with less than 1% of properties selling at or below £50,000 and collectively 21% at or below £100,000. As commented upon in previous surveys, the decline in the volume of sales within the band £50,000 to £100,000 has been remarkable with a further reduction in this survey to 20% compared to 26% of transactions in the final quarter of 2005. With the upward shift in prices, the modal price band is for property selling between £100,000 and £150,000. Indeed, 41% of all sales in this survey are within this price range. The upward shift is also apparent in the higher priced categories with 38% of properties in the sample selling for above £150,000 compared with 34% of properties in the last report

and 24% one year previously. At the top-end of the market, the percentage of transactions in excess of £200,000 has increased to 19%.

In terms of market share, composition of the sample is highly consistent with previous surveys. The two dominant property types are terraced/townhouses (n=640) accounting for 30% of the sample and semi-detached houses (n=593) representing 27%. Detached houses constitute 19% (n=418) and detached bungalows 7% (n=155). For the latter the market share is lower than in previous surveys. In contrast, the relative market share taken by apartments (14%, n=295) continues to increase. Semi-detached bungalows 3% (n=65) are poorly represented and have the smallest market share. In terms of age profile, newly developed property constitutes 26% of the sample.

Property Share by Type



<input type="checkbox"/>	Terrace	30%
<input type="checkbox"/>	Semi-detached house	27%
<input type="checkbox"/>	Detached house	19%
<input type="checkbox"/>	Semi-detached bungalow	3%
<input type="checkbox"/>	Detached bungalow	7%
<input type="checkbox"/>	Apartment	14%

Performance by Property Type

Performance by property type reflects the overall trend with all sectors of the market showing highly significant rates of price increase ranging from 11.7% for semi-detached bungalows to 29.4% for detached houses.

Annual performance provides a snapshot comparing the current average price with corresponding statistics for the first quarter of 2005. On the basis of this analysis all property types, in accordance with the overall market, have performed strongly with significant increases in average price over the year. In this survey, detached houses, after a relatively “weaker” performance last quarter have re-emerged as the market leader in terms of price growth with the average price of £237,749 representing a rate of growth of 29.4% over the year. Not far behind is terraced/townhouse property (£120,510) with a 28.9% rate of price growth. The high rates of price increase for each of these property types which cater for different sectors of the market suggests that market buoyancy is being transmitted throughout the market and not restricted to one particular sector.

For semi-detached houses (average price £139,726) the annual rate of price growth is 23.1% indicating that this sector is performing in line with the overall rate of increase in the residential market. In comparison, the semi-detached bungalow sector (£131,820) has increased at a lower rate (19.7%) and detached bungalows (£184,045) with an annual rise of 11.9%, lags the rest of the market this quarter.

The apartment sector continues to be characterised by variability of performance. In this survey, the average sale price of apartments (£124,814) represents an increase of 19.2%, a substantial rate of growth but below that for the overall market and significantly lower than the rate of price increase noted in the previous survey.

Annual % increase and average price

Market Sector	Annual Change	Average Price Quarter 1
Terraced house	28.9%	£ 120,510
Semi-detached house	23.1%	£ 139,726
Detached house	29.4%	£ 237,749
Semi-detached bungalow	19.7%	£ 131,820
Detached bungalow	11.9%	£ 184,045
Apartment	19.2%	£ 124,814

Short-term performance looks at price levels in the first quarter of 2006 against those for the fourth quarter of 2005. The weighted increase across all of the six main property types is 5.5% indicating that the market has continued to progress at a consistent rate during the first quarter of the year in spite of seasonality effects. However, quarterly performance shows more variability than the annual trend with four sectors increasing in average price level but two sectors declining. Detached houses have the highest rate of quarterly growth up by 12.2%. Terraced houses are up by 6.4%, semi-detached bungalows by 6.3% and semi-detached houses by 4.1%. In contrast, the detached bungalow sector, reflecting the relatively weaker annual picture, is down by 2.0% for the quarter and the average price of apartments is down by 3.6%.

Average price by region and property type

Region	All	Terrace	SD House	Detached House
Northern Ireland	£153,868	£120,510	£139,726	£237,749
Belfast	£145,051	£119,445	£150,069	£265,559
North Down	£166,424	£115,235	£148,259	£266,300
Lisburn	£188,772	£165,048	£149,290	£252,745
East Antrim	£120,163	£89,650	£106,471	£198,122
L'derry/Strabane	£140,747	£116,901	£132,448	£229,564
Antrim/Ballymena	£155,319	£92,850	£126,655	£228,468
Coleraine/Limavady/North Coast	£165,591	£154,841	£148,086	£237,132
Enniskillen/Fermanagh/South Tyrone	£169,402	£115,036	£135,636	£239,087
Mid Ulster	£163,446	£122,365	£143,679	£210,269
Mid and South Down	£167,886	£123,921	£139,451	£236,149
Craigavon/Armagh	£144,157	£113,361	£126,554	£203,934

Region	SD Bungalow	Detached Bungalow	Apartment
Northern Ireland	£131,820	£184,045	£124,814
Belfast	£129,056	£247,500	£125,997
North Down	£131,606	£176,882	£161,263
Lisburn	£140,250	£207,397	£127,250
East Antrim	£118,707	£157,348	£106,396
L'derry/Strabane	*	£138,714	£110,450
Antrim/Ballymena	*	*	£103,535
Coleraine/Limavady/North Coast	£142,143	£176,059	£132,923
Enniskillen/Fermanagh/South Tyrone	*	£191,696	*
Mid Ulster	*	£190,923	*
Mid and South Down	£128,950	£205,888	£119,542
Craigavon/Armagh	*	£156,722	*



Performance by Region

Analysis at the regional level highlights how house prices vary across Northern Ireland. Findings from this survey indicate that across all market areas, average prices have risen substantially over the year though there is variability by location and property type.

Belfast

In Belfast the average price of housing (£145,051) has increased significantly over the year with an annual rate of growth (23.6%) of similar magnitude to the weighted rate of increase for Northern Ireland. All sectors of the market have increased in average price over the year with each of the main property types in the city showing a highly comparable rate of price increase. Terraced houses (£119,445) have increased by 23.8%, detached houses (£265,559) by 21.3%, semi-detached houses (£150,069) by 20.8% and similarly apartments (£125,997) are up on average by 20.8%. Collectively these statistics suggest that the city's housing market has considerable strength and has performed at a consistent level. For the quarter, the overall price level for Belfast is up by 6.8%, a figure that has benefited from high growth in the detached house market (up by 20%). Over the quarter, terraced houses have increased by 7.4% and semi-detached houses by 6.4%. However, similar to the Northern Ireland market, the average price of apartments is down by 4.1% over the quarter.

On a geographical basis, the highest priced location within the city remains **South Belfast** (£188,069) where the average price of terraced/townhouses is £171,545, semi-detached houses £203,607, detached houses £360,818 and apartments £149,886. **East Belfast** with an overall average price of £165,432 is the next highest-priced location within the city. On a property sector basis, respective average prices are terraced/townhouses £128,018, semi-detached houses £151,804, detached houses £281,692 and apartments £113,563. The average price in **West Belfast** is £113,052 with terraced/townhouses achieving £104,138, semi-detached houses £132,632 and apartments £108,141. For **North Belfast**, the current average price is £107,673 and on a property type basis, the mean price of terraced/townhouses is £91,050, semi-detached houses £106,327 and apartments £114,995.

Belfast Metropolitan Area

Within the commuter zone of the Belfast Metropolitan Area house prices have increased but variable rates of price change characterise the market areas of North Down, Lisburn and East Antrim.

For **North Down** the overall average price (£166,424) represents a highly significant rate of annual increase of 23.52%: a rate of growth that is comparable to that for the previous report (24.75%). Analysis by property type demonstrates a strong but variable performance across the market. In particular there has been a significant increase in the average sale price of apartments (£161,263) up by 43% over the year with detached houses (£266,300) up by 33.2%. Growth in the semi-detached house market (£148,259) with average price up by 20.4%, semi-detached bungalows (£131,606) up by 16.7% and terraced/townhouses (£115,235) up by 15.4% is, in contrast, more modest. Quarterly performance is dominated by the strong price growth

in apartments up by 12.5% and detached houses up by 11.6%. In contrast, the average price of terraced houses and detached bungalows has declined over the quarter meaning that the overall average quarterly price is virtually unchanged.

In **Lisburn**, the market has experienced an unprecedented rate of price increase, with the overall average price increasing to £188,772, an annual rate of price increase of 44% compared to the first quarter of 2005. The overall average price makes Lisburn the highest priced market area in the province and on a par with the South Belfast market. All sectors of the market are characterised by rampant rates of price increase. The average price of terraced/townhouses has increased to £165,048, detached houses to £252,745, detached bungalows to £207,397 and semi-detached houses to £149,290. Over the quarterly time-scale, the overall average price is up by 11.6% due to the strong performance of terraced houses, apartments and, to a lesser extent, semi-detached houses and detached houses.

For the **East Antrim** market the overall average price (£120,163) has increased by 14.4%. In keeping with previous surveys both the rate of price increase and the price structure of the market is at a more moderate level compared to the other market areas within the BMA. In terms of annual change, all sectors of the market have increased in average sale price. The highest rate of increase is for apartments (£106,396) with the average price up by 37.7%. Terraced/townhouses (£89,650) have increased in average price by 26.6% over the year and detached houses (£198,122) by 21.9%. Across the other market sectors the annual rate of price increase is at a lower level: for detached bungalows (£157,348) up by 12.8%, semi-detached bungalows (£118,707) up by 11.9% and semi-detached houses (£106,471) by 10.9%. Over the shorter quarterly time-period, the overall average sale price for East Antrim has risen significantly by 9.9%, with all sectors of the market advancing in average price, notably apartments, terraces/townhouses, detached bungalows and detached houses.

The North and North West

The three market areas in the North and North West of the province continue to have high rates of annual price increase ranging from 22% for the north coast region to 30% in the northwest of the province.

In **Antrim/Ballymena** the overall average price (£155,319) is substantially higher than the equivalent price for the first quarter of 2005, representing a rate of annual increase of 23.1%: a figure that is highly comparable with the Northern Ireland market as a whole. Over the annual time-scale, the strongest performing sectors have been detached houses (£228,468) up by 22.8% and semi-detached houses (£126,655) up by 12.3% over the year. Over the quarter, the market has been led by the strong performance of detached houses. In contrast terraced/townhouses (£92,850) are only up by 2.5% for the quarter.

For the **Coleraine/Limavady/North Coast** market (£165,591) there has been a substantial increase in average price levels over the year

with an annual growth of 21.9%. All sectors of the market have continued to experience significant increases in average price notably terraced/townhouses (£154,841) up by 42.7% over the year and detached houses (£237,132) up by 34.7%. Rates of annual increase, although significant, have been lower for semi-detached houses (£148,086) and semi-detached bungalows (£142,143), 15.5% and 16.3% respectively. Detached bungalows (£176,059) have experienced a lower rate of increase (10.7%) and apartments (£132,923) are only up by 3.6% for the year. Quarterly performance indicates a 4.9% decline in the overall average sale price relative to the very high price levels for the fourth quarter of 2005 with most sectors of the market following this trend, though terraced/townhouses are up by 1.5%.

In the **Derry/Strabane** market, the strong price growth noted in during 2005 has continued with the overall average price increasing to £140,747 representing a 30.4% rate of increase compared to the first quarter of last year. Significant uplifts in average price over the year are apparent across all sectors of the market most notably for detached houses (£229,564), terraced/townhouses (£116,901), semi-detached houses (£132,448) and apartments (£110,450). Over the quarter price growth has been more constrained, with the overall average price up by only 2% compared to the final quarter of 2005 but with significant price increases for terraced/townhouses and detached houses.

The West

The two markets in the West of the province continue to exhibit significant price increase with highly comparable rates of annual and quarterly growth.

The overall average price for the **Mid-Ulster** market has increased to £163,446 representing an annual rate of growth of 25.7% compared to the first quarter of 2005. In common with the reports for 2005, all sectors of the Mid Ulster market have experienced substantial rates of price increase. Indeed, the rate of price growth has been very consistent with previous quarters and across the different sectors of the market. For example, detached houses (£210,269) have increased by 23.2%, semi-detached houses (£143,679) by 21.6%, terraced/townhouses (£122,365) by 21.5% with the rate of increase for detached bungalows (£190,923) somewhat lower (15.5%). Over the quarter there has been a 7.9% increase in overall average sale price with the market leaders over the quarter again terraced/townhouses and detached houses, with detached bungalows also performing strongly.

For **Enniskillen/Fermanagh/South Tyrone**, a strong picture is again apparent with prices up on average by 28.9% over the year to £169,402. The high rate of growth reflects, in particular, a strong detached house market (£239,087) with average sale price up by 43.2%. Terraced/townhouses (£115,036) have performed significantly better in this survey with a 24.2% increase in average price over the year. For semi-detached houses (£135,636) the annual rate of increase has been 19.2% and for detached bungalows (£191,696) 15.5%. Quarterly change indicates a strong performance of the market for the start of 2006 with an overall increase of 5.4% influenced by the detached house and the terraced/townhouse sectors both of which have increased significantly.

The South

For the South of the province average price levels have remained highly buoyant with annual rates of increase in excess of 30% for both market areas.

For **Craigavon/Armagh** the overall average price level (£144,157) represents an annual rate of price increase of 39.3% compared to the first quarter of 2005. All sectors of the market have significantly increased price levels notably terraced/townhouses for which the average price this quarter is £113,361 influenced by the high level of newly developed property in this sector (58%). Significant rates of price growth are also apparent for semi-detached houses (£126,554) and detached bungalows (£156,722), with a smaller increase in the average price of detached houses (£203,934). Quarterly performance has been strong with prices up on average by 13.4% compared to the final quarter of 2005.

The **Mid & South Down** market has performed strongly with the overall average price of residential property increasing to £167,886 representing an annual rate of increase of 30.6%. With regards to annual performance all sectors of the market have increased significantly in average price. The highest rates of annual increase are for semi-detached houses (£139,451) up by 32%, detached houses (£236,149) up by 29.6%, terraced/townhouses (£123,921) up by 28.7% and semi-detached bungalows (£128,950) up by 26.2%. Both detached bungalows (£205,888) and apartments (£119,542) have lower rates of growth up by 16.1% and 13.4% respectively. Over the quarter, the overall average price has increased by 8.9% but with a variable performance between sectors of the market with terraced/townhouses and apartments both declining by 1.8% and 3.2% respectively whereas the rest of the market has increased price levels.



Location

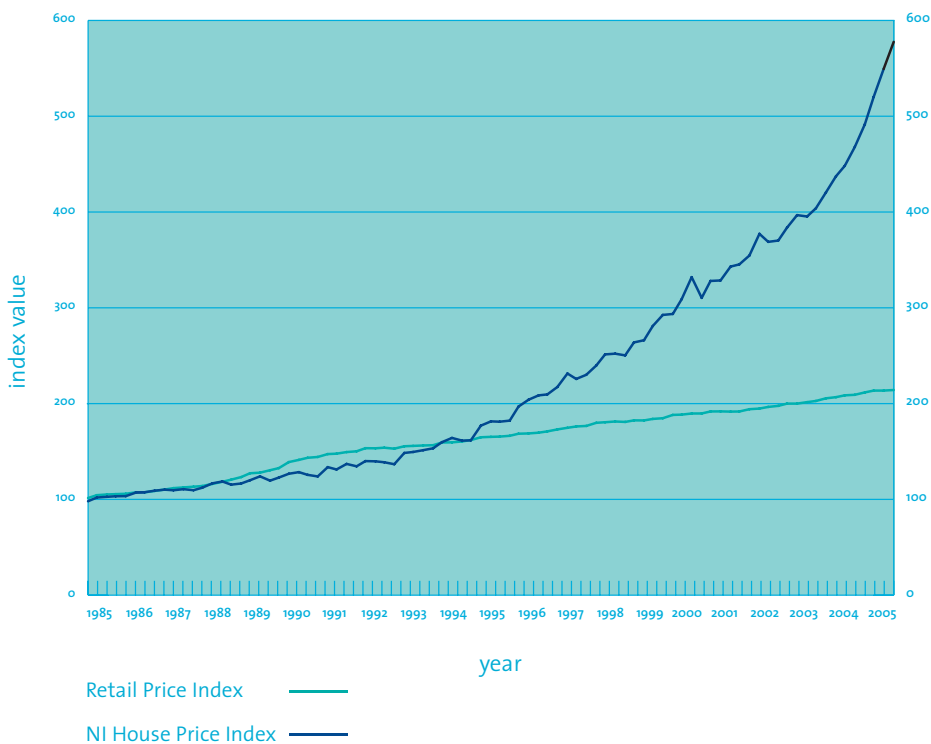
Average Price

Northern Ireland -All	£153,868
Belfast - All	£145,051
1. North Belfast	£107,673
2. South Belfast	£188,069
3. East Belfast	£165,432
4. West Belfast	£113,052
5. North Down	£166,424
6. Lisburn	£188,772
7. East Antrim	£120,163
8. Lderry/Strabane	£140,747
9. Antrim/Ballymena	£155,319
10. Coleraine/Limavady/N. Coast	£165,591
11. Enniskillen/Fermanagh/S.Tyrone	£169,402
12. Mid Ulster	£163,446
13. Mid & South Down	£167,886
14. Craigavon/Armagh	£144,157

The House Price Index

The value of the house price index reflecting the increases reported for individual property types has risen to another new peak. The index, which is calculated relative to the base quarter for the survey in 1984, now stands at 577.57.

Comparison between the house price index, which measures nominal growth, and trends in the Retail Price Index indicates that house prices in Northern Ireland are increasing at a level significantly above the general rate of inflation in the macro UK economy. The divergence between the two index series has widened significantly over the past year highlighting the scale of capital value appreciation in housing and the current strength of the residential market.



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- Brian Todd
- Brian Wilson
- Brice & Co.
- Burns & Co.
- Century 21
- City Property Services
- Clarke Cullen Partnership
- Cookstown Property Services
- Corry & Stewart
- Country Estates
- Countrywide Estates
- Cowley Groves Estate Agents
- Coyles
- CPS
- Curran Associates
- Daniel Henry Estate Agents
- Daniel Platt Property Services
- Daniel McGeown & Company
- David McCalmont & Co.
- Derek Wells
- DH Stevenson & Cumming
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- Eadie McFarland & Co.
- Fred Dalzell & Partners
- Gerry O'Connor
- Gillian Campbell
- HA McIlwrath & Sons
- Halifax Property Services
- Hampton Estates
- Hanna Hillen Estates
- Harry Clarke & Co.
- Homelink
- HR Douglas & Sons
- Hunter Campbell
- JA McClelland & Sons
- James O'Doherty & Co.
- James Wilson & Son
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- McFarlane & Smyth
- McGrady Hopkins
- McMillan Estate Agents
- Michael Hannath Property Consultancy
- Mid Ulster Properties
- Montgomery Finlay
- Morris Estate Agents
- Mortgage Property Shop
- Myles Danker
- Norman Devlin
- Norman Morrow & Co.
- Oakland Property Services
- O'Connor Kennedy Turtle
- O'Hare Estate Agents
- O'Keefe Somerville
- Peter Rogers
- PJ Bradley
- PJ McIlroy & Son
- Pollock Estate Agents
- Porter Estate Agency
- Quinn Bros
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- Rainey & Gregg Property & Mortgage Centre
- R Benson & Son
- Robert Ferris
- Robert Wilson Group
- Robert G Quigley
- Sawyer & Co.
- Shanks & Co.
- Seamus I Cox & Co.
- Shooter Property Services
- Smyth Properties
- Stanley Best
- Stephen Carson Estate Agency
- Stevenson & Cumming
- Tandragee Property Sales
- Taylor & Co.
- Templeton Robinson
- Terry Millar
- The Eric Cairns Partnership
- The Hopkins Partnership
- The Property Spot
- Tim Martin & Co.
- Ulster Property Sales
- Walter Jones
- Wylie Property

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IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

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