**Housing Stock and Tenure**

The number of domestic properties in Armagh City, Banbridge and Craigavon Borough was 88,731 in April 2022, accounting for 10.8% of all domestic properties in Northern Ireland. This proportion has remained fairly stable over the years. Between 2015 and 2022, the number of domestic properties in the borough has increased by 8.4% from 81,857 to 88,731. The number of domestic properties in Northern Ireland overall increased by 6.6% over the same period.

|   | Armagh City, Banbridge and Craigavon | Northern Ireland |
| --- | --- | --- |
| 2015 | 81,857 | 771,133 |
| 2016 | 82,489 | 776,526 |
| 2017 | 83,447 | 783,272 |
| 2018 | 84,398 | 790,328 |
| 2019 | 85,507 | 798,971 |
| 2020 | 86,663 | 807,812 |
| 2021 | 87,618 | 814,210 |
| 2022 | 88,731 | 822,083 |

*Table 1: Number of domestic properties in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2015 to 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

*Figure 1: Number of domestic properties in Armagh City, Banbridge and Craigavon Borough 2015 to 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

In 2022 detached houses accounted for 42.5% of all domestic properties in the borough, followed by terrace (27.2%), semi-detached (25.4%) and apartments making up just 4.9%. In Northern Ireland overall detached properties are also the largest house type (35.7%). While the proportion of semi-detached and terrace houses are broadly similar to the borough, Northern Ireland overall has a higher proportion of apartments (10.9%) than the borough.

|   | Armagh City, Banbridge and Craigavon | Northern Ireland |
| --- | --- | --- |
|   | **Number** | **%** | **Number** | **%** |
| Apartment | 4,353 | 4.9% | 89,219 | 10.9% |
| Detached | 37,747 | 42.5% | 293,763 | 35.7% |
| Semi-Detached | 22,508 | 25.4% | 210,469 | 25.6% |
| Terrace | 24,123 | 27.2% | 228,632 | 27.8% |

*Table 2: Domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

*Figure 2: Domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

All property types have shown an increase over the last eight years with semi-detached homes in the borough showing the biggest increase (17.3%) since 2015, followed by detached properties (8.6% increase). The proportions of properties in the borough have remained fairly steady with a slight decrease in terrace properties and slight increase in semi-detached properties.

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
|   | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** | **2021** | **2022** |
| **Apartment** | 4,147 | 4,150 | 4,198 | 4,227 | 4,277 | 4,309 | 4,321 | 4,353 |
| **Detached** | 34,754 | 35,000 | 35,375 | 35,810 | 36,251 | 36,773 | 37,215 | 37,747 |
| **Semi-Detached** | 19,186 | 19,524 | 20,009 | 20,473 | 21,033 | 21,573 | 22,028 | 22,508 |
| **Terrace** | 23,770 | 23,815 | 23,865 | 23,888 | 23,946 | 24,008 | 24,054 | 24,123 |
| **Total** | 81,857 | 82,489 | 83,447 | 84,398 | 85,507 | 86,663 | 87,618 | 88,731 |

*Table 3: Number of domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough 2015 to 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

*Figure 3: Proportion of domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough 2015 to 2022. Source: Northern Ireland Valuation List, Land and Property Services.*

The Continuous Household Survey (CHS)[[1]](#footnote-1) is designed to provide a regular source of information on a variety of issues relevant to Northern Ireland, including information on household tenure. The CHS is updated annually, however, due to the reduced number of households responding to this question in 2020-21, the information is only provided at Northern Ireland level with further disaggregation of the results not recommended. The information presented below is from the 2019/20 survey.

The findings of the 2019/20 survey show that 45% of properties in Armagh City, Banbridge and Craigavon Borough are owned outright while 32% are owned with a mortgage. 5% of properties in the borough are rented from the Northern Ireland Housing Executive while 17% are rented privately or from a housing association. A slightly larger proportion in Northern Ireland than the borough rent from the Northern Ireland Housing Executive while a greater proportion in the borough own their home.

|  | Armagh City, Banbridge and Craigavon | Northern Ireland |
| --- | --- | --- |
| Owned outright | 45% | 43% |
| Owned with mortgage | 32% | 27% |
| Rented – Northern Ireland Housing Executive | 5% | 10% |
| Rented - Other | 17% | 19% |
|  *Rented from housing association* | *2%* | *5%* |
|  *Rented privately* | *15%* | *14%* |
| Rent free | 1% | 1% |

*Table 4: Household tenure in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2019/20. Source: Continuous Household Survey, NISRA.*

 *Figure 4: Household tenure in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2019/20. Source: Continuous Household Survey, NISRA.*

Further information on housing stock and tenure can be found via the following links:

<https://www.finance-ni.gov.uk/topics/statistics-and-research/housing-stock-statistics>

<https://www.nisra.gov.uk/publications/chs-results>

1. Continuous Household Survey - <https://www.nisra.gov.uk/statistics/central-survey-unit/continuous-household-survey> [↑](#footnote-ref-1)