**Housing Stock and Tenure**

The number of domestic properties in Armagh City, Banbridge and Craigavon Borough was 90,582 in April 2024, accounting for 10.8% of all domestic properties in Northern Ireland. This proportion has remained fairly stable over the years. Between 2015 and 2023, the number of domestic properties in the borough has increased by 10.7% from 81,857 to 90,582. The number of domestic properties in Northern Ireland overall increased by 8.4% 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 |
| 2023 | 89,707 | 828,829 |
| 2024 | 90,582 | 835,988 |

*Table 1: Number of domestic properties in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2015 to 2024. Source: Northern Ireland Valuation List, Land and Property Services.*

*Figure 1: Number of domestic properties in Armagh City, Banbridge and Craigavon Borough 2015 to 2024. Source: Northern Ireland Valuation List, Land and Property Services.*

In 2024 detached houses accounted for 42.6% of all domestic properties in the borough, followed by terrace (26.7%), semi-detached (25.7%) and apartments making up just 4.9%. In Northern Ireland overall detached properties are also the largest house type (35.8%). While the proportion of semi-detached and terrace houses are broadly similar to the borough, Northern Ireland overall has a higher proportion of apartments (11%) than the borough.

|   | Armagh City, Banbridge and Craigavon | Northern Ireland |
| --- | --- | --- |
|   | **Number** | **%** | **Number** | **%** |
| Apartment | 4,458 | 4.9% | 91,722 | 11.0% |
| Detached | 38,616 | 42.6% | 299,652 | 35.8% |
| Semi-Detached | 23,292 | 25.7% | 215,254 | 25.7% |
| Terrace | 24,216 | 26.7% | 229,360 | 27.4% |

*Table 2: Domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough and Northern Ireland 2024. 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 2024. Source: Northern Ireland Valuation List, Land and Property Services.*

All property types have shown an increase over the last nine years with semi-detached homes in the borough showing the biggest increase (21.4%) since 2015, followed by detached properties (11.1% increase). The proportions of properties in the borough have remained fairly steady with the proportion of terrace properties falling slightly and the proportion of semi-detached properties increasing slightly.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|   | **Apartment** | **Detached** | **Semi-Detached** | **Terrace** | **Total** |
| **2015** | 4,147 | 34,754 | 19,186 | 23,770 | **81,857** |
| **2016** | 4,150 | 35,000 | 19,524 | 23,815 | **82,489** |
| **2017** | 4,198 | 35,375 | 20,009 | 23,865 | **83,447** |
| **2018** | 4,227 | 35,810 | 20,473 | 23,888 | **84,398** |
| **2019** | 4,277 | 36,251 | 21,033 | 23,946 | **85,507** |
| **2020** | 4,309 | 36,773 | 21,573 | 24,008 | **86,663** |
| **2021** | 4,321 | 37,215 | 22,028 | 24,054 | **87,618** |
| **2022** | 4,353 | 37,747 | 22,508 | 24,123 | **88,731** |
| **2023** | 4,400 | 38,201 | 22,948 | 24,158 | **89,707** |
| **2024** | 4,458 | 38,616 | 23,292 | 24,216 | **90,582** |

*Table 3: Number of domestic properties by type of property in Armagh City, Banbridge and Craigavon Borough 2015 to 2024. 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 2024. Source: Northern Ireland Valuation List, Land and Property Services.*

Data from the second phase of main statistics from Census 2021 was published on 15 December 2022 and provides key statistics for a number of census topics including housing and accommodation at Northern Ireland and Local Government District levels (LGD).

On Census Day 2021 there were a total of 84,642 occupied households in the Armagh City, Banbridge and Craigavon Borough. Of these, 58,110 (68.7%) were owner occupied while 26,532 (31.3%) were rented accommodation with 1,936 of these households living rent free. Table 4 and Figure 4 compare the findings for Armagh City, Banbridge and Craigavon with Northern Ireland overall. As can be seen, a higher proportion of households in the borough are owner occupied compared to the Northern Ireland average. The borough has a lower proportion of socially rented households compared to Northern Ireland overall and a slightly higher proportion of private rented households.

|  |  |  |
| --- | --- | --- |
|   | Armagh City, Banbridge and Craigavon | Northern Ireland |
| Owner Occupied | **68.7%** | **65.2%** |
|  Owns outright | 35.6% | 34.7% |
|  Owns with a mortgage or loan | 32.1% | 29.6% |
|  Part-owns and part-rents | 1.0% | 0.9% |
| Rents | **31.3%** | **34.8%** |
|  Social rented (NI Housing Executive) | 8.3% | 10.8% |
|  Social rented (Housing Association / Trust) | 2.2% | 4.5% |
|  Private rented | 18.6% | 17.2% |
|  Lives rent free | 2.3% | 2.3% |

*Table 4: Tenure of occupied households in Armagh City, Banbridge and Craigavon and Northern Ireland, 2021. Source: Table MS-E15 Census 2021.*

*Figure 4: Tenure of occupied households in Armagh City, Banbridge and Craigavon and Northern Ireland, 2021. Source: Table MS-E15 Census 2021.*

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>

[Census 2021 main statistics housing and accommodation tables | Northern Ireland Statistics and Research Agency (nisra.gov.uk)](https://www.nisra.gov.uk/publications/census-2021-main-statistics-housing-and-accommodation-tables)