

Mortgage Trends Update

Northern Ireland



Release date: 21 November 2018

UK Finance: Mortgage Trends in Northern Ireland Update Quarter 3

Northern Ireland mortgage market continues to show steady growth

Key data highlights:

There were 2,700 new first-time buyer mortgages completed in Northern Ireland in the third quarter of 2018, some 3.8 per cent more than in the same quarter of 2017. The £0.28bn of new lending was 7.7 per cent more year-on-year. The average Northern Ireland first-time buyer is 30 and has a gross household income of £33,000.

There were 1,800 new homemover mortgages completed in Northern Ireland in the third quarter of 2018, some 5.9 per cent more than in the same quarter of 2017. The £0.24bn of new lending in the quarter was 4.3 per cent more year-on-year. The average Northern Ireland homemover is 39 and has a gross household income of £48,000.

There were 2,200 new homeowner remortgages in Northern Ireland completed in the third quarter, some 4.8 per cent more than in the same quarter a year earlier. The £0.24bn of remortgaging in the third quarter was 9.1 per cent more year-on-year.

Commenting on the data, [Derek Wilson, chair of UK Finance's Northern Ireland Mortgage Committee](#), said:

"The Northern Ireland mortgage market continues to show steady growth in house purchase activity.

"Lending to first-time buyers remains the largest sector by value, as borrowers take advantage of what continues to be the most affordable region in the UK.

"These figures underline the importance of boosting housing supply to meet this growing demand."

Notes to Editor

1 For more information please call the UK Finance press office on 020 7416 6750 or mail press@ukfinance.org.uk.

2 UK Finance is the trade association formed on 1 July 2017 to represent the banking and finance industry operating in the UK. It represents more than 250 firms in the UK providing credit, banking, markets and payment-related services. The organisation brings together most of the activities previously carried out by the Asset Based Finance Association, the British Bankers' Association, the Council of Mortgage Lenders, Financial Fraud Action UK, Payments UK and the UK Cards Association.

3 The data shown is estimates grossed up from the sample of lenders reporting to reflect total market size, based on total market volumes of Mortgage Product Sales Data published by the FCA. Our historical figures are subject to revision as and when the FCA makes revisions to the market totals. The average figures shown are medians, as this tends to better represent the position of the typical borrower. Affordability calculations are based on median averages of calculations for individual transactions. Capital & interest payment calculations only include mortgages taken out on a full capital and interest repayment basis and are calculated based on the reported repayment term, interest rate, loan amount and income for each transaction.

4 The income for a first time buyer is calculated on the basis of gross household income (the sum of occupants living in a household – joint or single).

Mortgage Trends Update

Northern Ireland



Release date: 21 November 2018

House Purchase

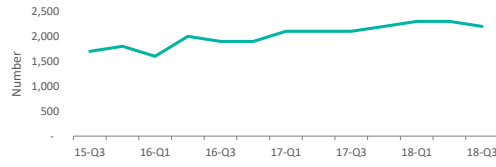
			Latest (18-Q3)	Y-o-Y comparison	
Number of new loans	Number of new residential mortgage loans for house purchase, secured by a first charge on the property		First-time buyers	2,700	3.8%
			Home movers	1,800	5.9%
Value of new lending	Value of new residential mortgage loans for house purchase, secured by a first charge on the property		First-time buyers	£0.28bn	7.7%
			Home movers	£0.24bn	4.3%
Loan to value	Ratio of loan amount advanced to property value. Year-on-year comparison is the absolute change in the percentage		First-time buyers	87.5%	2.3%
			Home movers	76.6%	-2.6%
Loan size	Median value of loans advanced		First-time buyers	£101,000	2.0%
			Home movers	£123,995	6.0%
Loan to income multiple	Ratio of loan amount advanced to gross income of all borrowers. Year-on-year comparison is the absolute change in the multiple		First-time buyers	3.05	0.10
			Home movers	2.65	0.00
Repayments as % of income	Proportion of gross income used to service capital and interest repayments. Year-on-year comparison is the absolute change in the percentage		First-time buyers	15.8%	0.4%
			Home movers	15.0%	0.1%
Borrower income	Median gross income of all borrowers used in mortgage assessment		First-time buyers	£33,195	1.8%
			Home movers	£47,653	4.5%

Remortgaging

Latest (18-Q3) Y-o-Y comparison

Number of remortgages

Number of residential loans remortgaged, secured by a first charge on the property



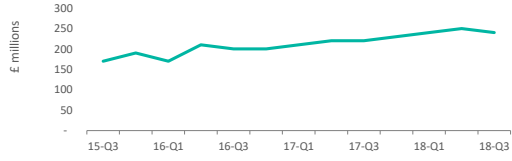
Home owners

2,200

4.8%

Value of remortgages

Value of residential loans remortgaged, secured by a first charge on the property



Home owners

£0.24bn

9.1%

Mortgage Trends Update

Northern Ireland



Release date: 21 November 2018

Homeowner

House Purchase

		15-Q3	15-Q4	16-Q1	16-Q2	16-Q3	16-Q4	17-Q1	17-Q2	17-Q3	17-Q4	18-Q1	18-Q2	18-Q3	Source table
Number of new loans	First-time buyers	2,000	2,100	1,700	2,000	2,100	2,200	2,000	2,400	2,600	2,600	2,200	2,700	2,700	MLNI
	Home movers	1,600	1,600	1,400	1,300	1,500	1,500	1,200	1,500	1,700	1,800	1,400	1,500	1,800	MLNI
Value of new lending (£mn)	First-time buyers	180	190	160	190	210	210	200	240	260	260	220	280	280	MLNI
	Home movers	190	190	180	150	190	190	160	190	230	230	190	210	240	MLNI
Loan to value	First-time buyers	85.0	85.0	85.0	85.9	85.6	87.2	85.4	87.6	85.2	85.0	85.0	85.5	87.5	MLNI
	Home movers	75.3	75.5	79.3	75.5	77.2	75.4	78.3	76.7	79.2	77.3	78.4	78.7	76.6	MLNI
Loan size	First-time buyers	85,450	86,652	90,000	91,800	93,450	95,000	95,000	96,950	99,000	97,200	96,450	100,000	101,000	MLNI
	Home movers	108,195	109,002	114,500	110,048	112,500	112,755	115,148	119,000	117,000	112,475	118,598	120,000	123,995	MLNI
Loan to income multiple	First-time buyers	2.76	2.80	2.87	2.89	2.86	2.89	2.93	2.94	2.95	2.99	2.97	2.99	3.05	MLNI
	Home movers	2.46	2.41	2.50	2.50	2.54	2.48	2.59	2.59	2.65	2.62	2.60	2.68	2.65	MLNI
Repayments as % of income	First-time buyers	15.9	15.7	16.0	16.2	15.7	15.4	15.3	15.4	15.3	15.4	15.3	15.4	15.8	MLNI
	Home movers	15.0	15.1	14.7	15.3	14.8	14.8	14.9	14.6	14.9	14.8	14.8	15.3	15.0	MLNI
Borrower income	First-time buyers	30,570	30,434	31,335	31,634	32,140	31,854	31,951	32,245	32,618	32,508	32,618	33,125	33,195	MLNI
	Home movers	45,956	46,000	47,088	44,359	46,728	46,092	46,041	45,486	45,595	44,759	46,350	46,215	47,653	MLNI

Homeowner

Remortgaging

		15-Q3	15-Q4	16-Q1	16-Q2	16-Q3	16-Q4	17-Q1	17-Q2	17-Q3	17-Q4	18-Q1	18-Q2	18-Q3	Source table
Number of remortgages	Home owners	1,700	1,800	1,600	2,000	1,900	1,900	2,100	2,100	2,100	2,200	2,300	2,300	2,200	MLNI
Value of remortgages (£mn)	Home owners	170	190	170	210	200	200	210	220	220	230	240	250	240	MLNI

UK Finance publishes aggregate information on mortgages based on data supplied by our members, and grossed up to estimate total market size.

Remortgage figures shown in this release include refinancing with the same lender, in those cases where a new mortgage contract is created. For this reason these figures will generally exceed those published by the Bank of England, whose remortgage data exclude such internal refinancing transactions.

Source data tables are available to UK Finance members or data associates from www.cml.org.uk/industry-data/industry-data-tables/. For information or enquiries, please contact ukfststatistics@ukfinance.org.uk

For media enquiries, journalists should contact press@ukfinance.org.uk