

The 'micro-areas' (known officially as ward boundaries) provide a different set of statistics to LPS/NISRA Northern Ireland House Price Index (NI HPI). The 'micro-area'/ward information is provided across all 462 boundaries in Northern Ireland whilst the NI HPI is available across the 11 council boundaries in Northern Ireland.

The 'micro-areas' are not mix adjusted and report the median transactional values of residential properties down to the small area level and are therefore particularly useful when identifying the change in price for properties sold in a given period and area.

The median is the value determined by putting all the house sales for a given year, area and type in order of price and then selecting the price of the house sale that falls in the middle, such that an equal number of transactions lie above and below that value. The median is less susceptible to distortion by the presence of extreme values than is the mean. It is the most appropriate average to use in the absence of enough information to calculate a mix adjusted average. This median is also appropriate to use because the raw data used to calculate it comprises almost 100% of all residential property transactions and is therefore an accurate representation of the true median.

LPS/NISRA NI HPI is weighted to reflect the mix of the properties sold in the previous year, which is broadly representative of the mix of properties in the overall dwelling stock. This means that the NI HPI provides a measure of the changing value of properties in the housing market and is specifically designed to reflect market values.

The 'micro-areas'/wards and the NI HPI follow similar trends but are not directly comparable.

For further information on the quality and methodology information for house prices statistics for small areas, detailing the strengths and limitations of the data, methods used and data uses and users, please see:

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/methodologies/housepricestatisticsforsmallareasqmi>