



## Northern Ireland House Price Index: Quarter 1 2026

9:30am – Wednesday 20 May 2026



### Residential property prices increase

Land & Property Services, supported by the Northern Ireland Statistics & Research Agency, has today released the latest Accredited Official Statistics on the House Price Index for Quarter 1 2026.

- The figures show that house prices continued to grow, with the index increasing by 1.5% over the quarter and 7.4% over the year. The average house price now stands at £198,015 in Northern Ireland.
- A total of 5,009 residential properties were sold during the quarter, although this figure is provisional and expected to increase as late returns are received and new properties are added.
- Across Northern Ireland, prices vary by council, ranging from £173,893 in Mid and East Antrim to £233,022 in Lisburn and Castlereagh. Annual growth was strongest in Newry, Mourne and Down (11.7%) and lowest in Causeway Coast and Glens (4.1%)
- The index shows that prices are now 21.9% higher than Q1 2023 (the current reference period).

The Northern Ireland House Price Index, based on HMRC stamp duty data, forms part of the UK House Price Index, ensuring figures are directly comparable with the rest of the UK.



## Local Government District Index and Standardised Prices

The table below shows the trends in the local government district property markets across NI.

The Index value for Q1 2026 for NI is 121.9 and ranges from 114.2 in Causeway Coast and Glens to 131.1 in Derry City and Strabane.

Detailed statistics on each council are shown below:

### House Price Index and Standardised Price in each council area Q1 2026

Local Government District	Index (Quarter 1 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 1 2026)
Antrim and Newtownabbey	121.2	1.7%	6.0%	£201,134
Ards and North Down	124.1	2.4%	7.7%	£225,552
Armagh City, Banbridge and Craigavon	121.2	2.7%	8.8%	£184,745
Belfast	121.2	1.5%	6.5%	£181,033
Causeway Coast and Glens	114.2	-0.5%	4.1%	£208,235
Derry City and Strabane	131.1	4.8%	10.2%	£185,356
Fermanagh and Omagh	123.0	-0.2%	9.9%	£192,900
Lisburn and Castlereagh	120.1	0.9%	5.5%	£233,022
Mid and East Antrim	118.5	0.6%	5.7%	£173,893
Mid Ulster	123.5	1.2%	10.2%	£189,542
Newry, Mourne and Down	126.1	0.3%	11.7%	£218,797
Northern Ireland	121.9	1.5%	7.4%	£198,015

A graphical representation of the residential property price index for each council can be viewed in the [detailed statistics](#) file on the Department of Finance website.

## Notes to Editors

- (i) The performance of the residential property market is measured using the price of a standardised property. A detailed paper on the methodology, alongside the detailed statistics report and further statistics by area and property type are available on the [Department of Finance website](#) or on the [NISRA website](#).
- (ii) The statistics are based on property sales recorded by HMRC. Under statute all property transactions must be notified to HMRC for Stamp Duty purposes, excepting a small number of transfers which are exempt from duty (e.g. property transfer due to probate, divorce etc.).
- (iii) The Northern Ireland House Price Index was awarded Accredited Official Statistics status on 18th September 2018.  
Accredited official statistics have been judged to comply with the Code of Practice by the Office for Statistics Regulation, as the regulatory arm of the UK Statistics Authority.

The Northern Ireland House Price Index are official statistics, which were independently reviewed by the Office for Statistics Regulation between 2013 - 2017. They comply with the standards of trustworthiness, quality and value in the Code of Practice for Statistics. [Accredited official statistics](#) are called National Statistics in the Statistics and Registration Service Act 2007.

- (iv) The NI House Price Index is a quarterly index and is published in February, May, August and November each year, around eight weeks after the end of each quarter.
- (v) Please note that the reference period for the NI House Price Index changed in the February 2025 report, from Q1 2015 to Q1 2023. A reference period is a period where the index level is set to equal 100 and then it is possible to measure how much prices have increased or decreased compared to that point, making it easier to understand inflation trends. It is necessary to change the reference period regularly to ensure the index provides a realistic picture of the change in price levels in the market.

From the February 2025 report, Q1 2023 = 100 and index values for all other quarters have been re-scaled to reflect the change. The rates of change of the index values (i.e. quarterly and annual change) are unaffected by the re-referencing, however average price levels will be shifted up or down to align with the new reference period average price. The change in reference period from Q1 2015 to Q1 2023 has resulted in a downward shift in price levels. More information and a worked example for the NI House Price Index is available on the [DoF House Price Index website](#)

This is part of a wider exercise rebasing the full UK House Price Index and further information, including UK examples, can be found at

<https://www.gov.uk/government/collections/uk-house-price-index-reports>

- (vi) The quarterly NI House Price Index is the NI component of the monthly UK House Price Index. Northern Ireland data is provided to the Office for National Statistics (ONS) quarterly, and will be combined with the Great Britain data to give overall figures for the UK. The overall UK figure for the first two months of a quarter (e.g. January and February) will be calculated by keeping the house prices in Northern Ireland constant from the previously published quarter (e.g. Q4). Figures for the first two months will then be revised when the quarterly data is published alongside the report referring to the third month of the quarter (e.g. March).

UK HPI Data Reference Month	Publication Date	NI HPI Data Reference Quarter	Revisions
UK HPI Report January 2026	25-Mar-26	Q4 (Oct - Dec) 2025	
UK HPI Report February 2026	22-Apr-26	Q4 (Oct - Dec) 2025	
UK HPI Report March 2026	20-May-26	Q1 (Jan – Mar) 2026	Jan & Feb figures revised to Q1 (Jan – Mar) 2026

- (vii) The contents of this report will be of interest to government policy makers, Members of the Legislative Assembly, the business community, property professionals, economic commentators, academics and members of the general public with an interest in the NI residential property market.
- (viii) Users' comments or any issues relating to the statistics are particularly welcomed and encouraged. Responses should be addressed to the responsible statistician Mrs Ciara Cunningham, e-mail: [LPS.ValuationStatistics@finance-ni.gov.uk](mailto:LPS.ValuationStatistics@finance-ni.gov.uk)
- (ix) Media enquiries only to DoF Communications Office on 028 9081 6724 or 028 9081 6725. Out of office hours please contact the Duty Press Officer 028 9037 8110.