

Northern Ireland House Price Index January to March 2026 (Quarter 1 2026)



Land & Property Services
Seirbhísí Talún agus Maoine

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The **House Price Index (HPI)** is designed to provide a measure of change in the price of a standardised residential property sold in Northern Ireland. The index uses information on all verified residential property sales as recorded by HM Revenue & Customs. The NI HPI is used as the NI component in the UK HPI and statistics are comparable across regions. The index reference period¹ is Q1 2023 = 100.

Results for the most recent quarter are provisional and are subject to revision.



Index	121.9
Standardised Price	£198,015
Quarterly Change	1.5%
Annual Change	7.4%
Number of Sales	5,009

¹ A reference period is a quarter which is used as a benchmark for other periods, to allow calculation of inflation. Please note the reference period for the NI HPI changed in the February 2025 report from Q1 2015 = 100 to Q1 2023 = 100. For more information see page 5.



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Introduction

This publication analyses the Northern Ireland domestic property market using residential sales recorded by HM Revenue & Customs (HMRC) for Stamp Duty purposes. This includes all sales irrespective of how they are purchased, e.g. auction sales are included. Information on all sales must, by law, be passed to HMRC – more detail on the HMRC data is available in the Explanatory Notes.

Information on the price of new dwellings sold has been available since Q1 2016. Verified sales numbers for new dwellings for the most recent two quarters are not yet at a reliable level for reporting, so they are not included in the report.

The contents of this report will be of interest to Government, Members of the Legislative Assembly, the business community, property professionals, economic commentators, academics and members of the public interested in the property market.

This report includes nine sections:

1. Northern Ireland House Price Index;
2. House Price Index by Property Type;
3. House Price Index for New/Existing Resold Dwellings;
4. Sales Volumes;
5. Regional House Price Statistics;
6. Economic Context;
7. Detailed Statistics Content;
8. Annual Statistics Content;
9. Contact Details.

1. Northern Ireland House Price Index

The overall performance of the residential property market is measured in this report using the Northern Ireland House Price Index (NI HPI). The index uses a modelling approach, to produce a standardised property price. The use of a “mix adjusted” approach controls for differences in the mix of properties sold from quarter to quarter allowing for price comparisons to be made on a like for like basis. The simple average price is not used in constructing the index as it is overly influenced by changes in the mix of properties sold each quarter (e.g. changes in the mix of locations, type or quality of property sold), (see [Explanatory Notes Section 1](#)).

Revisions

Results for the most recent quarter are provisional and subject to revision as more up-to-date data become available (e.g. through late sales returns to HM Revenue & Customs and revisions to existing sales data). As a result, users should use the full time series from the most recent statistics report, rather than appending new data to back series from previous reports.

The table below shows the revisions to price index statistics for Q3 2025 and Q4 2025 since the previous report published in February 2026.

Table 1.1 Magnitude of Adjustments made to each index due to revisions

Sale year	Sale Quarter	NI House Price Index	Detached Price Index	Semi-Detached Price Index	Terrace Price Index	Apartment Price Index	New Dwelling Price Index	Existing Resold Dwelling Price Index
2025	Quarter 3	-0.1%	0.0%	-0.2%	0.0%	0.0%	0.1%	-0.1%
2025	Quarter 4	-0.4%	-0.4%	-0.4%	-0.1%	-1.8%	-1.9%	-0.2%

Table 1.2 Revised Index values

Sale year	Sale Quarter	NI House Price Index	Detached Price Index	Semi-Detached Price Index	Terrace Price Index	Apartment Price Index	New Dwelling Price Index	Existing Resold Dwelling Price Index
2025	Quarter 3	118.8	116.4	118.5	121.9	119.0	116.1	119.4
2025	Quarter 4	120.1	117.7	121.3	122.1	117.1	118.1	120.5

Statistics are revised each quarter to include sales received since the last publication, namely sales of new properties which have been entered into the NI Valuation List and late sales reported to HMRC.

The process of recording property characteristics of new dwellings takes longer than for existing re-sold properties. As a result a lower proportion of new dwelling sales are available to calculate the initial price (index) estimate in the current quarter, than for existing re-sold sales. This leads to a more volatile series for new dwelling prices (index).

Price and index values published in previous reports can be viewed on the [NI HPI Revisions webpage](#).

Presentation of figures

The index number, which is based on the constant standardised price, is presented rounded to the nearest one decimal place. Quarterly and annual changes are calculated based on the unrounded index for accuracy and presented rounded to one decimal place. The index and prices are comparable over time.

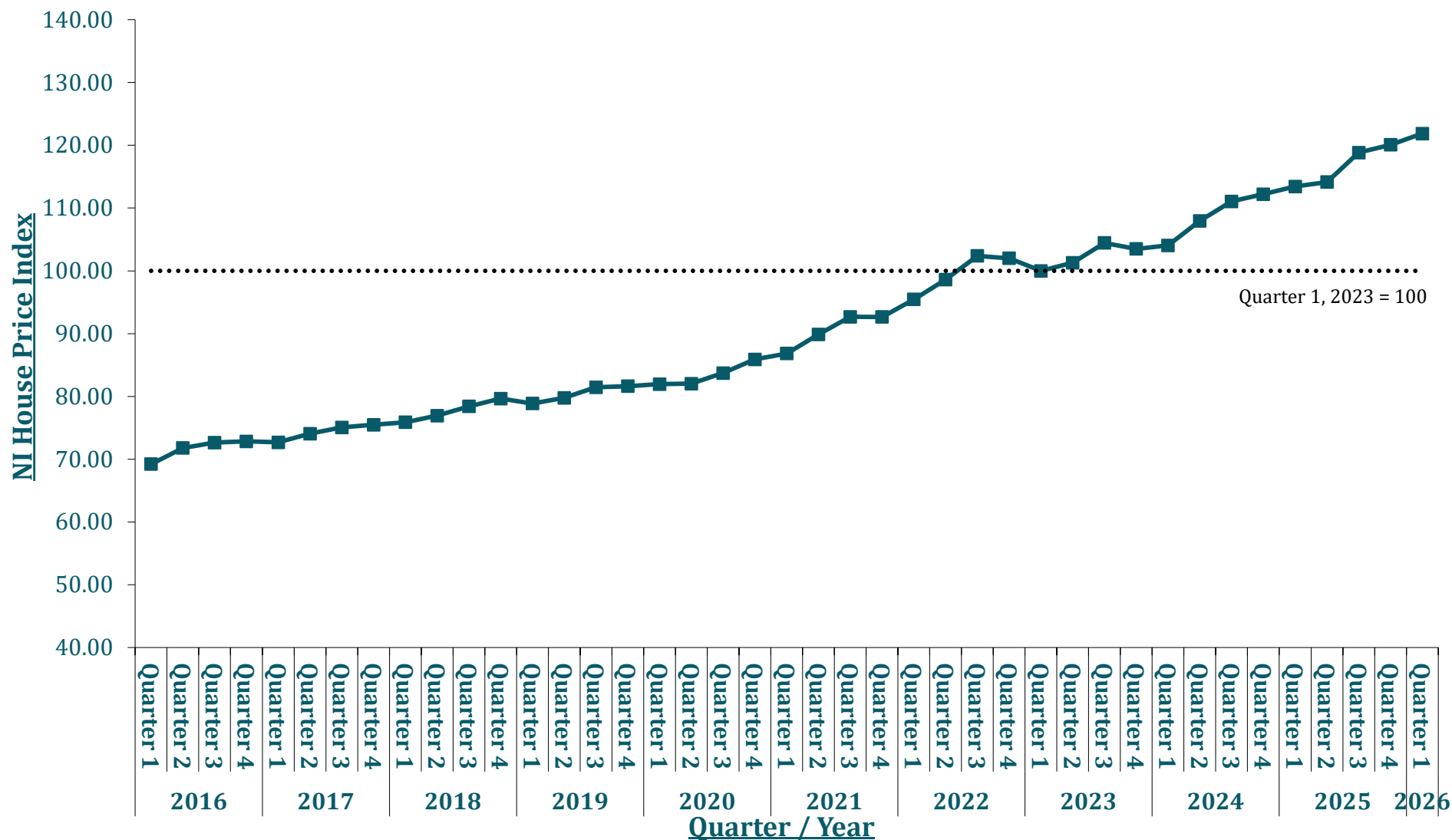
For presentational purposes, most of the tables and graphs in this report cover the period from 2015 onwards. **However, the complete time series from 2005 for each Index is available in the detailed statistics document on the [Department of Finance \(DoF\) website](#).**

The [Explanatory Notes](#) provide detailed information on the methodology used to produce the statistics.

Figure 1.1 shows the NI HPI series since January – March 2016 (Q1 2016). The reference base period is Q1 2023 and the index is set to 100 for that period.

A reference period is a quarter which is used as a benchmark for other periods, to allow calculation of inflation. It is necessary to change the reference period regularly to ensure the index provides a realistic picture of the change in price level in the market. Please note that the reference period for the NI House Price Index changed in the February 2025 report, from Q1 2015 to Q1 2023. 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. This is part of a wider exercise rebasing the full UK House Price Index. More information and a worked example is available on the [DoF House Price Index website](#).

Figure 1.1: Northern Ireland House Price Index (Q1 2016 –Q1 2026)



[Download graph](#)

NI House Price Index

The overall index showed an increase of 1.5% between the fourth quarter of 2025 and the first quarter of 2026. Between Q1 2025 and Q1 2026 the House Price Index increased by 7.4%. The NI HPI currently stands at 121.9 in the first quarter of 2026. The index is now 21.9% higher than in the first quarter of 2023 (the reference period for the index), and 87.0% higher than Q1 2005.

Price Index by Property Type

The index increased over the quarter for all property types, detached properties 0.9%, semi-detached properties 2.0%, terrace properties 2.0%, apartments 0.1%.

Price Index by Dwelling Type

The process of recording property characteristics of new dwellings takes longer than for existing re-sold properties. The majority of sales in the current quarter will have property characteristics added during the two forthcoming quarters and only when characteristics are available can the sales be used to calculate a price/index. As a result a lower proportion of new dwelling sales are available to calculate the initial price/index estimate in the current quarter, than for existing re-sold sales. This leads to a more volatile series for new dwelling prices/index.

The price of new dwellings sold in Q1 2026 increased by 0.4% from Q4 2025. The index stands at 118.6 in Q1 2026, which is 18.6% higher than Q1 2023 (the reference period for the index) and 100.2% higher than Q1 2005. It should be noted that these figures are provisional and will be revised in the next quarter.

Table 1.3: NI House Price and Index Values

Year	Quarter	NI House Price Index	NI Standardised House Price	Quarterly Change	Annual Change
2016	Quarter 1	69.22	£112,475	0.1%	7.1%
	Quarter 2	71.79	£116,637	3.7%	7.8%
	Quarter 3	72.65	£118,039	1.2%	6.0%
	Quarter 4	72.84	£118,350	0.3%	5.3%
2017	Quarter 1	72.68	£118,092	-0.2%	5.0%
	Quarter 2	74.07	£120,356	1.9%	3.2%
	Quarter 3	75.06	£121,964	1.3%	3.3%
	Quarter 4	75.49	£122,649	0.6%	3.6%
2018	Quarter 1	75.89	£123,302	0.5%	4.4%
	Quarter 2	76.94	£125,009	1.4%	3.9%
	Quarter 3	78.41	£127,398	1.9%	4.5%
	Quarter 4	79.66	£129,427	1.6%	5.5%
2019	Quarter 1	78.88	£128,168	-1.0%	3.9%
	Quarter 2	79.77	£129,613	1.1%	3.7%
	Quarter 3	81.45	£132,336	2.1%	3.9%
	Quarter 4	81.63	£132,623	0.2%	2.5%
2020	Quarter 1	81.96	£133,173	0.4%	3.9%
	Quarter 2	82.03	£133,286	0.1%	2.8%
	Quarter 3	83.71	£136,013	2.0%	2.8%
	Quarter 4	85.90	£139,563	2.6%	5.2%
2021	Quarter 1	86.83	£141,087	1.1%	5.9%
	Quarter 2	89.89	£146,044	3.5%	9.6%
	Quarter 3	92.67	£150,563	3.1%	10.7%
	Quarter 4	92.65	£150,539	0.0%	7.9%
2022	Quarter 1	95.45	£155,086	3.0%	9.9%
	Quarter 2	98.61	£160,214	3.3%	9.7%
	Quarter 3	102.39	£166,363	3.8%	10.5%
	Quarter 4	102.00	£165,729	-0.4%	10.1%
2023	Quarter 1	100.00	£162,479	-2.0%	4.8%
	Quarter 2	101.30	£164,587	1.3%	2.7%
	Quarter 3	104.46	£169,726	3.1%	2.0%
	Quarter 4	103.49	£168,157	-0.9%	1.5%
2024	Quarter 1	104.05	£169,060	0.5%	4.1%
	Quarter 2	107.96	£175,418	3.8%	6.6%
	Quarter 3	111.07	£180,467	2.9%	6.3%
	Quarter 4	112.21	£182,320	1.0%	8.4%
2025	Quarter 1	113.44	£184,322	1.1%	9.0%
	Quarter 2	114.14	£185,455	0.6%	5.7%
	Quarter 3	118.83	£193,080	4.1%	7.0%
	Quarter 4	120.08	£195,111	1.1%	7.0%
2026	Quarter 1	121.87	£198,015	1.5%	7.4%

Note: Percentage change figures are calculated using unrounded figures. [Download table](#)

2. House Price Index by Property Type

Table 2.1: NI House Price Index by Property Type

Property Type	Index (Quarter 1 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 1 2026)
Detached	118.8	0.9%	6.7%	£306,297
Semi-Detached	123.7	2.0%	9.0%	£201,256
Terrace	124.6	2.0%	8.5%	£142,840
Apartment	117.2	0.1%	1.2%	£139,882
All	121.9	1.5%	7.4%	£198,015

(Index Q1 2023 = 100)

Note: Percentage change figures are calculated using unrounded figures.

[Download table](#)

The table shows the index and standardised price of different types of residential property for the first quarter of 2026 as compared to the fourth quarter of 2025 and the first quarter of 2025. This shows that the index for all property types increased over the quarter and all property types increased over the year.

The remainder of this section shows the trend since 2016 across the four property types (detached, semi-detached, terrace, apartment).

Figure 2.1: NI Detached Property Price Index (Q1 2016 – Q1 2026)

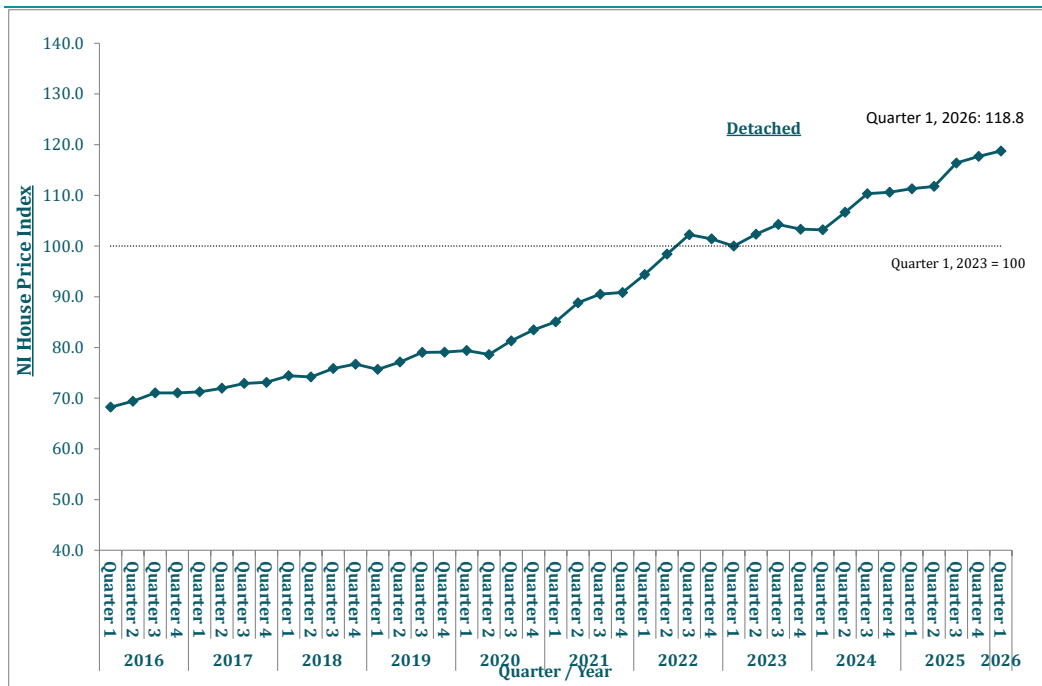


Figure 2.1 plots the index for detached properties sold in Northern Ireland. The index for detached properties increased by 0.9% between Q4 2025 and Q1 2026 and is 6.7% higher than Q1 2025, with the index now standing at 118.8 (i.e. prices today are typically 18.8% higher than the first quarter of 2023).

[Download chart](#)

Figure 2.2: NI Semi-Detached Property Price Index (Q1 2016 – Q1 2026)

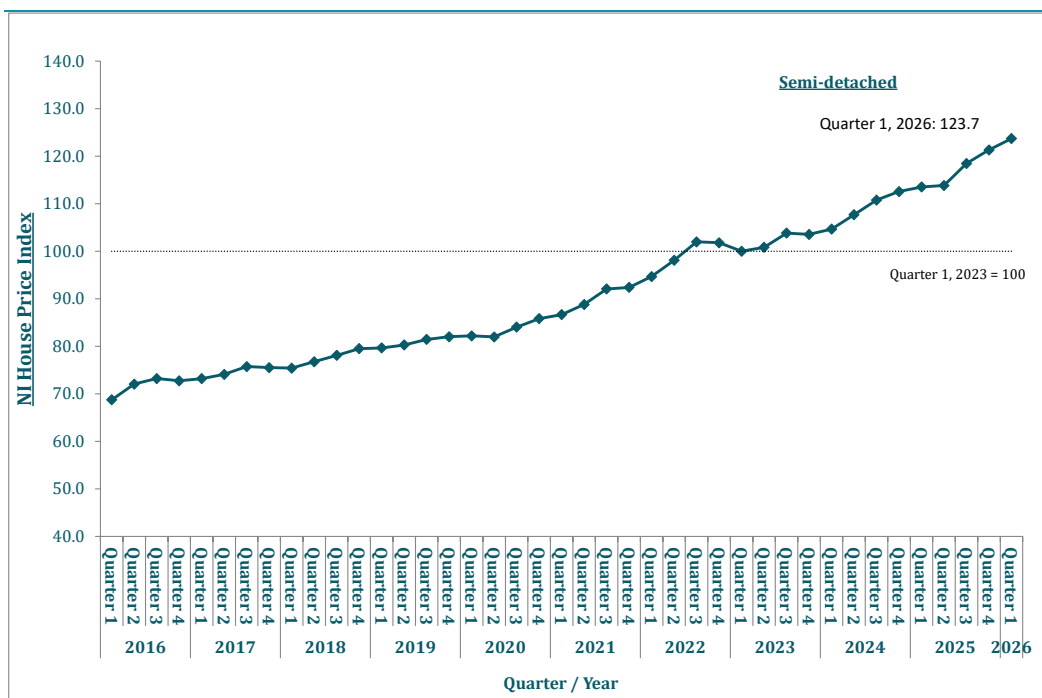


Figure 2.2 plots the index for semi-detached properties sold in Northern Ireland.

The index for semi-detached increased by 2.0% between Q4 2025 and Q1 2026 and increased by 9.0% between Q1 2025 and Q1 2026. Prices are currently 23.7% higher than the Q1 2023 level.

[Download chart](#)

Figure 2.3: NI Terrace Property Price Index (Q1 2016 – Q1 2026)

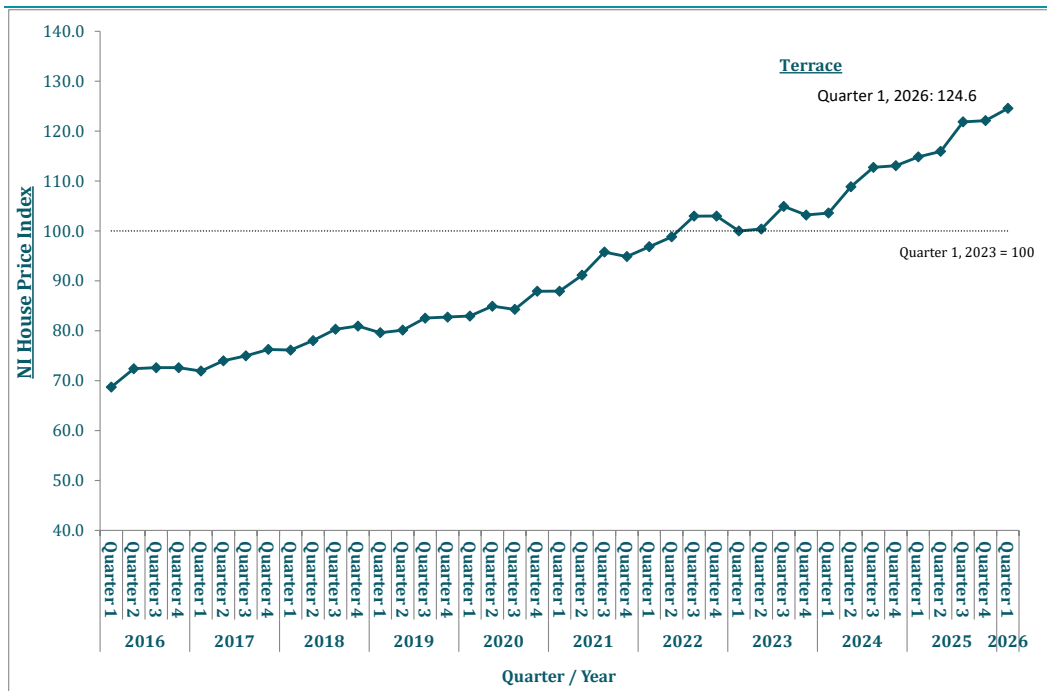


Figure 2.3 plots the index for terrace properties sold in Northern Ireland. The index for terrace properties increased by 2.0% between Q4 2025 and Q1 2026 and increased by 8.5% between Q1 2025 and Q1 2026. It now stands at 124.6 and is 24.6% higher than Q1 2023.

[Download chart](#)

Figure 2.4: NI Apartment Price Index (Q1 2016 – Q1 2026)

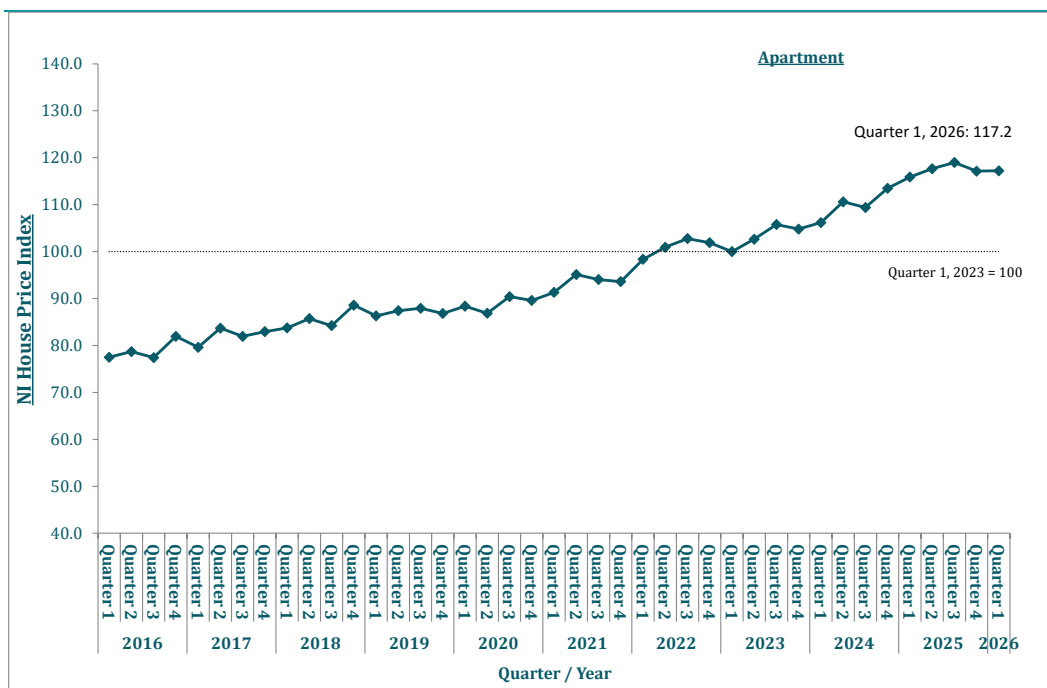


Figure 2.4 plots the index for apartments sold in Northern Ireland.

The index for apartments increased by 0.1% between Q4 2025 and Q1 2026 and increased by 1.2% between Q1 2025 and Q1 2026. The index now stands at 117.2. It is 17.2% higher than Q1 2023.

[Download chart](#)

3. House Price Index for New/Existing Re-sold Dwellings

The sale of a new dwelling is defined as the first sale of a new property in the NI Valuation List. All sales which do not meet this definition are considered to be sales of existing re-sold dwellings.

The process of recording property characteristics of new dwellings takes longer than for existing re-sold properties. The majority of sales of new dwellings in the current quarter will have property characteristics added during the two forthcoming quarters and only when characteristics are available can the sales of new dwellings be used to calculate a price/index. As a result a lower proportion of new dwelling sales is available to calculate the initial price/index estimate in the current quarter, than for existing re-sold sales. **This leads to a more volatile series for new dwelling prices/index.**

Table 3.1: NI House Price Index for New/Existing Resold Dwellings

Dwelling Type	Index (Quarter 1 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 1 2026)
New	118.6	0.4%	4.4%	£249,899
Existing Resold	122.5	1.7%	7.9%	£193,254
All	121.9	1.5%	7.4%	£198,015

[Download table](#)

Table 3.1 shows the price index and standardised price paid for new and existing resold dwellings in Northern Ireland in Q1 2026 compared to Q4 2025 and Q1 2025. New dwellings showed an increase of 0.4%, while existing resold dwellings showed an increase of 1.7% over the quarter. The annual increase in the price of new dwellings was 4.4% and existing resold dwellings was 7.9%.

Figure 3.1: NI House Price Index for New/Existing Resold Dwellings

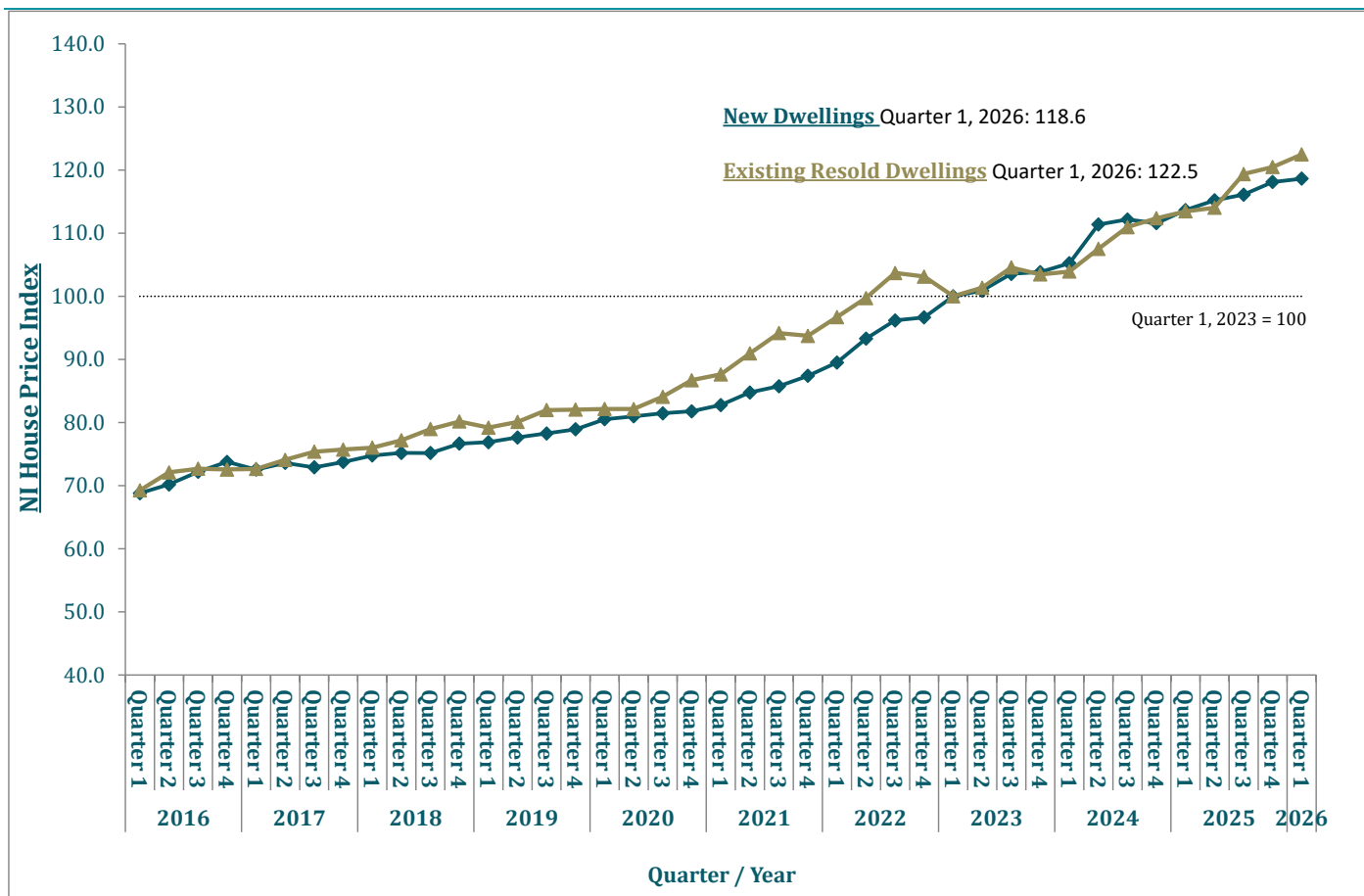


Figure 3.1 shows the price index trend for new and existing resold dwellings between Q1 2016 and Q1 2026. The price index of new dwellings rose by 93.3% from Q1 2005 to peak in Q3 2007 at 114.5, prices for pre-owned dwellings increased by 102.5% during the same period. Since the peak, prices for both dwelling types followed a downward trend until 2013. Price levels for existing resold dwellings bottomed out in Q1 2013 whereas price levels for new dwellings decreased until Q3 2013. Prices of new dwellings increased each quarter since mid-2013 until Q1 2017. The new dwellings index now stands at 118.6, 18.6% higher than Q1 2023 (the reference period for the index) and 100.2% higher than Q1 2005. The existing resold dwellings index stands at 122.5, 22.5% higher than Q1 2023 and 83.1% higher than Q1 2005. Further analysis on prices of new and existing resold dwellings is available in the [detailed statistics](#).

4. Sales Volumes

Table 4.1 shows the number of verified sales of each residential property type in Northern Ireland during each quarter between Q1 2016 and Q1 2026.

Verified residential property sales are defined as sales recorded by HM Revenue & Customs which could be matched to a domestic property in the NI Valuation List.

From 2016-2021, with the exception of 2020, the number of sales increased each year and in 2021 there were almost 31,000 sales. Sales numbers decreased until 2023 but the number of sales in 2024 and 2025 increased slightly to around 24,000.

In Q1 2026, there were 5,009 verified residential property sales. **This number will be revised upwards** in the next publication due to late sales notified to HMRC and new properties being entered into the NI Valuation List.

During 2016 - 2021 the most popular choice for dwellings sold was semi-detached (34%). During 2022 there was an equal proportion of semi-detached and terrace properties sold (32%) but since then semi-detached once again represented the majority of dwellings sold (33%).

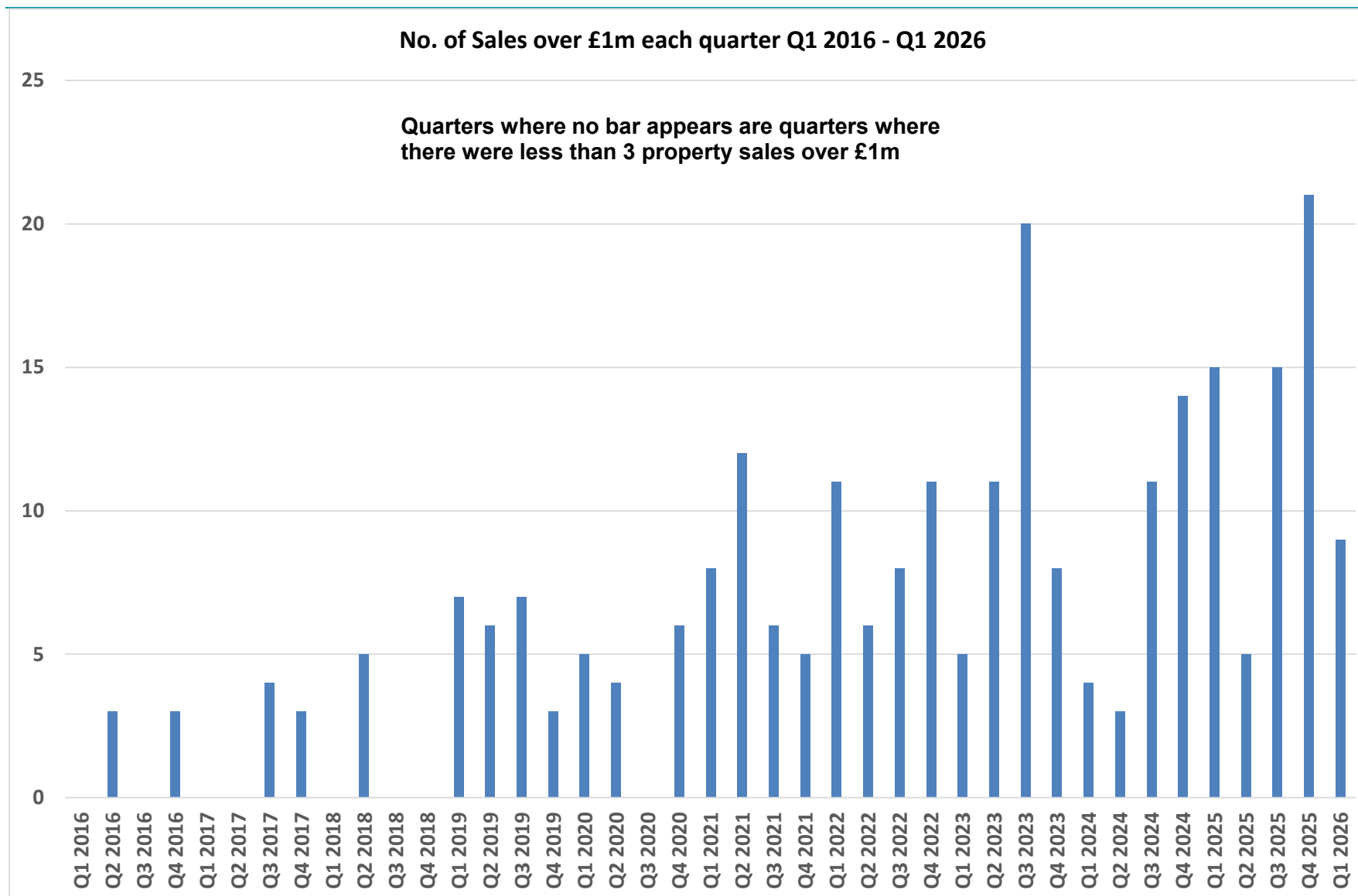
Apartment sales remained steady between 2016 and 2021 at around 8% of all sales, but this proportion increased slightly to almost 9% since 2022.

Of the sales recorded during Q1 2026, 30.1% were detached properties, 31.5% were semi-detached properties, 29.3% were terrace properties and 9.0% were apartments.

Table 4.1: Number of Verified Residential Property Sales in Northern Ireland

Year	Quarter	Semi				Total
		Detached	Detached	Terrace	Apartment	
2016	Quarter 1	1,762	1,879	1,898	616	6,155
	Quarter 2	1,523	1,711	1,321	330	4,885
	Quarter 3	1,890	2,084	1,537	463	5,974
	Quarter 4	1,890	2,073	1,655	470	6,088
	2016 Total	7,065	7,747	6,411	1,879	23,102
2017	Quarter 1	1,488	1,819	1,460	444	5,211
	Quarter 2	1,890	2,040	1,702	493	6,125
	Quarter 3	1,993	2,322	1,753	479	6,547
	Quarter 4	2,052	2,411	1,806	534	6,803
	2017 Total	7,423	8,592	6,721	1,950	24,686
2018	Quarter 1	1,619	1,896	1,517	443	5,475
	Quarter 2	1,852	2,196	1,664	490	6,202
	Quarter 3	2,055	2,248	1,781	490	6,574
	Quarter 4	2,068	2,361	1,806	543	6,778
	2018 Total	7,594	8,701	6,768	1,966	25,029
2019	Quarter 1	1,471	1,907	1,425	386	5,189
	Quarter 2	1,927	2,137	1,678	466	6,208
	Quarter 3	2,127	2,365	1,767	517	6,776
	Quarter 4	2,030	2,374	1,887	476	6,767
	2019 Total	7,555	8,783	6,757	1,845	24,940
2020	Quarter 1	1,654	1,863	1,451	441	5,409
	Quarter 2	645	766	490	131	2,032
	Quarter 3	1,731	1,861	1,366	363	5,321
	Quarter 4	2,812	2,945	2,173	558	8,488
	2020 Total	6,842	7,435	5,480	1,493	21,250
2021	Quarter 1	2,515	2,481	1,966	564	7,526
	Quarter 2	2,676	2,619	2,064	607	7,966
	Quarter 3	2,633	2,949	2,254	651	8,487
	Quarter 4	1,684	2,435	2,113	563	6,795
	2021 Total	9,508	10,484	8,397	2,385	30,774
2022	Quarter 1	1,582	1,830	1,903	549	5,864
	Quarter 2	1,684	1,854	2,009	565	6,112
	Quarter 3	1,862	2,079	2,075	568	6,584
	Quarter 4	1,986	2,284	1,956	535	6,761
	2022 Total	7,114	8,047	7,943	2,217	25,321
2023	Quarter 1	1,368	1,674	1,578	433	5,053
	Quarter 2	1,447	1,720	1,581	484	5,232
	Quarter 3	1,759	2,021	1,719	504	6,003
	Quarter 4	1,739	1,883	1,595	546	5,763
	2023 Total	6,313	7,298	6,473	1,967	22,051
2024	Quarter 1	1,423	1,595	1,412	429	4,859
	Quarter 2	1,551	1,904	1,563	501	5,519
	Quarter 3	1,958	2,168	1,777	564	6,467
	Quarter 4	2,087	2,240	1,914	584	6,825
	2024 Total	7,019	7,907	6,666	2,078	23,670
2025	Quarter 1	2,118	2,139	1,773	566	6,596
	Quarter 2	1,326	1,706	1,461	419	4,912
	Quarter 3	1,835	2,120	1,785	523	6,263
	Quarter 4	1,975	2,289	1,888	569	6,721
	2025 Total	7,254	8,254	6,907	2,077	24,492
2026	Quarter 1	1,508	1,578	1,470	453	5,009

Figure 4.1 Number of Verified Residential Property Sales in Northern Ireland - Sale Price Greater than £1 million



In Quarter 1 2026 there were 9 residential properties sold with a sale price greater than £1m.

This figure may be revised upwards in future quarters due to the registration of sales after the quarter in which they were completed

Where the number of sales with a price greater than £1m was less than 3 in a quarter a bar does not appear in the chart

5. Regional House Price Statistics

Quarterly index values and standardised prices are available for:

- eleven Local Government Districts;
- Urban – Rural classification.

The Local Government District level are included in this report and the Urban – Rural level data is available in the detailed statistics, alongside data and a graphical representation of the house price index for each council.

Annual Descriptive Price Statistics

Annual descriptive price statistics for each calendar year 2005 – 2024 are available for:

- eleven Local Government Districts;
- seventy District Electoral Areas
- 462 Electoral Wards.

The statistics include:

- Minimum sale price
- Lower quartile sale price
- Median sale price
- Simple Mean sale price
- Upper Quartile sale price
- Maximum sale price
- Number of verified sales

The annual statistics were released in response to requests from users. The data is presented annually due to the small number of transactions. Prices are available where at least 30 sales were recorded in the area within the calendar year which could be included in the regression model i.e. Non Arms-Length sales, sales of properties where the habitable space are less than 30m² or greater than 1000m² and sales less than £20,000 are excluded.

Annual median or simple mean prices should not be used to calculate the property price change over time. The quality (where quality refers to the combination of all characteristics of a residential property, both physical and locational) of the properties that are sold may differ from one time period to another. For example, sales in one quarter could be disproportionately skewed towards low-quality properties, therefore producing a biased estimate of average price.

The median and simple mean prices are not 'standardised' and so the varying mix of properties sold in each quarter could give a false impression of the actual change in prices. In order to calculate the pure property price change over time it is necessary to compare like with like, and this can only be achieved if the 'characteristics-mix' of properties traded is standardised.

The annual information is available on the [DoF website](#).

Local Government District Index and Standardised Price

Table 5.1 shows the NI House Price Index and standardised price for each Local Government District in Northern Ireland at Q1 2026.

Between Q4 2025 and Q1 2026 nine councils saw an increase in the price of houses, ranging from 0.3% in Newry, Mourne and Down to 4.8% in Derry City and Strabane. Prices decreased over the quarter in Fermanagh and Omagh (-0.2%) and in Causeway Coast and Glens (-0.5%).

Prices in all council areas showed an increase over the 12 months between Q1 2025 and Q1 2026, the lowest increase was in Causeway Coast and Glens at 4.1% and the highest increase was in Newry, Mourne and Down at 11.7%.

Table 5.1: NI HPI and standardised price by Local Government District (Quarter 1 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

(Index Q1 2023 = 100)

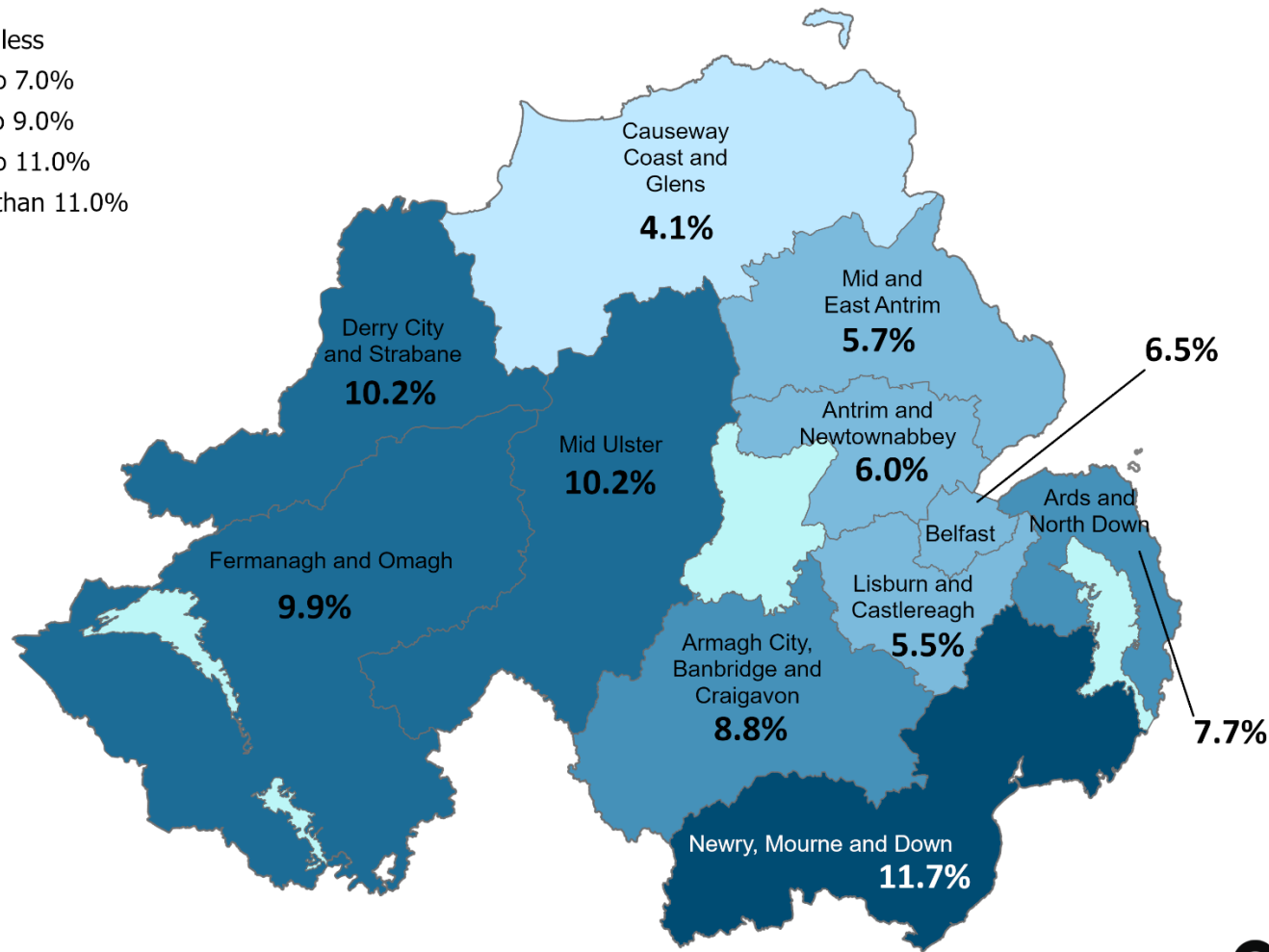
Note: Percentage change figures are calculated using unrounded figures.

[Download table](#)

Figure 5.1: Annual Change in HPI by Local Government District Q1 2026

Annual Change in NI HPI Q1 2026

- 5.0% or less
- 5.01% to 7.0%
- 7.01% to 9.0%
- 9.01% to 11.0%
- Greater than 11.0%



52.50 5 10 15 20
Kilometers

OGL

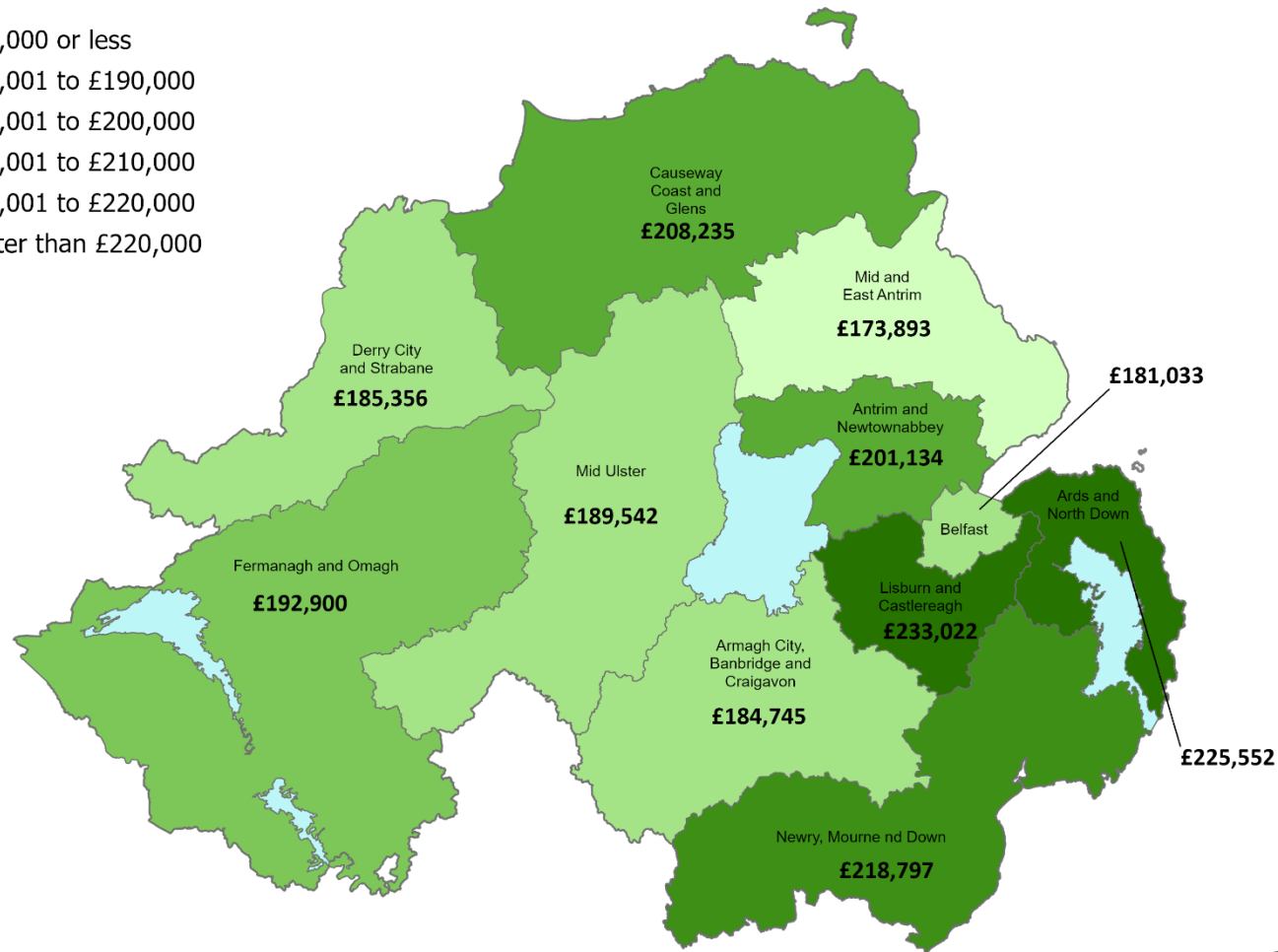
[Download chart](#)

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Our statistical practice is regulated by the Office for Statistics Regulation (OSR)

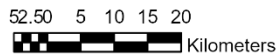
Figure 5.2: Standardised Price by Local Government District Q1 2026

NI Standardised House Price Q1 2026

- £180,000 or less
- £180,001 to £190,000
- £190,001 to £200,000
- £200,001 to £210,000
- £210,001 to £220,000
- Greater than £220,000



The standardised price for NI as a whole is £198,015 and ranges from £173,893 in Mid and East Antrim to £233,022 in Lisburn and Castlereagh.



6. Economic Context

House prices are often considered within the economic context of a region. The latest [Department for the Economy \(DfE\) monthly economic update](#) (March 2026) provides an overview of the state of the Northern Ireland economy, setting it in context with the UK and Republic of Ireland.

The most up-to-date official statistics on the economy and labour market are available on the Economy page of the [Northern Ireland Statistics and Research Agency \(NISRA\) website](#).

To set the NI HPI within this economic context, the Northern Ireland Composite Economic Index (NICEI – [an experimental official statistic](#)), along with the UK and Republic of Ireland GDP, and the [ROI Modified Domestic Demand](#) indices have been presented with a graph of the NI house prices at Figure 6.1.

To illustrate the relationship between the four indices in figure 6.1 the NICEI, UK and ROI indices are referenced to Q1 2023 = 100.

The graph shows how the prices between Q1 2016 and Q3 2019 most closely aligned to the NI economic performance. Since the end of 2019 NI economic performance decreased before returning to a similar level in Q2 2021, house prices continued to rise during this period. The UK GDP and the NICEI both fell to a series low in Q2 2020. Both series have gradually increased to Q1 2026. ROI GDP fell at a slower rate and increased between Q4 2021 and Q4 2022. This was followed by a downward trend until Q2 2024. ROI GDP increased until the beginning of 2025 but has decreased since then.

Figure 6.1: NI Standardised House Price with NICEI, UK and ROI GDP Indices

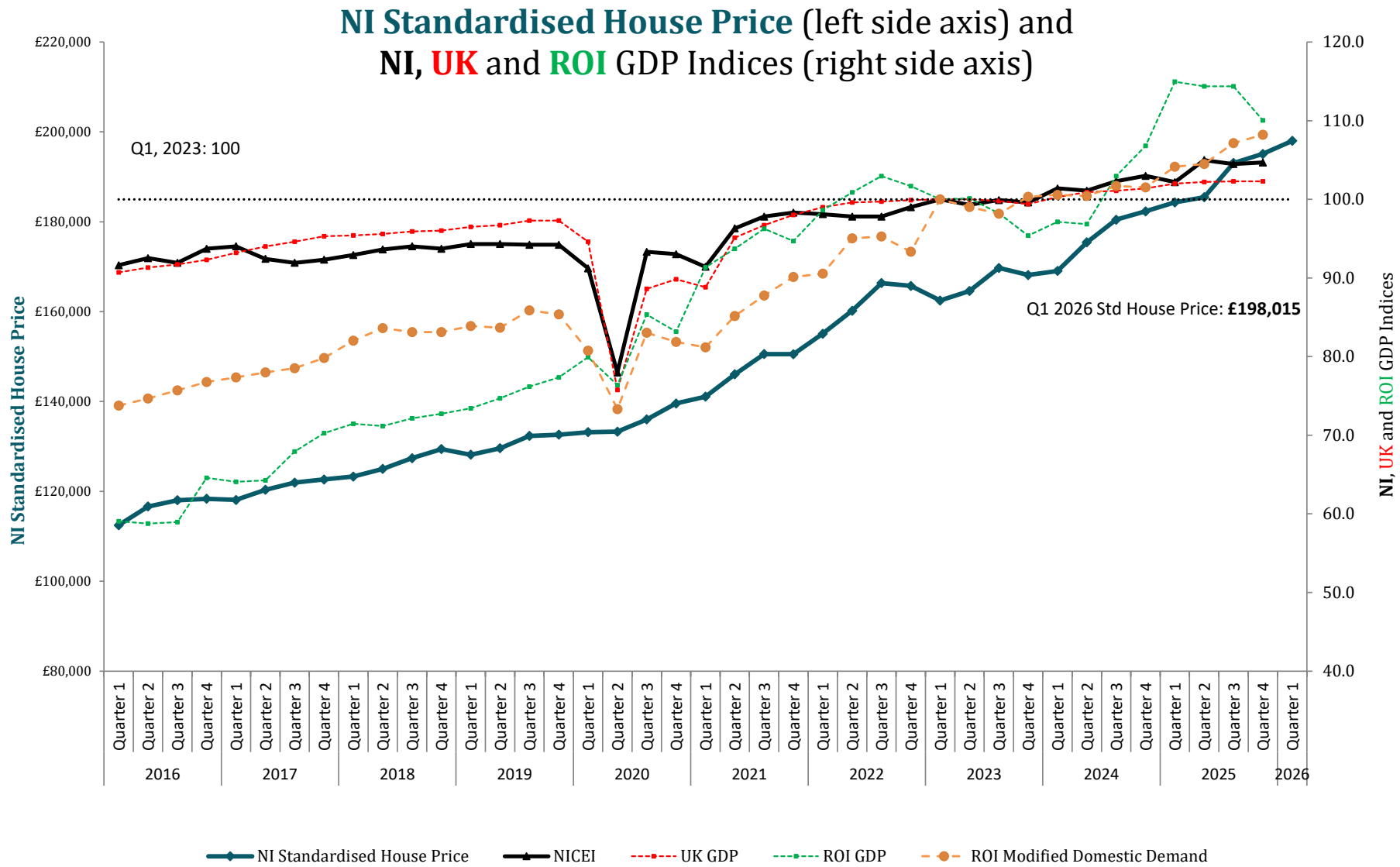
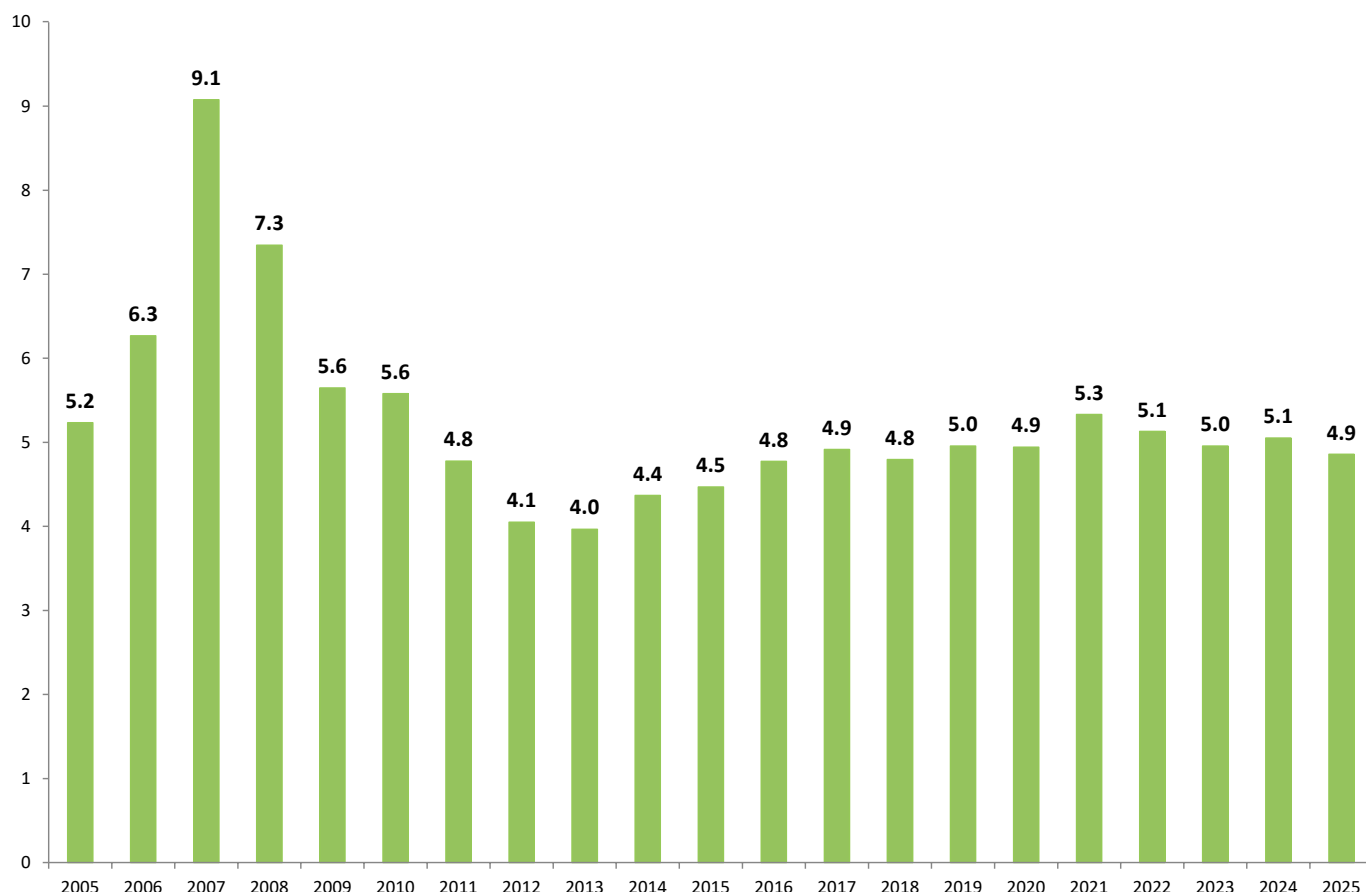


Figure 6.2: Ratio of NI Median House Sale Price to Median Annual Gross Earnings



Source: [Annual Survey of Hours and Earnings](#), NISRA

Figure 6.2 shows the ratio of median sale price of residential properties in Northern Ireland to median annual gross earnings of all full time employees in Northern Ireland for each year between 2005 and 2025.

In 2005 median house prices were just over five times the median annual gross full time salary, but by 2007, at the peak of the market, prices were more than 9 times the median salary. With the downturn in the property market since 2008, the ratio fell each year until 2012. The ratio stood at 4.0 in 2013, rising to 4.4 by 2015. Between 2016 and 2020 the ratio was reasonably steady at around 4.8 to 5.0. The median house price in 2021 increased slightly to 5.3 times the median gross full time salary but fell during 2022 and 2023, before increasing slightly in 2024. The median house price is now 4.9 times the median gross full time salary.

The annual gross earnings figures are published annually in the autumn. The next update of ratio of earnings to house prices will be November 2026.

7. Detailed Statistics Content

An index, price series and sales volumes between Q1 2005 and Q1 2026 are available in [detailed statistics](#) for the following breakdown:

- All residential dwellings;
- Property Type (detached, terrace etc);
- Dwelling Type (new/existing resold);
- Local Government District;
- Urban and Rural Area;
- Rural Drive Times.

These statistics should be used when calculating a price change over time.

8. Annual Statistics Content

Price statistics for each calendar year 2005 – 2024 in each LGD and Electoral Ward in NI are available on the [DoF website](#), these include:

- Minimum sale price
- Lower quartile sale price
- Median sale price
- Simple Mean sale price
- Upper Quartile sale price
- Maximum sale price
- Number of verified sales

These statistics should **not** be used when calculating a price change over time.

9. Contact Details

Users' comments or any issues relating to the statistics are particularly welcomed and encouraged. Responses should be addressed to the contact below:

Contact Details

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