STATISTICS PRESS NOTICE

Northern Ireland House Price Index: Quarter 2 2026

9:30am – Wednesday 19 August 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 2 2026.

- The figures show that house prices continued to grow, with the index increasing by 2.1% over the quarter and 9.2% over the year. The average house price now stands at £202,487 in Northern Ireland.
- A total of 5,324 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 £177,450 in Mid and East Antrim to £240,737 in Lisburn and Castlereagh. Annual growth was strongest in Newry, Mourne and Down (12.8%) and lowest in Ards and North Down (7.0%)
- The index shows that prices are now 24.6% higher than Q1 2023 (the current reference period).
- Prices have increased by 119.6% since the housing market bottomed out in Q1 2013 and are 4.8% lower than the peak of the market in Q3 2007

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 Q2 2026 for NI is 124.6 and ranges from 120.0 in Causeway Coast and Glens to 134.0 in Derry City and Strabane.

Detailed statistics on each council are shown below:

House Price Index and Standardised Price in each council area Q2 2026

Local Government District	Index (Quarter 2 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 2 2026)
Antrim and Newtownabbey	124.2	2.3%	8.8%	£206,120
Ards and North Down	125.0	0.6%	7.0%	£227,275
Armagh City, Banbridge and Craigavon	122.7	1.1%	9.2%	£186,993
Belfast	123.7	1.8%	7.7%	£184,768
Causeway Coast and Glens	120.0	4.1%	9.6%	£218,871
Derry City and Strabane	134.0	2.2%	12.4%	£189,474
Fermanagh and Omagh	128.6	4.3%	11.0%	£201,732
Lisburn and Castlereagh	124.1	3.6%	9.7%	£240,737
Mid and East Antrim	120.9	2.1%	8.2%	£177,450
Mid Ulster	127.3	3.6%	10.5%	£195,453
Newry, Mourne and Down	127.1	0.8%	12.8%	£220,572
Northern Ireland	124.6	2.1%	9.2%	£202,487

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.

Price Index for Property Types

The index increased over the quarter and over the year for all property types

Property Type	Index (Quarter 2 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 2 2026)
Detached	121.2	1.7%	8.4%	£312,624
Semi-Detached	125.6	1.6%	10.3%	£204,283
Terrace	127.3	2.2%	9.8%	£145,980
Apartment	124.4	5.8%	5.7%	£148,475
All	124.6	2.1%	9.2%	£202,487

Price Index by Dwelling Type

The price of new dwellings sold in Q2 2026 increased by 4.6% from Q1 2026. Prices of new dwellings are now 9.0% higher than the "freak" peak of the housing market in Q3 2007, whereas prices of existing resold dwellings are 8.0% less than prices in Q3 2007.

Dwelling Type	Index (Quarter 2 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 2 2026)
New	124.8	4.6%	8.4%	£262,983
Existing Resold	124.6	1.7%	9.3%	£196,666
All	124.6	2.1%	9.2%	£202,487

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.

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. April and May) will be calculated by keeping the house prices in Northern Ireland constant from the previously published quarter (e.g. Q1). 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. June).

UK HPI Data Reference Month	Publication Date	NI HPI Data Reference Quarter	Revisions
UK HPI Report April 2026	17-Jun-26	Q1 (Jan – Mar) 2026	
UK HPI Report May 2026	22-Jul-26	Q1 (Jan – Mar) 2026	
UK HPI Report June 2026	19-Aug-26	Q2 (Apr - Jun) 2026	Apr & May figures revised to Q2 (Apr - Jun) 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

(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.