STATISTICS PRESS NOTICE

Land & Property Services
Seirbhísí Talún agus Maoine

Northern Ireland House Price Index: Quarter 3 2026

NISRA
Northern Ireland Statistics and Research Agency
Gníomhaireacht Thuaisceart Éireann um Staitisticí agus Taighde

9:30am – Wednesday 18 November 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 3 2026.

- The figures show that house prices continued to grow, with the index increasing by 2.7% over the quarter and 7.4% over the year. The average house price now stands at £207,272 in Northern Ireland.
- A provisional total of 5,892 residential properties were sold during the quarter, this is expected to increase as late returns are received and new properties are added.
- Across Northern Ireland, prices vary by council, ranging from £181,122 in Mid and East Antrim to £244,983 in Lisburn and Castlereagh. Annual growth was strongest in Armagh City, Banbridge and Craigavon (10.6%) and lowest in Ards and North Down (3.4%)
- The index shows that prices are now 27.6% higher than Q1 2023 (the current reference period).
- Prices have increased by 124.8% since the housing market bottomed out in Q1 2013 and are 2.5% 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.

OFFICIAL STATISTICS
Accredited

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 Q3 2026 for NI is 127.6 and ranges from 121.5 in Causeway Coast and Glens to 135.7 in Derry City and Strabane.

Detailed statistics on each council are shown below:

House Price Index and Standardised Price in each council area Q3 2026

Local Government District	Index (Quarter 3 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 3 2026)
Antrim and Newtownabbey	126.9	2.2%	7.5%	£210,688
Ards and North Down	126.8	1.9%	3.4%	£230,467
Armagh City, Banbridge and Craigavon	127.3	4.2%	10.6%	£194,132
Belfast	127.9	3.2%	7.5%	£191,127
Causeway Coast and Glens	121.5	2.0%	6.9%	£221,580
Derry City and Strabane	135.7	2.5%	6.3%	£191,816
Fermanagh and Omagh	128.4	0.0%	6.5%	£201,356
Lisburn and Castlereagh	126.3	2.0%	8.5%	£244,983
Mid and East Antrim	123.4	2.1%	5.9%	£181,122
Mid Ulster	130.7	4.2%	8.4%	£200,727
Newry, Mourne and Down	131.7	3.8%	9.7%	£228,504
Northern Ireland	127.6	2.7%	7.4%	£207,272

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 for all types, except apartments. Over the year all property types saw an increase.

Property Type	Index (Quarter 3 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 3 2026)
Detached	123.7	2.6%	6.3%	£319,158
Semi-Detached	129.0	3.5%	8.9%	£209,953
Terrace	131.3	3.0%	7.7%	£150,555
Apartment	123.6	-1.3%	3.9%	£147,465
All	127.6	2.7%	7.4%	£207,272

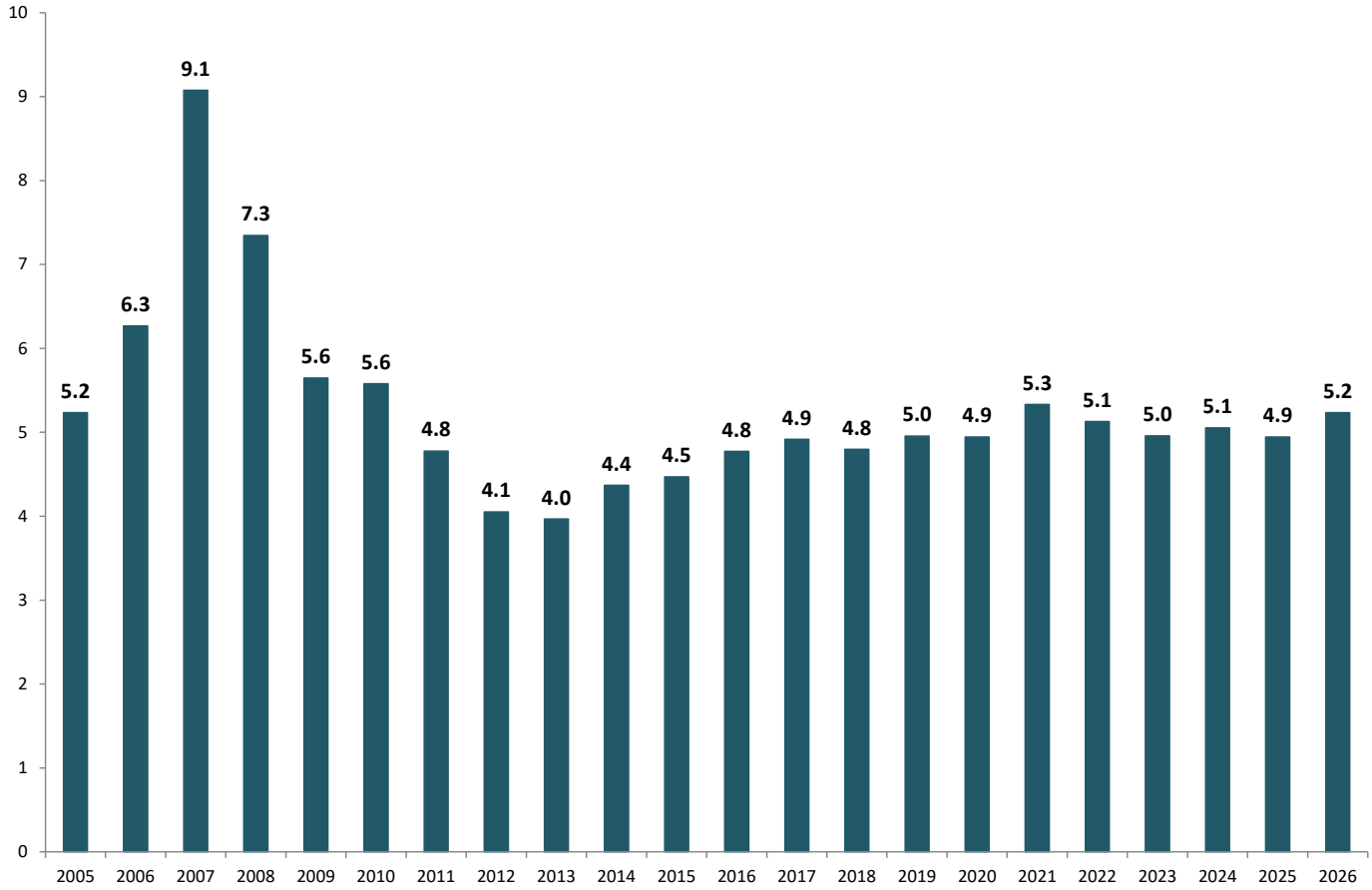
Price Index by Dwelling Type

The price of new dwellings sold in Q3 2026 increased by 2.7% from Q2 2026. Prices of new dwellings are now 10.0% higher than the “freak” peak of the housing market in Q3 2007, whereas prices of existing resold dwellings are 5.6% less than prices in Q3 2007.

Property Type	Index (Quarter 3 2026)	Percentage Change on Previous Quarter	Percentage Change over 12 months	Standardised Price (Quarter 3 2026)
New	126.0	2.7%	8.5%	£265,429
Existing Resold	127.9	2.7%	7.2%	£201,794
All	127.6	2.7%	7.4%	£207,272

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.

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



Source: Annual Survey of Hours and Earnings, NISRA

The chart above 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 2026.

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 July 2026	16-Sep-26	Q2 (Apr - Jun) 2026	
UK HPI Report August 2026	21-Oct-26	Q2 (Apr - Jun) 2026	
UK HPI Report September 2026	18-Nov-26	Q3 (Jul - Sep) 2026	July & September figures revised to Q3 (Jul - Sep) 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.