RESIDENTIAL PROPERTY PRICE INDEX AND NEW TENANT RENT INDEX

DATA GOVERNANCE AND STATISTICS DEPARTMENT
SURVEYS AND INDICES DIVISION

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Residential Property Price Index (RPPI)

In September 2026, RPPI increased monthly by **1.2** percent, recorded an annual increase of **22.3** percent in nominal terms and an annual decrease of **5.7** percent in real terms.

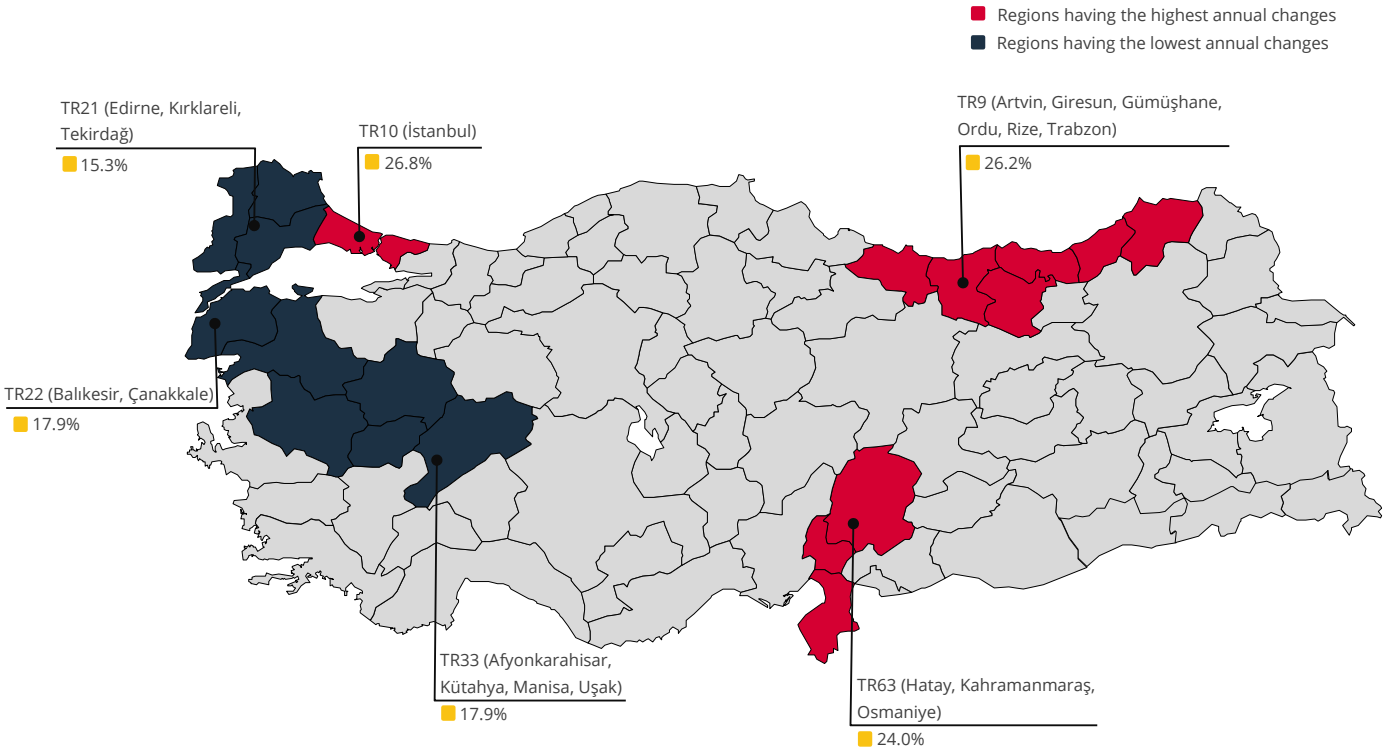
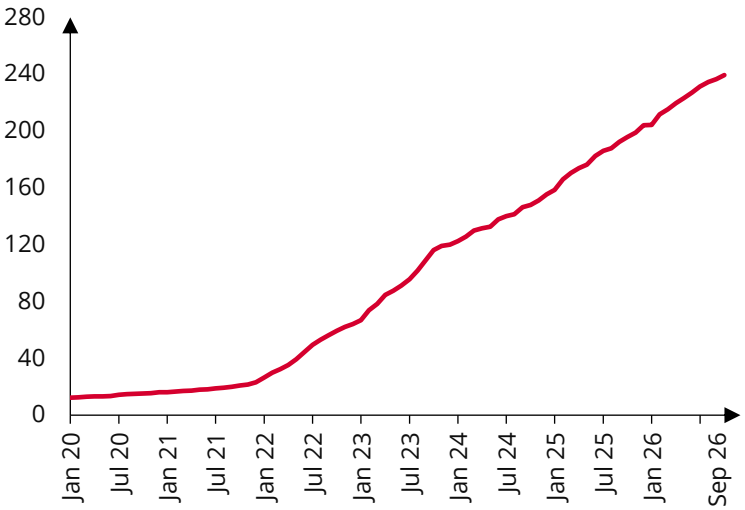


Table 1: Residential Property Price Indices (2023=100)

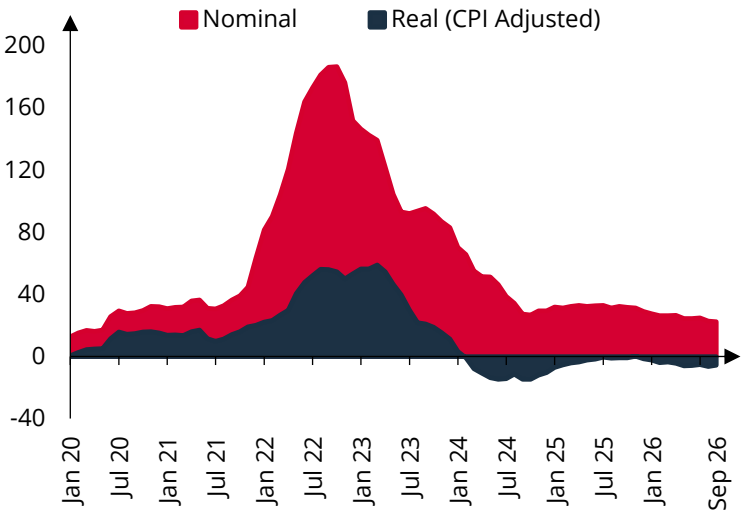
	TÜRKİYE	İSTANBUL	ANKARA	İZMİR
Residential Property Price Index	239.4	230.9	265.2	231.4
Annual Change	22.3%	26.8%	22.0%	21.0%
Monthly Change	1.2%	2.0%	0.1%	1.0%

Graph 1: Residential Property Price Index (Level, 2023=100)



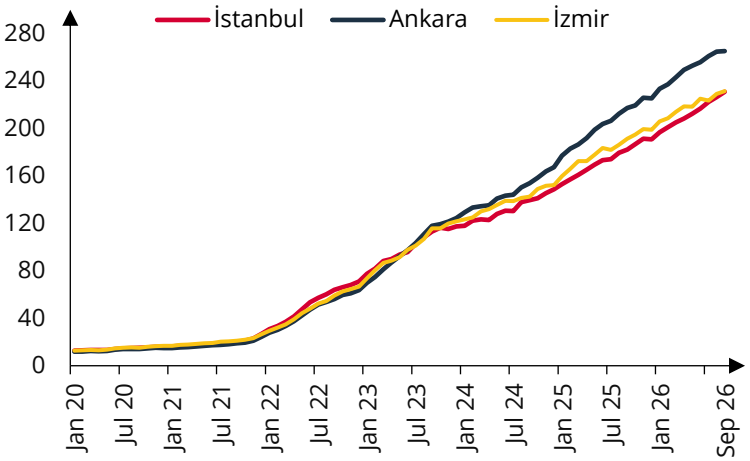
The Residential Property Price Index (RPPI) (2023=100), which measures quality adjusted price changes of dwellings in Türkiye stands at **239.4** in September 2026 by a monthly increase of **1.2** percent.

Graph 2: Residential Property Price Index (Annual % Change)



The RPPI increased annually by **22.3** percent in nominal terms and decreased by **5.7** percent in real terms.

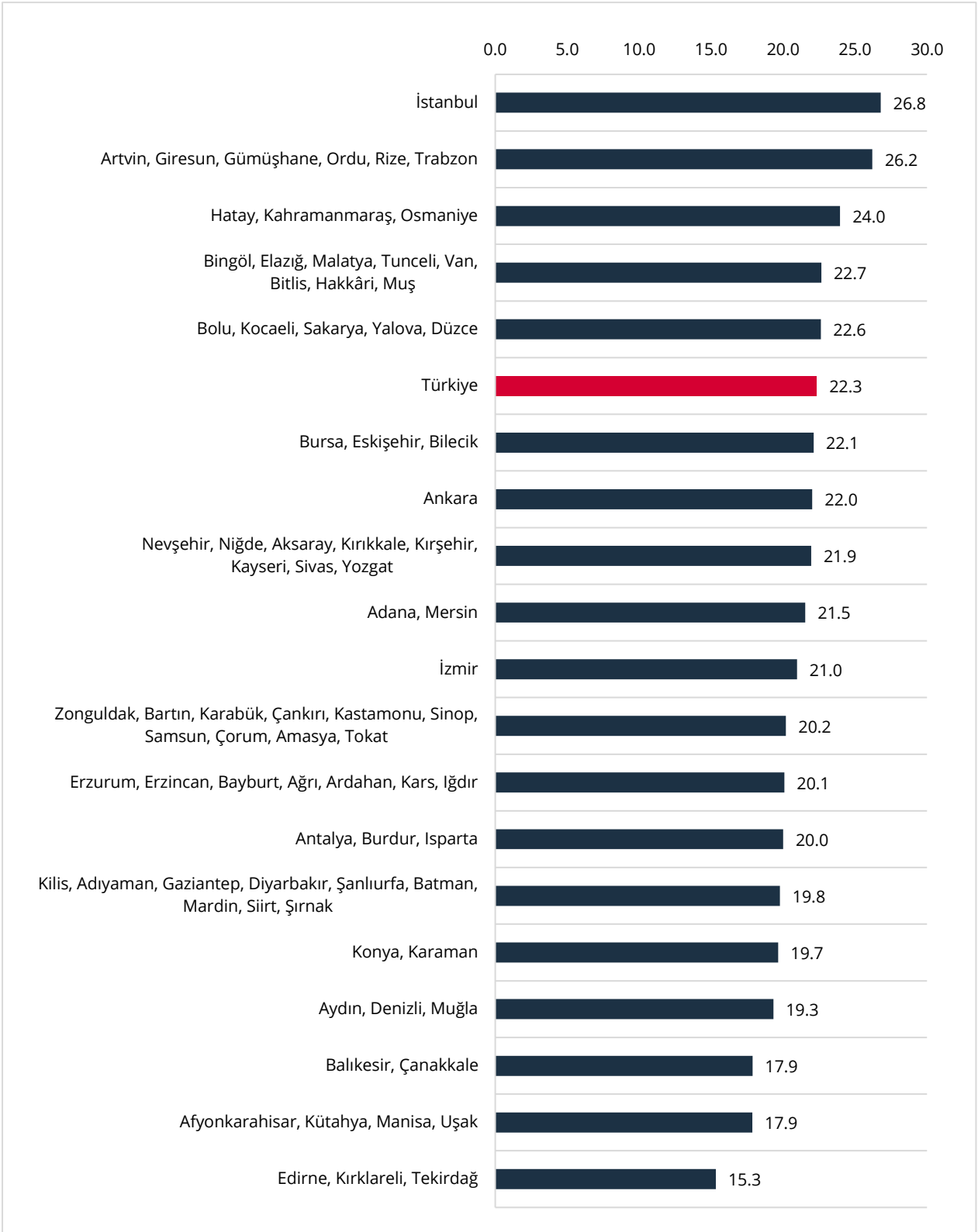
Graph 3: Residential Property Price Index for Three Major Cities (Level, 2023=100)



In September 2026, the RPPI increased monthly by **2.0**, **0.1** and **1.0** percent in İstanbul, Ankara and İzmir respectively. İstanbul, Ankara and İzmir recorded an annual increase of **26.8**, **22.0** and **21.0** percent respectively.

According to the Nomenclature of Territorial Units for Statistics, in September 2026, the highest annual increase was observed in İstanbul region with **26.8** percent, while the lowest annual increase was observed in Edirne, Kırklareli, Tekirdağ region with **15.3** percent.

Graph 4: Residential Property Price Index by Regions (Annual % Change)



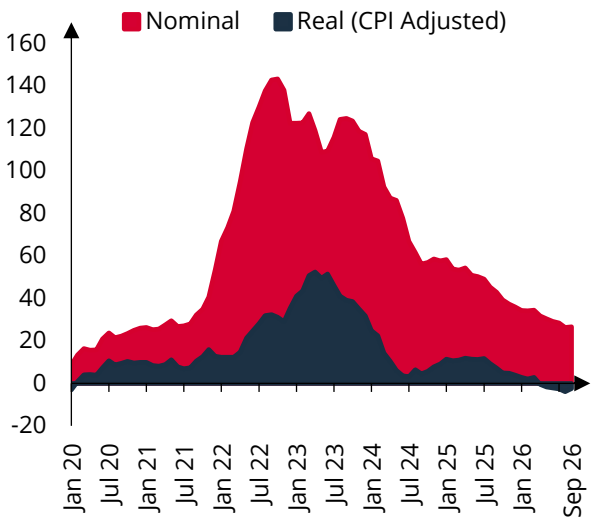
New Tenant Rent Index (NTRI)

In September 2026, NTRI increased monthly by **2.1** percent, recorded an annual increase of **26.6** percent in nominal terms and an annual decrease of **2.4** percent in real terms.

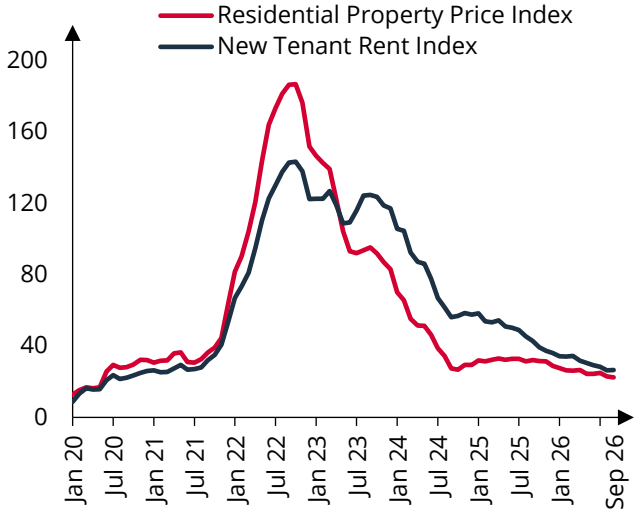
Table 2: New Tenant Rent Index (2023=100)

	TÜRKİYE	İSTANBUL	ANKARA	İZMİR
New Tenant Rent Index	342.9	336.5	371.5	337.4
Annual Change	26.6%	35.5%	25.1%	23.7%
Monthly Change	2.1%	3.5%	0.6%	1.1%

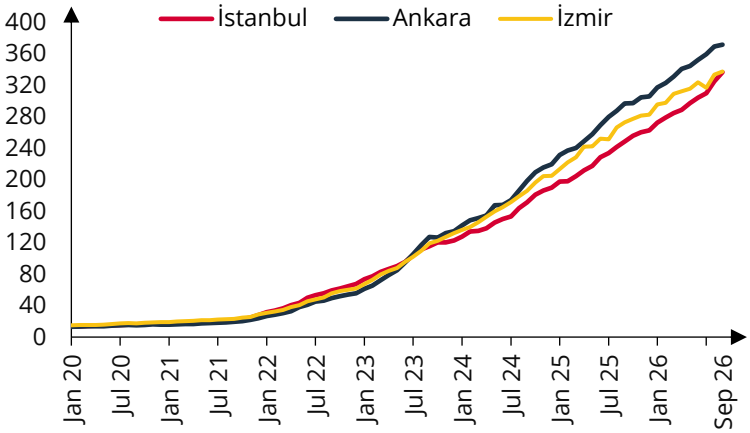
Graph 5: New Tenant Rent Index (Annual % Change)



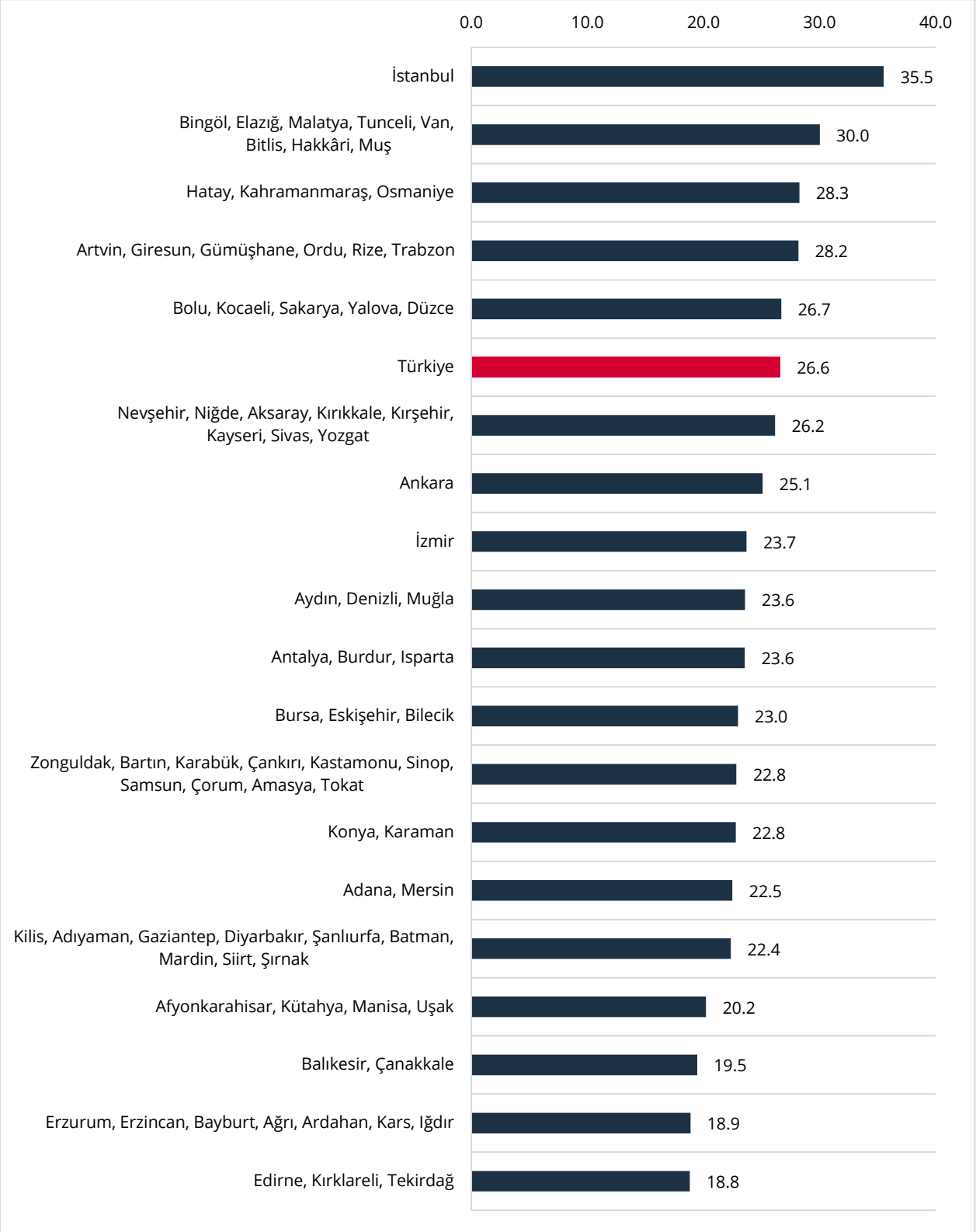
Graph 6: Residential Property Price Index and New Tenant Rent Index (Annual % Change)



Graph 7: New Tenant Rent Index for Three Major Cities (Level, 2023=100)



In September 2026, the NTRI increased monthly by **3.5**, **0.6** and **1.1** percent in İstanbul, Ankara and İzmir respectively. İstanbul, Ankara and İzmir recorded an annual increase of **35.5**, **25.1** and **23.7** percent respectively.

According to the Nomenclature of Territorial Units for Statistics, in September 2026, the highest annual increase was observed in İstanbul region with **35.5** percent, while the lowest annual increase was observed in Edirne, Kırklareli, Tekirdağ region with **18.8** percent.

Graph 8: New Tenant Rent Index by Regions (Annual % Change)