

RESIDENTIAL PROPERTY PRICE INDEX and NEW TENANT RENT INDEX

DATA GOVERNANCE AND STATISTICS DEPARTMENT
SURVEYS AND INDICES DIVISION

APRIL 2026



Residential Property Price Index (RPPI)

In April 2026, RPPI increased monthly by **1.8** percent, recorded an annual increase of **26.6** percent in nominal terms and an annual decrease of **4.3** percent in real terms.

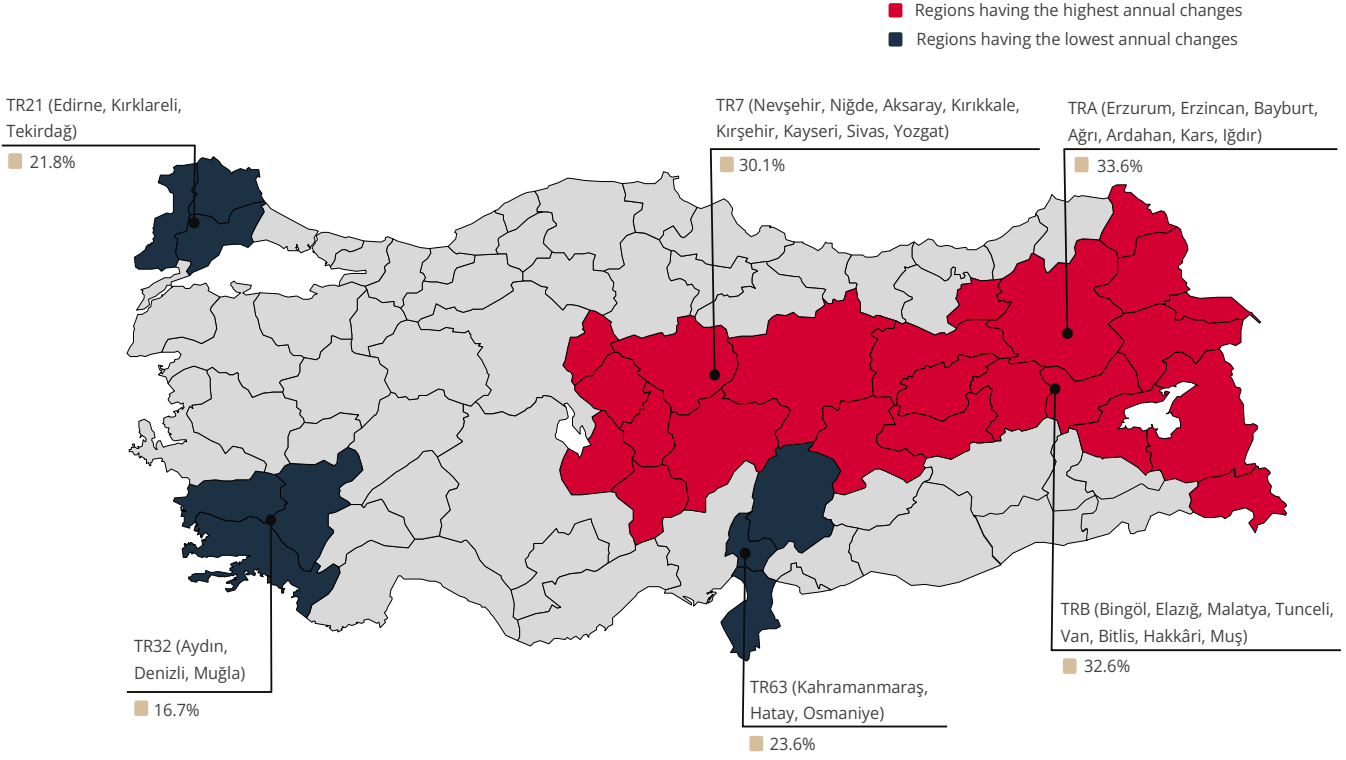
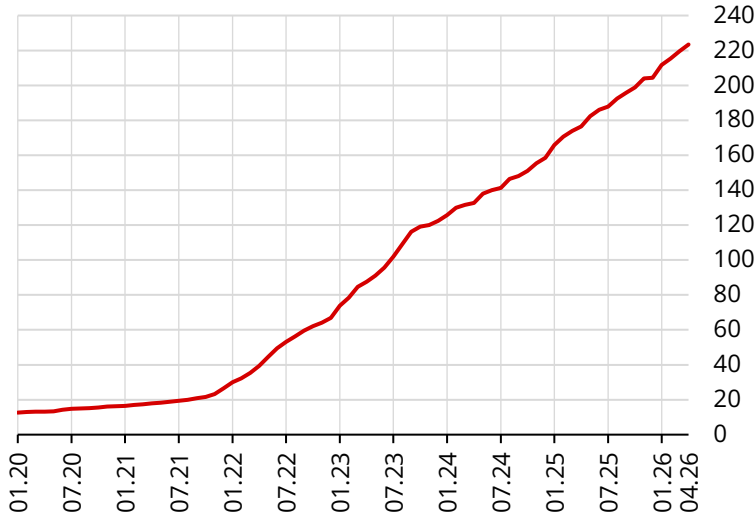
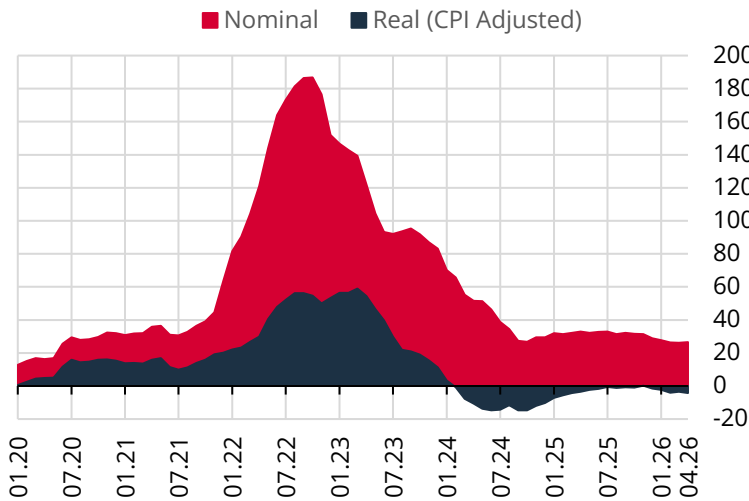


Table 1: Residential Property Price Indices (2023=100)

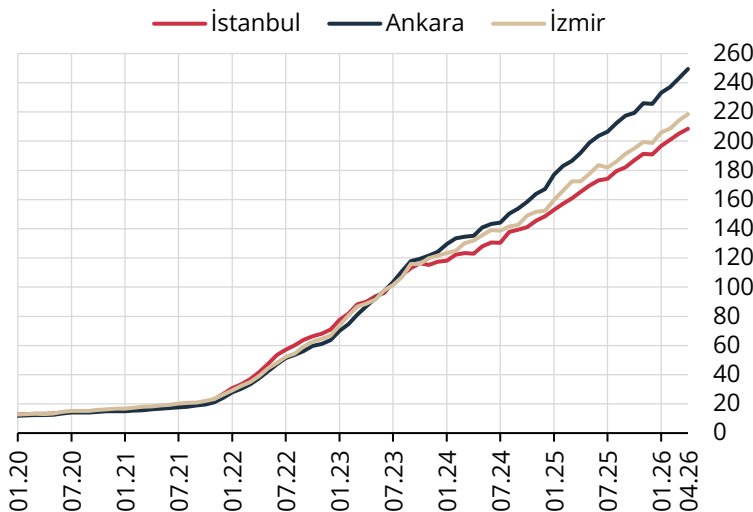
	TÜRKİYE	İSTANBUL	ANKARA	İZMİR
Residential Property Price Index	223.4	208.5	249.4	218.5
Annual Change	26.6%	26.2%	29.9%	26.7%
Monthly Change	1.8%	1.6%	2.6%	2.1%

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 **223.4** in April 2026 by a monthly increase of **1.8** percent.

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

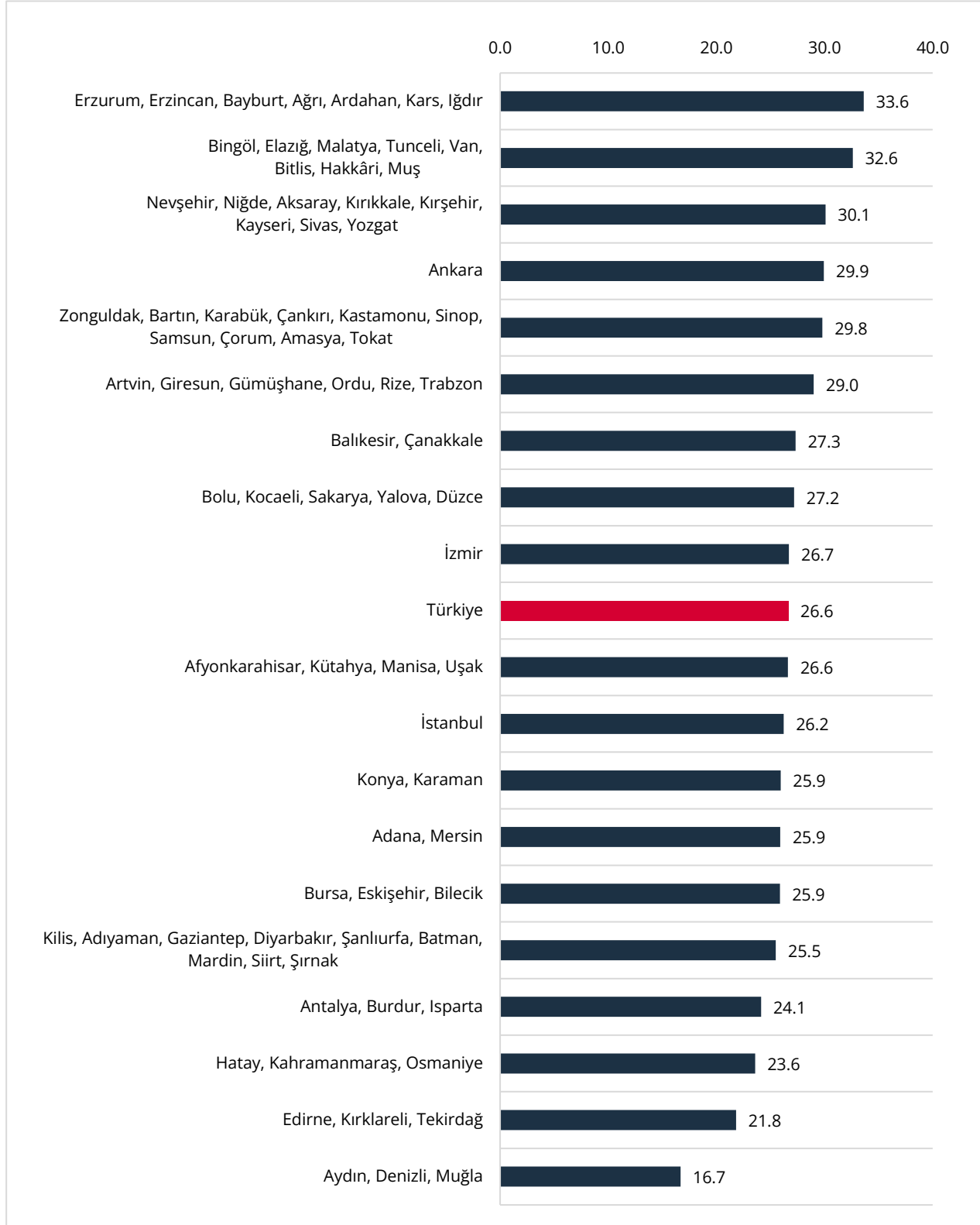
The RPPI increased annually by **26.6** percent in nominal terms and decreased by **4.3** percent in real terms.

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

In April 2026, the RPPI increased monthly by **1.6**, **2.6** and **2.1** percent in İstanbul, Ankara and İzmir respectively. İstanbul, Ankara and İzmir recorded an annual increase of **26.2**, **29.9** and **26.7** percent respectively.

According to the Nomenclature of Territorial Units for Statistics, in April 2026, the highest annual increase was observed in Erzurum, Erzincan, Bayburt, Ağrı, Ardahan, Kars, Iğdır region with **33.6** percent, while the lowest annual increase was observed in Aydın, Denizli, Muğla region with **16.7** percent.

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



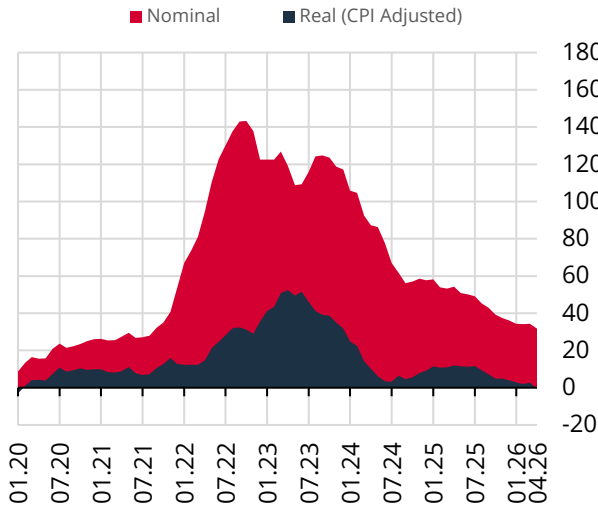
New Tenant Rent Index (NTRI)

In April 2026, NTRI increased monthly by **1.7** percent, recorded an annual increase of **31.7** percent in nominal terms and an annual decrease of **0.5** percent in real terms.

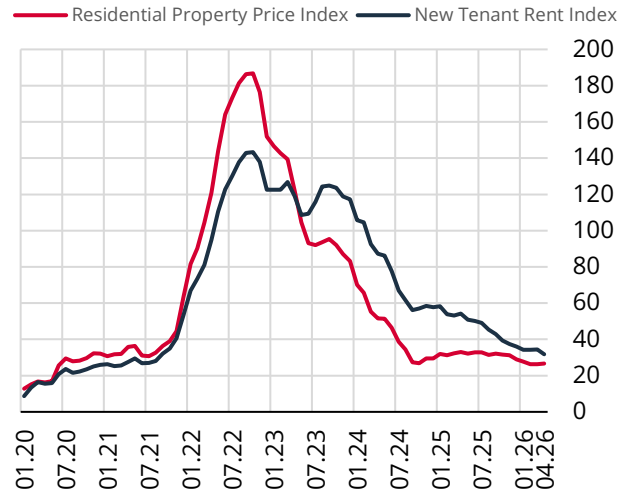
Table 2: New Tenant Rent Index (2023=100)

	TÜRKİYE	İSTANBUL	ANKARA	İZMİR
New Tenant Rent Index	309.4	288.7	340.3	312.7
Annual Change	31.7%	36.2%	36.7%	29.4%
Monthly Change	1.7%	1.4%	2.8%	1.2%

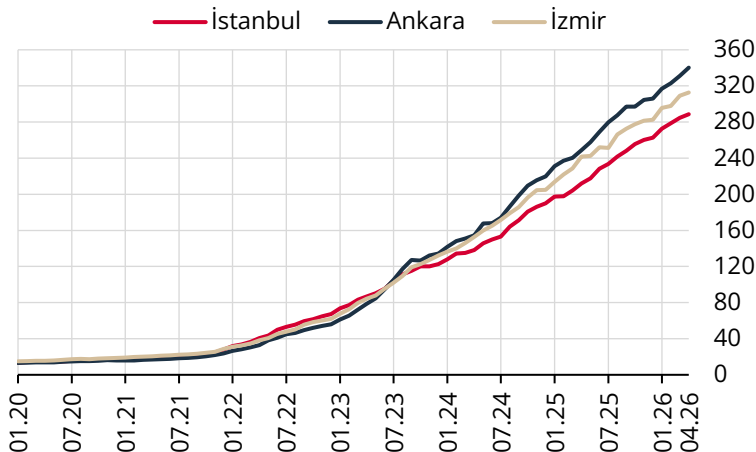
Graph 5: New Tenant Rent Index (Annual % Change)



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 April 2026, the NTRI increased monthly by **1.4**, **2.8** and **1.2** percent in İstanbul, Ankara and İzmir respectively. İstanbul, Ankara and İzmir recorded an annual increase of **36.2**, **36.7** and **29.4** percent respectively.

According to the Nomenclature of Territorial Units for Statistics, in April 2026, the highest annual increase was observed in Ankara region with **36.7** percent, while the lowest annual increase was observed in Hatay, Kahramanmaraş, Osmaniye region with **21.5** percent.

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

