

UK House Price Index All 65 cities snapshot - January 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£181,700	-15%	7.9%	2.7%		
Wigan	£176,900	44%	5.8%	-0.9%		
Blackburn	£144,100	23%	5.7%	1.4%		
Huddersfield	£182,800	34%	4.3%	0.8%		
Barnsley	£164,000	37%	4.3%	0.1%		
Burnley	£133,700	21%	4.2%	1.2%		
Stoke	£150,000	36%	4.1%	-0.3%		
Wakefield	£178,700	37%	4.0%	0.4%		
Rochdale	£176,700	45%	3.7%	0.4%		
Bradford	£162,200	24%	3.6%	1.1%		
Manchester	£230,200	60%	3.6%	0.3%		
Liverpool	£161,100	35%	3.5%	1.0%		
Doncaster	£159,100	29%	3.5%	-0.3%		
Bolton	£175,800	42%	3.4%	0.5%		
Preston	£188,500	25%	3.2%	0.1%		
Birkenhead	£194,800	35%	3.2%	-0.4%		
Mansfield	£176,600	54%	3.0%	-0.8%		
Sheffield	£174,800	43%	2.9%	0.2%		
Swindon	£254,900	51%	2.8%	-2.3%		
Birmingham	£212,300	56%	2.6%	-0.1%		
Coventry	£211,600	54%	2.5%	-2.0%		
Warrington	£236,200	50%	2.5%	-0.4%		
Glasgow	£153,000	21%	2.4%	3.0%		
Cardiff	£255,100	51%	2.4%	-0.5%		
Hastings	£272,400	74%	2.3%	-5.6%		
Plymouth	£204,500	35%	2.3%	-0.7%		
Nottingham	£205,100	63%	2.3%	-0.5%		
Blackpool	£167,100	13%	2.3%	-1.6%		
Newcastle	£157,700	20%	2.2%	1.3%		
Middlesbrough	£135,700	9%	2.2%	0.6%		
Swansea	£184,500	36%	2.2%	0.8%		
Dundee	£133,500	18%	2.2%	0.6%		
Grimsby	£136,900	21%	2.2%	-2.4%		
Derby	£189,300	43%	2.1%	0.5%		
Leeds	£213,000	44%	2.1%	0.5%		
Telford	£209,400	42%	2.0%	1.1%		
York	£310,800	58%	1.9%	-0.5%		
Newport	£208,500	43%	1.9%	-2.2%		
Hull	£114,600	22%	1.9%	0.5%		
Sunderland	£123,200	6%	1.9%	0.0%		
Medway	£287,900	67%	1.8%	-2.5%		
Gloucester	£232,700	49%	1.7%	-2.0%		
Luton	£260,500	68%	1.7%	-3.2%		
Crawley	£414,500	59%	1.7%	-1.9%		
Bristol	£341,800	74%	1.7%	-1.3%		
Norwich	£259,600	47%	1.6%	-3.9%		
Bournemouth	£329,000	50%	1.6%	-2.9%		
Reading	£408,200	60%	1.5%	-0.9%		
Southampton	£257,700	45%	1.3%	-1.8%		
Brighton	£403,500	67%	1.3%	-2.8%		
Portsmouth	£278,800	55%	1.3%	-2.5%		
Oxford	£449,900	62%	1.2%	-1.3%		
London	£535,200	72%	1.4%	-1.3%		
Peterborough	£218,200	46%	1.1%	-2.4%		
Cambridge	£471,900	68%	1.0%	-1.7%		
Edinburgh	£275,800	35%	1.0%	1.8%		
Aldershot	£393,000	53%	0.9%	-3.2%		
Leicester	£228,500	61%	0.9%	-1.5%		
Worthing	£344,100	62%	0.8%	-1.8%		
Northampton	£234,600	52%	0.7%	-2.9%		
Southend	£350,500	69%	0.5%	-1.7%		
Aberdeen	£137,400	-18%	0.4%	-2.7%		
Milton Keynes	£311,000	60%	0.4%	-1.4%		
Central London	£1,008,400	55%	0.2%	-1.1%		
Ipswich	£211,700	44%	0.0%	-3.6%		

Note: The Central London index covers the highest value markets in inner London - Mayfair, Knightsbridge, Kensington, Chelsea, Belgravia, Notting Hill, Hampstead, Regent's Park