

UK House Price Index All 65 cities snapshot - February 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Blackburn	£144,200	24%	6.9%	1.1%		
Belfast	£184,300	-15%	6.9%	4.2%		
Wigan	£177,100	44%	5.1%	0.3%		
Huddersfield	£182,300	34%	4.2%	1.1%		
Barnsley	£164,300	37%	3.9%	0.3%		
Bradford	£161,700	25%	3.8%	0.9%		
Burnley	£132,300	21%	3.7%	1.4%		
Liverpool	£161,700	35%	3.5%	1.2%		
Wakefield	£178,300	38%	3.5%	0.9%		
Stoke	£150,400	36%	3.5%	0.8%		
Manchester	£228,700	60%	3.4%	0.6%		
Rochdale	£175,300	45%	3.4%	1.1%		
Doncaster	£159,500	29%	3.3%	0.0%		
Preston	£187,300	25%	3.2%	0.5%		
Mansfield	£177,700	54%	2.9%	-0.4%		
Bolton	£176,500	43%	2.8%	1.7%		
Birkenhead	£194,200	35%	2.8%	0.5%		
Dundee	£133,400	18%	2.7%	0.7%		
Sheffield	£175,000	43%	2.7%	0.9%		
Plymouth	£206,100	35%	2.6%	-0.4%		
Newcastle	£156,700	20%	2.6%	1.1%		
Blackpool	£166,500	13%	2.5%	-1.4%		
Coventry	£211,700	54%	2.5%	-1.4%		
Warrington	£235,900	51%	2.5%	0.2%		
Birmingham	£211,400	56%	2.5%	0.6%		
Swansea	£185,500	36%	2.4%	1.1%		
Grimsby	£137,100	21%	2.4%	-1.7%		
Swindon	£253,900	52%	2.3%	-1.6%		
Leeds	£212,300	44%	2.1%	0.9%		
York	£311,100	58%	2.1%	-0.2%		
Hull	£114,600	22%	2.1%	0.2%		
Derby	£189,100	43%	2.1%	0.9%		
Luton	£262,800	68%	2.0%	-3.0%		
Nottingham	£204,900	63%	2.0%	-0.1%		
Cardiff	£253,600	51%	2.0%	0.3%		
Middlesbrough	£134,900	9%	2.0%	0.8%		
Telford	£207,300	42%	1.9%	1.8%		
Newport	£206,700	43%	1.9%	-1.0%		
Norwich	£259,500	47%	1.8%	-3.6%		
Gloucester	£231,500	49%	1.7%	-1.2%		
Glasgow	£152,400	21%	1.7%	3.9%		
Medway	£287,200	67%	1.7%	-1.4%		
Crawley	£415,200	59%	1.7%	-1.3%		
Worthing	£341,100	61%	1.6%	-2.3%		
Bristol	£339,400	74%	1.5%	-0.6%		
Cambridge	£470,500	68%	1.5%	-1.4%		
Sunderland	£122,800	6%	1.4%	1.3%		
Bournemouth	£327,200	49%	1.2%	-2.5%		
Aldershot	£392,200	53%	1.1%	-2.6%		
Hastings	£272,200	73%	1.1%	-4.3%		
Oxford	£447,600	62%	1.1%	-0.8%		
Reading	£409,700	59%	1.1%	-0.3%		
Southampton	£257,800	45%	1.1%	-1.5%		
Portsmouth	£277,700	55%	1.0%	-2.0%		
Edinburgh	£275,400	35%	1.0%	1.8%		
Brighton	£395,900	67%	0.9%	-2.3%		
London	£533,800	71%	1.2%	-1.1%		
Southend	£349,500	69%	0.9%	-1.4%		
Peterborough	£217,900	46%	0.9%	-1.8%		
Leicester	£227,500	61%	0.9%	-1.1%		
Northampton	£233,200	52%	0.8%	-2.6%		
MiltonKeynes	£311,900	59%	0.4%	-1.2%		
Ipswich	£211,900	44%	0.2%	-3.2%		
Aberdeen	£138,400	-18%	0.0%	-1.9%		
Central London	£1,013,200	55%	-0.2%	-0.9%		

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