

UK House Price Index All 65 cities snapshot - March 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Blackburn	£144,500	24%	6.7%	2.6%		
Belfast	£183,900	-14%	5.7%	5.1%		
Wigan	£177,500	45%	4.4%	1.1%		
Bradford	£162,100	25%	3.7%	1.6%		
Rochdale	£175,800	46%	3.4%	1.4%		
Barnsley	£164,600	37%	3.3%	0.9%		
Huddersfield	£182,300	35%	3.3%	2.0%		
Wakefield	£178,400	38%	3.2%	1.5%		
Liverpool	£162,000	35%	3.0%	1.9%		
Stoke	£150,600	36%	3.0%	1.1%		
Manchester	£228,800	60%	2.9%	1.2%		
Burnley	£131,900	20%	2.9%	1.6%		
Birkenhead	£194,600	35%	2.9%	0.5%		
Mansfield	£178,000	55%	2.8%	0.0%		
Swansea	£185,600	37%	2.8%	1.3%		
Bolton	£177,000	43%	2.7%	2.1%		
Coventry	£212,300	54%	2.7%	-1.1%		
Plymouth	£206,800	35%	2.5%	-0.2%		
Newcastle	£157,000	20%	2.5%	1.5%		
Warrington	£235,800	51%	2.5%	0.4%		
Birmingham	£211,600	56%	2.4%	0.5%		
Newport	£207,000	44%	2.4%	-1.0%		
Sheffield	£175,100	43%	2.3%	1.7%		
Preston	£187,500	25%	2.3%	1.1%		
Middlesbrough	£135,200	9%	2.1%	0.9%		
Doncaster	£159,500	29%	2.1%	1.3%		
Telford	£207,400	43%	2.0%	1.5%		
Grimsby	£137,300	21%	2.0%	-0.7%		
Dundee	£133,500	17%	1.9%	1.0%		
Swindon	£254,200	52%	1.9%	-0.6%		
Leeds	£212,700	44%	1.9%	1.3%		
Hull	£114,500	22%	1.8%	-0.3%		
Gloucester	£231,800	50%	1.8%	-0.8%		
Glasgow	£152,900	21%	1.7%	3.8%		
York	£311,700	59%	1.7%	0.1%		
Worthing	£341,000	61%	1.7%	-2.5%		
Nottingham	£204,800	63%	1.6%	0.0%		
Sunderland	£122,900	6%	1.5%	1.8%		
Medway	£287,000	67%	1.5%	-1.4%		
Blackpool	£166,700	13%	1.5%	-0.3%		
Edinburgh	£275,700	35%	1.5%	1.6%		
Cardiff	£253,800	51%	1.5%	1.0%		
Luton	£262,900	68%	1.5%	-2.1%		
Derby	£189,200	43%	1.4%	1.6%		
Bristol	£339,700	74%	1.3%	0.2%		
Crawley	£415,700	59%	1.2%	-0.8%		
Norwich	£259,400	47%	1.1%	-2.1%		
Northampton	£233,400	53%	1.0%	-1.9%		
Reading	£409,600	59%	1.0%	-0.1%		
Oxford	£448,100	62%	1.0%	-0.8%		
Bournemouth	£326,700	49%	0.9%	-2.3%		
Southend	£350,000	69%	0.9%	-1.1%		
Leicester	£227,800	61%	0.8%	-0.5%		
Portsmouth	£277,600	54%	0.8%	-1.8%		
Aldershot	£392,700	53%	0.7%	-1.6%		
London	£525,700	69%	0.7%	-0.4%		
Southampton	£257,800	45%	0.6%	-1.1%		
Cambridge	£469,600	68%	0.6%	-0.5%		
Brighton	£395,900	67%	0.5%	-1.7%		
Peterborough	£217,800	46%	0.2%	-1.4%		
Hastings	£272,000	73%	0.1%	-3.1%		
Ipswich	£212,200	44%	0.0%	-2.9%		
Milton Keynes	£312,400	59%	-0.1%	-0.6%		
Central London	£1,012,400	54%	-0.5%	-0.6%		
Aberdeen	£138,100	-19%	-1.9%	0.2%		

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