

UK House Price Index All 65 cities snapshot - April 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Blackburn	£144,700	25%	6.9%	1.9%		
Belfast	£185,200	-14%	6.0%	5.3%		
Wigan	£178,200	45%	4.5%	1.8%		
Bradford	£162,400	26%	4.2%	1.1%		
Birkenhead	£195,000	36%	3.6%	0.2%		
Barnsley	£165,100	37%	3.6%	1.6%		
Huddersfield	£182,500	35%	3.3%	1.8%		
Bolton	£177,700	44%	3.2%	2.5%		
Rochdale	£176,600	46%	3.1%	2.2%		
Liverpool	£162,400	35%	3.1%	1.9%		
Stoke	£150,900	37%	3.1%	1.5%		
Wakefield	£179,100	38%	2.9%	1.7%		
Newcastle	£157,600	21%	2.7%	1.6%		
Coventry	£212,400	55%	2.7%	-1.3%		
Mansfield	£178,300	55%	2.6%	0.2%		
Manchester	£229,300	60%	2.6%	1.6%		
Burnley	£131,900	20%	2.4%	1.6%		
Plymouth	£207,300	36%	2.4%	0.2%		
Dundee	£133,900	17%	2.4%	0.5%		
Swindon	£255,200	53%	2.4%	-0.2%		
Swansea	£186,100	37%	2.3%	1.6%		
Birmingham	£212,200	56%	2.3%	0.6%		
Glasgow	£153,800	22%	2.3%	3.6%		
Sheffield	£175,500	43%	2.3%	1.9%		
Preston	£188,000	25%	2.1%	1.1%		
Gloucester	£231,800	50%	2.1%	-0.6%		
York	£312,200	59%	2.1%	0.1%		
Grimsby	£137,500	21%	2.0%	-0.7%		
Middlesbrough	£135,100	9%	2.0%	1.0%		
Warrington	£236,400	51%	2.0%	0.7%		
Luton	£264,300	70%	1.9%	-1.6%		
Doncaster	£159,700	29%	1.9%	1.5%		
Newport	£207,300	44%	1.9%	-0.3%		
Leeds	£213,400	45%	1.8%	1.6%		
Bristol	£340,100	74%	1.7%	0.1%		
Edinburgh	£276,500	36%	1.7%	1.1%		
Telford	£207,500	42%	1.7%	1.4%		
Medway	£287,000	67%	1.4%	-1.4%		
Nottingham	£205,000	63%	1.4%	0.0%		
Worthing	£341,100	61%	1.3%	-1.8%		
Hull	£114,600	22%	1.3%	-0.5%		
Derby	£189,700	44%	1.3%	2.0%		
Crawley	£416,400	59%	1.2%	-0.9%		
Leicester	£228,400	61%	1.2%	-0.3%		
Sunderland	£123,000	6%	1.1%	1.8%		
Cardiff	£254,000	52%	1.1%	1.7%		
Cambridge	£468,300	68%	1.1%	0.6%		
Southend	£350,200	69%	1.1%	-0.9%		
Blackpool	£167,100	14%	1.1%	0.6%		
Oxford	£450,200	61%	1.0%	-0.8%		
Northampton	£233,700	53%	1.0%	-1.3%		
Aldershot	£393,400	53%	0.9%	-1.4%		
Southampton	£258,400	45%	0.8%	-0.8%		
Norwich	£259,900	47%	0.7%	-1.3%		
MiltonKeynes	£314,900	60%	0.6%	-0.9%		
Portsmouth	£278,100	54%	0.5%	-1.4%		
London	£534,300	71%	0.7%	-0.2%		
Reading	£409,900	59%	0.5%	0.4%		
Bournemouth	£326,400	48%	0.5%	-1.8%		
Brighton	£396,200	67%	0.1%	-0.9%		
Ipswich	£213,100	44%	0.0%	-2.0%		
Peterborough	£217,800	46%	-0.1%	-0.9%		
Hastings	£272,900	72%	-0.2%	-2.4%		
Aberdeen	£137,800	-19%	-0.4%	-1.0%		
Central London	£1,011,700	54%	-0.9%	-0.4%		

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