

UK House Price Index

All 65 cities snapshot - May 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£187,300	-13%	6.1%	5.4%		
Blackburn	£144,900	24%	5.8%	1.6%		
Wigan	£179,400	45%	4.4%	1.5%		
Birkenhead	£196,300	37%	4.1%	0.1%		
Barnsley	£166,100	38%	3.8%	1.6%		
Bradford	£163,600	26%	3.7%	1.8%		
Huddersfield	£184,500	35%	3.4%	2.1%		
Bolton	£178,500	45%	3.4%	1.7%		
Rochdale	£177,900	48%	3.0%	2.9%		
Liverpool	£162,900	36%	3.0%	1.9%		
Stoke	£150,300	37%	3.0%	1.6%		
Glasgow	£156,200	22%	2.9%	2.6%		
Warrington	£238,800	52%	2.7%	-0.3%		
Newcastle	£158,700	21%	2.7%	1.7%		
Swindon	£255,900	53%	2.6%	-0.6%		
Burnley	£133,800	20%	2.5%	2.0%		
Wakefield	£180,000	39%	2.5%	2.4%		
Manchester	£230,900	61%	2.5%	1.8%		
Birmingham	£213,000	56%	2.4%	0.5%		
Sheffield	£175,500	44%	2.4%	1.8%		
Luton	£263,400	71%	2.4%	-1.4%		
Leeds	£212,800	45%	2.3%	1.1%		
Doncaster	£158,700	30%	2.3%	1.2%		
Coventry	£212,600	55%	2.2%	-1.1%		
Plymouth	£207,200	36%	2.2%	0.5%		
Swansea	£187,500	37%	2.1%	1.7%		
Grimsby	£136,600	21%	2.1%	-1.6%		
Middlesbrough	£136,600	9%	2.0%	1.0%		
Mansfield	£178,500	55%	2.0%	0.3%		
Newport	£208,600	44%	1.9%	-0.3%		
Telford	£209,500	43%	1.8%	1.5%		
Dundee	£132,300	17%	1.8%	1.1%		
Preston	£189,500	25%	1.8%	1.4%		
Gloucester	£233,500	50%	1.8%	-0.1%		
York	£311,700	59%	1.7%	0.5%		
Derby	£188,300	45%	1.7%	1.7%		
MiltonKeynes	£314,800	62%	1.6%	-2.0%		
Bristol	£341,000	74%	1.6%	0.4%		
Leicester	£227,600	62%	1.4%	-0.1%		
Southend	£352,200	69%	1.4%	-1.1%		
Edinburgh	£276,700	36%	1.3%	1.2%		
Nottingham	£205,500	63%	1.2%	0.0%		
Blackpool	£167,800	14%	1.2%	0.8%		
Sunderland	£124,000	6%	1.2%	1.2%		
Crawley	£414,400	60%	1.2%	-1.1%		
Medway	£288,100	67%	1.2%	-1.7%		
Cardiff	£255,100	52%	1.2%	1.5%		
Northampton	£235,000	54%	1.1%	-1.1%		
Worthing	£340,000	61%	1.0%	-1.2%		
Cambridge	£471,200	67%	0.9%	0.4%		
Hull	£115,100	21%	0.8%	-0.9%		
Aldershot	£394,600	54%	0.8%	-1.1%		
Norwich	£261,000	47%	0.8%	-1.5%		
Oxford	£452,600	63%	0.6%	-0.1%		
Reading	£407,800	59%	0.6%	0.6%		
Ipswich	£213,700	45%	0.5%	-2.1%		
London	£534,400	71%	0.6%	-0.4%		
Southampton	£260,200	45%	0.4%	-0.6%		
Portsmouth	£277,000	54%	0.4%	-1.1%		
Peterborough	£216,900	46%	-0.1%	-1.2%		
Hastings	£270,700	73%	-0.3%	-2.3%		
Bournemouth	£324,800	48%	-0.4%	-0.9%		
Brighton	£394,900	67%	-0.4%	-1.0%		
Central London	£997,500	54%	-1.0%	-0.4%		
Aberdeen	£132,000	-19%	-1.4%	-1.7%		

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