

UK House Price Index

All 65 cities snapshot - June 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£188,500	-12%	6.2%	5.8%		
Blackburn	£145,100	24%	4.7%	2.1%		
Wigan	£179,700	46%	4.4%	1.9%		
Birkenhead	£196,900	37%	4.1%	0.3%		
Barnsley	£166,100	38%	4.0%	1.3%		
Burnley	£134,500	21%	3.8%	0.1%		
Bradford	£164,100	27%	3.7%	2.0%		
Bolton	£179,200	46%	3.6%	1.9%		
Huddersfield	£184,800	36%	3.4%	2.1%		
Liverpool	£163,200	36%	3.2%	1.8%		
Sheffield	£175,700	45%	2.9%	1.3%		
Warrington	£239,500	52%	2.7%	-0.3%		
Rochdale	£178,200	48%	2.7%	3.3%		
Stoke	£150,500	37%	2.6%	1.9%		
Wakefield	£180,400	39%	2.6%	2.3%		
Luton	£263,800	71%	2.6%	-0.9%		
Derby	£188,800	45%	2.5%	1.6%		
Glasgow	£156,400	23%	2.5%	3.2%		
Manchester	£231,400	62%	2.4%	2.2%		
Leeds	£212,800	45%	2.4%	1.0%		
Newcastle	£158,900	22%	2.3%	2.2%		
Doncaster	£159,000	30%	2.2%	1.2%		
Swindon	£255,600	52%	2.2%	-0.3%		
Preston	£189,600	26%	2.2%	1.3%		
Birmingham	£213,200	57%	2.1%	0.9%		
Coventry	£212,700	55%	2.1%	-0.7%		
Middlesbrough	£136,900	10%	2.1%	1.0%		
Gloucester	£233,700	50%	2.1%	-0.1%		
Milton Keynes	£315,600	63%	2.1%	-1.8%		
Swansea	£187,700	37%	2.0%	1.5%		
Dundee	£132,400	18%	1.9%	1.5%		
Plymouth	£207,200	36%	1.8%	0.8%		
Ipswich	£213,800	45%	1.8%	-2.9%		
York	£311,900	59%	1.6%	0.9%		
Sunderland	£124,300	7%	1.6%	0.9%		
Telford	£209,600	43%	1.6%	1.3%		
Medway	£288,200	67%	1.6%	-2.1%		
Blackpool	£167,900	14%	1.6%	0.6%		
Northampton	£235,600	55%	1.6%	-1.5%		
Newport	£208,500	44%	1.4%	0.4%		
Grimsby	£136,400	21%	1.3%	-0.9%		
Crawley	£415,000	60%	1.3%	-1.0%		
Southend	£352,600	70%	1.2%	-0.5%		
Bristol	£341,500	75%	1.2%	0.5%		
Mansfield	£178,400	55%	1.2%	1.2%		
Leicester	£227,700	62%	1.2%	-0.3%		
Nottingham	£205,600	63%	1.1%	0.2%		
Edinburgh	£277,100	36%	1.1%	1.3%		
Cardiff	£255,200	52%	1.0%	1.5%		
Reading	£408,700	60%	0.9%	0.4%		
Oxford	£452,400	63%	0.6%	-0.4%		
Worthing	£339,800	61%	0.6%	-0.7%		
Norwich	£260,900	47%	0.6%	-1.1%		
Portsmouth	£277,100	55%	0.5%	-1.1%		
Aldershot	£394,800	54%	0.5%	-0.5%		
Cambridge	£471,800	67%	0.3%	1.1%		
Southampton	£260,400	45%	0.3%	-0.2%		
Hull	£115,000	21%	0.3%	-0.3%		
London	£534,400	72%	0.4%	-0.1%		
Peterborough	£216,900	46%	0.0%	-0.9%		
Hastings	£270,800	74%	-0.4%	-1.8%		
Brighton	£394,400	67%	-0.5%	-0.7%		
Bournemouth	£324,600	48%	-0.8%	-0.8%		
Central London	£997,300	54%	-1.0%	-0.5%		
Aberdeen	£132,000	-19%	-1.8%	-1.5%		

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