

UK House Price Index

All 65 cities snapshot - August 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£192,300	-9%	7.6%	5.9%		
Burnley	£136,100	22%	4.4%	0.3%		
Barnsley	£167,000	39%	4.0%	1.6%		
Birkenhead	£200,100	38%	3.9%	0.4%		
Bolton	£184,300	47%	3.8%	2.4%		
Blackburn	£145,700	25%	3.8%	2.5%		
Liverpool	£165,700	38%	3.6%	1.9%		
Wigan	£182,500	47%	3.6%	3.1%		
Bradford	£165,100	28%	3.2%	2.2%		
Rochdale	£180,500	49%	3.2%	3.7%		
Derby	£190,500	47%	3.1%	1.4%		
Huddersfield	£186,700	37%	3.0%	3.3%		
Wakefield	£181,500	41%	2.9%	2.7%		
Preston	£192,200	27%	2.9%	1.1%		
Luton	£265,400	71%	2.7%	-0.4%		
Warrington	£241,100	53%	2.7%	0.8%		
Sheffield	£176,500	45%	2.6%	1.3%		
Doncaster	£160,400	31%	2.6%	1.6%		
Newcastle	£160,500	22%	2.2%	1.8%		
Manchester	£234,000	62%	2.2%	2.6%		
Middlesbrough	£138,200	10%	2.2%	1.6%		
Dundee	£132,700	19%	2.1%	1.3%		
Swansea	£188,500	38%	2.1%	1.3%		
Sunderland	£125,600	8%	2.1%	1.3%		
Stoke	£153,500	38%	2.0%	2.6%		
York	£314,500	60%	1.9%	1.3%		
Coventry	£212,300	55%	1.9%	0.7%		
Edinburgh	£279,400	37%	1.8%	1.0%		
Gloucester	£234,800	50%	1.8%	0.2%		
Ipswich	£214,100	45%	1.7%	-3.3%		
Birmingham	£214,000	57%	1.7%	1.3%		
Glasgow	£158,000	23%	1.7%	3.5%		
Newport	£209,000	45%	1.7%	0.2%		
Leeds	£215,200	46%	1.6%	1.6%		
Northampton	£236,700	55%	1.6%	-1.2%		
Cardiff	£257,900	53%	1.4%	1.3%		
Southend	£353,800	70%	1.4%	-0.1%		
Crawley	£415,100	60%	1.4%	-0.6%		
Swindon	£257,900	53%	1.3%	0.8%		
Plymouth	£209,200	36%	1.3%	1.1%		
Blackpool	£168,000	15%	1.3%	1.4%		
Aldershot	£395,000	54%	1.2%	-0.8%		
Bristol	£343,000	76%	1.1%	0.7%		
Telford	£211,200	43%	1.1%	1.2%		
Leicester	£229,700	63%	1.1%	-0.2%		
Nottingham	£205,500	63%	1.0%	0.8%		
Reading	£412,200	60%	1.0%	0.6%		
Mansfield	£178,400	56%	1.0%	1.9%		
Milton Keynes	£314,000	61%	0.9%	-0.6%		
Cambridge	£468,500	68%	0.7%	0.3%		
London	£536,400	71%	0.5%	-0.1%		
Medway	£289,000	67%	0.4%	-0.3%		
Oxford	£451,500	63%	0.4%	0.3%		
Hull	£115,800	21%	0.4%	0.6%		
Portsmouth	£277,100	54%	0.2%	-0.8%		
Norwich	£261,300	46%	0.1%	-0.7%		
Grimsby	£136,100	20%	0.1%	0.6%		
Peterborough	£217,100	46%	0.0%	-0.8%		
Southampton	£258,900	45%	-0.2%	0.7%		
Worthing	£340,800	59%	-0.5%	0.2%		
Aberdeen	£135,600	-19%	-0.6%	-2.6%		
Hastings	£269,700	73%	-0.8%	-1.3%		
Brighton	£398,600	66%	-0.9%	-0.3%		
Bournemouth	£324,000	47%	-1.1%	-0.2%		
Central London	£995,400	54%	-1.1%	-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