

UK House Price Index **All 65 cities snapshot - September 2025**

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£193,200	-9%	8.1%	6.3%		
Birkenhead	£200,600	39%	4.5%	1.0%		
Rochdale	£181,300	50%	4.3%	3.0%		
Burnley	£136,600	23%	4.2%	2.2%		
Blackburn	£146,300	25%	3.9%	2.4%		
Liverpool	£166,300	39%	3.7%	2.5%		
Bolton	£184,200	47%	3.7%	2.6%		
Barnsley	£167,700	40%	3.7%	2.7%		
Wigan	£183,000	48%	3.7%	3.8%		
Preston	£192,700	28%	3.1%	1.4%		
Huddersfield	£187,300	37%	3.1%	2.9%		
Warrington	£241,700	54%	2.9%	1.2%		
Bradford	£165,400	28%	2.8%	2.8%		
Wakefield	£181,800	41%	2.8%	3.1%		
Luton	£265,600	71%	2.7%	0.1%		
Manchester	£234,700	63%	2.7%	2.7%		
Derby	£190,800	47%	2.6%	1.6%		
Dundee	£133,200	20%	2.5%	1.5%		
Doncaster	£160,700	32%	2.5%	2.2%		
Sheffield	£176,800	45%	2.3%	1.7%		
Middlesbrough	£138,700	11%	2.3%	1.9%		
Newcastle	£160,900	23%	2.2%	2.2%		
Swansea	£189,100	39%	2.0%	1.9%		
Sunderland	£125,800	8%	2.0%	1.9%		
Glasgow	£158,300	24%	1.9%	3.4%		
Leeds	£215,900	47%	1.8%	2.0%		
Southend	£354,200	71%	1.8%	-0.1%		
Stoke	£153,800	38%	1.8%	3.8%		
Birmingham	£214,400	58%	1.8%	1.7%		
Cardiff	£258,600	54%	1.8%	1.5%		
Edinburgh	£279,600	37%	1.8%	1.3%		
Coventry	£212,600	55%	1.7%	1.4%		
Newport	£209,500	46%	1.7%	0.9%		
York	£314,600	60%	1.6%	1.7%		
Blackpool	£168,600	14%	1.4%	1.4%		
Gloucester	£235,300	51%	1.4%	1.2%		
Telford	£211,600	43%	1.4%	2.2%		
Leicester	£230,300	63%	1.3%	0.1%		
Swindon	£258,400	53%	1.3%	1.4%		
Bristol	£343,400	76%	1.3%	1.1%		
Ipswich	£214,100	44%	1.3%	-2.3%		
Plymouth	£209,500	37%	1.2%	1.6%		
Mansfield	£178,700	56%	1.1%	2.0%		
Aldershot	£395,100	54%	1.1%	-0.3%		
Crawley	£415,500	60%	0.9%	0.6%		
Reading	£412,000	60%	0.8%	0.8%		
Nottingham	£206,000	63%	0.8%	1.2%		
Northampton	£236,200	54%	0.7%	-0.4%		
MiltonKeynes	£314,200	61%	0.7%	0.7%		
Hull	£116,100	22%	0.6%	1.1%		
Medway	£289,400	67%	0.6%	0.4%		
Grimsby	£136,500	21%	0.5%	0.4%		
Peterborough	£217,500	46%	0.4%	-0.9%		
London	£536,300	72%	0.3%	0.4%		
Cambridge	£467,900	68%	0.2%	0.7%		
Portsmouth	£277,000	54%	0.0%	-0.3%		
Oxford	£452,600	64%	-0.1%	1.5%		
Norwich	£261,500	47%	-0.2%	0.3%		
Brighton	£398,200	66%	-0.2%	-0.3%		
Southampton	£258,800	45%	-0.3%	1.1%		
Aberdeen	£136,200	-19%	-0.5%	-1.6%		
Worthing	£339,900	59%	-0.9%	0.7%		
Hastings	£269,700	73%	-1.0%	-0.9%		
Central London	£994,000	54%	-1.3%	-0.2%		
Bournemouth	£323,700	46%	-1.7%	0.7%		

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