

UK House Price Index

All 65 cities snapshot - November 2025

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£195,500	-7%	7.8%	7.2%		
Rochdale	£181,800	52%	4.3%	4.1%		
Blackburn	£150,600	27%	4.2%	5.1%		
Burnley	£137,900	25%	4.1%	3.5%		
Birkenhead	£200,500	39%	3.8%	2.2%		
Wigan	£182,400	49%	3.6%	4.7%		
Barnsley	£169,900	41%	3.6%	3.3%		
Bolton	£184,300	47%	3.4%	2.8%		
Liverpool	£166,700	40%	3.3%	3.3%		
Dundee	£134,900	21%	3.1%	1.2%		
Huddersfield	£186,900	38%	2.9%	3.2%		
Bradford	£165,500	28%	2.9%	3.4%		
Derby	£191,300	48%	2.9%	2.2%		
Wakefield	£182,400	41%	2.8%	3.2%		
Preston	£194,500	28%	2.7%	2.5%		
Warrington	£242,000	54%	2.6%	2.2%		
Glasgow	£158,800	25%	2.6%	3.3%		
Newcastle	£160,900	24%	2.4%	2.8%		
Manchester	£234,600	64%	2.4%	3.3%		
Newport	£212,300	47%	2.4%	1.4%		
Leeds	£216,100	47%	2.2%	2.4%		
Sunderland	£126,300	8%	2.2%	1.7%		
Stoke	£153,600	39%	2.2%	4.2%		
Sheffield	£176,900	46%	2.1%	2.4%		
Swansea	£188,600	40%	2.1%	3.2%		
Doncaster	£161,800	32%	2.0%	3.0%		
Blackpool	£168,100	15%	1.9%	2.0%		
Middlesbrough	£138,600	11%	1.9%	2.3%		
Birmingham	£215,000	58%	1.9%	2.0%		
Southend	£354,300	71%	1.8%	0.5%		
Gloucester	£234,900	51%	1.7%	1.9%		
Luton	£265,100	70%	1.6%	1.3%		
Cardiff	£260,700	54%	1.6%	2.0%		
Plymouth	£210,100	37%	1.5%	2.6%		
Edinburgh	£279,000	38%	1.4%	2.0%		
Mansfield	£178,800	57%	1.4%	2.2%		
Bristol	£343,000	76%	1.2%	1.7%		
Coventry	£212,300	55%	1.2%	1.9%		
Grimsby	£136,700	21%	1.2%	0.6%		
York	£313,100	61%	1.1%	2.1%		
Crawley	£412,700	60%	1.1%	0.9%		
Ipswich	£214,200	45%	1.1%	-0.2%		
Leicester	£228,500	63%	1.1%	0.8%		
Telford	£210,600	44%	0.9%	2.4%		
Swindon	£255,800	53%	0.9%	2.1%		
Aldershot	£390,400	54%	0.7%	0.4%		
Oxford	£448,200	64%	0.6%	1.9%		
Northampton	£234,900	53%	0.6%	0.0%		
Nottingham	£206,600	64%	0.6%	2.0%		
Peterborough	£218,000	47%	0.6%	0.2%		
Medway	£289,000	68%	0.5%	1.3%		
MiltonKeynes	£313,300	62%	0.4%	1.3%		
Reading	£407,300	60%	0.3%	1.4%		
Hull	£115,800	22%	0.1%	2.6%		
London	£530,000	71%	-0.1%	1.3%		
Norwich	£259,000	47%	-0.2%	1.7%		
Portsmouth	£276,500	54%	-0.4%	0.4%		
Southampton	£258,400	45%	-0.4%	1.4%		
Aberdeen	£138,400	-18%	-0.6%	-0.7%		
Cambridge	£469,200	67%	-0.7%	1.7%		
Brighton	£394,400	65%	-1.3%	0.5%		
Hastings	£266,400	72%	-1.3%	1.1%		
Central London	£964,300	53%	-1.6%	-0.1%		
Bournemouth	£317,800	46%	-2.0%	0.8%		
Worthing	£335,300	58%	-2.3%	1.4%		

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