

UK House Price Index
All 65 cities snapshot - January 2026

City	Average price	Relative to 2007		%yoy current	%yoy 12m ago	Month on month	Year on year
		2007	current				
Belfast	£199,600	-7%		7.6%	7.2%		
Burnley	£140,400	26%		5.5%	2.8%		
Barnsley	£169,600	42%		4.5%	3.5%		
Rochdale	£184,300	53%		4.4%	4.7%		
Blackburn	£149,400	28%		4.3%	5.8%		
Liverpool	£167,000	40%		4.2%	3.2%		
Wigan	£184,400	50%		4.0%	5.2%		
Bolton	£185,100	48%		3.5%	3.0%		
Birkenhead	£199,900	40%		3.3%	2.5%		
Glasgow	£163,000	26%		3.2%	2.9%		
Warrington	£243,700	55%		3.2%	1.9%		
Blackpool	£167,700	16%		3.0%	1.6%		
Bradford	£166,000	28%		2.9%	4.0%		
Stoke	£154,200	40%		2.9%	3.9%		
Preston	£194,600	28%		2.9%	3.2%		
Wakefield	£181,600	41%		2.9%	3.4%		
Derby	£191,200	47%		2.8%	1.9%		
Dundee	£133,300	21%		2.8%	1.3%		
Leeds	£215,200	47%		2.6%	1.7%		
Middlesbrough	£139,100	12%		2.6%	2.0%		
Manchester	£235,300	64%		2.6%	3.3%		
Huddersfield	£186,700	38%		2.3%	3.8%		
Sheffield	£177,000	46%		2.3%	2.5%		
Newcastle	£161,800	24%		2.1%	2.9%		
Doncaster	£162,000	33%		2.1%	3.7%		
Newport	£210,100	47%		2.0%	2.1%		
Oxford	£448,900	64%		1.9%	-0.1%		
Sunderland	£126,500	8%		1.8%	2.2%		
Birmingham	£215,100	58%		1.8%	2.3%		
Swansea	£188,000	39%		1.7%	2.4%		
Edinburgh	£281,400	38%		1.6%	1.4%		
Cardiff	£257,000	53%		1.4%	1.8%		
Coventry	£211,100	55%		1.4%	1.8%		
Milton Keynes	£314,200	62%		1.3%	1.0%		
Southend	£350,700	70%		1.2%	0.6%		
Peterborough	£216,300	48%		1.2%	0.8%		
Mansfield	£178,600	57%		1.2%	3.0%		
Gloucester	£235,200	51%		1.2%	2.3%		
Plymouth	£208,000	37%		1.2%	3.2%		
York	£309,600	60%		1.1%	2.1%		
Northampton	£234,600	54%		1.0%	0.8%		
Bristol	£340,900	76%		0.9%	2.1%		
Luton	£262,100	70%		0.8%	2.1%		
Hull	£116,400	22%		0.7%	1.8%		
Medway	£287,800	68%		0.7%	1.4%		
Telford	£213,700	44%		0.6%	2.8%		
Swindon	£256,300	53%		0.6%	2.8%		
Nottingham	£204,000	64%		0.6%	2.3%		
Grimsby	£135,200	21%		0.6%	1.5%		
Leicester	£226,000	63%		0.5%	1.2%		
Ipswich	£211,800	45%		0.5%	0.8%		
Crawley	£413,300	59%		0.5%	1.8%		
Aldershot	£389,100	54%		0.4%	1.5%		
Reading	£404,800	59%		0.2%	1.3%		
Norwich	£259,700	47%		0.0%	1.8%		
Southampton	£257,300	44%		0.0%	1.0%		
Portsmouth	£274,000	53%		-0.6%	0.7%		
Aberdeen	£133,100	-19%		-0.6%	-1.3%		
Hastings	£258,100	70%		-0.6%	0.3%		
London	£526,400	70%		-0.7%	1.5%		
Cambridge	£462,500	67%		-0.9%	2.3%		
Brighton	£391,600	64%		-0.9%	0.4%		
Central London	£963,200	52%		-1.8%	0.2%		
Bournemouth	£317,200	44%		-2.2%	0.9%		
Worthing	£334,000	57%		-2.7%	1.6%		

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