

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
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