

UK House Price Index
All 65 cities snapshot - February 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£199,500	-7%	8.0%	6.3%		
Burnley	£140,500	27%	6.1%	2.2%		
Rochdale	£184,200	54%	4.9%	3.8%		
Barnsley	£169,800	42%	4.5%	3.9%		
Blackburn	£149,500	29%	4.2%	6.1%		
Liverpool	£167,100	41%	4.0%	3.5%		
Wigan	£184,300	50%	3.7%	5.1%		
Bolton	£185,300	49%	3.5%	3.2%		
Warrington	£243,900	55%	3.4%	1.7%		
Birkenhead	£200,000	40%	3.4%	2.5%		
Bradford	£166,100	29%	3.2%	3.6%		
Middlesbrough	£139,100	12%	3.2%	1.4%		
Glasgow	£163,200	26%	3.0%	3.6%		
Preston	£194,800	29%	3.0%	3.2%		
Stoke	£154,300	41%	3.0%	4.0%		
Huddersfield	£186,800	39%	2.9%	3.6%		
Blackpool	£167,600	15%	2.9%	1.1%		
Wakefield	£181,700	42%	2.9%	3.8%		
Manchester	£235,500	64%	2.9%	2.9%		
Sheffield	£177,100	46%	2.6%	2.1%		
Newcastle	£162,000	25%	2.6%	2.7%		
Dundee	£133,200	20%	2.6%	2.1%		
Derby	£191,200	47%	2.5%	2.1%		
Newport	£210,400	48%	2.3%	2.1%		
Doncaster	£162,000	33%	2.2%	3.8%		
Leeds	£215,300	48%	2.2%	2.2%		
Swansea	£188,100	39%	1.8%	2.5%		
Peterborough	£216,300	48%	1.8%	0.3%		
Sunderland	£126,600	8%	1.8%	2.3%		
Birmingham	£215,200	58%	1.5%	2.6%		
Telford	£213,700	45%	1.4%	2.2%		
Edinburgh	£281,500	38%	1.4%	1.5%		
Gloucester	£235,400	52%	1.3%	2.1%		
Plymouth	£208,100	37%	1.3%	3.2%		
Southend	£350,900	70%	1.2%	0.6%		
Coventry	£211,300	56%	1.2%	2.3%		
Cardiff	£257,100	53%	1.2%	1.9%		
Mansfield	£178,600	58%	1.2%	3.4%		
Luton	£262,400	70%	1.1%	1.7%		
Oxford	£449,400	63%	1.1%	0.3%		
York	£310,100	61%	1.1%	1.9%		
Hull	£116,500	23%	1.1%	1.7%		
Bristol	£341,000	76%	1.1%	2.2%		
Medway	£287,900	68%	1.0%	1.2%		
Northampton	£234,700	54%	0.9%	1.3%		
Grimsby	£135,200	22%	0.9%	1.7%		
Aberdeen	£133,100	-19%	0.9%	-3.6%		
Leicester	£226,100	63%	0.8%	1.0%		
MiltonKeynes	£314,600	62%	0.7%	1.5%		
Nottingham	£203,900	63%	0.7%	2.0%		
Aldershot	£389,200	54%	0.6%	1.2%		
Swindon	£256,200	53%	0.3%	3.3%		
Crawley	£413,400	59%	0.3%	1.7%		
Ipswich	£211,800	45%	0.1%	0.9%		
Norwich	£259,700	47%	-0.1%	1.8%		
Southampton	£257,400	44%	-0.2%	1.2%		
Reading	£404,500	59%	-0.3%	1.5%		
London	£526,600	71%	-0.2%	1.3%		
Portsmouth	£274,000	54%	-0.7%	0.9%		
Cambridge	£461,800	68%	-1.0%	2.0%		
Brighton	£391,500	64%	-1.1%	0.6%		
Hastings	£258,200	70%	-1.1%	-0.1%		
Central London	£962,500	53%	-1.6%	0.1%		
Bournemouth	£317,300	44%	-1.8%	0.5%		
Worthing	£334,200	57%	-2.4%	1.7%		

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