

UK House Price Index
All 65 cities snapshot - March 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£200,000	-6%	6.7%	7.5%		
Burnley	£140,900	27%	5.9%	1.7%		
Rochdale	£184,800	55%	4.6%	4.0%		
Liverpool	£167,700	42%	4.3%	3.4%		
Barnsley	£169,800	43%	4.3%	4.1%		
Blackburn	£149,900	29%	3.8%	6.0%		
Warrington	£244,700	56%	3.8%	1.4%		
Birkenhead	£200,500	41%	3.7%	2.3%		
Bolton	£186,100	50%	3.6%	3.0%		
Wigan	£184,700	51%	3.6%	5.1%		
Stoke	£154,900	41%	3.5%	3.0%		
Sunderland	£127,200	9%	3.1%	1.7%		
Preston	£195,400	30%	3.1%	3.4%		
Bradford	£166,400	29%	3.0%	3.8%		
Glasgow	£163,800	27%	2.9%	4.0%		
Manchester	£236,100	65%	2.8%	2.9%		
Huddersfield	£187,100	39%	2.8%	3.4%		
Middlesbrough	£139,200	12%	2.7%	2.0%		
Wakefield	£181,900	42%	2.7%	3.7%		
Newcastle	£162,500	25%	2.7%	3.2%		
Derby	£191,500	48%	2.7%	2.0%		
Sheffield	£177,600	46%	2.6%	2.4%		
Dundee	£133,600	21%	2.4%	3.0%		
Newport	£210,900	48%	2.3%	2.0%		
Leeds	£215,800	48%	2.3%	2.1%		
Doncaster	£162,500	34%	2.1%	3.6%		
Blackpool	£167,700	16%	2.0%	1.9%		
Hull	£117,000	23%	1.9%	1.3%		
Birmingham	£215,700	58%	1.7%	2.2%		
Gloucester	£235,700	52%	1.7%	1.3%		
Telford	£214,500	45%	1.7%	2.2%		
Mansfield	£179,300	58%	1.7%	3.0%		
Swansea	£188,600	39%	1.6%	2.4%		
Edinburgh	£282,100	38%	1.5%	2.0%		
York	£311,000	62%	1.4%	2.1%		
Peterborough	£216,400	48%	1.4%	0.1%		
Coventry	£211,900	56%	1.3%	2.3%		
Southend	£351,900	71%	1.2%	1.2%		
Bristol	£341,300	77%	1.2%	2.1%		
Leicester	£226,800	64%	1.1%	0.8%		
Plymouth	£208,600	38%	1.1%	3.6%		
Cardiff	£257,700	53%	1.1%	1.6%		
Aberdeen	£133,400	-19%	1.0%	-3.7%		
Luton	£263,300	71%	0.9%	2.5%		
Grimsby	£135,300	22%	0.9%	1.9%		
Medway	£288,500	68%	0.9%	1.4%		
Nottingham	£204,000	63%	0.6%	1.8%		
Northampton	£235,400	54%	0.5%	1.6%		
Aldershot	£389,500	54%	0.5%	1.3%		
Swindon	£256,500	53%	0.4%	2.9%		
MiltonKeynes	£315,000	63%	0.4%	2.2%		
Crawley	£414,300	60%	0.3%	1.7%		
Oxford	£450,100	63%	0.0%	1.0%		
London	£527,600	71%	-0.2%	1.2%		
Norwich	£260,200	46%	-0.1%	2.0%		
Ipswich	£212,000	45%	-0.2%	1.1%		
Southampton	£257,600	45%	-0.2%	1.3%		
Portsmouth	£274,600	54%	-0.4%	0.9%		
Reading	£404,800	59%	-0.6%	1.5%		
Cambridge	£461,000	67%	-0.9%	1.2%		
Brighton	£391,500	64%	-1.0%	0.0%		
Central London	£962,300	52%	-1.7%	-0.1%		
Bournemouth	£317,900	43%	-1.7%	0.2%		
Hastings	£258,300	69%	-2.1%	0.1%		
Worthing	£334,400	57%	-2.1%	2.1%		

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