

UK House Price Index
All 65 cities snapshot - April 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£198,400	-6%	6.1%	8.3%		
Burnley	£141,000	28%	5.3%	2.1%		
Blackburn	£151,900	30%	5.2%	4.1%		
Rochdale	£186,900	54%	5.0%	3.8%		
Liverpool	£169,700	42%	4.5%	3.2%		
Barnsley	£171,400	43%	4.3%	3.8%		
Stoke	£157,000	42%	4.1%	2.5%		
Birkenhead	£203,000	41%	3.9%	3.0%		
Warrington	£246,600	57%	3.9%	1.7%		
Bolton	£187,400	50%	3.9%	2.9%		
Wigan	£187,100	51%	3.4%	5.2%		
Sunderland	£127,700	10%	3.3%	2.1%		
Preston	£195,400	30%	3.1%	3.2%		
Manchester	£238,400	66%	3.0%	2.7%		
Newcastle	£163,900	26%	3.0%	3.0%		
Bradford	£167,600	30%	2.9%	3.3%		
Glasgow	£164,900	28%	2.9%	4.5%		
Doncaster	£163,400	35%	2.8%	3.0%		
Huddersfield	£189,700	40%	2.6%	3.7%		
Middlesbrough	£139,900	12%	2.6%	2.0%		
Telford	£214,400	46%	2.5%	1.5%		
Newport	£211,700	48%	2.5%	2.3%		
Sheffield	£178,100	47%	2.4%	2.3%		
Hull	£116,500	24%	2.4%	1.4%		
Wakefield	£182,900	42%	2.3%	3.5%		
Leeds	£216,800	48%	2.3%	2.1%		
Blackpool	£168,500	16%	2.3%	1.3%		
Mansfield	£181,700	59%	2.0%	2.5%		
Derby	£192,900	47%	1.9%	2.2%		
Birmingham	£216,800	58%	1.8%	2.4%		
Gloucester	£239,300	52%	1.7%	1.8%		
Dundee	£135,700	21%	1.7%	3.1%		
Edinburgh	£281,300	39%	1.6%	2.1%		
York	£312,000	61%	1.6%	2.0%		
Coventry	£213,300	56%	1.4%	2.2%		
Swansea	£189,300	40%	1.3%	2.9%		
Bristol	£341,800	77%	1.3%	2.0%		
Leicester	£229,400	64%	1.3%	0.8%		
Cardiff	£257,600	54%	1.2%	1.5%		
Plymouth	£211,100	38%	1.2%	3.4%		
Medway	£290,000	69%	1.1%	1.6%		
Southend	£355,400	72%	1.1%	2.1%		
Peterborough	£217,000	48%	1.1%	0.3%		
Grimsby	£136,100	22%	0.9%	1.7%		
Nottingham	£205,500	64%	0.8%	1.7%		
Aberdeen	£129,800	-19%	0.6%	-3.2%		
Swindon	£257,000	53%	0.6%	2.4%		
Crawley	£414,400	60%	0.6%	1.4%		
Northampton	£237,100	55%	0.5%	1.6%		
Aldershot	£391,900	55%	0.5%	0.9%		
Luton	£265,700	71%	0.5%	2.5%		
Oxford	£449,700	63%	0.4%	0.5%		
Norwich	£262,700	47%	0.3%	1.4%		
Southampton	£257,900	45%	0.1%	0.6%		
London	£529,300	71%	-0.2%	0.8%		
Portsmouth	£276,100	54%	-0.1%	0.7%		
MiltonKeynes	£314,600	63%	-0.1%	2.1%		
Ipswich	£210,700	45%	-0.5%	1.0%		
Reading	£407,600	59%	-0.7%	1.6%		
Brighton	£393,400	64%	-1.1%	0.1%		
Cambridge	£467,700	67%	-1.2%	1.4%		
Bournemouth	£317,300	44%	-1.2%	-0.4%		
Central London	£978,700	52%	-1.8%	-0.2%		
Worthing	£335,100	58%	-2.0%	1.6%		
Hastings	£263,500	69%	-2.6%	0.9%		

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