

UK House Price Index All 65 cities snapshot - May 2026

| City | Average price | Relative to 2007 | %yoy current | %yoy 12m ago | Month on month | Year on year |
|----------------|---------------|------------------|--------------|--------------|----------------|--------------|
| Belfast | £198,500 | -5% | 6.2% | 8.3% | | |
| Blackburn | £152,100 | 31% | 6.0% | 3.9% | | |
| Burnley | £141,300 | 29% | 5.4% | 3.4% | | |
| Rochdale | £187,000 | 54% | 4.8% | 3.5% | | |
| Liverpool | £169,800 | 43% | 4.5% | 3.3% | | |
| Barnsley | £171,700 | 43% | 4.3% | 3.9% | | |
| Birkenhead | £203,100 | 41% | 3.7% | 3.6% | | |
| Wigan | £187,400 | 53% | 3.7% | 5.2% | | |
| Newcastle | £163,900 | 26% | 3.5% | 2.6% | | |
| Bolton | £187,500 | 51% | 3.4% | 3.3% | | |
| Sunderland | £127,700 | 11% | 3.3% | 2.9% | | |
| Stoke | £156,900 | 42% | 3.3% | 2.9% | | |
| Preston | £195,600 | 31% | 3.2% | 3.0% | | |
| Glasgow | £165,000 | 29% | 3.2% | 4.2% | | |
| Manchester | £238,500 | 66% | 3.0% | 2.7% | | |
| Doncaster | £163,600 | 35% | 3.0% | 3.0% | | |
| Hull | £116,500 | 25% | 2.9% | 0.6% | | |
| Blackpool | £168,800 | 16% | 2.8% | 0.8% | | |
| Warrington | £247,100 | 57% | 2.7% | 2.8% | | |
| Derby | £193,000 | 48% | 2.7% | 1.4% | | |
| Middlesbrough | £140,200 | 13% | 2.7% | 2.3% | | |
| Telford | £214,500 | 47% | 2.6% | 1.7% | | |
| Newport | £211,700 | 48% | 2.6% | 2.2% | | |
| Leeds | £216,800 | 48% | 2.6% | 2.0% | | |
| Bradford | £167,700 | 30% | 2.5% | 3.8% | | |
| Huddersfield | £189,800 | 40% | 2.5% | 3.9% | | |
| Wakefield | £183,000 | 43% | 2.4% | 3.3% | | |
| Sheffield | £178,200 | 48% | 2.3% | 2.6% | | |
| Edinburgh | £281,700 | 40% | 2.1% | 1.7% | | |
| Mansfield | £181,700 | 59% | 2.1% | 2.0% | | |
| Dundee | £135,900 | 22% | 2.0% | 2.6% | | |
| Birmingham | £216,900 | 59% | 1.9% | 2.1% | | |
| Gloucester | £239,400 | 53% | 1.6% | 2.3% | | |
| Plymouth | £211,200 | 38% | 1.6% | 2.6% | | |
| Cardiff | £257,800 | 54% | 1.5% | 1.5% | | |
| Leicester | £229,400 | 64% | 1.4% | 1.1% | | |
| Swansea | £189,400 | 41% | 1.3% | 2.7% | | |
| York | £312,000 | 61% | 1.3% | 2.3% | | |
| Medway | £290,200 | 69% | 1.2% | 1.8% | | |
| Peterborough | £216,900 | 48% | 1.2% | -0.1% | | |
| Coventry | £213,500 | 56% | 1.2% | 2.3% | | |
| Bristol | £341,800 | 77% | 1.1% | 2.1% | | |
| Southend | £355,300 | 72% | 1.1% | 2.4% | | |
| Aberdeen | £130,100 | -19% | 1.1% | -2.5% | | |
| Nottingham | £205,600 | 64% | 0.9% | 1.3% | | |
| Northampton | £237,200 | 55% | 0.8% | 1.3% | | |
| Norwich | £262,900 | 48% | 0.8% | 1.1% | | |
| Swindon | £257,100 | 53% | 0.8% | 2.1% | | |
| Luton | £266,000 | 71% | 0.7% | 2.1% | | |
| Grimsby | £136,100 | 23% | 0.7% | 1.7% | | |
| Crawley | £414,500 | 61% | 0.6% | 1.5% | | |
| Oxford | £450,000 | 63% | 0.6% | 0.8% | | |
| Aldershot | £392,400 | 55% | 0.5% | 0.8% | | |
| Milton Keynes | £314,700 | 64% | 0.4% | 1.6% | | |
| Southampton | £257,900 | 45% | 0.1% | 0.8% | | |
| Portsmouth | £276,000 | 54% | -0.1% | 0.9% | | |
| London | £529,500 | 71% | 0.0% | 0.4% | | |
| Cambridge | £468,000 | 67% | -0.5% | 1.0% | | |
| Reading | £407,900 | 59% | -0.6% | 1.6% | | |
| Brighton | £393,800 | 64% | -1.0% | -0.3% | | |
| Ipswich | £210,800 | 45% | -1.0% | 1.4% | | |
| Bournemouth | £317,300 | 44% | -1.3% | -0.4% | | |
| Central London | £978,700 | 52% | -1.7% | -0.5% | | |
| Worthing | £335,200 | 57% | -1.8% | 0.8% | | |
| Hastings | £263,700 | 70% | -3.1% | 1.5% | | |

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