

UK House Price Index

All 65 cities snapshot - August 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Blackburn	£153,600	33%	4.5%	5.8%		
Belfast	£203,700	-2%	4.4%	8.7%		
Liverpool	£171,700	45%	4.2%	4.1%		
Birkenhead	£204,700	42%	3.9%	3.4%		
Burnley	£145,400	30%	3.9%	5.2%		
Wigan	£189,200	54%	3.7%	4.3%		
Rochdale	£189,100	56%	3.2%	4.9%		
Barnsley	£174,900	45%	3.1%	4.3%		
Newcastle	£165,300	27%	3.0%	2.8%		
Doncaster	£165,700	36%	2.8%	2.8%		
Bolton	£190,100	52%	2.8%	4.1%		
Telford	£215,900	47%	2.8%	1.5%		
Preston	£200,400	32%	2.7%	3.7%		
Huddersfield	£191,800	41%	2.7%	3.3%		
Glasgow	£164,600	29%	2.6%	3.7%		
Warrington	£248,300	58%	2.5%	3.0%		
Middlesbrough	£140,400	14%	2.5%	2.8%		
Stoke	£158,200	42%	2.4%	2.7%		
Manchester	£239,900	67%	2.4%	2.9%		
Bradford	£168,700	31%	2.3%	2.8%		
Wakefield	£187,400	44%	2.3%	2.9%		
Blackpool	£169,900	17%	2.3%	1.7%		
Sunderland	£128,700	11%	2.1%	3.2%		
Sheffield	£180,400	48%	1.9%	2.6%		
Derby	£195,500	49%	1.9%	2.9%		
Plymouth	£210,500	39%	1.7%	2.0%		
Edinburgh	£284,500	40%	1.7%	2.2%		
Hull	£118,800	25%	1.6%	1.3%		
Mansfield	£181,000	59%	1.4%	1.6%		
Birmingham	£217,300	59%	1.4%	2.1%		
Leeds	£216,500	48%	1.4%	2.3%		
Newport	£215,200	49%	1.3%	2.6%		
Northampton	£235,600	55%	1.3%	1.2%		
Norwich	£261,200	48%	1.2%	0.4%		
Coventry	£214,800	57%	1.1%	1.9%		
Gloucester	£238,200	53%	1.1%	2.5%		
Grimsby	£137,600	23%	1.1%	0.4%		
Dundee	£137,500	22%	1.0%	3.7%		
Cardiff	£260,000	55%	1.0%	2.1%		
Nottingham	£205,100	65%	0.9%	1.6%		
Southend	£354,400	73%	0.6%	2.0%		
Medway	£289,500	68%	0.6%	1.6%		
York	£315,100	61%	0.4%	2.4%		
Southampton	£256,600	45%	0.4%	0.4%		
Leicester	£229,300	64%	0.3%	1.8%		
Crawley	£415,000	60%	0.3%	1.4%		
Swansea	£191,400	41%	0.3%	3.3%		
Milton Keynes	£314,700	64%	0.2%	1.3%		
Bristol	£341,500	76%	0.2%	1.6%		
Peterborough	£217,400	47%	0.1%	0.8%		
Aldershot	£392,400	54%	-0.1%	1.6%		
Portsmouth	£274,900	54%	-0.1%	0.2%		
Luton	£262,700	70%	-0.1%	2.5%		
Swindon	£255,400	53%	-0.3%	2.2%		
Ipswich	£210,100	45%	-0.5%	2.0%		
London	£525,500	71%	-1.0%	0.7%		
Oxford	£448,100	64%	-0.7%	2.0%		
Brighton	£391,700	64%	-0.8%	-0.6%		
Aberdeen	£132,900	-19%	-1.0%	0.0%		
Reading	£408,000	59%	-1.1%	1.5%		
Cambridge	£459,200	66%	-1.3%	0.7%		
Worthing	£332,300	56%	-1.4%	-0.8%		
Central London	£972,000	51%	-2.0%	-1.2%		
Bournemouth	£316,100	43%	-2.2%	-0.9%		
Hastings	£263,200	68%	-2.4%	0.6%		

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