

UK House Price Index

All 65 cities snapshot - July 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Blackburn	£152,300	33%	5.9%	5.1%		
Burnley	£144,300	30%	5.1%	5.0%		
Wigan	£189,200	54%	4.4%	4.2%		
Liverpool	£171,000	44%	4.2%	3.7%		
Belfast	£201,500	-4%	3.9%	8.7%		
Birkenhead	£205,200	42%	3.7%	3.4%		
Rochdale	£188,300	56%	3.5%	3.9%		
Barnsley	£174,200	44%	3.3%	4.8%		
Newcastle	£164,700	27%	3.2%	2.8%		
Middlesbrough	£140,300	14%	3.2%	2.4%		
Preston	£200,700	32%	3.2%	3.5%		
Glasgow	£164,700	29%	3.1%	3.5%		
Sunderland	£128,000	11%	3.0%	2.6%		
Warrington	£247,800	58%	2.9%	2.8%		
Doncaster	£166,200	36%	2.7%	3.2%		
Manchester	£239,900	67%	2.7%	2.9%		
Bolton	£189,200	51%	2.7%	4.2%		
Telford	£215,600	47%	2.7%	1.6%		
Stoke	£157,800	42%	2.6%	2.9%		
Blackpool	£170,600	17%	2.6%	1.4%		
Huddersfield	£191,000	41%	2.4%	3.5%		
Derby	£195,600	49%	2.3%	2.4%		
Hull	£118,400	25%	2.3%	0.4%		
Bradford	£168,500	31%	2.2%	3.1%		
Sheffield	£180,300	48%	2.2%	2.8%		
Wakefield	£187,000	44%	2.2%	3.3%		
Edinburgh	£284,700	41%	1.9%	2.1%		
Leeds	£217,000	49%	1.8%	2.3%		
Birmingham	£217,100	60%	1.8%	2.1%		
Mansfield	£180,900	59%	1.8%	1.6%		
Gloucester	£238,500	54%	1.6%	2.5%		
Plymouth	£211,400	39%	1.6%	2.0%		
Dundee	£137,000	22%	1.5%	3.3%		
Coventry	£213,700	57%	1.5%	2.0%		
Norwich	£262,100	48%	1.4%	0.5%		
Newport	£212,900	48%	1.3%	2.9%		
Grimsby	£137,900	23%	1.2%	0.5%		
Cardiff	£260,300	55%	1.2%	1.8%		
Medway	£290,100	69%	1.1%	1.8%		
Nottingham	£204,700	65%	1.0%	1.4%		
Northampton	£235,100	55%	1.0%	1.9%		
Swansea	£190,900	41%	0.9%	2.6%		
Southend	£355,900	72%	0.7%	1.9%		
Leicester	£229,900	64%	0.6%	1.7%		
Crawley	£414,000	60%	0.5%	1.6%		
York	£315,300	61%	0.5%	2.1%		
Southampton	£256,500	45%	0.5%	0.4%		
Aberdeen	£130,900	-19%	0.5%	-1.7%		
MiltonKeynes	£315,900	65%	0.4%	1.5%		
Oxford	£448,700	64%	0.4%	1.8%		
Bristol	£341,200	76%	0.4%	1.9%		
Peterborough	£217,500	47%	0.3%	0.7%		
Luton	£263,900	71%	0.2%	2.4%		
Aldershot	£392,400	55%	0.2%	1.4%		
Portsmouth	£275,100	54%	0.1%	0.3%		
Swindon	£255,600	53%	0.0%	2.7%		
London	£527,100	70%	-0.6%	0.7%		
Ipswich	£210,600	45%	-0.6%	1.8%		
Brighton	£392,900	64%	-0.8%	-0.7%		
Reading	£408,000	59%	-1.1%	1.8%		
Cambridge	£463,800	67%	-1.2%	1.1%		
Worthing	£333,200	57%	-1.4%	-0.2%		
Central London	£979,000	52%	-1.9%	-0.9%		
Bournemouth	£315,600	43%	-2.1%	-0.5%		
Hastings	£264,100	69%	-2.3%	0.1%		

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