

UK House Price Index

All 65 cities snapshot - October 2026

City	Average price	Relative to 2007	%yoy current	%yoy 12m ago	Month on month	Year on year
Belfast	£204,900	-1%	5.0%	8.2%		
Liverpool	£173,600	46%	4.4%	3.4%		
Birkenhead	£207,800	44%	4.0%	3.5%		
Burnley	£146,100	32%	4.0%	4.4%		
Bolton	£191,200	53%	3.9%	3.4%		
Wigan	£191,100	54%	3.6%	3.9%		
Rochdale	£189,900	58%	3.6%	4.9%		
Barnsley	£174,600	45%	3.1%	3.9%		
Blackburn	£155,000	33%	3.0%	5.9%		
Huddersfield	£191,300	42%	3.0%	3.6%		
Telford	£216,000	48%	2.9%	1.4%		
Glasgow	£168,100	30%	2.7%	3.6%		
Bradford	£170,900	33%	2.7%	2.7%		
Warrington	£248,500	59%	2.7%	3.1%		
Newcastle	£165,300	28%	2.6%	2.6%		
Preston	£200,300	33%	2.5%	3.2%		
Wakefield	£188,000	44%	2.4%	2.9%		
Stoke	£158,800	43%	2.3%	3.3%		
Sunderland	£129,300	11%	2.3%	2.3%		
Hull	£119,100	25%	2.2%	1.0%		
Middlesbrough	£141,000	14%	2.1%	1.6%		
Manchester	£240,100	67%	2.0%	2.7%		
Doncaster	£167,200	36%	1.7%	3.1%		
Dundee	£136,700	22%	1.7%	2.0%		
Sheffield	£180,000	48%	1.5%	2.6%		
Derby	£193,600	49%	1.4%	2.7%		
Coventry	£214,900	56%	1.3%	1.2%		
Birmingham	£218,200	59%	1.2%	2.0%		
Edinburgh	£284,300	40%	1.2%	2.1%		
Northampton	£234,700	56%	1.1%	0.7%		
Blackpool	£170,000	17%	1.1%	2.4%		
Cardiff	£260,900	55%	1.0%	1.8%		
Southend	£356,100	73%	1.0%	1.7%		
Plymouth	£209,800	39%	1.0%	1.8%		
Leeds	£216,600	48%	1.0%	2.3%		
Leicester	£229,900	64%	0.7%	1.3%		
Newport	£215,600	49%	0.6%	2.7%		
Swansea	£192,200	41%	0.6%	2.5%		
Nottingham	£204,900	65%	0.6%	1.2%		
Mansfield	£180,700	58%	0.6%	2.2%		
Gloucester	£237,600	53%	0.5%	2.0%		
Grimsby	£138,300	22%	0.3%	0.8%		
Medway	£288,400	68%	0.2%	1.3%		
Southampton	£257,400	45%	0.2%	0.1%		
York	£315,900	61%	0.1%	2.1%		
Aberdeen	£130,200	-20%	0.0%	-0.5%		
Norwich	£260,400	47%	0.0%	0.7%		
Swindon	£256,900	52%	0.0%	1.4%		
Milton Keynes	£313,900	63%	-0.1%	1.0%		
Aldershot	£390,700	55%	-0.1%	0.8%		
Luton	£261,600	70%	-0.2%	2.0%		
Bristol	£341,600	75%	-0.3%	1.7%		
Crawley	£413,400	59%	-0.3%	1.0%		
Reading	£407,200	59%	-0.7%	0.8%		
Portsmouth	£275,100	53%	-0.8%	0.2%		
Oxford	£445,900	62%	-0.9%	0.9%		
Ipswich	£208,400	43%	-1.0%	0.7%		
London	£523,200	69%	-1.0%	0.2%		
Brighton	£386,900	63%	-1.1%	-0.5%		
Peterborough	£215,800	46%	-1.2%	1.6%		
Cambridge	£454,200	65%	-1.7%	0.2%		
Bournemouth	£312,300	42%	-1.8%	-1.7%		
Worthing	£329,400	55%	-1.9%	-1.4%		
Hastings	£262,400	67%	-2.1%	-1.4%		
Central London	£963,600	50%	-2.5%	-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