Statistical bulletin

Private rent and house prices, UK: November 2026

The Price Index of Private Rents (PIPR) measures private rent inflation for new and existing tenancies. The UK House Price Index (HPI) measures house price inflation.

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1 . Main points

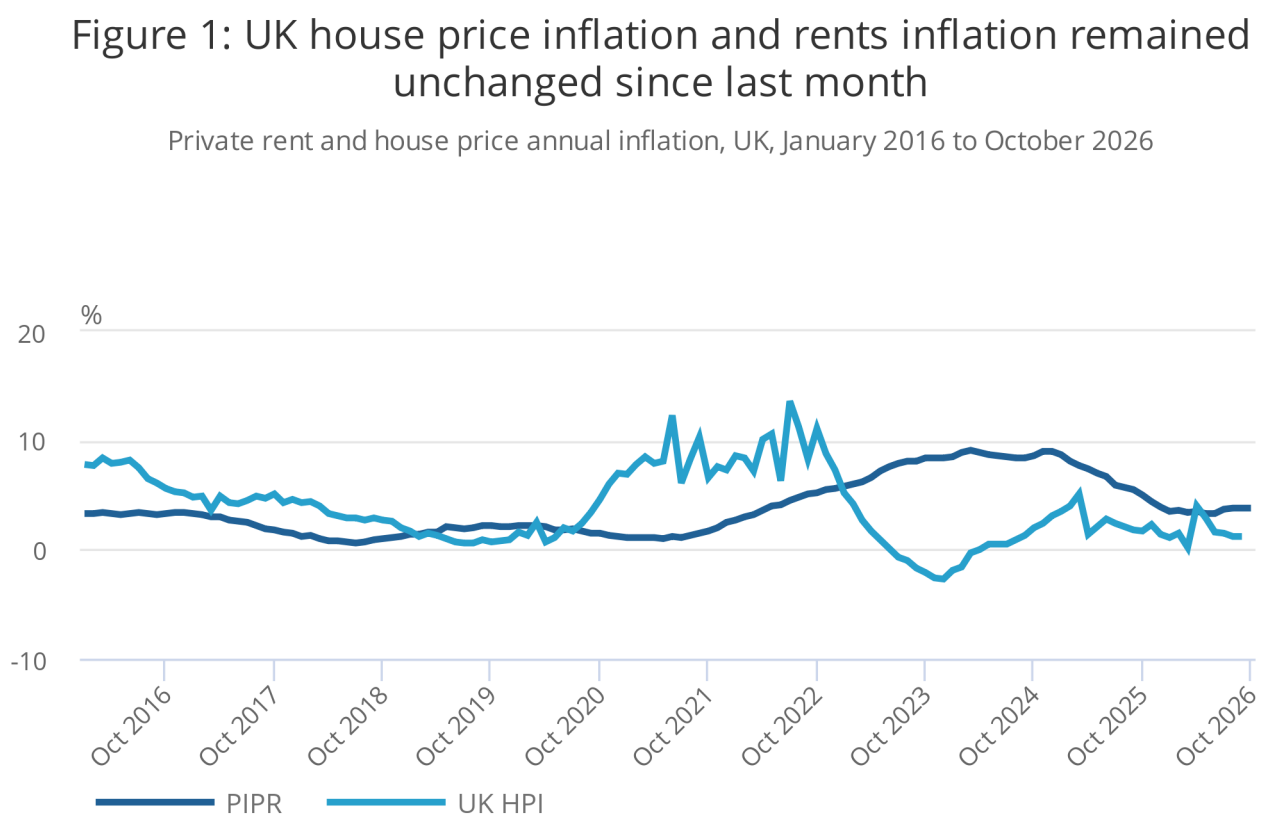
- Average UK monthly private rent increased by 3.8%, to £1,411, in the 12 months to October 2026 (provisional estimate); this annual growth rate is unchanged from the 12 months to September 2026.
- Average rents increased to £1,472 (4.0%) in England, £849 (3.9%) in Wales, and £1,015 (0.7%) in Scotland, in the 12 months to October 2026.
- In Northern Ireland, the average rent was £876 in August 2026, up by 1.2% from the previous year.
- In England, private rent annual inflation was highest in the North West (5.6%), and lowest in the South West (3.3%), in the 12 months to October 2026.
- Average UK house prices increased by 1.2%, to £273,000, in the 12 months to September 2026 (provisional estimate); this annual growth rate is unchanged from the 12 months to August 2026.
- Average house prices increased to £293,000 (0.8%) in England, £215,000 (1.8%) in Wales, and £198,000 (2.3%) in Scotland, in the 12 months to September 2026.
- The lowest annual house price inflation of the English regions was in London (negative 3.5%) in the 12 months to September 2026, with Inner London having the largest annual fall since August 2009 (negative 7.2% in the 12 months to September 2026).

Price Index of Private Rents (PIPR) data became official statistics on 20 May 2026. Because of data collection differences, we advise caution when comparing Scotland and Northern Ireland estimates with other UK countries. Read more in Section 11: Data sources and quality.

2 . UK private rent and house prices

Figure 1: UK house price inflation and rents inflation remained unchanged since last month

Private rent and house price annual inflation, UK, January 2016 to October 2026



Source: Price Index of Private Rents (PIPR) and UK House Price Index (HPI) from the Office for National Statistics

Notes:

1. Northern Ireland private rents data are currently available up to August 2026. To produce UK rents statistics up to October 2026, Northern Ireland's index for the latest two months has been estimated using the monthly average of Northern Ireland's latest two-month inflation rate.

2. PIPR estimates for the UK series for September 2026 and October 2026 will be revised in line with PIPR's two-month revision policy. More information is available in Section 11: Data sources and quality.

Average UK monthly private rent was £1,411 in October 2026 and increased by 3.8% in the 12 months to October 2026 (provisional estimate). This annual growth was unchanged from in the 12 months to September 2026.

The average UK house price was £273,000 in September 2026 and increased by 1.2% in the 12 months to September 2026 (provisional estimate). This annual growth was unchanged from in the 12 months to August 2026.

The Royal Institution of Chartered Surveyors (RICS) reported in their September 2026 Residential Market Survey report that UK-wide house prices continued to face modest downward pressure at the headline level, with London remaining notably weaker than the national average. By contrast, house prices continued to rise in Northern Ireland, while Scotland is also reporting a modest degree of price growth.

HM Land Registry (HMLR) publishes the full UK House Price Index report and monthly data.

Our local housing statistics tool summarises the latest private rents and house price statistics for local areas across the UK.

Revisions

UK monthly rents estimates for the latest two months, and UK House Price Index (HPI) estimates for the latest 12 months, are provisional and subject to revision (for more information go to Section 11: Data sources and quality). All statistics are non-seasonally adjusted estimates, unless stated otherwise.

UK HPI first estimates (provisional) are based on sales volumes reflecting around 49% of all sales in Great Britain in September 2026. Transaction volumes for older periods and new builds remain lower than they have been historically.

Users should be aware that UK HPI revisions may be larger than those seen historically and should note the uncertainty around new build prices. However, recent methodology improvements reduce this uncertainty.

3 . House prices across the UK and by English region

The average house price for England was £293,000 in September 2026, up by 0.8% (£2,000) from a year earlier. This annual inflation rate was higher than in the 12 months to August 2026 (0.6%).

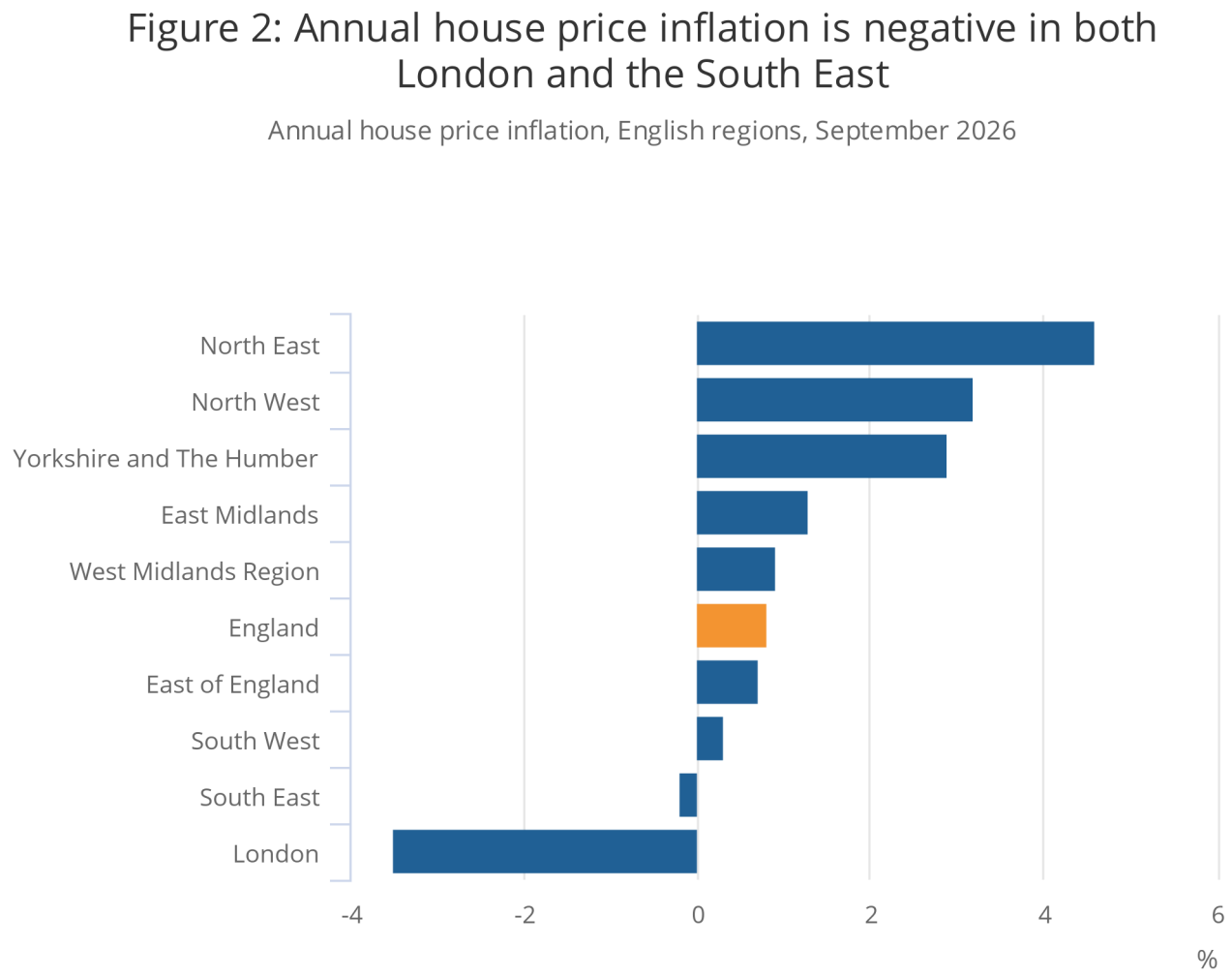
The average house price for Wales was £215,000 in September 2026, up by 1.8% (£4,000) from a year earlier. This annual rise was lower than in the 12 months to August 2026 (3.5%).

The average house price for Scotland was £198,000 in September 2026, up by 2.3% (£5,000) from a year earlier. This annual rise was lower than in the 12 months to August 2026 (3.4%).

The average house price for Northern Ireland was £207,000 in Quarter 3 (July to Sept) 2026, up by 7.4% (£14,000) from Quarter 3 2025. Northern Ireland's annual inflation rate slowed because average prices increased by a smaller amount between Quarter 2 (Apr to June) 2026 and Quarter 3 2026 (2.7%) than between the same periods in 2025 (4.1%). Strong price growth in Quarter 3 2025 followed weak price growth in Quarter 2 2025, which coincided with the April 2025 Stamp Duty Land Tax (SDLT) changes in Northern Ireland.

Figure 2: Annual house price inflation is negative in both London and the South East

Annual house price inflation, English regions, September 2026



Source: UK House Price Index (HPI) from the Office for National Statistics

Notes:

1. Estimates are not seasonally adjusted.

The lowest annual house price percentage change continued to be in London, with prices decreasing by 3.5% in the 12 months to September 2026, down from an annual fall of 2.4% in the 12 months to August 2026. Average prices in Inner London fell by 7.2% in the 12 months to September 2026. This represented the largest annual fall for Inner London since August 2009, when Inner London had an annual price fall of 8.9%. Outer London had a higher annual price inflation rate, at negative 0.1% in the 12 months to September 2026.

The average price of London flats decreased by 6.3% in the 12 months to September 2026, marking the 14th consecutive month of annual price falls for London flats. Flats account for around half of all property sales in London, compared with around one-fifth across Great Britain, contributing to the overall annual decrease in London's average price of 3.5% in the 12 months to September 2026.

The North East was the English region with the highest house price inflation, at 4.6%, in the 12 months to September 2026. This was up from 3.7% in the 12 months to August 2026.

4 . Private rents across the UK

The average monthly private rent in the UK was £1,411 in October 2026. This is £51 (3.8%) higher than 12 months ago.

Figure 3: The average rent in the UK was £1,411 in October 2026

Average private rent, UK overview and across the UK, January 2015 to October 2026

Notes:

1. Northern Ireland private rents data are currently available up to August 2026. To produce UK rents statistics up to October 2026, Northern Ireland's index for the latest two months has been estimated using the monthly average of Northern Ireland's latest two-month inflation rate.

2. UK PIPR estimates for September 2026 and October 2026 will be revised in line with PIPR's two-month revision policy. More information is available in Section 11: Data sources and quality.

3. Northern Ireland rents data are for advertised new lets.

4. Because of data collection limitations, Scotland rents data (used in the PIPR) have historically been predominately advertised new lets (see Section 11: Data sources and quality). Users should bear this in mind when comparing across the UK.

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England

Average monthly rent for England was £1,472 in October 2026, up by 4.0% (£56) from a year earlier. This annual rise was unchanged from in the 12 months to September 2026 (4.0%).

Wales

Average monthly rent for Wales was £849 in October 2026, up by 3.9% (£32) from a year earlier. This annual rise was lower than in the 12 months to September 2026 (4.1%) and lower than the most recent peak of 8.9% in March 2025.

Scotland

Average monthly rent for Scotland was £1,015 in October 2026, up by 0.7% (£7) from a year earlier. This annual rise was unchanged from in the 12 months to September 2026 (0.7%) and is the joint-lowest annual rate reported for Scotland since the Price Index of Private Rents' (PIPR's) annual rate series began in January 2016.

From September 2022 to March 2025, measures relating to in-tenancy rent increases were implemented in Scotland (see Section 11: Data sources and quality). We advise users to bear this in mind when interpreting estimates for Scotland and comparing with other UK countries.

Previous data collection limitations meant that historically, Scotland rents data, which are used in the PIPR stock measure, were mainly for advertised new lets. The Scottish Government have recently improved their data collection process, which is increasing their collection of achieved rents for both existing and new tenancies. More information is in Section 4 of our Price Index of Private Rents quality and methodology information report.

Northern Ireland

Average monthly rent in Northern Ireland was £876 in August 2026, up by 1.2% (£10) from a year earlier. This annual rise was lower than in the 12 months to July 2026 (1.7%). Northern Ireland's annual inflation rate has been generally slowing since the record-high annual rise of 9.9% in April 2024.

Northern Ireland's rents data are for advertised new lets. We advise users to bear this in mind when comparing across the UK (for more information go to Section 11: Data sources and quality).

Figure 4: Rent annual inflation slowed in Wales, while remaining unchanged in England and Scotland

Private rents annual inflation, across the UK, January 2016 to October 2026

Notes:

1. Northern Ireland rents data are currently available up to August 2026 and are for advertised new lets.

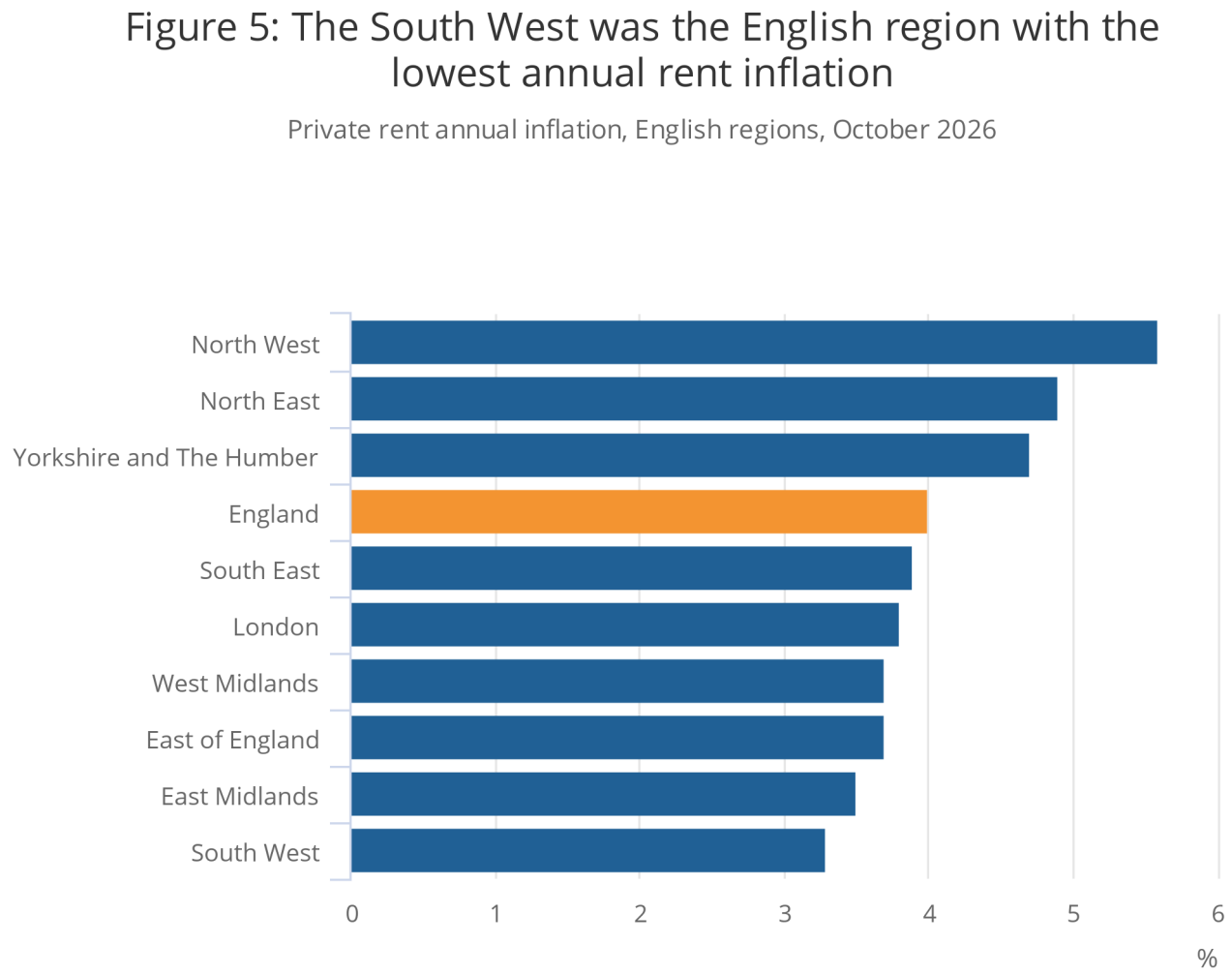
2. Because of data collection limitations, Scotland rents data (used in the PIPR) have historically been predominately advertised new lets (see Section 11 Data sources and quality). Users should bear this in mind when comparing across the UK.

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5 . Private rents by English region

Figure 5: The South West was the English region with the lowest annual rent inflation

Private rent annual inflation, English regions, October 2026



Source: Price Index of Private Rents (PIPR) from the Office for National Statistics

The North West had the highest annual rent inflation rate of all English regions, at 5.6% in the 12 months to October 2026. This was down from 5.7% in the 12 months to September 2026.

Annual rent inflation was lowest in the South West, at 3.3% in the 12 months to October 2026. This was down from 4.2% in the 12 months to September 2026.

Average rent was highest in London (£2,350) and lowest in the North East (£793) in October 2026.

Figure 6: Privately renting a property is most expensive in London

Average private rent, English regions, January 2015 to October 2026

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6 . Private rents for local areas

Average monthly private rents vary across local authorities in England and Wales, and Broad Rental Market Areas in Scotland and Northern Ireland.

Average monthly rent was highest in Kensington and Chelsea, London (£3,765) and lowest in Dumfries and Galloway, Scotland (£553), in October 2026. Excluding London, the local area with the highest average monthly rent in October 2026 was Oxford, South East (£1,956).

Figure 7: Average rent was more than six times higher in the most expensive local area than in the least expensive

Average private rent and annual inflation, local authorities in England and Wales and Broad Rental Market Areas in Scotland and Northern Ireland, January 2015 to October 2026

Notes:

1. Values of [x] in this tool represent data which are not available.
2. Northern Ireland rents data are currently available up to August 2026.

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7 . Private rents by property size

The average UK monthly private rent in October 2026 was highest for detached properties (£1,603) and lowest for flats and maisonettes (£1,377). Average UK private rent was highest for properties with four or more bedrooms (£2,097) and lowest for properties with one bedroom (£1,145).

Figure 8: The average private rent increases with property size

Average private rent, local authorities in England and Wales (October 2026) and Broad Rental Market Areas in Scotland (October 2026) and Northern Ireland (August 2026)

Notes:

1. Northern Ireland rents data are currently available up to August 2026.

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8 . Private rent price median and quartiles

Following the Price Index of Private Rents' (PIPR's) launch in March 2024, users requested that the Office for National Statistics (ONS) publish rent price at median, lower quartile and upper quartile levels, for local geographies, by bedroom category. In May 2026, we announced that we were developing a new product separate from PIPR to address this user feedback.

On 18 November 2026, we successfully launched the Private rent price median and quartiles, England and Wales dataset, published for the first time alongside our usual monthly housing release. This new dataset contains median, upper and lower quartile monthly rent prices for a range of geographies and bedroom categories within England and Wales. This dataset aims to complement Scottish Government's Private Sector Rent Statistics annual release, which includes median, lower and upper quartile monthly rent estimates for Scotland.

The median and quartile rent prices in this new dataset measure different things to PIPR rent prices. Users should use the most appropriate measure of rent price depending on the question they seek to answer:

- the PIPR rent prices measure how the geometric mean rent price for the "average" privately-rented property changes over time and accounts for changing property composition over time; users should use PIPR rent prices to compare price growth between two time periods
- the median and quartile rent prices represent a "snapshot" for the given month, based on the composition of rented properties in the rents data collection for that period; users should use these snapshot estimates to compare rent prices for different geographies at a given point in time, but users should not compare snapshot rent prices between two time periods because the underlying property composition changes from month to month

9 . Data on private rent and house prices

Price Index of Private Rents, UK: monthly price statistics Dataset | Released 18 November 2026 Private rent price statistics, including indices, annual percentage change, and price levels.

Private Index of Private Rents, UK: historical series Dataset | Released 26 March 2025 Price Index of Private Rents (PIPR) data chain-linked to Index of Private Housing Rental Prices. This is a historical series from January 2005 to February 2025.

UK House Price Index: monthly price statistics Dataset | Released 18 November 2026 Summary of UK House Price Index (HPI) price statistics covering England, Scotland, Wales and Northern Ireland. Full UK HPI data are available on GOV.UK.

House price data: quarterly tables Dataset | Released 18 November 2026 Quarterly house price data based on a subsample of the Regulated Mortgage Survey.

House price data: annual tables Dataset | Released 22 July 2026 Annual house price data based on a subsample of the Regulated Mortgage Survey.

10 . Glossary

Administrative data

Data that are already collected for other purposes through day-to-day activities. Examples include health records or social security payments.

Annual percentage change

The rate at which prices rise and fall over a 12-month period. Interchangeable with "annual inflation" (or "annual growth", if positive).

Non-seasonally adjusted

A non-seasonally adjusted series is one that includes seasonal effects.

Price inflation

Inflation is the rate at which prices rise and fall over time.

11 . Data sources and quality

After taking actions to address the Office for Statistics Regulation (OSR's) Spotlight on Quality Assessment: PIPR report in October 2024, the Price Index of Private Rents (PIPR) became official statistics in May 2026.

On 17 November 2026, the OSR published a letter agreeing to our request for a full assessment of the PIPR against the updated Code of Practice, version 3.0, aiming to start in April 2027 subject to OSR resources. We will continue to work on PIPR as part of our commitment to the continuous improvement of our statistics. Read more in our Guide to official statistics in development and our Private rental prices development plan article.

UK House Price Index

HM Land Registry (HMLR) publishes the full UK House Price Index (HPI) report and monthly data. Additionally, the Registers of Scotland publishes UK HPI reports, and Land and Property Services Northern Ireland publish Northern Ireland HPI reports.

UK HPI's revision policy is in Section 4.4 of HMLR's About the UK House Price Index guidance. The Office for National Statistics (ONS) introduced an improvement to HPI's imputation method for Great Britain on 20 August 2025, which reduces initial overestimation of new build estimates in provisional estimates. More detail about this methods improvement is available in our How we are developing our house price statistics blog post and in Section 4.9 of HMLR's About the UK House Price Index guidance.

UK HPI sales volume estimates for older periods and new builds remain lower than historical averages but continue to improve. Users should be aware that revisions may be larger than they have been historically and should note the uncertainty in new build estimates. This is because of low availability of new build data for the most recent months.

The methods improvement enacted on 20 August 2025 reduces uncertainty in new build estimates, and HMLR continues ongoing activity to reduce the average time to register new build sales. We are continuing to monitor the new build series and UK HPI revisions, and the UK HPI methodology review started in June 2026 seeks to identify potential areas for further improvements in the future.

Price Index of Private Rents

The reference period for indexing the Price Index of Private Rents (PIPR) is January 2023, and statistics are available from January 2015. PIPR coverage was expanded to the whole UK and small improvements were made to the Great Britain historical series by incorporating additional data in March 2025.

Our Price Index of Private Rents, UK: historical series dataset links the Index of Private Housing Rental Prices (IPHRP) trends before 2015, with PIPR trends from 2015 onwards, down to region level. We advise caution when comparing the trends before 2015 with later estimates because of the methodology change in January 2015.

Our Private rental prices development plan, UK: updated May 2026 summarises our updated responses and actions taken relating to user requests, and outlines planned further developments relating to PIPR.

Sources for Price Index of Private Rents

Our Quality assurance of administrative data used in the PIPR describes PIPR data sources.

Data collection for Price Index of Private Rents

In England and Wales, achieved rents data are collected for both new and existing tenancies.

In Northern Ireland, rents data are for newly advertised lets.

Until recently, Scotland rents data were predominantly for advertised new lets, with only a small proportion based on existing lets data. Therefore, price changes for existing tenancies were largely estimated for Scotland. Scottish Government have been improving their data collection process, which is increasing their collection of achieved rents for both existing and new tenancies.

Measures relating to in-tenancy rent increases were implemented in Scotland from September 2022 to March 2025. More detail is available in our Price Index of Private Rents, UK dataset and in the Data sources and quality section of our Private rent and house prices, UK: March 2025 bulletin. During this period, these measures did not apply to the price of new lets used to estimate the price of existing tenancies. Scottish Government statisticians believe that the lack of data on existing tenants, to which these measures previously applied, will have led to overestimation in stock prices and indices for Scotland during this period.

Revision policy for Price Index of Private Rents

Northern Ireland rents data are not available for the latest two months. For a given Northern Ireland series (including breakdowns), index values for the latest two months have been estimated by applying the monthly average of the latest available two-month inflation rate for that series to the latest available index value for that series.

These imputed index values for the latest two months for Northern Ireland were aggregated with the corresponding data for Great Britain. We used PIPR weights to produce provisional UK estimates for the latest two months for each UK series (including UK-level breakdowns).

Each subsequent month, updated Northern Ireland data are used to revise estimates for the UK, providing a two-month revision period for the UK series in PIPR.

Strengths and limitations

Strengths

The PIPR reflects price changes for all privately rented properties, including existing tenancies and newly advertised lets.

The PIPR produces prices that are comparable over time and publishes to an increased level of geographic granularity.

Our How we measure rental price inflation blog post explains the differences between measures of new-let annual inflation and the Price Index of Private Rents (PIPR). The PIPR measures the price change of the entire privately rented stock.

Limitations

While mitigation efforts are made, price changes at a local level can be influenced by the type and number of properties collected in any given period, which may lead to volatility. Longer-term trends should be considered for lower-level geographic breakdowns, rather than monthly movements.

Estimates for the City of London and Isles of Scilly are not published because of low collection volumes.

Because of differences in data collection and housing policy, caution is advised when comparing estimates for Scotland and Northern Ireland with other areas in England and Wales, and within Scotland. More information is available in our Price Index of Private Rents quality and methodology information (QMI) report.

Future developments

Following our request for a quality-focused assessment of the Private Index of Private Rents (PIPR), the Office for Statistics Regulation (OSR) published their Spotlight on Quality Assessment: PIPR report in October 2024. We reported our progress addressing these requirements through our Private rental prices development plan updates, which concluded in May 2026 when we updated the status of PIPR to official statistics.

On 17 November 2026, the ONS and OSR exchanged letters in which the OSR agreed to our request for a full assessment of the PIPR, against the updated Code of Practice, version 3.0, aiming to start in April 2027 subject to OSR resources.

12 . Related links

Housing prices in your area Interactive tool | Updated 18 November 2026 Find house prices and private rental prices for local authority and Broad Rental Market Areas across the UK.

UK House Price Index: reports Web page | Updated 18 November 2026 Monthly house price movements, including average price by property type, sales, and cash and mortgage sales, as well as information on first-time buyers, new builds, and former owner occupiers. Data are collected by HM Land Registry, Registers of Scotland, and Northern Ireland Land and Property Services and published on GOV.UK.

Private rental prices development plan, UK: updated May 2026 Article | Released 7 May 2026 Overview of our plans for the statistical development of rental prices statistics, including a timeline for development.

Price Index of Private Rents quality and methodology information (QMI) Methodology | Last updated 20 May 2026 Quality and methodology Information (QMI) for the Price Index of Private Rents, detailing the strengths and limitations of the data, methods used, and data uses and users.

Quality assurance of administrative data used in the Price Index of Private Rents Methodology | Last updated 20 May 2026 Quality assurance of administrative data (QAAD) used in the Price Index of Private Rents (PIPR).

Consumer price inflation, UK: October 2026 Bulletin | Released 18 November 2026 Price indices, percentage changes, and weights for the different measures of consumer price inflation.

13 . Cite this statistical bulletin

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