

Statistical bulletin

# Private rent and house prices, UK: February 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 rents increased by 3.5%, to £1,367, in the 12 months to January 2026 (provisional estimate); this annual growth rate is down from 4.0% in the 12 months to December 2025.
- Average rents increased to £1,423 (3.5%) in England, £826 (5.8%) in Wales, and £1,021 (2.6%) in Scotland, in the 12 months to January 2026.
- In Northern Ireland, average rents increased to £875 (5.6%), in the 12 months to November 2025.
- In England, private rents annual inflation was highest in the North East (8.0%), and lowest in London (1.1%), in the 12 months to January 2026.
- Average UK house prices increased by 2.4%, to £270,000, in the 12 months to December 2025 (provisional estimate); this annual growth rate is down from 2.8%, in the 12 months to November 2025.
- Average house prices increased to £292,000 (1.7%) in England, £215,000 (5.0%) in Wales, and £191,000 (4.9%) in Scotland, in the 12 months to December 2025.

Price Index of Private Rents (PIPR) data are [official statistics in development](#), and we advise caution when using the data. Because of data collection differences, we advise caution when comparing Scotland and Northern Ireland estimates with other UK countries. Read more in [Section 10: Data sources and quality](#).

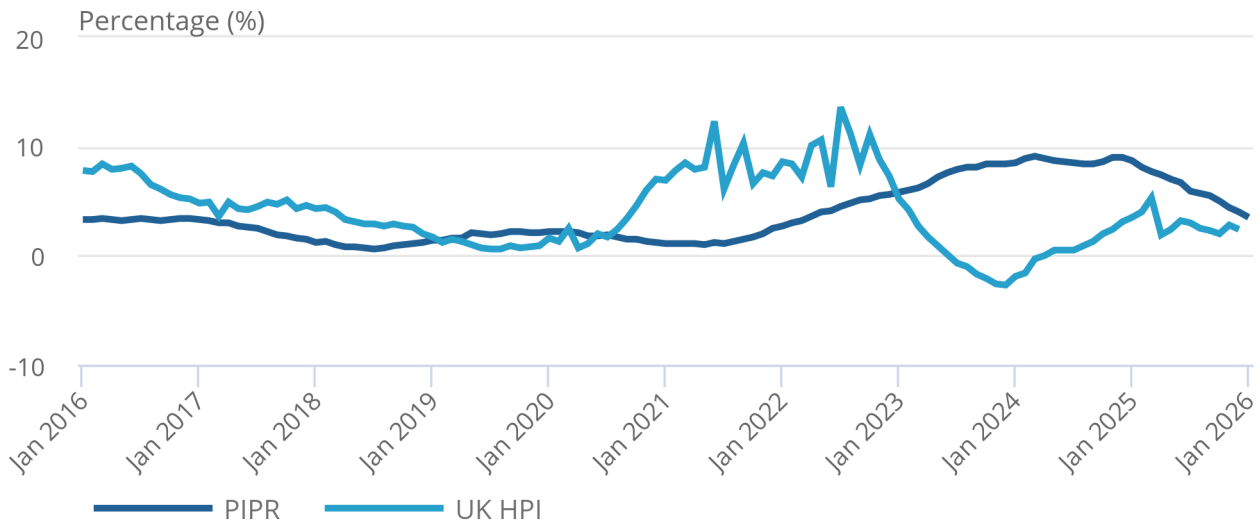
## 2 . UK private rent and house prices

Figure 1: UK rents and house price inflation has slowed

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

### Figure 1: UK rents and house price inflation has slowed

Private rents and house price annual inflation, UK, January 2016 to January 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 November 2025.
2. To produce UK rents statistics up to January 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.
3. PIPR estimates for the UK series for December 2025 and January 2026 will be revised in line with PIPR's two-month revision policy.
4. More information is available in [Section 10: Data sources and quality](#).

Average UK monthly private rents increased by 3.5%, in the 12 months to January 2026 (provisional estimate). This was down from 4.0% in the 12 months to December 2025, and is the lowest annual inflation rate since March 2022.

Average UK house prices increased by 2.4% (provisional estimate) to £270,000, in the 12 months to December 2025. This annual growth was down from 2.8% in the 12 months to November 2025.

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

On 20 August 2025, we introduced an improvement to the House Price Index's (HPI's) imputation method for Great Britain, which reduces initial overestimation of new build provisional estimates. Since this methods improvement increases the accuracy of our initial estimates, we expect overall revisions between provisional (first) and final revised (thirteenth) UK HPI estimates to be smaller in the future. 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 document](#).

We have also moved the UK HPI production system to a more modern platform. You can learn more about the impact of this change in [Section 10: Data sources and quality](#).

UK HPI first estimates (provisional) are based on sales volumes reflecting around 50% of all sales in Great Britain in December 2025. 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 usual, and should note the uncertainty around new build prices. However, recent methodology improvements reduce this uncertainty.

UK monthly rents estimates for the latest two months, and UK HPI estimates for the latest 12 months, are provisional and subject to revision (see Section 10: Data sources and quality). All statistics are non-seasonally adjusted estimates, unless stated otherwise.

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.

### 3 . House prices across the UK and by English region

The average house price for England was £292,000 in December 2025, up 1.7% (£5,000) from a year earlier. This annual rise was lower than in the 12 months to November 2025 (2.5%).

The average house price for Wales was £215,000 in December 2025, up 5.0% (£10,000) from a year earlier. This annual rise was higher than in the 12 months to November 2025 (0.9%).

The average house price for Scotland was £191,000 in December 2025, up 4.9% (£9,000) from a year earlier. This annual rise was unchanged from the 12 months to November 2025 (4.9%).

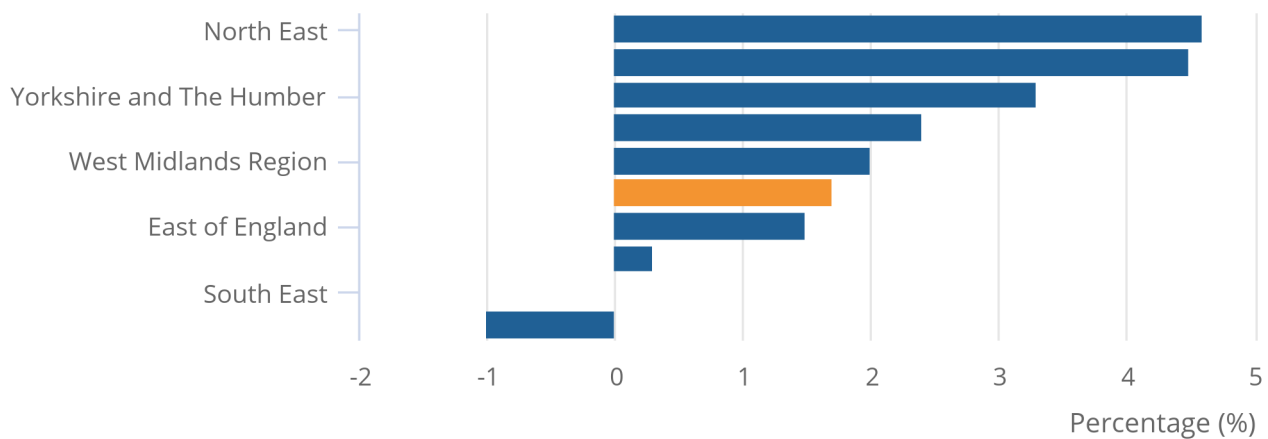
The average house price for Northern Ireland was £196,000 in Quarter 4 (October to December) 2025, up 7.5% (£14,000) from Quarter 4 2024.

#### Figure 2: Annual house price inflation is highest in the North East

Annual house price inflation, English regions, December 2025

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Annual house price inflation, English regions, December 2025



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

Notes:

1. Estimates are not seasonally adjusted.

The North East was the English region with the highest house price inflation, at 4.6%, in the 12 months to December 2025. This was down from 7.5% in the 12 months to November 2025.

Annual house price inflation was lowest in London. Prices fell by 1.0% in the 12 months to December 2025, compared with a fall of 0.7% in the 12 months to November 2025.

## 4 . Private rents across the UK

The average monthly private rent in the UK was £1,367 per month in January 2026. This is £46 (3.5%) higher than 12 months ago.

### Figure 3: The average rent in the UK was £1,367 in January 2026

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

#### Notes

1. Northern Ireland private rents data are currently available up to November 2025.
2. To produce UK rents statistics up to January 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.
3. UK PIPR estimates for December 2025, and January 2026 will be revised in line with PIPR's two-month revision policy. More information is available in [Section 10: Data sources and quality](#).
4. Northern Ireland rents data are for advertised new lets.
5. Because of data collection limitations, Scotland rents data (used in the PIPR) are mainly for advertised new lets (see [Section 10: Data sources and quality](#)). Users should bear this in mind when comparing across UK.

### England

Average monthly rent in England was £1423 in January 2026, up 3.5% (£48) year-on-year. This represents a slowdown from the 3.9% annual increase in the 12 months to December 2025, and the lowest annual growth rate since March 2022.

### Wales

Average monthly rent for Wales was £826 in January 2026, up 5.8% (£45) from a year earlier. This annual rise was higher than in the 12 months to December 2025 (5.7%), but below the record-high annual rise of 9.9% in November 2023.

### Scotland

Average monthly rent for Scotland was £1,021 in January 2026, up 2.6% (£25) from a year earlier. This annual rise was lower than in the 12 months to December 2025 (2.8%) and represents the lowest annual rise for more than four years. Scotland's annual inflation rate has been slowing since the record-high annual rise of 11.7% in August 2023.

Because of data collection limitations, Scotland rents data, which are used in the Price Index of Private Rents (PIPR) stock measure, are mainly for advertised new lets. From September 2022 to March 2025, measures relating to in-tenancy rent increases were implemented in Scotland (see Section 10: Data sources and quality). We advise users to bear this in mind when interpreting estimates for Scotland and comparing with other UK countries.

## Northern Ireland

We incorporated Northern Ireland into the PIPR in April 2025, enabling us to produce average rent levels for Northern Ireland and for the UK.

Average monthly rent in Northern Ireland was £875 in November 2025, up 5.6% (£46) from a year earlier. This annual rise was lower than in the 12 months to October 2025 (5.7%). Northern Ireland's annual inflation rate has been 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 (see [Section 10: Data sources and quality](#)).

### Figure 4: Rent annual inflation slowed across the majority of the UK

Private rents annual inflation, across the UK, January 2016 to December 2025

#### Notes

1. Northern Ireland rents data are currently available up to November 2025 and are for advertised new lets.
2. Because of data collection limitations, Scotland rents data (underlying the PIPR's stock measure) are mainly for advertised new lets (see [Section 10: Data sources and quality](#)). Users should bear this in mind when comparing across the UK.

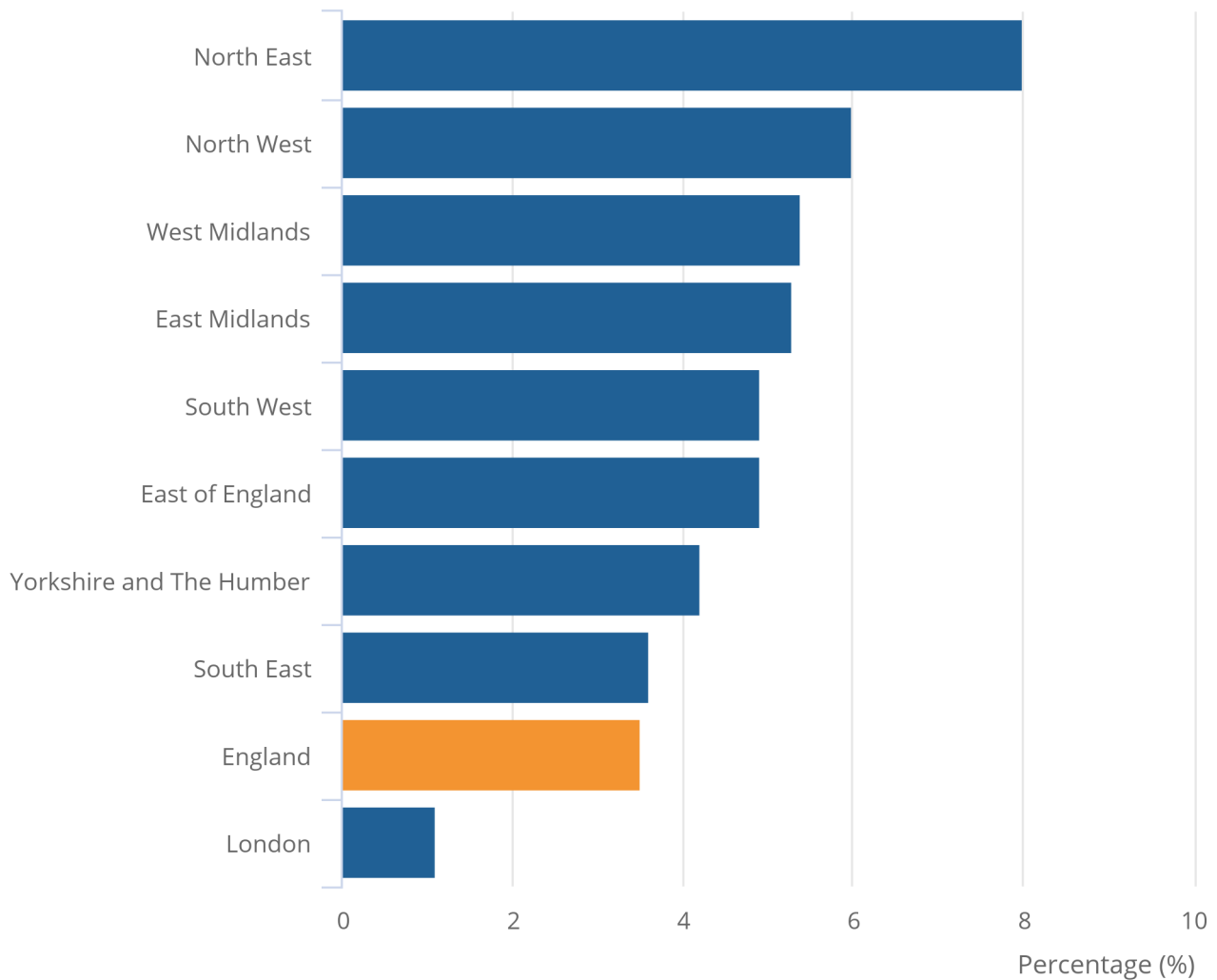
## 5 . Private rents by English region

Figure 5: The North East was the English region with the highest annual rents inflation

Private rent annual inflation, English regions, January 2026

Figure 5: The North East was the English region with the highest annual rents inflation

Private rent annual inflation, English regions, January 2026



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

The North East continued to have the highest rent annual inflation rate of all English regions, at 8.0%, in the 12 months to January 2026. This annual rise was higher than in the 12 months to December 2025 (7.9%).

Rent annual inflation remained lowest in London, at 1.1%, in the 12 months to January 2026, down from 2.1% in the 12 months to December 2025. London's annual inflation has slowed the most since its peak, decreasing by 10.4 percentage points since November 2024 (11.5%).

Average rent was highest in London (£2,253) and lowest in the North East (£767) in January 2026.

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

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

## **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.

In January 2026, average monthly rent was highest in Kensington and Chelsea, London (£3,640) and lowest in Dumfries and Galloway, Scotland (£549). Excluding London, the local area with the highest average monthly rent in January 2026 was Oxford, South East (£1,923).

## **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 January 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 November 2025.

## **7 . Private rents by property size**

The average UK monthly private rent in January 2026 was highest for detached properties (£1,563) and lowest for flats and maisonettes (£1,334). Average UK private rent was highest for properties with four or more bedrooms (£2,037) and lowest for properties with one bedroom (£1,109).

## **Figure 8: The average private rent increases with property size**

Average private rent, local authorities in England and Wales (January 2026) and broad rental market areas in Scotland (January 2026) and Northern Ireland (November 2025)

### **Notes**

1. Northern Ireland rents data are currently available up to November 2025.

## 8 . Data on private rent and house prices

### [Price Index of Private Rents, UK: monthly price statistics](#)

Dataset | Released 18 February 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 February 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 February 2026

Quarterly house price data based on a sub-sample of the Regulated Mortgage Survey.

### [House price data: annual tables](#)

Dataset | Released 16 July 2025

Annual house price data based on a sub-sample of the Regulated Mortgage Survey.

## 9 . 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.

## 10 . Data sources and quality

The Price Index of Private Rents (PIPR) is released as official statistics in development and is subject to revisions if methodology improvements are identified. Read more in our [Guide to official statistics in development](#).

## 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 publishes [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](#).

In addition to this, from 17 December 2025, the work to move the UK HPI production system to a new platform has meant we can introduce a minor improvement in the way we link the datasets used in the production of the UK HPI. This means that on average, the new method has more robust information about property attributes, such as floor area and number of rooms being used in the modelling process. This improvement has led to some small revisions to HPI levels that date back to January 2025.

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 will continue to monitor the new build series and UK HPI revisions, and 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 October 2025](#) 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.

Scotland rents data are predominantly for advertised new lets, with only a small proportion based on existing lets data. Therefore, price changes for existing tenancies are largely estimated for Scotland.

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 Section 10: Data sources and quality 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.

### 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 [PIPR quality and methodology Information \(QMI\)](#).

## 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 have been reporting on progress via our quarterly [Private rental prices development plan](#), with the last update published in October 2025. In October, we also published [our response](#) to the PIPR user engagement survey (which ran between June and September 2025). We have not published a further update as we have already completed substantial work to meet the requirements and there has been limited further progress to update.

We will publish the next Private rental prices development plan on Thursday 7 May 2026, where we will provide an update on the full set of actions we have taken to address the five requirements outlined in the OSR report. We will also provide our evaluation of PIPRs "in development" status and how we will work with OSR to discuss the steps needed to initiate a further assessment towards "accredited official statistics" status for PIPR.

Contact us at [hpi@ons.gov.uk](mailto:hpi@ons.gov.uk).

## 11 . Related links

### [Housing prices in your area](#)

Interactive tool | Updated 18 February 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 February 2026

Monthly house price movements, including average price by property type, sales, and cash 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 October 2025](#)

Article | Released 30 October 2025

Overview of our plans for the statistical development of rental prices statistics, including a timeline for development.

### [Price Index of Private Rents QMI](#)

Methodology | Released 26 March 2025

Quality and Methodology Information (QMI) for 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 | Released 26 March 2025

Quality assurance of administrative data (QAAD) used in the Price Index of Private Rents (PIPR).

### [Consumer price inflation, UK: January 2026](#)

Bulletin | Released 18 February 2026

Price indices, percentage changes, and weights for the different measures of consumer price inflation.

## 12 . Cite this statistical bulletin

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