

Statistical bulletin

Private rent and house prices, UK: May 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.

Contact:
Housing Market Indices team
hpi@ons.gov.uk
+44 1633 456400

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Table of contents

1. [Main points](#)
2. [UK private rent and house prices](#)
3. [House prices across the UK and by English region](#)
4. [Private rents across the UK](#)
5. [Private rents by English region](#)
6. [Private rents for local areas](#)
7. [Private rents by property size](#)
8. [Data on private rent and house prices](#)
9. [Glossary](#)
10. [Data sources and quality](#)
11. [Related links](#)
12. [Cite this statistical bulletin](#)

1 . Main points

- Average UK monthly private rents increased by 3.5%, to £1,381, in the 12 months to April 2026 (provisional estimate); this annual growth rate is up from 3.4% in the 12 months to March 2026.
- Average rents increased to £1,438 (3.5%) in England, £834 (4.9%) in Wales, and £1,019 (2.0%) in Scotland, in the 12 months to April 2026.
- In Northern Ireland, average rents increased to £877 (4.0%), in the 12 months to February 2026.
- In England, private rents annual inflation was highest in the North East (6.5%), and lowest in London (2.0%), in the 12 months to April 2026.
- Average UK house prices remained unchanged (0.0%), at £268,000, in the 12 months to March 2026 (provisional estimate); this annual growth rate is down from 1.7%, in the 12 months to February 2026.
- The annual UK house price inflation rate slowed because average monthly prices fell by 0.4% between February and March 2026, compared with a large monthly rise of 1.2% in the same period a year ago; this happened ahead of the April 2025 changes to Stamp Duty Land Tax, in England and Northern Ireland.
- Average house prices decreased to £290,000 (negative 0.6%) in England, and increased to £213,000 (2.9%) in Wales and £187,000 (1.6%) in Scotland, in the 12 months to March 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 10: Data sources and quality](#).

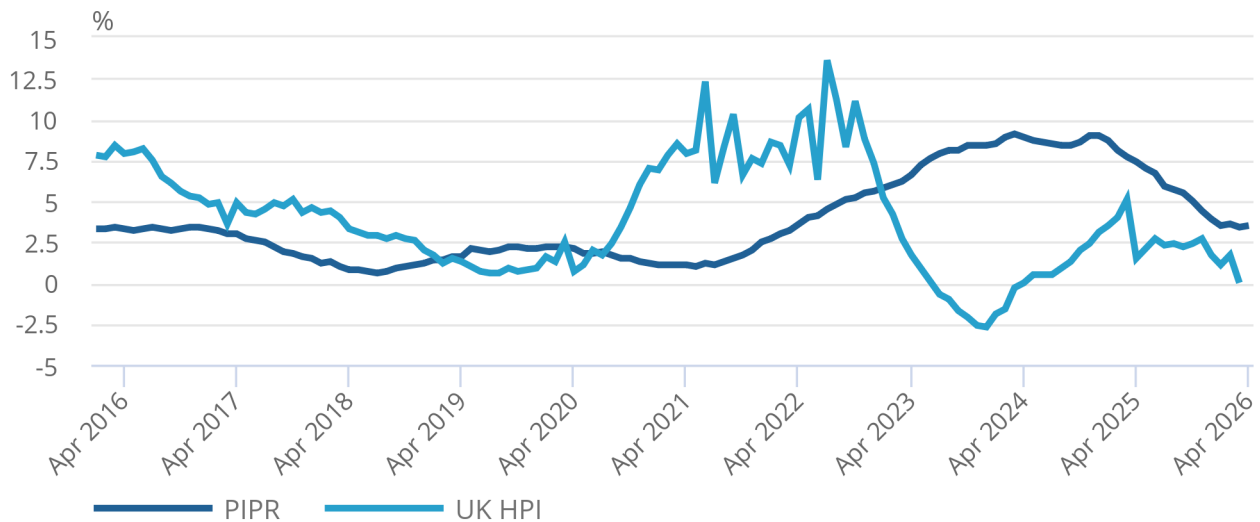
2 . UK private rent and house prices

Figure 1: UK house prices inflation slowed while rents inflation increased slightly since last month

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

Figure 1: UK house prices inflation slowed while rents inflation increased slightly since last month

Private rents and house price annual inflation, UK, January 2016 to April 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 February 2026. To produce UK rents statistics up to April 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 March 2026 and April 2026 will be revised in line with PIPR's two-month revision policy. 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 April 2026 (provisional estimate). This was up from 3.4% in the 12 months to March 2026.

Average UK house prices remained unchanged, at 0.0% (provisional estimate), in the 12 months to March 2026, when they were £268,000. This annual growth was down from 1.7% in the 12 months to February 2026, and was the lowest annual inflation rate since April 2024.

The annual UK house prices rate slowed because average monthly prices fell by 0.4% between February and March 2026, compared with a large monthly rise of 1.2% between February and March 2025. This slowing of the annual rate because of a large monthly rise is called a base effect, as explained in our [Inflation: How it's reported and its impact on prices blog post](#).

The large monthly rise in average UK house prices, in March 2025, and the large monthly fall, in April 2025, reflected unusually strong activity ahead of changes to the Stamp Duty Land Tax (SDLT), from 1 April 2025, in England and Northern Ireland. This observed effect on the annual rate is similar to the one reported in 2021, following changes to SDLT then.

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 (see [Section 10: 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 46% of all sales in Great Britain in March 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 £290,000 in March 2026, down 0.6% (£2,000) from a year earlier. This annual inflation rate was lower than in the 12 months to February 2026 (1.2%).

The average house price for Wales was £213,000 in March 2026, up 2.9% (£6,000) from a year earlier. This annual rise was lower than in the 12 months to February 2026 (3.3%).

The average house price for Scotland was £187,000 in March 2026, up 1.6% (£3,000) from a year earlier. This annual rise was lower than in the 12 months to February 2026 (2.5%).

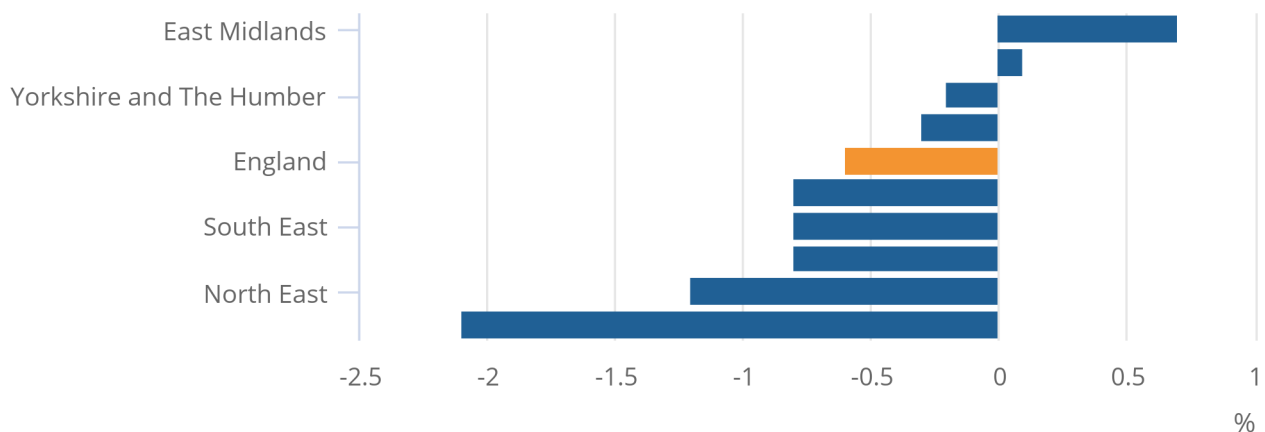
The average house price for Northern Ireland was £198,000 in Quarter 1 (Jan to Mar) 2026, up 7.4% (£14,000) from Quarter 1 2025.

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

Annual house price inflation, English regions, March 2026

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Annual house price inflation, English regions, March 2026



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

Notes:

1. Estimates are not seasonally adjusted.

The East Midlands was the English region with the highest house price inflation, at 0.7%, in the 12 months to March 2026. This was down from 1.9% in the 12 months to February 2026.

Annual house price inflation was lowest in London. Prices fell by 2.1% in the 12 months to March 2026, compared with a fall of 3.1% in the 12 months to February 2026. This is the eighth consecutive month in which London has seen an annual fall in house prices.

4 . Private rents across the UK

The average monthly private rent in the UK was £1,381 per month in April 2026. This is £46 (3.5%) higher than 12 months ago.

Figure 3: The average rent in the UK was £1,381 in April 2026

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

Notes:

1. Northern Ireland private rents data are currently available up to February 2026. To produce UK rents statistics up to April 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 March, and April 2026 will be revised in line with PIPR's two-month revision policy. More information is available in [Section 10: 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) are mainly for advertised new lets. Users should bear this in mind when comparing across UK.

England

Average monthly rent for England was £1,438 in April 2026, up 3.5% (£48) from a year earlier. This annual rise was higher than in the 12 months to March 2026 (3.4%).

Wales

Average monthly rent for Wales was £834 in April 2026, up 4.9% (£39) from a year earlier. This annual rise was higher than in the 12 months to March 2026 (4.8%) and down from the most recent peak of 8.9%, in March 2025.

Scotland

Average monthly rent for Scotland was £1,019 in April 2026, up 2.0% (£20) from a year earlier. This annual rise was lower than in the 12 months to March 2026 (2.1%) and represents the lowest annual rise for more than four years. Scotland's annual inflation rate has been generally 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 them with other UK countries.

Northern Ireland

Average monthly rent in Northern Ireland was £877 in February 2026, up 4.0% (£34) from a year earlier. This annual rise was lower than in the 12 months to January 2026 (5.0%). 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 rose in England and Wales but slowed in Scotland

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

Notes:

1. Northern Ireland rents data are currently available up to February 2026 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, which were not subject to Scotland's in-tenancy price-increase cap (September 2022 to March 2024) or temporary changes to the Rent Adjudication system (April 2024 to March 2025), as described in the [Cost of Living \(Tenant Protection\) Scotland Bill](#) and the [Scottish Government's Cost of living: rent and eviction page](#), respectively.

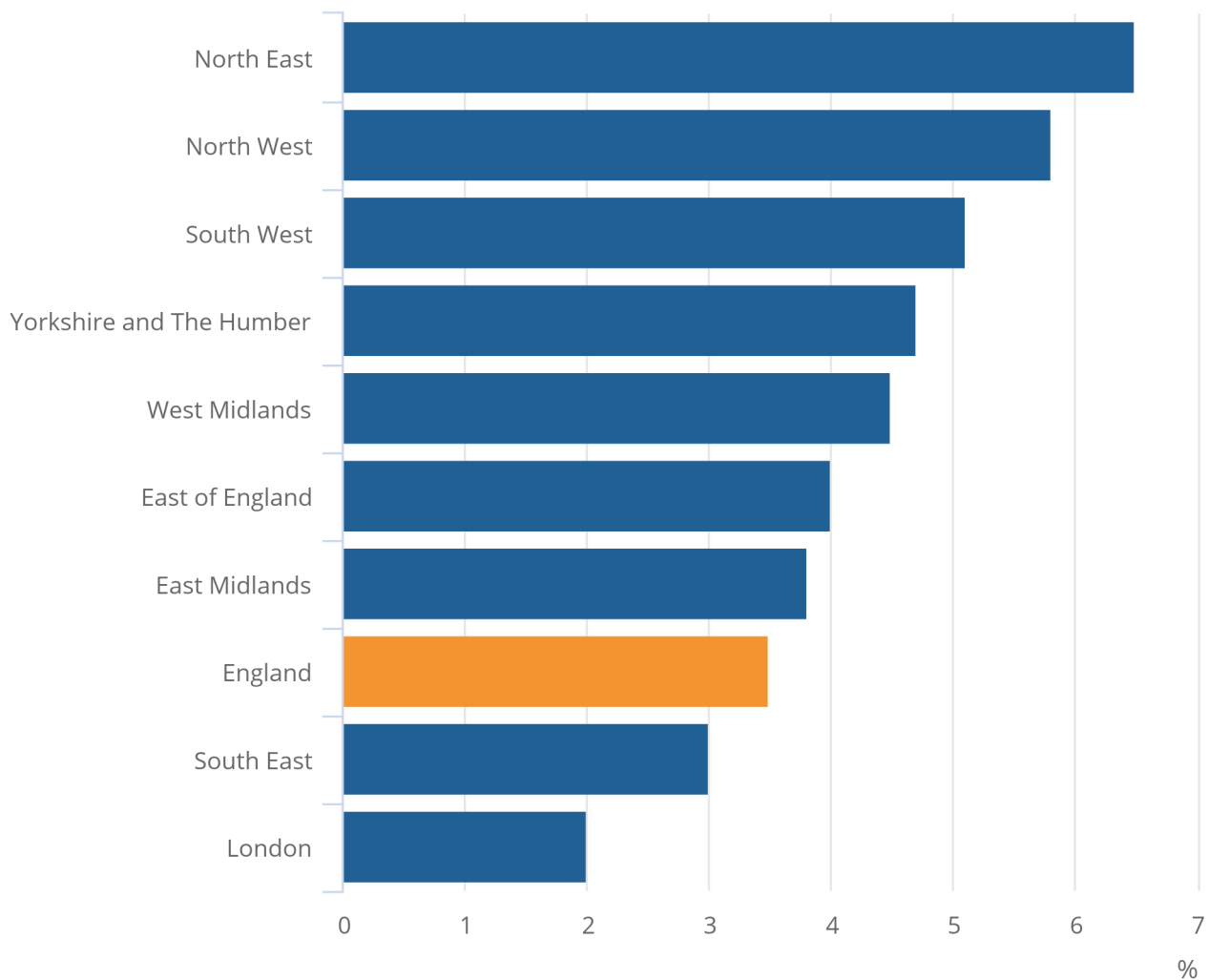
5 . Private rents by English region

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

Private rents annual inflation, English regions, April 2026

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

Private rents annual inflation, English regions, April 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 6.5%, in the 12 months to April 2026. This annual rise was unchanged from the 12 months to March 2026 (6.5%).

Rent annual inflation remained lowest in London, at 2.0%, in the 12 months to April 2026, up from 1.7% the 12 months to March 2026.

Average rent was highest in London (£2,290) and lowest in the North East (£776) in April 2026.

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

Average private rent, English regions, January 2015 to April 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 April 2026, average monthly rent was highest in Kensington and Chelsea, London (£3,597) and lowest in Dumfries and Galloway, Scotland (£552). Excluding London, the local area with the highest average monthly rent in April 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 April 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 February 2026.

7 . Private rents by property size

The average UK monthly private rent in April 2026 was highest for detached properties (£1,571) and lowest for flats and maisonettes (£1,350). Average UK private rent was highest for properties with four or more bedrooms (£2,055) and lowest for properties with one bedroom (£1,121).

Figure 8: The average private rent increases with property size

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

Notes:

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

8 . Data on private rent and house prices

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

Dataset | Released 20 May 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 20 May 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 20 May 2026

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

[House price data: annual tables](#)

Dataset | Released 25 March 2026

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

Following actions taken in response to the Office for Statistics Regulation (OSR's) [Spotlight on Quality Assessment: PIPR report](#), in October 2024, we have reviewed the "official statistics in development" status of the Price Index of Private Rents (PIPR). On 20 May 2026, PIPR data became "official statistics" and are no longer considered to be "in development". However, we will continue to work on these 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 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](#). We 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 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 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.

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

Future developments

Following our request for a quality-focused assessment of the PIPR, the Office for Statistics Regulation (OSR) published their [Spotlight on Quality Assessment: PIPR report](#) in October 2024.

We have been reporting on progress through our [Private rental prices development plan](#), with the last update published in May 2026. On 20 May 2026, we updated the status of PIPR from "official statistics in development" to "official statistics". We are engaging with the Office for Statistics Regulation (OSR) to review our progress towards meeting the requirements laid out in their October 2024 [Spotlight on Quality Assessment: PIPR report](#), and the next steps to obtain "accredited official statistics" status for PIPR.

Contact us at hpi@ons.gov.uk.

11 . Related links

[Housing prices in your area](#)

Interactive tool | Updated 20 May 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 20 May 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 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 QMI](#)

Methodology | Last updated 20 May 2026

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 | Last updated 20 May 2026

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

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

Bulletin | Released 22 April 2026

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

12 . Cite this statistical bulletin

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