Statistical bulletin

Private rent and house prices, UK: September 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 £1,400, in the 12 months to August 2026 (provisional estimate); this annual growth rate is up from 3.7% in the 12 months to July 2026.

- Average rents increased to £1,459 (4.0%) in England, £846 (4.3%) in Wales, and £1,013 (1.1%) in Scotland, in the 12 months to August 2026.

- In Northern Ireland, average rents increased to £874 (1.6%), in the 12 months to June 2026.

- In England, private rent annual inflation was highest in the North East and North West (5.8%), and lowest in the South East (3.0%), in the 12 months to August 2026.

- Average UK house prices increased by 1.4%, to £273,000, in the 12 months to July 2026 (provisional estimate); this annual growth rate is down from 1.5% in the 12 months to June 2026.

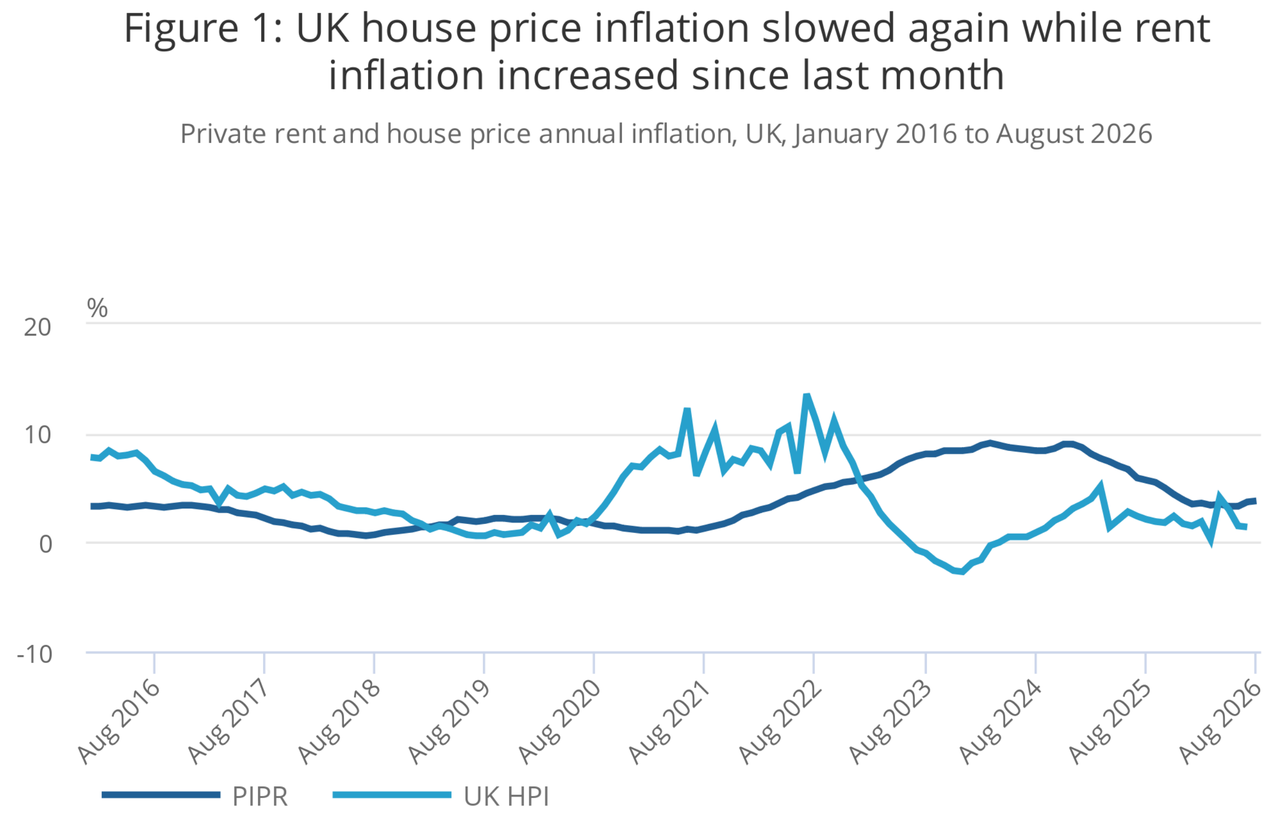
- Average house prices increased to £293,000 (1.1%) in England, £215,000 (2.6%) in Wales, and £196,000 (2.3%) in Scotland, in the 12 months to July 2026.

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 price inflation slowed again while rent inflation increased since last month

Private rent and house price annual inflation, UK, January 2016 to August 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 rent data are currently available up to June 2026. To produce UK rent statistics up to August 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 July and August 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 3.8%, in the 12 months to August 2026 (provisional estimate). This was up from 3.7% in the 12 months to July 2026. This is the highest annual inflation rate since December 2025 and was mainly caused by a rise in London's annual inflation rate, to its highest rate since October 2025.

Average UK house prices were £273,000 in July 2026 and increased by 1.4% (provisional estimate) in the 12 months to July 2026. This annual growth was down from 1.5% (revised estimate) in the 12 months to June 2026.

The UK annual rate slowed for the third consecutive month because of a sharp slowing in the annual rate for the South West of England, with London and the West Midlands also contributing to the slowdown. This trend aligns with the Royal Institution of Chartered Surveyors' July 2026 UK Residential Market Survey, which reported that UK-wide house prices continue to face a moderate degree of downwards pressure, particularly in London, and in the South West and the South East of England.

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

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

Revisions

UK monthly rent 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 50% of all sales in Great Britain in July 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 July 2026, up by 1.1% (£3,000) from a year earlier. This annual inflation rate was lower than in the 12 months to June 2026 (1.2%). House price annual inflation slowed for the third consecutive month in England, mainly because of a sharp slowing in the annual rate for the South West, with London and the West Midlands also contributing to the slowdown.

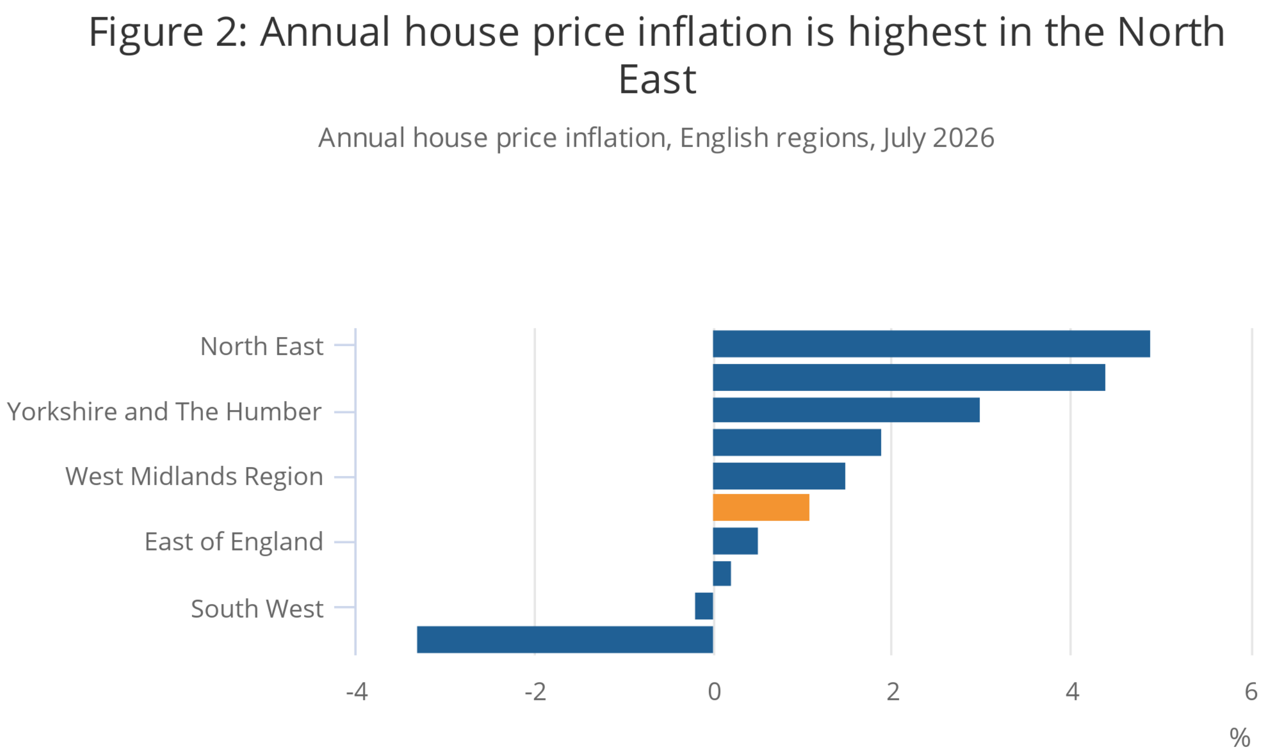
The average house price for Wales was £215,000 in July 2026, up by 2.6% (£5,000) from a year earlier. This annual rise was higher than in the 12 months to June 2026 (1.6%).

The average house price for Scotland was £196,000 in July 2026, up by 2.3% (£4,000) from a year earlier. This annual rise was higher than in the 12 months to June 2026 (1.6%).

The average house price for Northern Ireland was £202,000 in Quarter 2 (Apr to Jun) 2026, up by 9.2% (£17,000) from Quarter 2 2025. Northern Ireland's annual inflation rate rose because average prices increased by a larger amount between Quarter 1 (Jan to Mar) 2026 and Quarter 2 2026 (2.1%) than in the same period in 2025 (0.6%). Lower price growth in Quarter 2 2025 coincided with changes to the Stamp Duty Land Tax (SDLT) in Northern Ireland, from 1 April 2025. This is the highest annual rate for Northern Ireland since Quarter 4 (Oct to Dec) 2022 (10.1%).

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

Annual house price inflation, English regions, July 2026



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 4.9%, in the 12 months to July 2026. This was up from 4.0% in the 12 months to June 2026.

The lowest annual percentage change in house price inflation was in London, where prices decreased by 3.3% in the 12 months to July 2026, down from an annual fall of 3.1% in the 12 months to June 2026. This is the eleventh consecutive month where there has been an annual fall in house prices in London, with Inner London particularly affected, and represents the lowest annual rate for London since January 2024. The average house price in London is now £19,000 below the recent peak in July 2025, at £569,000.

4 . Private rents across the UK

The average monthly private rent in the UK was £1,400 in August 2026. This is £52 (3.8%) higher than 12 months ago.

Figure 3: The average private rent in the UK was £1,400 in August 2026

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

Notes

1. Northern Ireland private rents data are currently available up to June 2026. To produce UK rent statistics up to August 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 July and August 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 rent data are for advertised new lets.

4. Because of data collection limitations, Scotland rent data (used in the PIPR) have historically been predominately advertised new lets (see Section 10: 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 £1,459 in August 2026, up by 4.0% (£56) from a year earlier. This annual rise was higher than in the 12 months to July 2026 (3.8%).

Wales

Average monthly rent for Wales was £846 in August 2026, up by 4.3% (£35) from a year earlier. This annual rise was lower than in the 12 months to July 2026 (4.5%) and lower than the most recent peak of 8.9%, in March 2025.

Scotland

Average monthly rent for Scotland was £1,013 in August 2026, up by 1.1% (£11) from a year earlier. This annual rise was lower than in the 12 months to July 2026 (1.7%).

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.

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

Northern Ireland

Average monthly rent in Northern Ireland was £874 in June 2026, up by 1.6% (£14) from a year earlier. This annual rise was lower than in the 12 months to May 2026 (2.3%) and the lowest rate in nine years. 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 rent 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 while slowing in Wales and Scotland

Private rent annual inflation, across the UK, January 2016 to August 2026

Notes

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

2. Because of data collection limitations, Scotland rent data (used in the PIPR) have historically been predominately advertised new lets (see Section 10: Data sources and quality). Users should bear this in mind when comparing across the UK.

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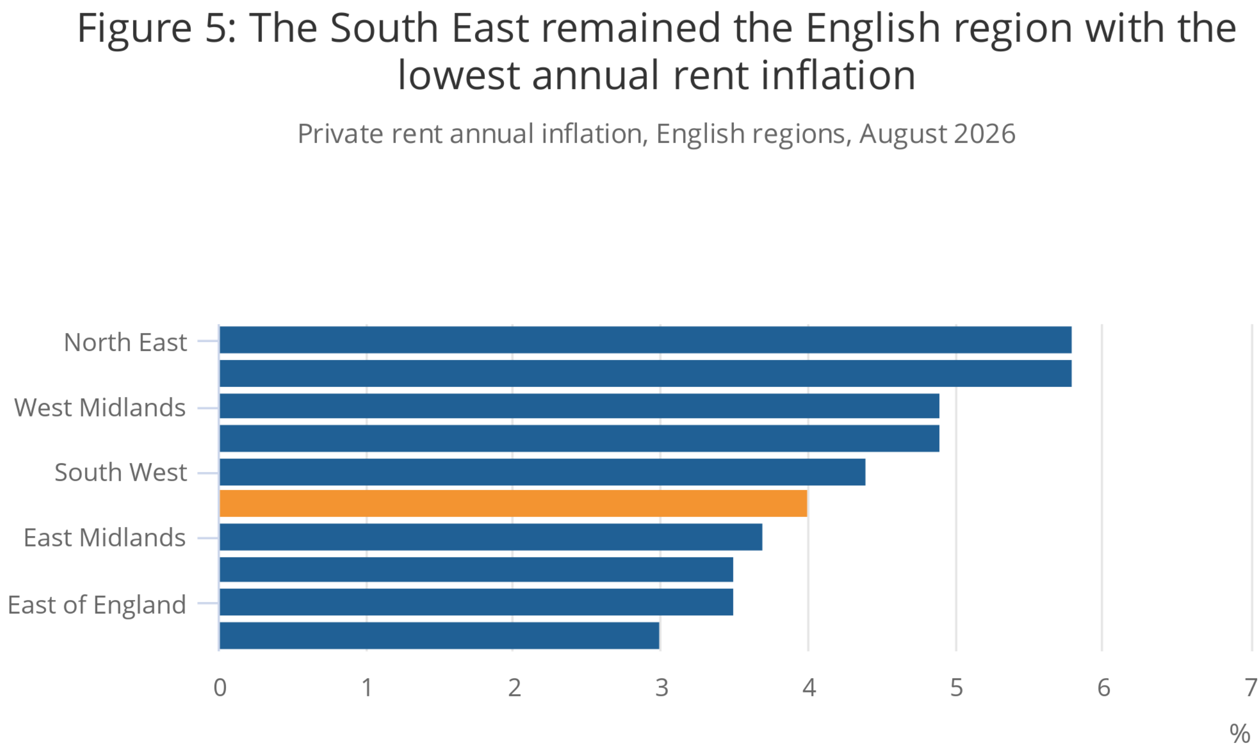
5 . Private rents by English region

Figure 5: The South East remained the English region with the lowest annual rent inflation

Private rent annual inflation, English regions, August 2026



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

The North East and North West had the highest rent annual inflation rate of all English regions, both at 5.8%, in the 12 months to August 2026. The North East's annual rate was down from 6.3%, while the North West's annual rate was up from 5.7%, in the 12 months to July 2026.

London's annual inflation rate rose to 3.5% in the 12 months to August 2026, up from 3.0% in the 12 months to July 2026. Strong London price growth in summer 2026 led the South East to replace London as the region with lowest annual inflation in July 2026, maintaining its position in August 2026.

Annual inflation in the South East was 3.0% in the 12 months to August 2026. This was up from 2.9% in the 12 months to July 2026.

Average rent was highest in London (£2,332) and lowest in the North East (£788) in August 2026.

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

Average private rent, English regions, January 2015 to August 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.

In August 2026, average monthly rent was highest in Kensington and Chelsea, London (£3,690), and lowest in Dumfries and Galloway, Scotland (£558). Excluding London, the local area with the highest average monthly rent in August 2026 was Oxford, South East (£1,963).

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

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

Notes

1. Values of [x] in this tool represent data which are not available.

2. Northern Ireland rent data are currently available up to June 2026.

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7 . Private rents by property size

The average UK monthly private rent in August 2026 was highest for detached properties (£1,589) and lowest for flats and maisonettes (£1,367). Average UK private rent was highest for properties with four or more bedrooms (£2,080) and lowest for properties with one bedroom (£1,136).

Figure 8: The average private rent price increases with property size

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

Notes

1. Northern Ireland rent data are currently available up to June 2026.

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8 . Data on private rent and house prices

[Price Index of Private Rents, UK: monthly price statistics](#)
Dataset | Released 16 September 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 16 September 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 19 August 2026
Quarterly house price data based on a sub-sample of the Regulated Mortgage Survey.

[House price data: annual tables](#)
Dataset | Released 22 July 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 the Office for Statistics Regulation's (OSR's) [Spotlight on Quality Assessment: PIPR report](#), in October 2024, we 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". 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. 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.

Our 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 of the 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 article 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 methodology describes PIPR data sources.

Data collection for Price Index of Private Rents

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

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

Until recently, Scotland rent 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 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 rent 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 Price Index of Private Rents 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 progress through our Private rental prices development plan article, 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 have engaged with the OSR regarding next steps towards PIPR's accreditation status. The next stage will be for the OSR to review our progress towards meeting the requirements laid out in their October 2024 Spotlight on Quality Assessment: PIPR report.

Contact us at hpi@ons.gov.uk.

11 . Related links

[Housing prices in your area]
Interactive tool | Updated 16 September 2026
Find house prices and private rental prices for local authority and Broad Rental Market Areas across the UK.

[UK House Price Index: reports]
Webpage | Updated 16 September 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: August 2026]
Bulletin | Released 16 September 2026
Price indices, percentage changes, and weights for the different measures of consumer price inflation.

12 . Cite this statistical bulletin

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