CBRE

Monthly Index July 2026

Commercial rental values continued to increase in July, however capital values saw a small decline.

Commentary

All commercial property capital values fell by 0.2% in July 2026, according to the latest CBRE UK Monthly Index. Rental values increased by 0.2% and month-on-month total returns were 0.2%.

Retail capital values fell by 0.1% in July, while rental values remained flat. Month-on-month total returns for the Retail sector were 0.4%.

Capital values for the Office sector decreased by 0.6% in July, while rental values increased by 0.3%, the highest across sectors. Central London capital values increased by 0.1% over the month. Total returns for the Office sector were -0.1% in July.

The Industrial sector capital values decreased by 0.2% in July, while rental values increased by 0.2%. Industrial monthly total returns were 0.2% over the month.

All property, July 2026

0.2% MoM
Total Return

1.0% 3 Month
Total Return

-0.2% MoM
Capital Value Growth

-0.4% 3 Month
Capital Value Growth

0.2% MoM
Rental Value Growth

0.7% 3 Month
Rental Value Growth

1bps MoM
Equivalent Yield Movement

5bps 3 Month
Equivalent Yield Movement

Source: CBRE Research, 2026

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The office sector saw the highest rental growth in July, while the retail sector posted the highest total return.

Retail, July 2026	Office, July 2026	Industrial, July 2026
0.4% MoM Total Return	-0.1% MoM Total Return	0.2% MoM Total Return
-0.1% MoM Capital Value Growth	-0.6% MoM Capital Value Growth	-0.2% MoM Capital Value Growth
0.0% MoM Rental Value Growth	0.3% MoM Rental Value Growth	0.2% MoM Rental Value Growth
0bps MoM Equivalent Yield Movement	1bps MoM Equivalent Yield Movement	2bps MoM Equivalent Yield Movement

Source: CBRE Research, 2026

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