Housing market overview

Produced 09 December 2025

This document provides the latest information available from various sources, with dates varying from September – November 2025

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Market overview

- This month all but two of our reported sources are indicating month-on-month house price decreases (in the range of 0.3% to 1.8%). Nationwide was the only source to report a monthly increase of 0.3% & Halifax doesn't report any change from the previous month. The majority of our sources continue to record annual house price increases (in the range of 0.4% to 2.6%). Rightmove & LSL were the only sources to record annual decreases of 0.5% & 4.0% respectively.

- Halifax has announced that average house prices were unchanged in November, with annual growth easing to 0.7%. They say despite the slowdown, the stability suggests 2025 as the steadiest housing-market in the past decade. First-time buyers stand to benefit from this slower growth, as affordability is now at its strongest level since 2015, and for the first time in three years - mortgage costs are at their lowest level.

- Hometrack reveals sales were affected in November due to uncertainty surrounding the Autumn budget. They say buyer demand and pricing have been influenced by a lack of Stamp Duty reform. Outside Southern England, house prices have risen by 3% amongst stable supply levels. In contrast, Southern England had recorded its first price decline in 18 months.

- Rightmove reports a sharp decline in asking prices throughout November, falling by 1.8%. They say the share of homes with reduced asking prices has now reached its highest level since February 2024. Despite this, sales agreed remains at 4% higher than last year for properties priced under £500,000. The majority of the market is impacted by the rumoured tax increase: sales agreed for homes over £500,000 are down 8%, and for properties priced over £2million are down 13% year-on-year.

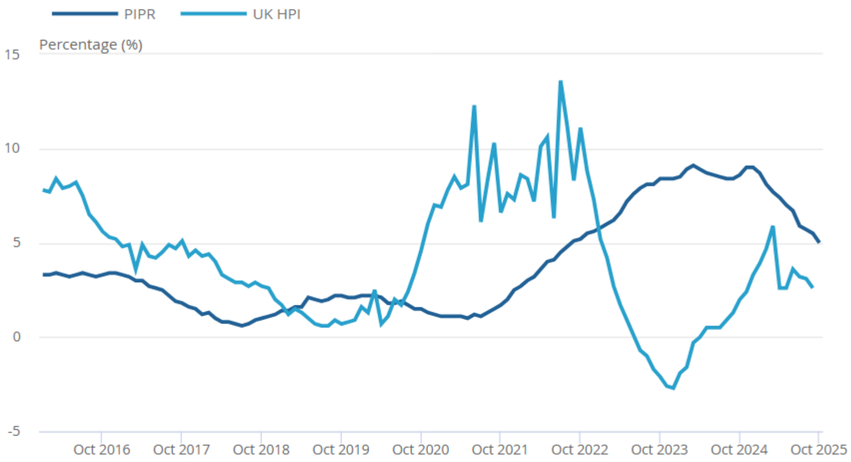
- Nationwide reports the housing market has stabilised in recent months, with modest price increases. They do say however, November saw a slight ease in house price growth, easing to 1.8% from 2.4% in October. Mortgage approvals are approaching pre-pandemic levels, suggesting improvements in stability even as mortgage rates have nearly doubled and house prices remain at record highs.

- The GfK Consumer Confidence Overall Index fell by two points in November to -19. All measures declined when compared to October's results. The Major Purchase Index dropped by three points to -15, while the Savings Index fell by five points to 24. Compared with October, these shifts suggest growing uncertainty and reduced reassurance in the economy.

Summary of published price indices

Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	September’25	v 0.6	^ 2.6	£272,000	19.11.2025
LSL Property Services	October’25	v 0.3	v 4.0	£353,144	14.11.2025
Halifax	November’25	> 0.0	^ 0.7	£299,892	05.12.2025
home.co.uk	November'25	v 0.4	^ 0.4	£360,275	14.11.2025
Hometrack	November’25	N/A	^ 1.3	£270,200	01.12.2025
Nationwide	November’25	^ 0.3	^ 1.8	£272,998	11.2025
Rightmove	November’25	v 1.8	v 0.5	£364,833	27.11.2025

Private rent and house price annual inflation

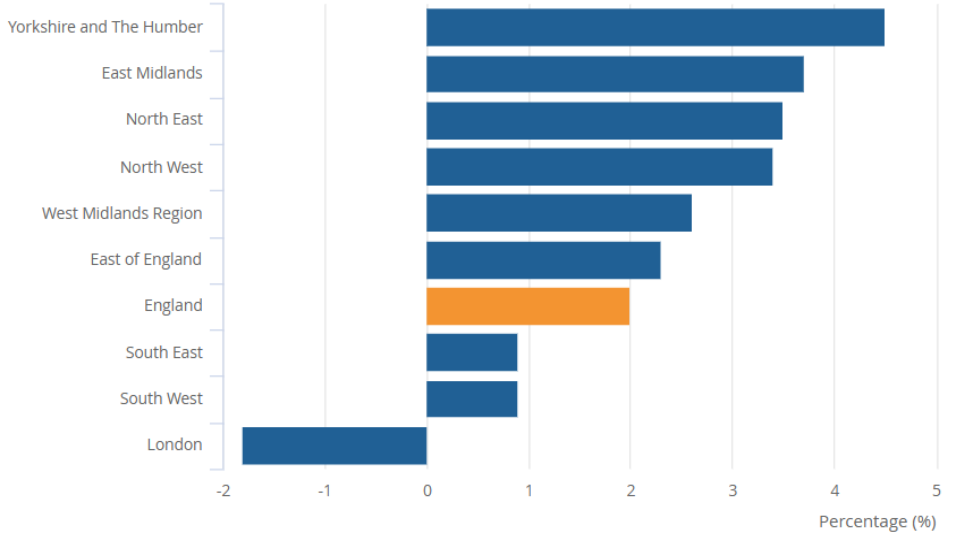


Source: [gov.co.uk price index]

"Budget speculation has cooled buyer demand and slowed market activity since the summer, leading to the first fall in house prices across southern England in 18 months. Meanwhile, prices are rising by up to 3% in the North West and by 2-3% across the rest of northern England, Scotland and Wales."

Source: [Hometrack price index]

Private rent annual inflation – 12-month % change



Source: [gov.co.uk price index]

"The increase in taxes on income from properties may dampen the supply of new rental properties coming onto the market. Rental supply has been constrained for some time, with the potential for this to maintain upward pressure on rental growth, which has been running at all-time highs in recent years."

Source: [Nationwide price index]

UK house-price rates of change: types of buyer

Type of buyer	Average price September 2025	Monthly change	Annual change
First time buyer	£229,158	-0.7%	2.6%
Former owner occupier	£334,108	-0.6%	2.2%

Source: gov.uk price index

“Positivity might be given further momentum in the Budget if there are any specific measures to assist home buyers. There now seem to be strong indications that the previous Help to Buy (HTB) scheme might be reactivated both to aid first-time buyers and to boost flagging housing supply.”

Source: LSL price index

UK house-price rates of change: types of dwelling

Property status	Average price July 2025	Monthly change	Annual change
New build	£380,666	4.4%	15.7%
Existing resold property	£265,368	0.5%	2.4%

Source: gov.uk price index

"More broadly, the removal of the threat of an annual property tax on homes purchased at over £500,000 offers important relief to home sellers and buyers. More than 210,000 homes are listed for sale above this level - around a quarter of all UK sales listings. These homes are mostly concentrated in southern England and account for half of all homes for sale in London."

Source: Hometrack price index

Number of housing transactions per month

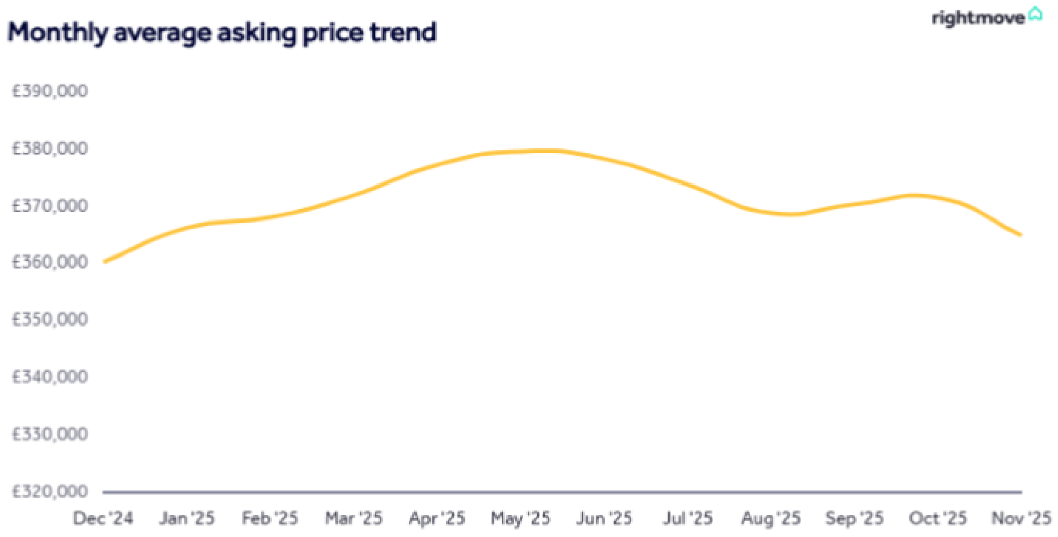
Country	July 2025	July 2024
England	42,568	64,652
Northern Ireland	1,923	2,152
Scotland	9,129	8,758
Wales	2,408	3,528

Source: gov.uk price index

"Sales agreed remain the clearest measure of market health: activity is slightly down across most regions, and up to 9% lower in Eastern England. However, sales agreed are holding steady year-on-year in Scotland, East Midlands and Yorkshire & the Humber."

Source: Hometrack price index

Monthly asking-price trend

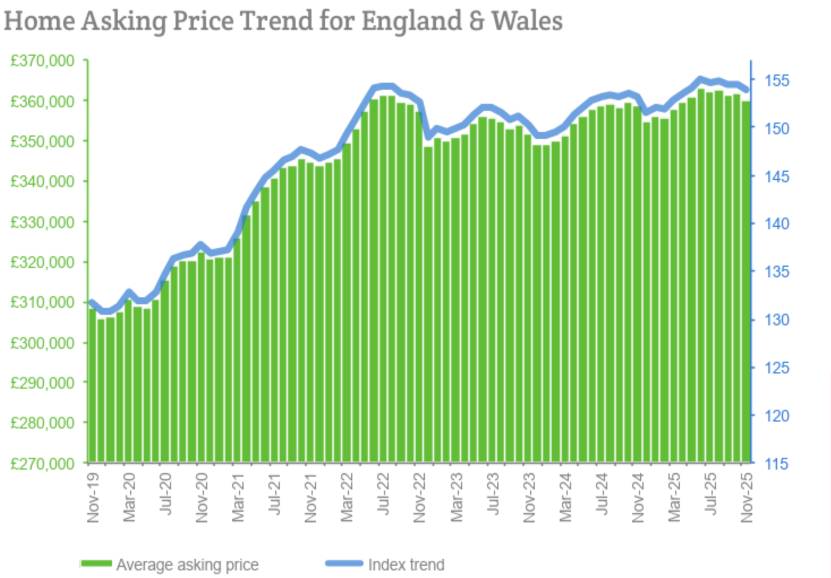


Source: [Rightmove price index]

"While slower growth may disappoint some existing homeowners, it's welcome news for first-time buyers. Comparing property prices to average incomes, affordability is now at its strongest since late 2015. Taking into account today's higher interest rates, mortgage costs as a share of income are at their lowest level in around three years."

Source: [Halifax price index]

Home asking-price trend for England & Wales

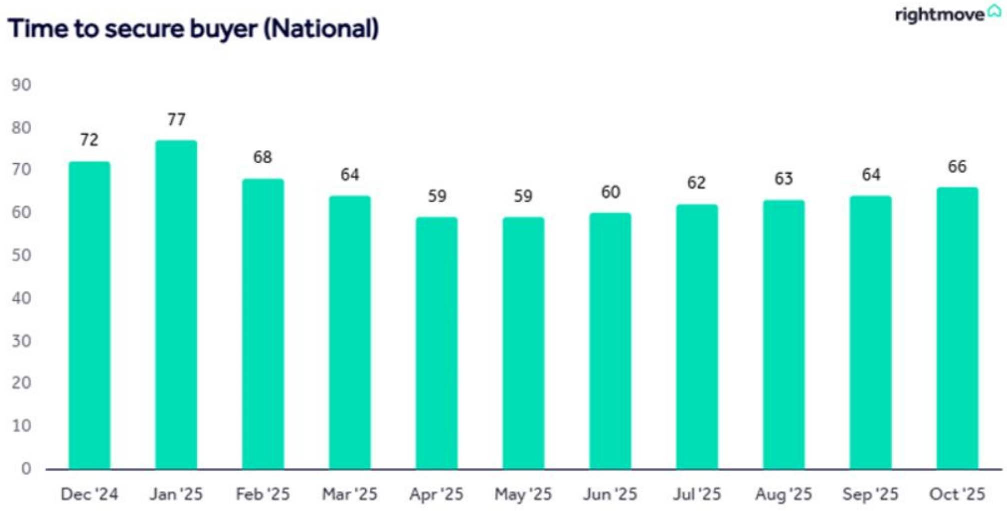


Source: [Home.co.uk price index]

"With buyers more distracted than usual, sellers who have already come to market are reducing their asking prices by more than the norm, as they attempt to entice bargain-hunting buyers. Over a third (34%) of homes available for sale have had an asking price reduction, with the average size of price reduction being 7%. Both figures are the highest since February 2024."

Source: [Rightmove price index]

Average-time-on-market indicator – National

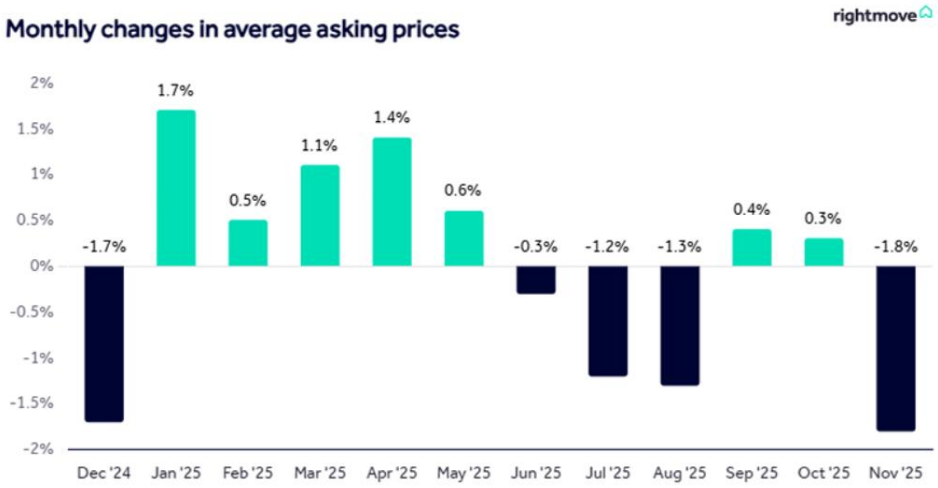


Source: [Rightmove price index]

"In the wake of a spectacular record breaking summer, the sales market momentum is now plummeting. Notably, this greater throughput has not been sufficient to significantly reduce the unsold stock total. Typical Time on Market (TTM) for unsold properties is trending higher and is currently eight days more than in November last year."

Source: [Home.co.uk price index]

Asking-price fluctuation percentage



> Over a third (34%) of homes available for sale have had an asking price reduction, with the average size of price reduction being 7%. Both figures are the highest since February 2024. The market is hesitant, with the upcoming Budget fuelling uncertainty, especially at the upper end, which has been the main focus of speculation around new property taxes.

Source: [Rightmove price index]

UK sales volumes by funding status

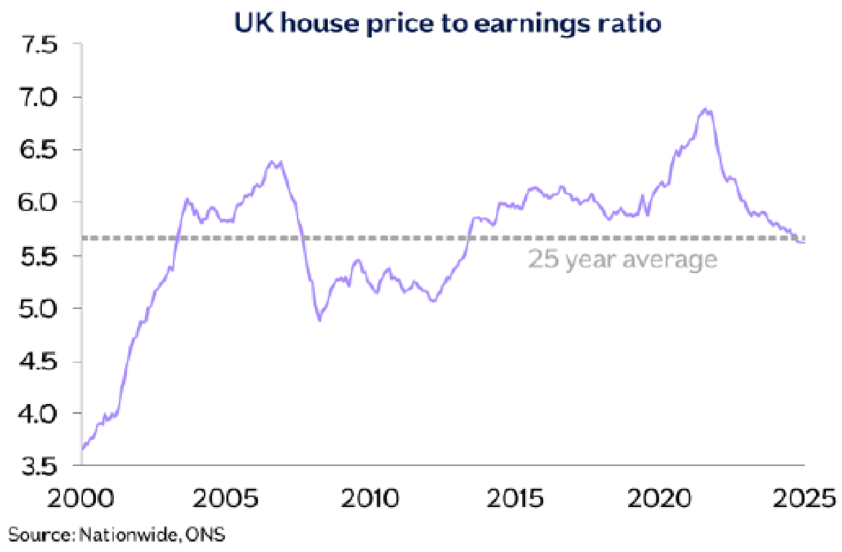
Funding status	Average price September 2025	Monthly change	Annual change
Cash	£258,265	-0.6%	1.9%
Mortgage	£280,799	-0.7%	2.7%

Source: gov.uk price index

"As well as the forthcoming Budget, many would-be home-movers will have their eyes on the mortgage rate trend and how their affordability is affected. The average two-year fixed mortgage rate is currently 4.41%, which while down from 5.06% at this time last year, has been slower to fall during 2025 than many predicted. Though the decision to hold the Bank Rate in November rather than cut it will be disappointing to movers, there is still a good chance of a rate cut in December, which would be a welcome early Christmas present for movers."

Source: Rightmove price index

UK house-price-to-earnings ratio

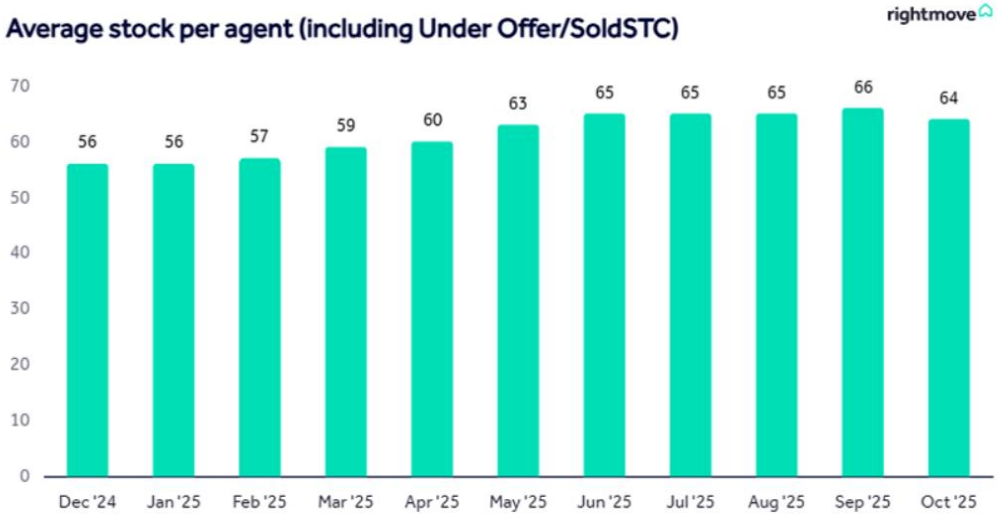


Source: [Nationwide price index]

"The poor state of the wider economy is casting a long shadow. Rising unemployment and the expectation of tax rises in the November budget will erode the number of potential buyers and their buying potential. The market will therefore adjust to these new circumstances, most likely by reducing prices and rents"

Source: [Home.co.uk price index]

Average properties for sale per estate agent



Source: Rightmove price index

"There remains a veritable glut of unsold stock on the market. The total portfolio count for England and Wales is at its highest November reading since 2013. Oversupply is rebalancing the market in favour of buyers. Vendor numbers have swelled considerably. October showed the highest number of new instructions for that month in many years. Such a surge suggests that many investors are throwing in the towel. There were 7% more properties entering the market during October this year than in October 2024. The largest surges were in the East Midlands, Wales and the West Midlands (all up 11% year-on-year)."

Source: Home.co.uk price index

UK consumer confidence

UK Measures	↑↔↓	November 2025	October 2025	September 2025	November 2024
Overall Index Score	↓2	-19	-17	-19	-18
Personal Financial Situation over last 12 months	↓2	-7	-5	-7	-9
Personal Financial Situation over next 12 months	↓2	1	3	4	-1
General Economic Situation over last 12 months	↓1	-43	-42	-45	-39
General Economic Situation over next 12 months	↓2	-32	-30	-32	-26
Major Purchase Index	↓3	-15	-12	-16	-16
Savings Index (commented on but not used in Overall Index Score)	↓5	24	29	22	24

NIM Nuremberg Institute for Market Decisions | GfK An NIQ Company

Source: GfK Consumer Confidence Barometer *powered by NIM* (November 2025)

"The three-point drop in the Major Purchase Index is also troubling at this time of year, suggesting households are tightening their grip just as retailers move into a crucial trading period. In such conditions, the Budget offers a timely chance to provide the clarity and reassurance that consumers are struggling to find on their own."

Source: GFK consumer confidence index

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