

# Housing market overview

Produced 10 April 2026

This document provides the latest information available from various sources, with dates varying from January – March 2026.

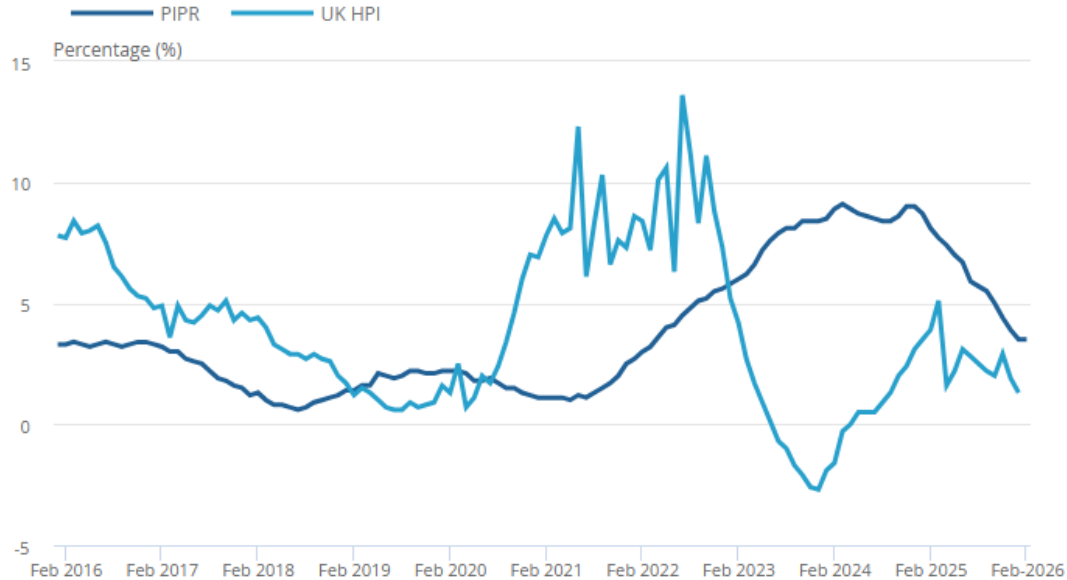
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- > The sources this month present a mixed picture. Three (Rightmove, Nationwide and home.co.uk) report monthly house price increases of between 0.6% and 0.9%, while the others - Gov.co.uk, LSL, and Halifax recorded declines ranging from 0.2% and 0.5%. All sources except Rightmove reported annual house price growth, with increases between 0.6% and 2.2%.
- > Halifax reports on the recent slowdown in the housing market, with prices dropping by 0.5% month-on-month in March. They say the downturn is linked to the conflict in the Middle East and concerns around energy costs, affordability, and mortgage rates, which have begun to dampen the initial momentum seen at the start of the year. However, they say house prices may still prove resilient in the near term.
- > Hometrack supports a continued stability in the UK housing market during March, although buyer demand has fallen by 13% and may decline further if mortgage rates keep rising. Despite this, they say sales remain resilient, with committed buyers continuing to move forward. However, market conditions are still evolving, as higher mortgage rates and inflation pressures are leading to some deals being withdrawn while the market adjusts.
- > Rightmove reports that despite ongoing global uncertainty, the housing market remained stable throughout March. Buyer demand is currently lower than it was a year ago, while new listings have fallen by 3%, they remain 7% higher than in 2025. They say with mortgage rates rising, affordability continues to be a challenge. However, although the number of agreed sales has declined by 2%, this is still 5% higher than a year ago.
- > Nationwide indicates the housing market may be gaining momentum with annual house prices rising 2.2% in March and increasing by 0.9% month on month. However, based on developments in the Middle East, economic growth is expected to slow and inflation to be higher than previously anticipated.
- > The GfK Consumer Confidence Overall Index fell by a further two points in March to -21. Like February, three measures were down, one was up and one was flat. The Major Purchase Index decreased by four points to -18, which is one point worse than March last year. In contrast, the Savings Index increased by six points to -27; this is two points better than last year.

# Summary of published price indices

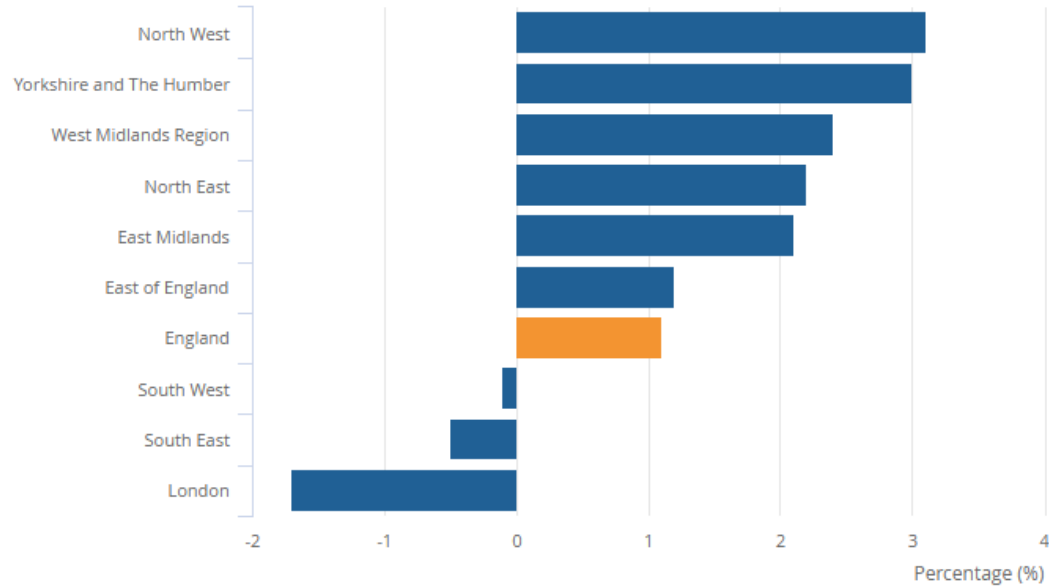
Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	January '26	▼ 0.3	▲ 1.3	£268,000	25.03.2026
LSL Property Services	February '26	▼ 0.2	▲ 1.8	£329,000	17.03.2026
Halifax	March '26	▼ 0.5	▲ 0.8	£299,677	08.04.2026
home.co.uk	March '26	▲ 0.6	▲ 0.6	£359,782	15.03.2026
Hometrack	March '26	N/A	▲ 1.3	£270,500	30.03.2026
Nationwide	March '26	▲ 0.9	▲ 2.2	£277,186	03.2026
Rightmove	March '26	▲ 0.8	▼ 0.2	£371,042	16.03.2026

# Private rent and house price annual inflation



“ Average UK house prices increased by 1.3% (provisional estimate) to £268,000, in the 12 months to January 2026. This annual growth was down from 1.9% in the 12 months to December 2025. ”

## Private rent annual inflation – 12-month % change



“ Average UK monthly private rents increased by 3.5%, in the 12 months to February 2026 (provisional estimate). This was unchanged from 3.5% in the 12 months to January 2026, and is the joint-lowest annual inflation rate since March 2022. ”

Source: [gov.co.uk price index](https://www.gov.co.uk/price-index)

## UK house-price rates of change: types of buyer

Type of buyer	Average price January 2026	Monthly change	Annual change
First time buyer	£226,465	-0.4%	1.3%
Former owner occupier	£329,867	-0.1%	1.0%

Source: [gov.uk price index](#)

“By contrast, middle market second-stepper homes are up by 0.6% and prices for the largest top-of-the-ladder homes are flat. Slight price falls for typical first homes may provide a window of opportunity for deposit-ready first-time buyers this spring, though saving up a deposit remains a challenge when average rents are near record levels and cost-of-living pressures persist.”

Source: [Rightmove price index](#)

## UK house-price rates of change: types of dwelling

Property status	Average price November 2025	Monthly change	Annual change
<b>New build</b>	£377,675	5.0%	14.2%
<b>Existing resold property</b>	£266,805	0.2%	2.1%

Source: [gov.uk price index](#)

“ Our most recent data by property type shows that detached properties saw the biggest percentage rise over the last 12 months, with average prices up 2.4% year on year. Terraced properties saw similar growth of 2.1%, with semi-detached slightly weaker at 1.5%. However, flats saw a small year-on-year decline of 0.5%. ”

Source: [Nationwide price index](#)

# Number of housing transactions per month

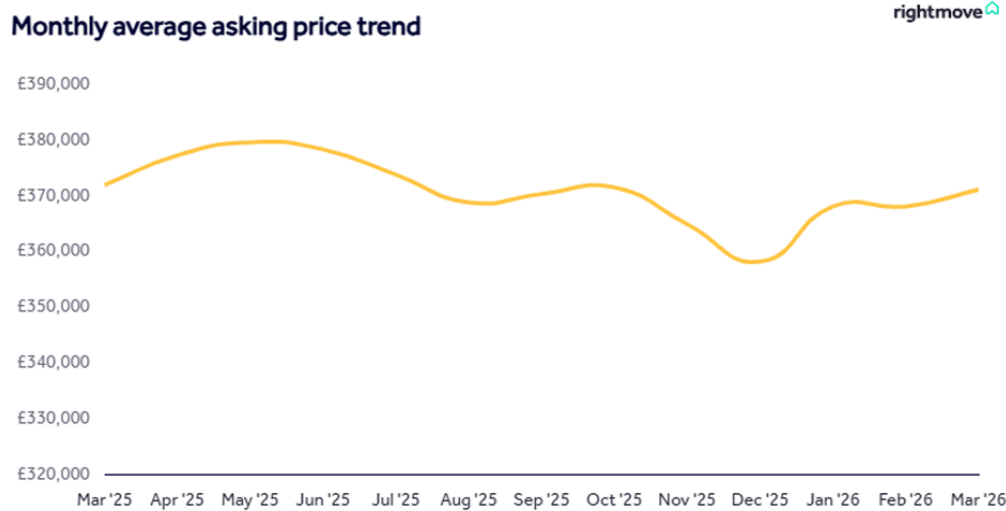
Country	November 2025	November 2024
England	43,013	70,691
Northern Ireland	2,118	2,273
Scotland	9,058	9,593
Wales	2,367	3,931

Source: [gov.uk price index](#)

“ The latest real-time snapshot of daily market activity at the time of writing shows that the number of sales being agreed is only 2% behind the strong market of this time last year, and 5% ahead of 2024. This suggests that home-movers are continuing with deals despite headlines about potential mortgage rate rises and increases to fuel and energy costs. ”

Source: [Rightmove price index](#)

# Monthly asking-price trend

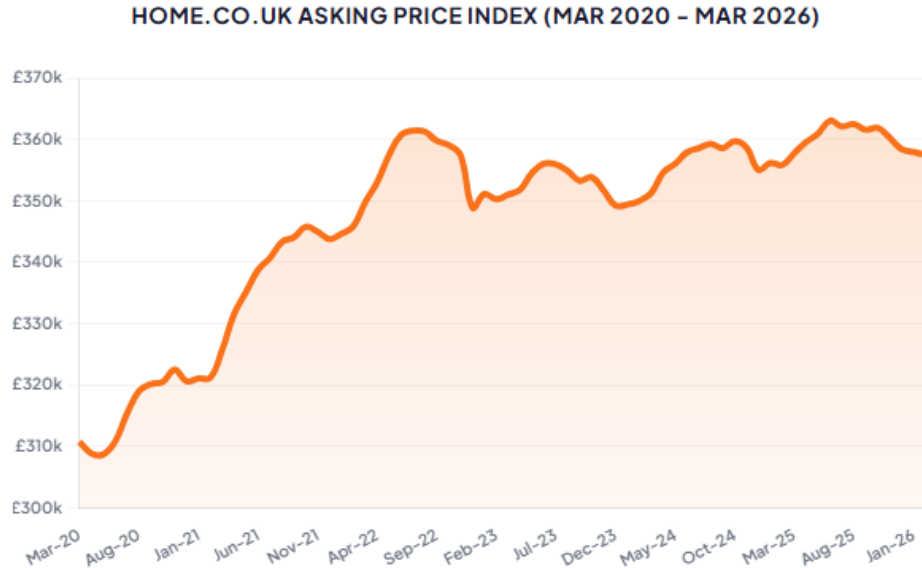


Source: [Rightmove price index](#)

“ Home prices have shown their first strong uptick since June last year. The mix-adjusted average added 0.6% during February. However, annualised growth is exceedingly weak, also at 0.6%. These figures indicate how precarious home price growth remains overall. Relative to inflation, it is clear that residential property is not a safe store of capital now, and nor has it been since October 2021 ”

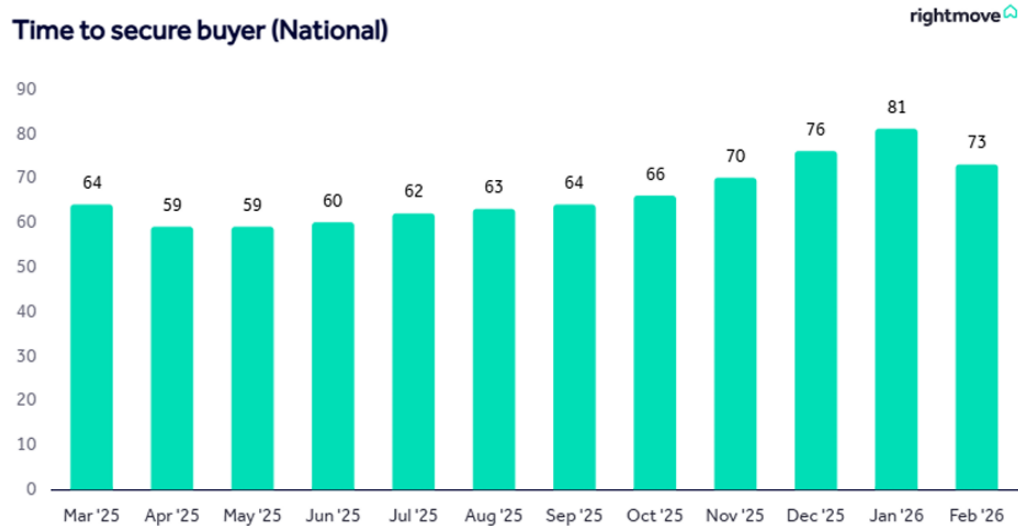
Source: [Home.co.uk price index](#)

# Home asking-price trend for England & Wales



Home prices have shown their first strong uptick since June last year. The mix-adjusted average added 0.6% during February. However, annualised growth is exceedingly weak, also at 0.6%. These figures indicate how precarious home price growth remains overall. Relative to inflation, it is clear that residential property is not a safe store of capital now, and nor has it been since October 2021

# Average-time-on-market indicator – National

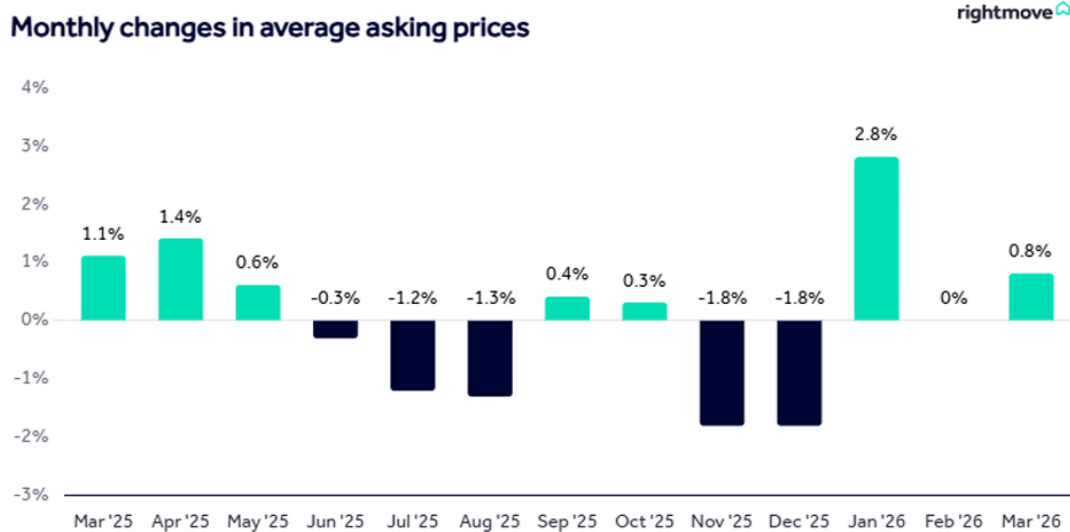


Source: [Rightmove price index](#)

Typical Time on Market (TToM) for unsold properties in England and Wales reduced last month but remains six days higher than in March 2025. Marketing times for unsold property are at a 5-year high. The worst increases year-on-year continue to be found in London and the South West.

Source: [Home.co.uk price index](#)

# Asking-price fluctuation percentage



Source: [Rightmove price index](#)

“ Across Great Britain, annual house price growth stands at +1.8%, with month on month and quarter on quarter changes at -0.1% and -0.4%. Buyers remain price sensitive, lenders cautious on margins, and affordability constraints continue to shape behaviour - particularly in higher value regions. ”

Source: [LSL price index](#)

## UK sales volumes by funding status

Funding status	Average price January 2026	Monthly change	Annual change
Cash	£255,155	-0.2%	0.9%
Mortgage	£277,349	-0.3%	1.3%

Source: [gov.uk price index](#)

“ However, the recent increase in UK mortgage rates has been more modest than the sharp rises seen during the mini budget of 2022. Further, many households will already be on fixed deals, protecting them from the latest rate rises. Taking all this into account, house prices may prove resilient, even if uncertainty weighs on market activity in the near term. ”

Source: [Halifax price index](#)

# UK house-price-to-earnings ratio

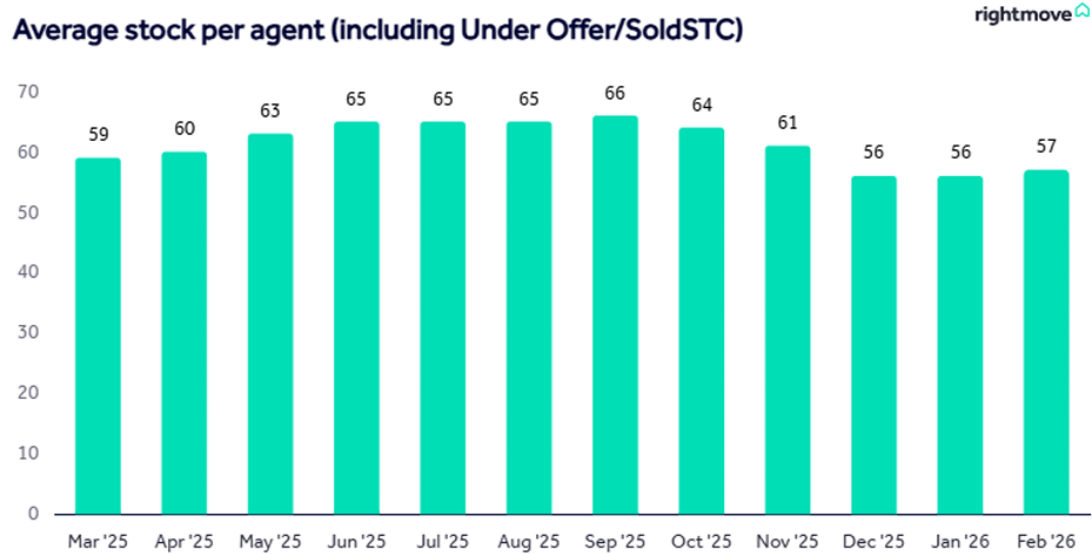


Source: [Nationwide price index](#)

“ Buyer affordability has improved, with wages growing faster than house prices while mortgage borrowing power has increased. However, as the spring selling season ramps up, sellers may need to price even more competitively this year to find a buyer in the high supply market. ”

Source: [Rightmove price index](#)

# Average properties for sale per estate agent



“ The number of homes for sale remains a key factor limiting more significant price growth, as the eleven-year high level of supply is giving buyers more choice and forcing new sellers to be more restrained and realistic. ”

Source: [Rightmove price index](#)

## UK consumer confidence

UK Measures	↑↔↓	March 2026	February 2026	January 2026	March 2025
Overall Index Score	↓ 2	-21	-19	-16	-19
Personal Financial Situation over last 12 months	↔	-7	-7	-3	-9
Personal Financial Situation over next 12 months	↓ 1	1	2	6	1
General Economic Situation over last 12 months	↑ 1	-43	-44	-45	-42
General Economic Situation over next 12 months	↓ 6	-37	-31	-31	-29
Major Purchase Index	↓ 4	-18	-14	-10	-17
Savings Index <small>(omitted in but not used in Overall Index Score)</small>	↑ 6	27	21	28	25

“ People simply do not feel the economy is robust enough to ride out the knock-on effects from the Middle East conflict. Moreover, the decline in purchasing intentions, coupled with a six-point rise in the Savings Index, indicates people are holding on to their money and avoiding making major purchases while they wait to see what the medium-term impact of the conflict will be. ”

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