

Housing market overview

Produced 12 May 2025

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

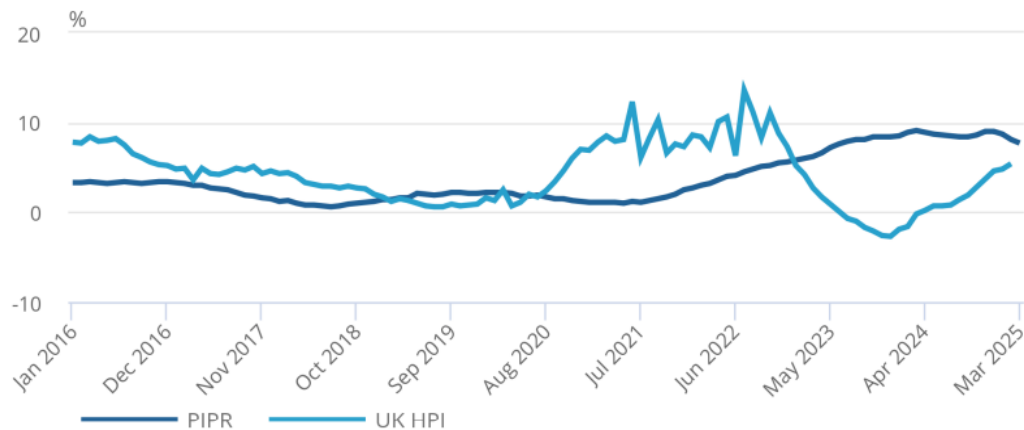
Market overview	3
Summary of published price indices	4
Private rent and house price annual inflation	5
Private rent annual inflation – 12-month % change	6
UK house-price rates of change: types of buyer	7
UK house-price rates of change: types of dwelling	8
Number of housing transactions per month	9
Monthly asking-price trend	10
Home asking-price trend (England & Wales)	11
Average-time-on-market indicator (National)	12
Asking-price fluctuation percentage	13
UK sales volumes by funding status	14
UK house-price-to-earnings ratio	15
Average properties for sale per estate agent	16
UK consumer confidence	17

- > Most sources (LSL, Halifax, [home.co.uk](https://www.home.co.uk) and Rightmove) reported a month-on-month house price increase (in the range of 0.1% - 1.4%). With Nationwide reporting the only decrease of 0.6% and gov.co.uk stating no change from the previous month (0.0%). When it comes to annual house prices, this month sees a mixed bunch, with four of our reported sources (gov.uk, Halifax, Hometrack and Rightmove) recording price increases (in the range of 1.3% to 5.4%). LSL, home.co.uk and Nationwide all report decreases.
- > Halifax reports resilience in the market despite a subdued economic environment and risks from geopolitical developments. With an annual growth of +0.3%, marking the highest-level rate this year at +3.2%. They do say however, there was no sharp increase in property price demand even with the end of stamp duty relief and that buyers' affordability is visibly assisted by the fall in mortgage rates to below 4%.
- > Hometrack tells us that house price inflation continues to slow in line with the decline in demand. They say buyer demand remains 1% higher than last year though this is restricted because of seasonality and the stamp duty relief ending. Despite this, a rise of 1% - 1.5% is still expected for UK house prices, supported by an increase in sales of 5% compared to last year.
- > Rightmove reports that buyers have adapted to the increased tax since the end of the stamp duty relief as shown in the 1.4% rise in the average asking price of properties coming to the market. They say additional challenges may be faced due to President Trump's increased tariffs in the upcoming months. But on a more encouraging note, potential interest rate cuts by the Bank of England could improve buyer affordability.
- > Nationwide predicts the market to remain restricted in the upcoming months, with an uplift throughout the summer months. They say despite global economic uncertainties, the conditions for the UK house buyer remain supportive. And on another positive note, buyers can anticipate borrowing costs to reduce if the bank rate is lowered in the upcoming months.
- > The GFK Consumer Confidence Overall Index Score showed declines across all measures compared to last month's slight improvement. The headline score fell by four points to -23 in April. Personal finance expectations over the next 12 months dropped by four points to -3 and are expected to deteriorate further. While inflation appeared to ease in March, there are concerns that prices could rise again.

Summary of published price indices

Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	February'25	> 0.0	▲ 5.4	£268,000	16.04.2025
LSL Property Services	March'25	▲ 0.1	▼ 1.4	£359,066	08.04.2025
Halifax	April'25	▲ 0.3	▲ 3.2	£297,781	08.05.2025
home.co.uk	April'25	▲ 0.5	▲ 1.4	£359,568	16.04.2025
Hometrack	April'25	N/A	▲ 1.6	£268,000	30.04.2025
Nationwide	April'25	▼ 0.6	▲ 3.4	£270,752	04.2025
Rightmove	April'25	▲ 1.4	▲ 1.3	£377,182	14.04.2025

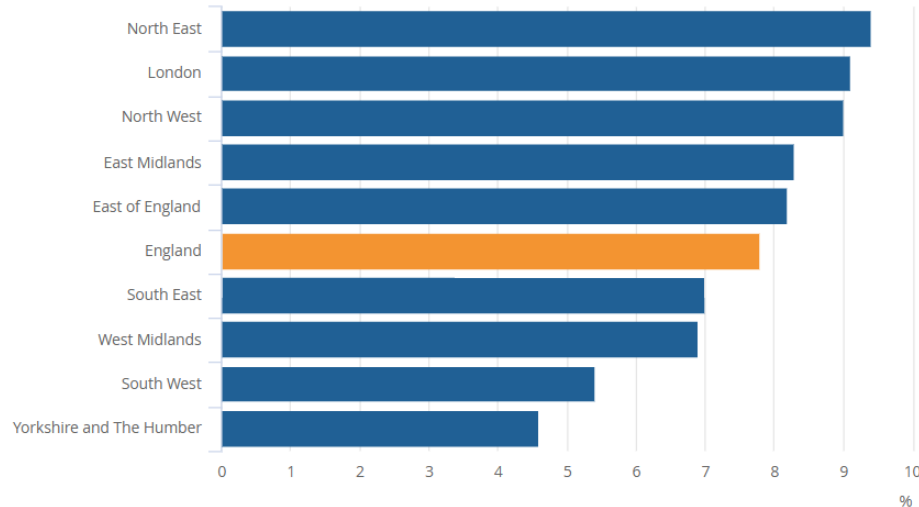
Private rent and house price annual inflation



Average UK monthly private rents increased by 7.7% in the 12 months to March 2025 (provisional estimate). This was down from 8.1% in the 12 months to February 2025 and was below the record-high annual rise of 9.1% in March 2024. Average UK house prices increased by 5.4% (provisional estimate), to £268,000, in the 12 months to February 2025. This annual growth was up from 4.8% in the 12 months to January 2025. Annual inflation has been generally increasing since its recent low point of negative 2.7% in the 12 months to December 2023.

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

Private rent annual inflation – 12-month % change



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

“ UK annualised asking rent growth slipped into the negative this month (-0.7%), driven down by a rise in supply of 22% overall. This is a significant drop in real terms when inflation is factored in. The decline in the national average rent was driven by falls in London, the West Midlands and Yorkshire. Meanwhile, the East Midlands continues to outperform, indicating rental growth of 9.3% year-on-year. ”

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

UK house-price rates of change: types of buyer

Type of buyer	Average price February 2025	Monthly change	Annual change
First time buyer	£227,114	0.1%	5.6%
Former owner occupier	£329,952	-0.1%	5.0%

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

“ An average first-time buyer with mortgage repayments of £1,020pcm at a 4.5% mortgage rate would typically have to prove they could afford monthly repayments of £1,550pcm at an 8.5% stress rate. If the stress testing is relaxed to 6.5%, repayments would fall to £1,275pcm, boosting buying power. It's a similar pattern for the average homeowner, while the actual impact will vary by lender and type of borrower. ”

Source: [Hometrack price index](#)

UK house-price rates of change: types of dwelling

Property status	Average price December 2024	Monthly change	Annual change
New build	£406,390	6.2%	28.7%
Existing resold property	£261,297	-0.4%	3.2%

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

“ The average UK monthly private rent in March 2025 was highest for detached properties (£1,522) and lowest for flats and maisonettes (£1,306). Average UK private rent was highest for properties with four or more bedrooms (£1,996) and lowest for properties with one bedroom (£1,079). ”

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

Number of housing transactions per month

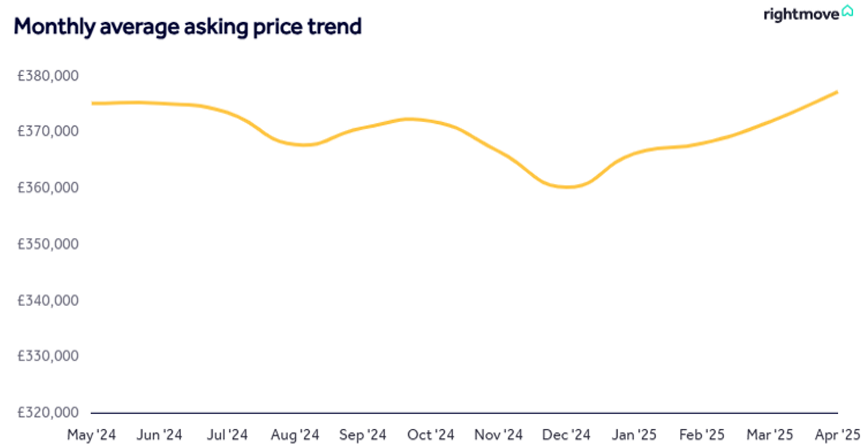
Country	December 2024	December 2023
England	38,446	51,916
Northern Ireland	2,116	1,914
Scotland	7,462	7,227
Wales	2,102	3,015

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

“ We expect house price growth to slow towards 1% to 1.5% in the coming months. The market remains on track for 5% more sales in 2025 as long as sellers remain realistic on pricing. ”

Source: [Hometrack price index](https://hometrack.co.uk/price-index)

Monthly asking-price trend

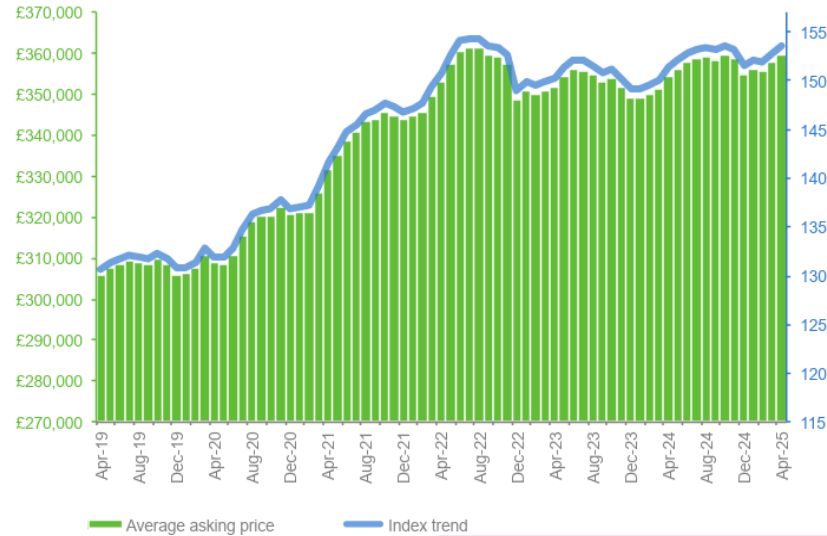


Source: [Rightmove price index](#)

“ The mix-adjusted average home price for England and Wales increased by a further 0.5% during March. This second consecutive rise is consistent with seasonal expectations and indicates that vendors remain bullish on pricing in most parts of the UK. ”

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

Home asking-price trend for England & Wales

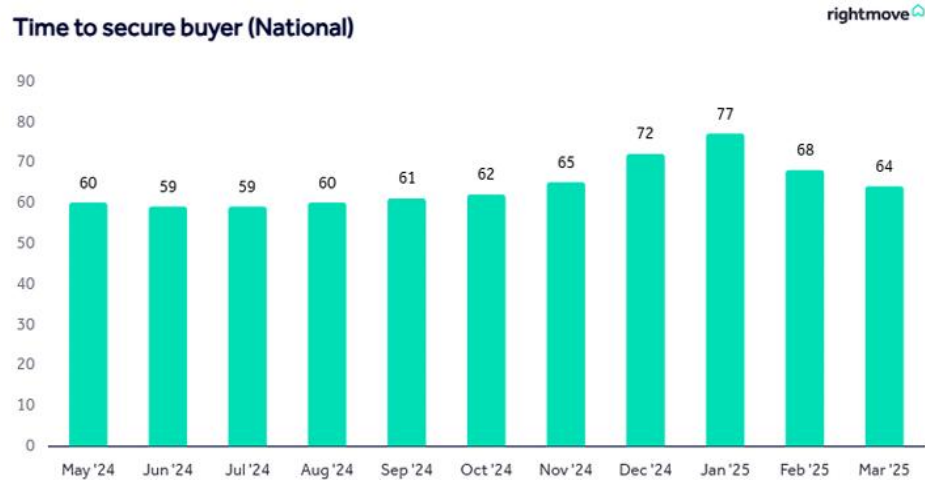


Source: [home.co.uk price index](https://www.home.co.uk/price-index)

Whilst a seasonal increase in asking prices is a positive sign for the health of the market, new sellers need to be cautious of the high competition for buyers that they may face when setting their asking price. Rightmove's research shows that homes that are priced realistically from the start of marketing, rather than reduced later, are more likely to find a buyer, and in less than half the time on average.

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

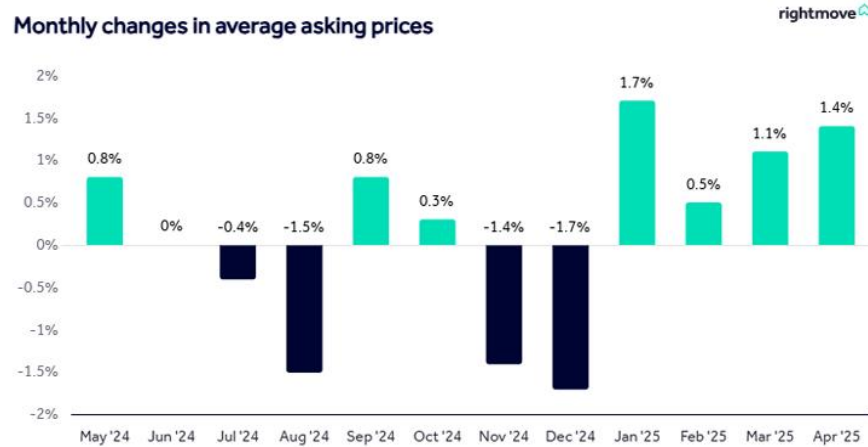
Average-time-on-market indicator – National



“ The market is certainly still price sensitive while supply remains high. Things are moving well when priced appropriately, and particularly popular homes can even go for above asking price. Naturally, those who may not be in a rush are testing the market with higher asking prices, in those cases viewing requests are far lower, indicating buyers are still price sensitive. ”

Source: [Rightmove price index](#)

Asking-price fluctuation percentage



Source: [Rightmove price index](#)

“ Average house prices have increased by 1.6% over the last 12 months to March 2025, down from 1.9% at the end of 2024. House price growth remains higher than the 0.2% recorded a year ago. The average price of a home is £268,000, an increase of £4,270 over the last year. ”

Source: [Hometrack price index](#)

UK sales volumes by funding status

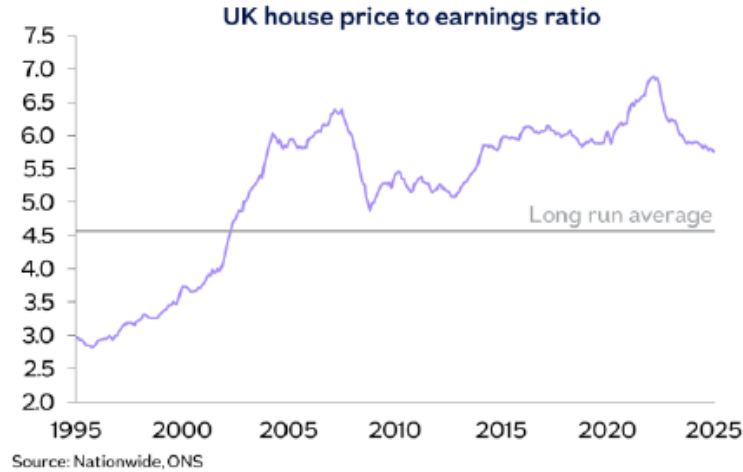
Funding status	Average price February 2025	Monthly change	Annual change
Cash	£255,569	0.0%	4.7%
Mortgage	£277,793	0.1%	5.6%

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

“ Over the last few days, the effects of President Trump’s tariff announcements have been unfolding. It’s too early to tell what the repercussions may be on the UK property market, but one potential impact of the announcements is that mortgage rates could drop more quickly, boosting buyer affordability. ”

Source: [Rightmove price index](#)

UK house-price-to-earnings ratio

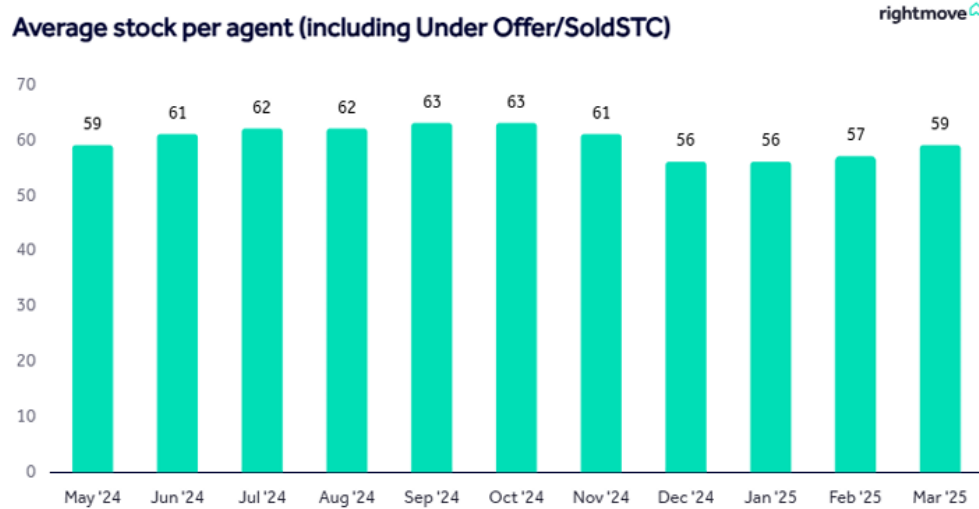


Source: [Nationwide price index](#)

“ Demand for property clearly depends on people retaining their jobs. Current trends suggest that demand will be eroded increasingly quickly as more and more businesses shed workers in an attempt to cut costs and survive. Starmer’s government must wake up and listen to the dire warning coming from the business sector before it is too late. This economic downward spiral will take everything down with it, including the property market, unless Labour make radical changes to their economic policy. ”

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

Average properties for sale per estate agent



Source: [Rightmove price index](#)

One area of the market where there is robust growth is in the number of homes for sale. There were 15% more homes listed for sale in the last month compared to a year ago¹. The average estate agent currently has 34 homes for sale, compared to 31 this time last year and a low of 15 in 2022 during the pandemic boom. Many of these sellers are also buyers, which explains why sales agreed continue to increase.

Source: [Hometrack price index](#)

UK consumer confidence

Measure	↑↔↓	April 2025	March 2025	February 2025	April 2024
Overall Index Score	↓ 4	-23	-19	-20	-19
Personal Financial Situation over last 12 months	↓ 1	-10	-9	-7	-11
Personal Financial Situation over next 12 months	↓ 4	-3	1	2	2
General Economic Situation over last 12 months	↓ 5	-47	-42	-44	-41
General Economic Situation over next 12 months	↓ 8	-37	-29	-31	-21
Major Purchase Index	↓ 2	-19	-17	-17	-25
Savings Index <small>(commented on but not used in Overall Index Score)</small>	↑ 5	30	25	30	26



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

“Consumers have not only been grappling with multiple April cost increases in the form of utilities, council tax, stamp duty, and road tax, but they are also hearing dire warnings of renewed high inflation on the back of the Trump Tariffs. The inflation rate eased in March, but are we now on the verge of another round of rapidly increasing prices? If so, consumer confidence is likely to collapse and the broad gains seen since the disastrous September 2022 minibudget, when confidence hit a record low of -49, could quickly be eroded.”

Source: [GfK consumer confidence index](#)

Did you find this useful?

You can receive this report directly into your inbox each month by signing up at mms-marketing.co.uk/contact.

Got feedback?

If there's anything you think we can be doing better with this report we'd love to hear from you. You can email us at hello@mms-marketing.co.uk with any feedback.