

# Housing market overview

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

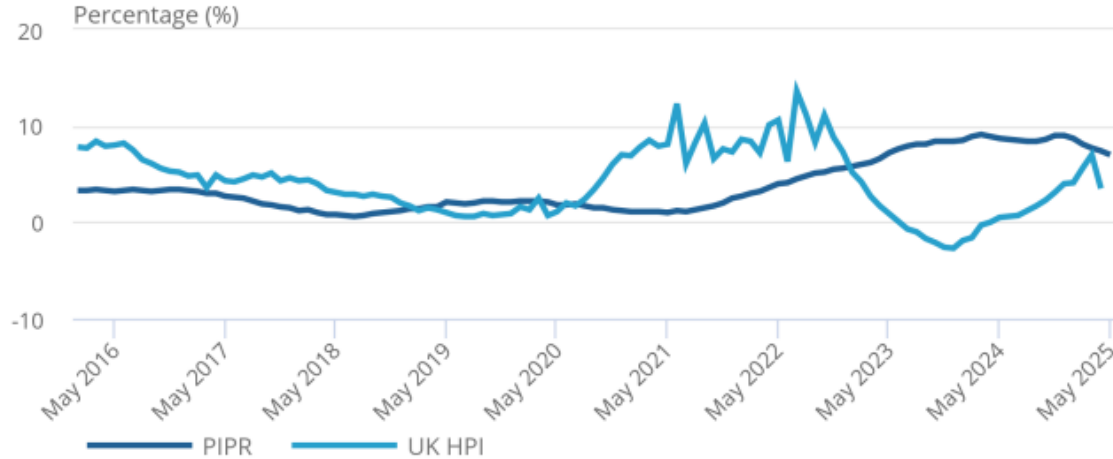
Market overview	3
Summary of published price indices	4
Private rent and house price annual inflation	5
Private rent annual inflation – 12-month % change	6
UK house-price rates of change: types of buyer	7
UK house-price rates of change: types of dwelling	8
Number of housing transactions per month	9
Monthly 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

- > This month all but one of our reported sources are indicating month-on-month house price decreases (in the range of 0.1% to 2.7%). 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 0.8% to 3.5%). LSL was the only source to record an annual decrease (of 1.4%).
- > Halifax reports no change in the average house prices for June but are still 2.5% higher than this time last year. They say whilst buyer activity is beginning to pick up, affordability remains a challenge. However, two rate cuts are still anticipated from the Bank of England before the end of the year, so house price growth is expected towards the second half of the year.
- > Hometrack tells us that whilst sales activity is continuing to show the fastest acceleration within the last four years, house prices remain higher. They say one in five homes are on the market for over 6 months, reiterating the importance of entering the house market with appropriate pricing.
- > Rightmove reveals an unexpected dip for new sellers pricing in June, dropping by 0.3%. Despite this decline, they report buyer activity remains resilient, 3% higher than this time last year. They go on to say May saw the highest number of sales since March 2022, explained by appropriate pricing. An importance of marketing properties is highlighted - with 22% of correctly marketed properties receiving enquiries on their first day stand a greater chance to find a buyer in comparison to homes attracting initial interest after two weeks.
- > Nationwide attributes the slower house prices in June to the weaker buyer demand following the end of stamp duty relief. They do say however, a house price rise is still expected throughout the summer supported by strong wage growth and a potential rate cut by the Bank of England.
- > The GFK Confidence Overall Index Score improved by two points, reaching -18 in June. This slight improvement is explained mostly due to the moderate improvement in the economy. Nonetheless, views on personal finances remain unchanged, with people still feeling a pressure because of inflation on daily expenses. Overall, the outlook is still uncertain to expect immediate positive changes.

# Summary of published price indices

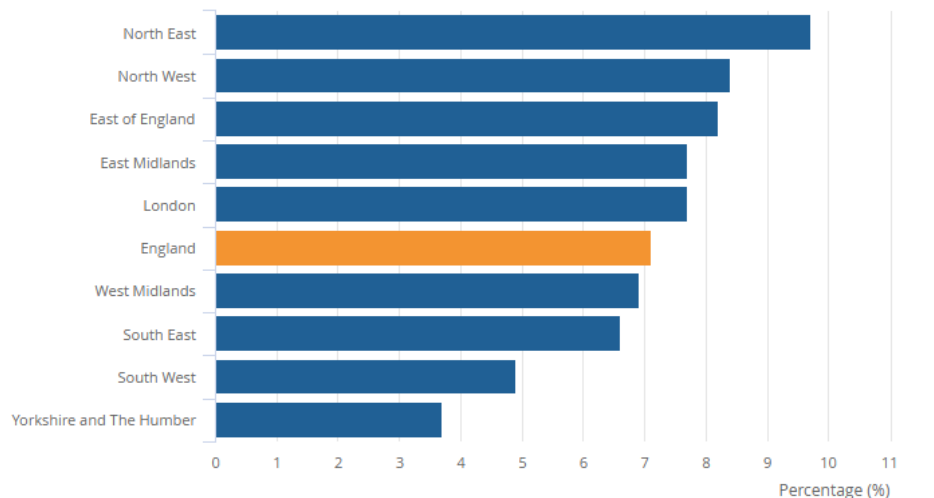
Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	April'25	▼ 2.7	▲ 3.5	£265,000	18.06.2025
LSL Property Services	April'25	▼ 0.1	▼ 1.4	£357,913	06.2025
Halifax	June'25	> 0.0	▲ 2.5	£296,665	07.07.2025
Home.co.uk	N/A	N/A	N/A	N/A	N/A
Hometrack	June'25	N/A	▲ 1.4	£268,400	30.06.2025
Nationwide	June'25	▼ 0.8	▲ 2.1	£271,619	06.2025
Rightmove	June'25	▼ 0.3	▲ 0.8	£378,240	16.06.2025

# Private rent and house price annual inflation



“ Average UK monthly private rents increased by 7.0% in the 12 months to May 2025 (provisional estimate). This was down from 7.4% in the 12 months to April 2025 and represents the fifth consecutive month of slowing annual inflation. Average UK house prices increased by 3.5% (provisional estimate), to £265,000, in the 12 months to April 2025. This annual growth was down from 7.0% in the 12 months to March 2025. This is the first slowing of UK annual house price inflation since December 2023. This was caused by a price fall between March 2025 and April 2025, which coincided with Stamp Duty Land Tax (SDLT) changes. ”

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



“ The North East continued to have the highest rent annual inflation rate, at 9.7% in the 12 months to May 2025. This was up from 9.4% in the 12 months to April 2025, and is a record-high annual rise for the North East since this series began in 2015. Rent annual inflation remained lowest in Yorkshire and The Humber, at 3.7% in the 12 months to May 2025. This annual rise was lower than in the 12 months to April 2025 (4.0%) and is the eleventh consecutive month of slowing annual inflation. ”

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

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

Type of buyer	Average price April 2025	Monthly change	Annual change
First time buyer	£223,452	-3.6%	3.1%
Former owner occupier	£328,300	-1.7%	3.9%

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

“ Despite the tax-driven slowdown, there are signs of resilience. Eased mortgage affordability rules and expectations of falling interest rates could help offset affordability pressures, especially in the South. Looking ahead, the upcoming June 11 Spending Review may bring new housing policy announcements, including potential boosts to affordable housing and support for first-time buyers. ”

Source: [LSL price index](#)

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

## New build and existing resold property

Property status	Average price February 2025	Monthly change	Annual change
New build	£406,407	11.1%	25.7%
Existing resold property	£261,953	0.1%	4.2%

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

“ Our most recent data by property type shows that terraced houses have seen the biggest percentage rise in prices over the last 12 months, with average prices up 3.6% year on year. Flats saw a further slowing in annual price growth to 0.3%, from 2.3% last quarter. Semi-detached properties recorded a 3.3% annual increase, while detached properties saw a 3.2% year-on-year rise. ”

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



## Number of housing transactions per month

Country	February 2025	February 2024
England	40,745	47,183
Northern Ireland (Quarter 1 - 2025)	1,822	1,616
Scotland	6,100	5,541
Wales	2,045	2,541

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

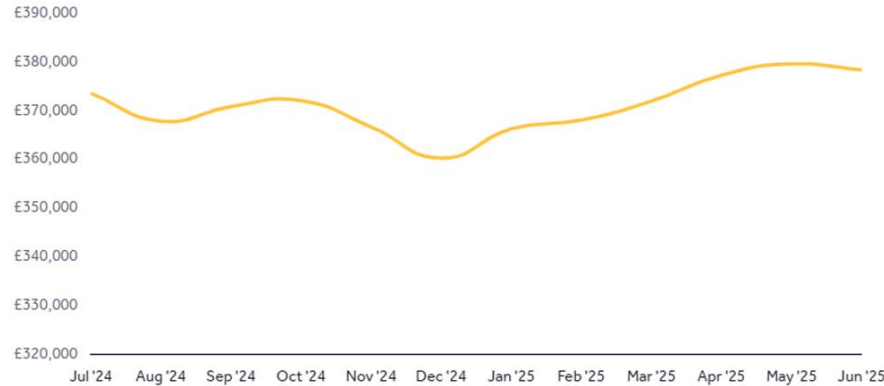
“ The number of sales being agreed between sellers and buyers continues to run at the fastest rate for 4 years. The pace of sales is slowing, and this will continue over the seasonal summer slowdown. Sales agreed in the last 4 weeks are 6% up on last year, as more homes for sale means more buyers are looking to agree sales. Sales are higher year-on-year across all regions and countries of the UK. ”

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

# Monthly asking-price trend

Monthly average asking price trend

rightmove



Source: [Rightmove price index](#)

“ The market’s resilience continues to stand out and, after a brief slowdown following the spring stamp duty changes, mortgage approvals and property transactions have both picked up, with more buyers returning to the market. That’s being helped by a few key factors: wages are still rising, which is easing some of the pressure on affordability, and interest rates have stabilised in recent months, giving people more confidence to plan ahead. ”

Source: [Halifax price index](#)

# Home asking-price trend for England & Wales

Figure 2. England and Wales: stuck in neutral

E&W annual price changes, last 3 years

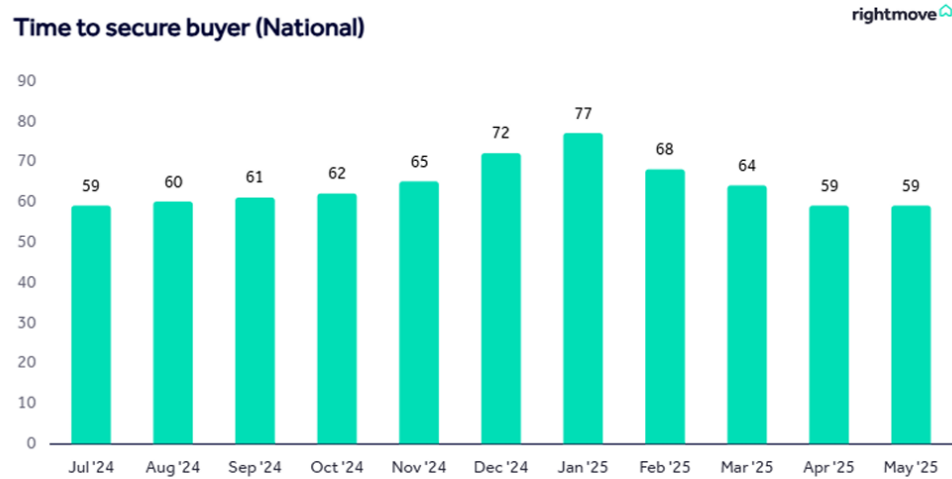


Source: [LSL Property Services price index](#)

“ More sales doesn't mean house prices are rising at a faster pace - in fact, house price inflation is slowing. A greater choice of homes for sale, 14% higher than a year ago, is amongst factors holding back house price inflation, which was 1.4% in the 12 months to May 2025. This is higher than the 0.3% increase recorded a year ago, but lower than the 2% recorded in February 2025. ”

Source: [Hometrack price index](#)

# Average-time-on-market indicator – National

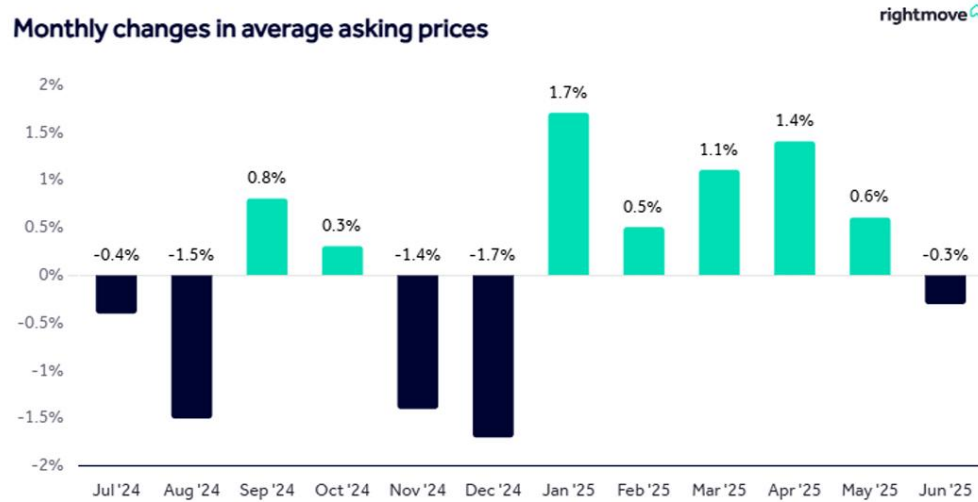


Source: [Rightmove price index](#)

“ The average time to sell shows the possible speed when there is a willing buyer and willing seller that agree on a purchase price within 4-7 weeks of a property being listed. However, some homes can stay on the market much longer, failing to attract enough interest. ”

Source: [Hometrack price index](#)

# Asking-price fluctuation percentage



“ The fact that sales are being agreed not only at a good level, but at the strongest level since March 2022, is a really positive sign that many are getting their sales tactics right ”

Source: [Rightmove price index](#)

## UK sales volumes by funding status

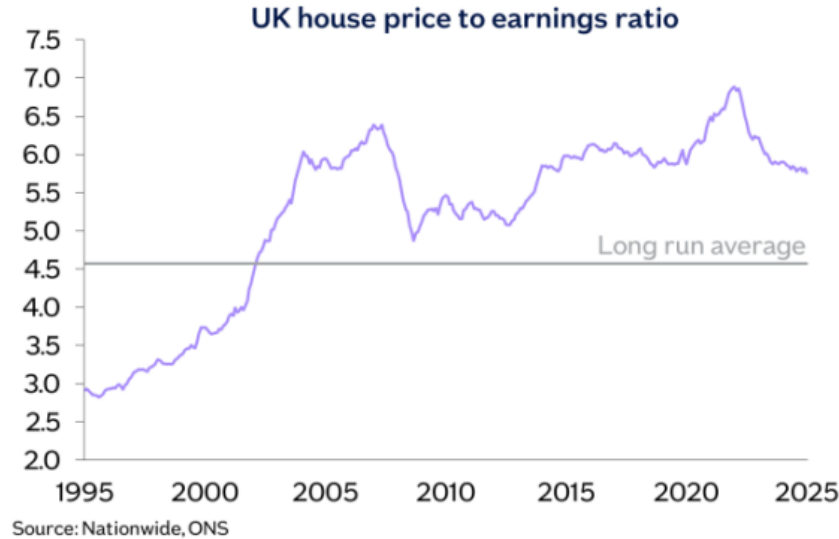
Funding status	Average price April 2025	Monthly change	Annual change
Cash	£252,296	-3.0%	2.7%
Mortgage	£274,913	-2.7%	3.8%

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

“ Lenders have also responded to new regulatory guidance by taking a more flexible approach to affordability assessments. Over the last two months, we’ve already helped an additional 3,000 buyers – including more than 1,000 first-time buyers – access a mortgage they wouldn’t have qualified for before. ”

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

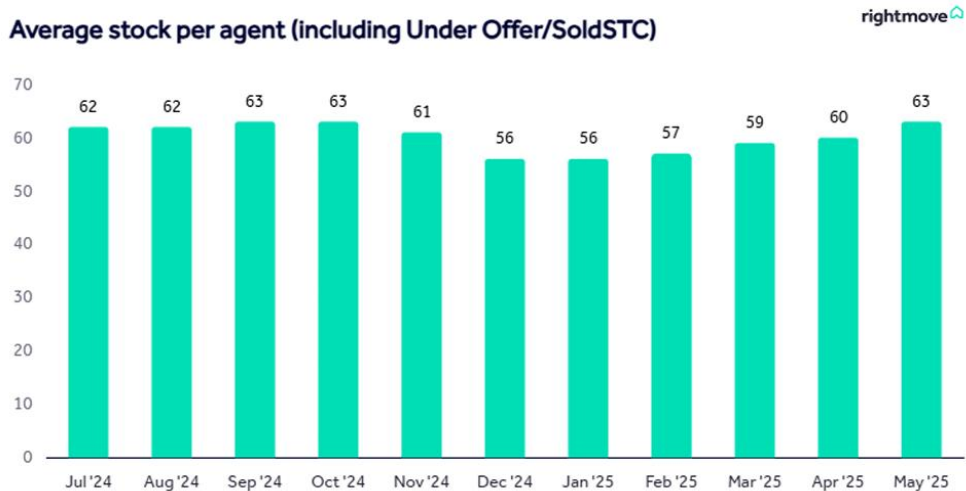
## UK house-price-to-earnings ratio



“ The unemployment rate remains low, earnings are rising at a healthy pace in real terms (i.e. after accounting for inflation), household balance sheets are strong and borrowing costs are likely to moderate a little if Bank Rate is lowered further in the coming quarters as we and most other analysts expect. ”

Source: [Nationwide price index](#)

## Average properties for sale per estate agent



“ It appears that we’re now seeing the decade-high level of homes for sale, and the recent stamp duty increases in England, have a delayed impact on new sellers’ pricing. Prices have fallen this month after the new records set in April and May. ”

Source: [Rightmove price index](#)



# UK consumer confidence

UK Measures	↕↔↘	June 2025	May 2025	April 2025	June 2024
Overall Index Score	↑ 2	-18	-20	-23	-14
Personal Financial Situation over last 12 months	↔	-7	-7	-10	-10
Personal Financial Situation over next 12 months	↔	2	2	-3	4
General Economic Situation over last 12 months	↑ 3	-43	-46	-47	-32
General Economic Situation over next 12 months	↑ 5	-28	-33	-37	-11
Major Purchase Index	↔	-16	-16	-19	-23
Savings Index <small>(commented on but not used in Overall Index Score)</small>	↓ 1	27	28	30	22

“ Consumers have been resolute in their views on their wallets with June’s personal financial situation scores (past and future) unchanged from May. Yet confidence is still fragile because the dark shadow of inflation is a day-to-day challenge for so many of us. With petrol prices set to rise in the coming weeks following the escalation of the conflict in the Middle East, and with ongoing uncertainty as to the full impact of tariffs, there is still much that could negatively impact consumers. With so much volatility, now is certainly not the time to hope for the proverbial ‘light at the end of the tunnel’.”

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