

April 2026

### Executive Summary

#### Annual price growth slows

Annual house price growth across Great Britain slowed to +0.9% in March, with the average price at £327,400 and values down 0.7% over the quarter.

#### Scotland, the North West and Wales remain strong

Scotland, the North West and Wales remain the strongest-performing regions, while London and the South continue to hold back the overall national figure.

#### Demand still present despite slowing prices

Mortgage activity remained strong in March, with e.surv valuation instructions around a third above the 2025 average, indicating that demand is still present despite slowing prices.

**£327,400**

GB Avg. Price (March 2026)

**+0.9%**

% Annual Price Change

### Top Performing Regions

- 1. Scotland **+3.5%**
- 2. North West **+2.7%**
- 3. Wales **+2.6%**



April 2026

## ► House Prices: annual growth eases, regional trends remain

The housing market remained relatively firm in March, although annual house price growth continued to soften across Great Britain.

Our latest House Price Index shows the average price of a home in Great Britain at £327,400, up 0.9% year-on-year. Shorter-term measures, however, point to weaker momentum, with prices down 0.7% over the quarter.

This combination of modest annual growth and softer short-term movement suggests a market that remains active but increasingly price-sensitive. While values remain in positive territory year-on-year, affordability constraints, driven mainly by higher mortgage rates and their impact on monthly repayments, may limit the scope for further price growth, especially in the South.

Buyer demand has not disappeared, but behaviour may become more measured over the coming

month. Pricing expectations have softened and could increasingly be dictated by borrowing capacity as much as demand. For now, the market appears to be tilting more towards buyers, with affordability constraints encouraging greater price sensitivity and the possibility of increased negotiation with sellers.

Recent activity suggests the market remained active in March, with valuation instructions undertaken by e.surv almost a third above the 2025 average. This was driven in part by remortgage activity following lender repricing and product withdrawals, rather than an improvement in house purchase demand, but still points to continued market engagement.

Region	Price	%YOY	%QOQ	%MOM
Scotland	£225,800	3.5%	-0.3%	0.3%
North West	£247,000	2.7%	-0.5%	-0.4%
Wales	£234,800	2.6%	-0.2%	-0.3%
Yorkshire	£225,800	2.1%	-0.7%	-0.5%
West Midlands	£278,300	1.9%	-0.6%	-0.5%
North East	£190,300	1.5%	-0.7%	-0.4%
East Midlands	£266,000	1.3%	-1.0%	-0.6%
South West	£328,900	0.6%	-0.9%	-0.5%
East of England	£373,900	0.2%	-1.0%	-0.5%
South East	£415,500	-0.2%	-0.9%	-0.6%
London	£580,900	-3.1%	-0.8%	-0.5%
Great Britain	£327,400	0.9%	-0.7%	-0.5%

April 2026

## ► Affordability underpins regional performance

Regional trends continue to show a two-speed market, with more affordable areas outperforming higher-value regions. Scotland again recorded the strongest annual growth, with prices rising 3.5% to an average of £225,800. The North West followed at 2.7%, Wales at 2.6%, and Yorkshire at 2.1%. The West Midlands and East Midlands also recorded positive annual growth of 1.9% and 1.5%, respectively.

These areas benefit from stronger affordability, supporting demand despite higher mortgage costs. Lower average prices mean buyers in these regions are generally less exposed to the sharp increase in monthly repayments that follows from higher mortgage rates. That has allowed activity and pricing to remain more resilient than in parts of the country where the cost of borrowing has had a more immediate effect on purchasing power.

Southern England remains weaker. Annual growth in the South West slowed to 0.6%, the East of England saw marginal growth at 0.2%, and the South East declined by 0.2%. London was the weakest region, with prices down 3.1% year-on-year, though it still has the highest average price at £580,900.

London continues to weigh on the national average. Higher prices and larger loan sizes mean mortgage rate changes have a greater impact on monthly repayments, increasing pressure on affordability and demand. Households in higher-value markets may face sharper affordability adjustments, even if income growth remains strong.

## ► A more balanced market backdrop

The GB housing market has slowed, with annual house price growth easing to 0.9%. However, it is too early to determine how current uncertainty will affect pricing or activity in the coming months. This will depend on whether current pressures are temporary or are more prolonged, impacting inflation expectations, mortgage pricing, and consumer confidence.

Affordability remains stretched compared with the ultra-low rate environment seen earlier in the decade, and higher mortgage costs continue to weigh on buying power. The position may be more challenging for some households nearing the end of lower-rate fixed-rate deals, as refinancing at today's mortgage

rates could put pressure on monthly budgets. Even so, slower house price growth should not necessarily be taken as a sign of broad-based weakness in itself. In many cases, it reflects the market adjusting to a higher-rate environment rather than to widespread distress.

Over the last six years, the picture is more balanced. Nominal house prices are about 22% above February 2020 levels, but in real terms, they are 6% lower after inflation. During the same period, nominal wages rose by about 35% and real wages by 5%. This suggests the market is entering this period from a stronger position than headline prices alone indicate.

April 2026



Source: e.surv / ONS

The distinction between nominal and real price movements is important. Headline values may make the market appear stronger than it is in real terms. However, much of the nominal increase in house prices in recent years has been eroded by inflation, while earnings growth has helped households absorb some of the affordability pressures from higher mortgage rates.

There are also signs of underlying resilience. Repossession activity and arrears remained low by historical standards over 2025, suggesting widespread distress has not emerged. Firmer income growth, lower real house prices, and low levels of forced sales together demonstrate the current market's ability to adapt to external pressures.



## Outlook

Looking ahead, mortgage rates will likely remain the main constraint on market conditions, especially in higher-value regions where affordability is most sensitive to borrowing costs. However, current data shows little sign of a sharp decline in demand in the near term.

Modest annual growth and weaker short-term movement suggest the market is adjusting to higher rates rather than entering a period of pronounced weakness. More affordable regions remain resilient, while higher-priced southern markets are under pressure. This regional divergence is likely to persist in the coming months.

Overall, the market is best described as slower rather than weaker. Price growth has moderated, and strong headline growth appears unlikely in the near term. For lenders and intermediaries, the key factors to monitor will be mortgage affordability, refinancing pressures, and the continued strength of the labour market in supporting households' home-buying decisions.

April 2026

### About the e.surv House Price Index

e.surv Chartered Surveyors is the UK's leading provider of residential property surveying, valuation and risk services, with over 35 years of market experience. We work with many of the country's major mortgage lenders, delivering a full range of RICS-accredited survey reports and helping customers make informed decisions with confidence.

We are the UK's only provider offering the full spectrum of valuation methodologies within one fully integrated digital ecosystem - from AVMs and remote assessments to complex physical inspections. Our next-generation, surveyor-led AVM blends real-world valuation experience with advanced modelling, delivering greater speed, accuracy and certainty across the mortgage lifecycle.

Powered by a nationwide network of 600+ RICS-registered surveyors and backed by growing in-house expertise in data science, analytics and technical insight, we complete a valuation roughly every 25 seconds - giving lenders unparalleled scale, resilience and risk intelligence.

Part of LSL Property Services - home to brands such as Your Move, Reeds Rains, and PRIMIS - e.surv is committed to delivering accurate, timely and trusted property advice. Our national reach, sector-leading technology, and award-winning expertise ensure we continue to meet the evolving needs of lenders, surveyors, and homebuyers in a fast-changing UK property market.

For more information, visit [www.esurv.co.uk](http://www.esurv.co.uk)

### Contacts



**Rob Owens**

Head of Research

[rob.owens@esurv.co.uk](mailto:rob.owens@esurv.co.uk)

07542 601120



**Eloise Hall**

Strategic Relationship Director

[eloise.hall@esurv.co.uk](mailto:eloise.hall@esurv.co.uk)

07926 902363