e.surv Chartered Surveyors

House Price

index

August 2026

Executive Summary

- House prices across Great Britain rose by 1.7% over the twelve months to July, with prices up 0.4% over the quarter. The average price now stands at £329,500.
- Yorkshire and the Humber and the North West remain the strongest regional markets, with annual growth of 4.0% and 3.6% respectively.
- This report compares July's quarterly price change with the average quarterly pace over the past 12 months to identify where growth is strongest at the leading edge.
- Recent growth in the strongest markets was around 0.4 percentage points below the 12-month quarterly average, with the slowdown also visible across northern England, the Midlands and Wales, and in several larger cities.
- The regional gap is narrowing from the top, as the strongest markets lose pace rather than weaker markets catching up.

£329,500

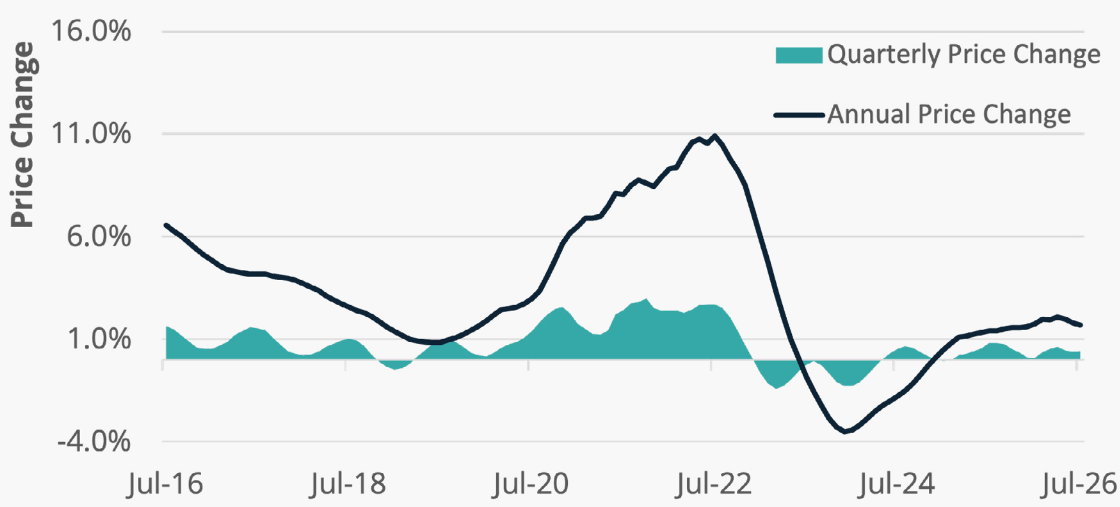
GB Avg. Price (July 2026)

+1.7%

% Annual Price Change

Top Performing Regions

1. Yorkshire +4.0%
2. North West +3.6%
3. West Midlands +3.4%



Source: e.surv House Price Index, July 2026

Regional leaders remain in front

Region	Price	%YOY	%QOQ	%MOM
Yorkshire and the Humber	£238,900	4.0%	0.6%	0.3%
North West	£251,000	3.6%	0.5%	0.3%
West Midlands	£281,500	3.4%	0.6%	0.2%
Wales	£238,600	3.4%	0.7%	0.4%
North East	£193,000	3.0%	0.4%	0.2%
East Midlands	£267,200	2.7%	0.4%	0.2%
Scotland	£228,100	2.6%	0.9%	0.5%
South West	£330,200	1.3%	0.3%	0.2%
East of England	£374,600	0.8%	0.2%	0.2%
South East	£417,500	0.2%	0.1%	0.1%
London	£590,900	-3.2%	0.5%	0.2%
Great Britain	£329,500	1.7%	0.4%	0.2%

Source: e.surv House Price Index, July 2026

House-price growth remains strongest across northern England, the Midlands and Wales, but the gap between the leading regions and the rest of the market has started to narrow.

Yorkshire and the Humber recorded annual growth of **4.0%** in July, followed by the North West at **3.6%**. Wales and the West Midlands were both close to **3.4%**, while prices in the North East were **3.0%** higher than a year ago.

These regions remain at the top of the annual rankings. The change is in their recent performance. Across most of the strongest markets, price growth over the latest three months was lower than the quarterly pace implied by the annual rate.

Across Great Britain, prices rose by **0.43%** over the three months to July. This was almost identical to the **0.42% quarterly pace** implied by annual growth of **1.7%**. National momentum is broadly unchanged. The shift is within the regional picture, with the markets that had been pulling furthest ahead beginning to lose some pace.

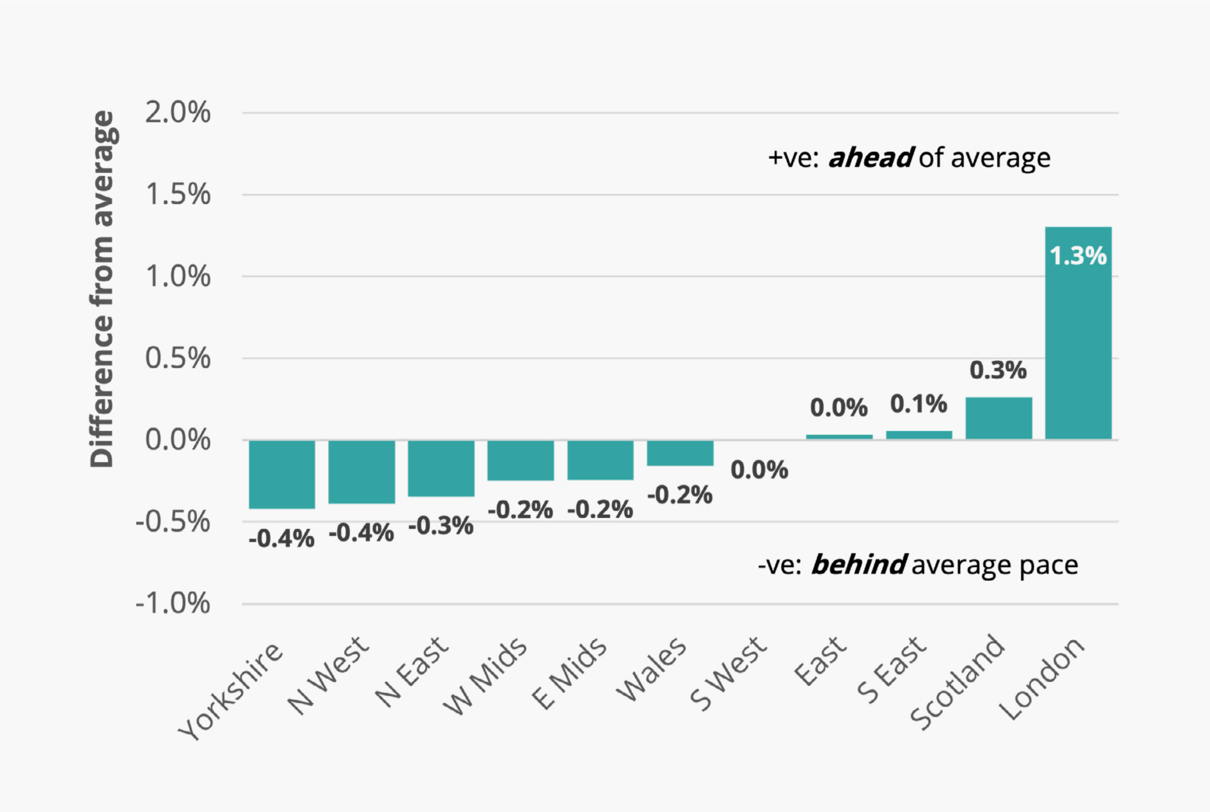
What we mean by momentum

Annual growth shows how far house prices have moved over the previous 12 months. Our momentum measure compares growth over the latest three months with the equivalent quarterly pace implied by that annual change.

A positive gap means the latest three-month change is ahead of the annual pace. A negative gap means it is running behind. A region can therefore still show strong annual growth while losing momentum if prices are rising more slowly.

While the measure is not intended as a forecast, it provides a more current view of whether the pace behind the annual figure is being maintained, strengthening or easing. Using three months rather than a single monthly movement also reduces short-term volatility.

Strongest regions lose some pace



Source: e.surv House Price Index and Bank of England, July 2026

Yorkshire and the Humber and the North West remain the strongest annual markets, but both have lost pace. Prices rose by 0.56% and 0.51% respectively over the latest three months, around 0.4 percentage points below the quarterly pace implied by their annual growth rates.

A similar, though more modest, slowdown is visible across the North East, East and West Midlands and Wales, where recent growth ran 0.2–0.3 percentage points below the annual pace. Prices are still rising in each region, just more slowly than over the previous year.

The regional picture is not uniform. Scotland moved in the opposite direction, running around 0.3 percentage points ahead of the pace implied by its annual growth. The East of England and South West were broadly in line with their annual pace, while the South East was marginally ahead.

London remained the only region recording an annual fall, with prices 3.2% lower than a year ago. Its 0.49% three-month increase made the recent picture less weak, but there is little evidence of the capital closing the gap with the rest of Great Britain.

The overall pattern is therefore one of moderation in the markets that have led growth, rather than a reversal in regional performance.

Larger cities also lose pace

The easing is also visible across several larger cities. Sheffield, Liverpool, Birmingham, Newcastle and Bristol all recorded weaker recent momentum, while the slowdown was more modest in Leeds and Manchester.

The local picture is less consistent than the regional results, but the presence of several larger markets among the weaker readings provides further evidence of a loss of pace across parts of northern England and the Midlands.

Regional growth narrows from the top

The slowdown comes against a tougher backdrop for buyers. The conflict in the Middle East pushed up energy prices and market interest rates earlier in the year, feeding through to higher mortgage pricing. The Bank of England also points to fragile housing-market confidence, with high borrowing costs, geopolitical uncertainty and affordability pressures all weighing on demand.

These pressures are unlikely to help prices sustain the pace seen earlier in the year. While the regional pattern predates the latest geopolitical shock, higher borrowing costs have reduced the prospect of the mortgage-rate falls expected earlier in the year.

More affordable markets across northern England, the Midlands and Wales continue to lead annual price growth. Their lower price base remains an important support to demand, but the latest figures suggest the gap with the rest of the country is no longer widening as quickly.

The change in government adds a longer-term policy dimension. Andy Burnham's early appointments suggest continuity on housing, with council and social housing likely to remain a priority and planning and delivery set to stay high on the agenda. But Britain's housing problem is not just about supply. Affordability, the tax system and access to mortgage finance all shape whether people can buy, rent or move. Any meaningful housing strategy will need to consider not just how many homes are built, but what is built, where it is built and who can afford it.

For now, the regional order remains unchanged. Northern England, the Midlands and Wales continue to record the strongest annual growth, while London remains the weakest market. The leading regions remain ahead, but their growth is beginning to ease, narrowing the gap with the rest of the country.

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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

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