APRIL 2026

UK Housing Market Report

House prices, rents, mortgage rates, auctions and the wider economy

Dominic Farrell, Distressed Assets
Property investor, author and property mentor

THE VERDICT

Finance costs rise. Price each deal again.

3.75%

Bank Rate

At the report's data cut off. The last change was the reduction on 18 December 2025.

62,600

Mortgage approvals

For house purchase in February 2026. Seasonally adjusted, net of cancellations.

72.8%

Auction lots sold

UK residential and commercial lots in February 2026; 72.6% a year earlier.

FARRELL'S VIEW

The financing picture has changed. The Bank held its policy rate in March, but the conflict in the Middle East has increased the uncertainty around energy costs and inflation. I would ask the broker to refresh every live quotation and rerun the numbers before bidding. A price agreed on last month's borrowing assumptions may no longer work. The opportunity remains in buying well, with enough margin to absorb higher interest, a longer hold and a more cautious exit valuation.

Data cut off 9 April 2026. Each figure carries its own observation period, because the sources report on different dates.

02 / MARKET DATA

The market on one page

Eighteen indicators from releases available by the data cut off. The period is shown beside each reading. Changes refer to the comparison described, rather than a single common reporting month.

INDICATOR	LATEST	PERIOD	COMPARISON
PRICES AND SALES			
Asking price, Great Britain	**£371,042**	March 2026	+0.8% on the month
Completed prices, annual growth	**+1.3%**	January 2026	+1.9% in the prior month, as revised
Mortgage approvals for purchase	**62,600**	February 2026	60,200 in the prior month
Nationwide prices, annual growth	**+2.2%**	March 2026	Mortgage based UK index
LETTINGS			
Average private rent, UK	**£1,374**	February 2026	+3.5% on the year
Private rent annual growth, UK	**+3.5%**	February 2026	+3.5% in the prior month
COST OF MONEY			
Bank Rate	**3.75%**	9 April 2026	4.00% before 18 December 2025
BTL two year fix, 75% LTV	**3.75%**	March 2026	3.46% in the prior month
ECONOMY			
CPI inflation, UK	**3.0%**	February 2026	3.0% in the prior month
Unemployment rate, UK	**5.2%**	November 2025 to January 2026	People aged 16 and over
Regular pay annual growth, GB	**3.8%**	November 2025 to January 2026	Excludes bonuses
DISTRESS AND AUCTIONS			
Homeowner mortgages in arrears	**80,490**	Q4 2025	-4% on the previous quarter
BTL mortgages in arrears	**9,520**	Q4 2025	-9% on the previous quarter
Homeowner repossessions	**1,210**	Q4 2025	First charge mortgages, UK
BTL repossessions	**770**	Q4 2025	First charge mortgages, UK
Personal insolvencies	**11,609**	February 2026	England and Wales; see page 7
Auction lots offered, UK	**4,546**	February 2026	+7.0% on the year
Auction lots sold, share	**72.8%**	February 2026	72.6% a year earlier

How to read it. UK HPI completed prices lag the market. ONS rents cover new and existing tenancies. BTL means buy to let; LTV means loan to value. Mortgage approvals are seasonally adjusted. Arrears are at least 2.5% of the mortgage balance.

03 / PRICES AND SALES

Different measures. Different stages of a sale.

An asking price is a seller's starting point. Mortgage indices and registered completed sales describe different samples and dates. Read the movement within each series, rather than comparing their price levels.

£371,042

ASKING PRICES

Rightmove, March 2026, Great Britain.
+0.8% on the month.

£268,000

COMPLETED SALE PRICES

UK HPI, January 2026, provisional.
+1.3% on the year.

OTHER INDICES / ANNUAL CHANGE

+2.2% Nationwide

£277,186, March 2026. Mortgage approvals sample.

+1.3% Zoopla

£270,500, February 2026. See source table.

From listing to a financed purchase

Zoopla reports buyer enquiries 13% below a year ago, while agreed sales are only 2% lower. There are 6% more homes for sale. Buyers still proceeding appear more committed.

STAGE / MEASURE	SOURCE AND PERIOD	READING
New seller asking price	Rightmove, March 2026	£371,042
Mortgage approvals for purchase	BoE, February 2026	62,600
Completed price annual growth	UK HPI, January 2026	+1.3%
Mortgage index annual growth	Nationwide, March 2026	+2.2%

Use completed comparables to set the bid

Match tenure, size, condition and location. An apparent discount to an asking price is not automatically a discount to market value. A lender can also value a property below the agreed price, increasing the cash needed to complete.

Sources 1, 2, 3, 4, 5 and 6. Full dated references and method on page 8.

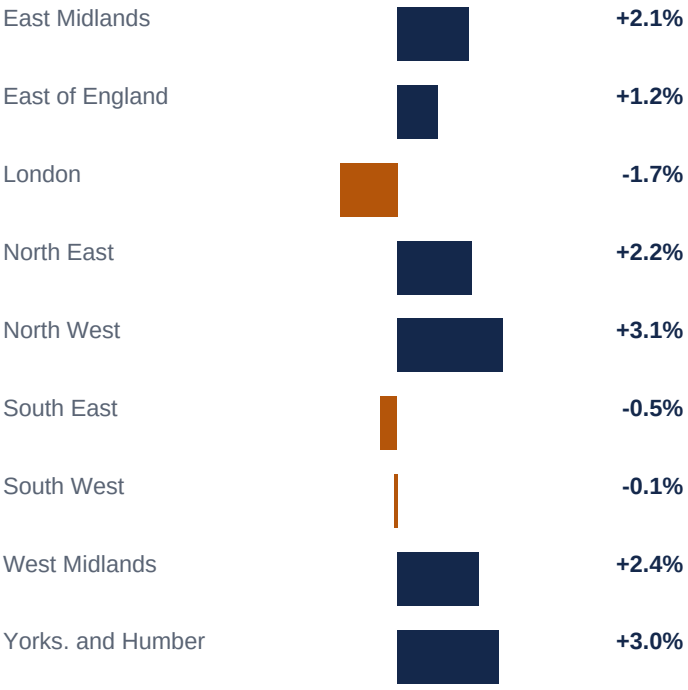
04 / REGIONS

How prices and rents vary across the UK

Registered prices across the nine English regions, alongside rent readings for the four UK nations. The geographical coverage and observation periods are labelled separately.

Annual completed price change

January 2026 / UK HPI



ENGLISH REGION	PRICE
East Midlands	£241,000
East of England	£336,000
London	£554,000
North East	£158,000
North West	£214,000
South East	£380,000
South West	£302,000
West Midlands	£247,000
Yorks. and Humber	£206,000

Private rent across the four nations

ONS, February 2026. Northern Ireland is reported two months earlier, to December 2025.

NATION	AVERAGE MONTHLY RENT	ANNUAL CHANGE
England	£1,430	+3.6%
Wales	£828	+5.5%
Scotland	£1,022	+2.4%
Northern Ireland	£875	+5.2%

The ONS advises caution when comparing Scotland and Northern Ireland with other nations because their data collection differs. These are regional and national averages, not valuations or letting appraisals for an individual property.

Sources 1 and 2. Full dated references and method on page 8.

05 / LETTINGS

Income starts with a realistic rent.

The ONS measures rents across the rental stock. A new contract index measures the latest lettings in its own sample. Neither replaces a local appraisal or the rent payable under the actual tenancy.

RENT MEASURE	SOURCE AND PERIOD	PER MONTH	ON THE YEAR
All tenancies, UK	ONS, February 2026	£1,374	+3.5%
Confirmed new tenancies, England	Goodlord, March 2026	£1,212	+2.4%

Periods and samples differ. The figures are context for a letting decision, rather than interchangeable measures of the same set of properties.

What the latest figures mean for a landlord

Official rental growth is steady, while borrowing costs are moving. That can narrow the margin on a new purchase. Check the effect of a lower starting rent, a longer void and higher interest together rather than testing each risk in isolation.

RENTS AGAINST PAY

+3.5%
UK rents

+3.8%
GB regular pay

Different populations and periods. Check local incomes and the affordability of the proposed rent.

THE COST OF A VOID

22 days

Goodlord, March 2026. At £1,000 a month, a 22 day gap costs about £723 in rent. Mortgage and insurance costs continue.

Tenancy reform in England

The government's November 2025 roadmap schedules the first phase of the new private tenancy regime for 1 May 2026. Review the management plan for a purchase against that timetable. Other UK nations have their own systems.

Collected income is what matters: allow for management, maintenance, insurance, compliance, voids and the actual finance terms. Gross yield is only a starting measure.

Sources 1, 9, 14 and 15. Full dated references and method on page 8.

06 / ECONOMY AND BORROWING

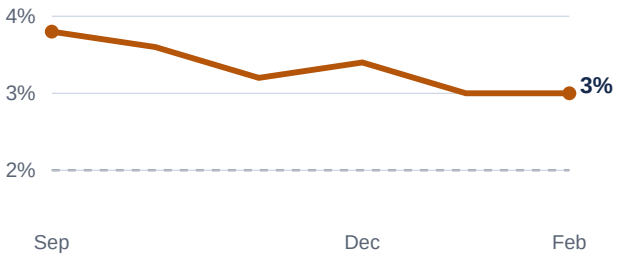
Bank Rate is only part of the borrowing cost.

The MPC held Bank Rate at 3.75% unanimously in March. It warned that the Middle East conflict has raised energy and commodity costs and will increase near term inflation. Wholesale markets can change fixed mortgage pricing even when the policy rate stays unchanged.

BORROWING COST	PERIOD	LATEST
Bank Rate	9 April 2026	3.75%
Residential two year fix, 75% LTV	March 2026	4.45%
BTL two year fix, 75% LTV	March 2026	3.75%
BTL five year fix, 75% LTV	March 2026	4.26%
Effective rate on new mortgages	February 2026	4.10%

BoE monthly quoted benchmarks exclude fees. The effective rate describes lending actually drawn. These are different measures and are not a personalised mortgage offer.

CPI inflation against the 2% target



3.0% CPI inflation in February 2026, compared with 3.0% in the prior month.

5.2% UK unemployment in November 2025 to January 2026.

Next Bank Rate decision: **30 April**.

WORKED EXAMPLE / NOTIONAL PROPERTY

A £120,000 property let for £795 per calendar month has a gross yield of 7.95%. A 75% loan to value interest only mortgage is £90,000. This illustration uses the latest quoted BTL two year benchmark and a two point stress.

MONTHLY, BEFORE TAX	AT 3.75%	AT 5.75%
Scheduled rent	£795.00	£795.00
Management at 10% of scheduled rent	-£79.50	-£79.50
Void allowance, one month in twelve	-£66.25	-£66.25
Repairs and insurance at 10% of rent	-£79.50	-£79.50
Mortgage interest	-£281.25	-£431.25
Cash flow before tax and product fees	**£288.50**	**£138.50**

A two point rise costs £150 more per month (£1,800 a year). Purchase costs, tax and product fees are excluded.

07 / DISTRESSED ASSETS AND PROPERTY AUCTIONS

Separate financial pressure from saleable opportunity.

Mortgage arrears, repossessions and personal insolvencies measure different groups. They provide context for

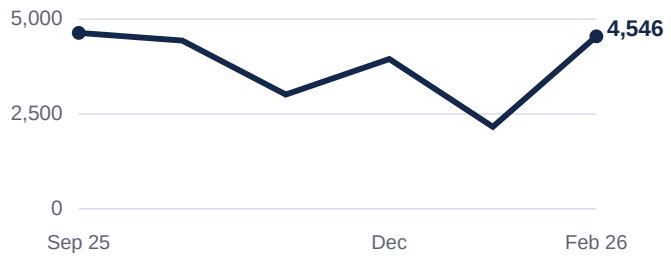
INDICATOR	SOURCE AND PERIOD	LATEST
Homeowner mortgages in arrears	UK Finance, Q4 2025	80,490
BTL mortgages in arrears	UK Finance, Q4 2025	9,520
Homeowner repossessions	UK Finance, Q4 2025	1,210
BTL repossessions	UK Finance, Q4 2025	770
Personal insolvencies	Insolvency Service, February 2026	11,609

UK Finance counts UK first charge mortgages with arrears of at least 2.5% of the balance. Personal insolvencies cover England and Wales and include more than bankruptcies.

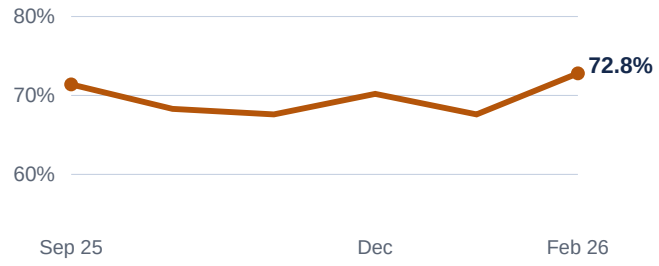
February registrations are 18% above a year ago. The Insolvency Service reports 768 bankruptcies within the total. Registration backlogs still complicate comparisons with recent months.

The auction room / six reported months

Lots offered, UK



Share sold, UK



UK AUCTIONS	OFFERED	SOLD	SHARE SOLD	RAISED
February 2026	4,546	3,311	72.8%	£655.5m
Same month a year ago	4,249	3,083	72.6%	See source

1,235 lots unsold

Across the UK in February 2026. Check current availability, the legal pack and the seller's requirements before offering. Unsold does not mean distressed or cheap.

Sources 10, 11, 12 and earlier EIG newsletters for the chart. Full dated references and method on page 8.

08 / FARRELL'S VIEW

What I would do with these numbers

The financing picture has changed. The Bank held its policy rate in March, but the conflict in the Middle East has increased the uncertainty around energy costs and inflation.

Before you bid this month

The offer 1,235 UK lots went unsold in February 2026. Confirm availability and seller motivation. Work back from relevant completed sales, after all purchase and holding costs.

The finance The notional purchase leaves £288.50 a month before tax and fees at 3.75%, falling to £138.50 at 5.75%. Stress the valuation and the interest rate together.

The exit Confirm who can buy or refinance the property in its present condition. Allow time for legal work, remedial works and lender decisions. Keep a second workable exit and a cash reserve.

What to watch next

21 April. ONS labour market
22 April. ONS inflation, house prices and rents
30 April. Bank of England policy decision

Sources and method

1. ONS private rents and house prices
25 March 2026

2. HM Land Registry UK HPI: regional prices
25 March 2026

3. Rightmove House Price Index
16 March 2026

4. Nationwide House Price Index
31 March 2026

5. Zoopla House Price Index
30 March 2026

6. BoE Money and Credit
30 March 2026

7. BoE Monetary Policy Summary and Minutes
19 March 2026

8. ONS consumer price inflation
25 March 2026

9. ONS labour market overview
19 March 2026

10. UK Finance arrears and possessions
12 February 2026

11. Insolvency Service individual insolvencies
17 March 2026

12. EIG monthly newsletter
March 2026

13. BoE quoted mortgage rates: IUMZID4, IUMZO2B, IUMBV34
9 April 2026

14. England tenancy reform roadmap
13 November 2025

15. Goodlord Rental Index
2 April 2026

Data cut off 9 April 2026. Dated statistical releases govern the periods used. Official estimates are provisional and can be revised; prior readings follow each release's own vintage. Quoted mortgage rates are historical monthly benchmarks from the BoE database, which can be reweighted or revised. EIG uses national residential and commercial totals from its tables; these can differ from newsletter prose. Charts stop at the stated observation period. ONS data is used under the Open Government Licence v3.0.

Learn to use these numbers at property auctions

One day property auction course, £97, in London and LIVE online. Twelve month mentorship programme. The Property Auctions Podcast. Property Auctions: Repossessions, Bankruptcies and Bargain Properties, fourth edition.

distressedassets.co.uk
dominic@distressedassets.co.uk

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