

# Residential Update and Outlook

June 2026

## Market Overview

The UK economy showed encouraging signs of steadiness in the latest data, with several indicators pointing to underlying resilience despite a somewhat mixed picture across sectors. While GDP edged down 0.1% in April, retail sales bounced back strongly in May, posting their best monthly performance since January. Inflation held steady, the Bank of England kept rates unchanged, and consumer confidence, although subdued, remained at least relatively stable. This is a reasonably solid showing overall, particularly given that these figures all predate the recently signed peace deal between the US and Iran. The outlook may finally be looking a little more optimistic.

There are also signs of buoyancy in the residential sales market, even against a backdrop of caution and some softening in prices and growth. Mortgage approvals rose for the third consecutive month in April to nearly 66,000, while transaction volumes, though slightly down on March, remain close to 10% above their ten-year average. Other indicators, however, are sending more pessimistic signals: Nationwide recorded the first monthly price decline of the year in May, and the latest RICS survey shows that buyer enquiries and agreed sales remain firmly negative, albeit little changed from April.

## Key Points

- *Monthly GDP fell by 0.1% in April, down from growth of 0.3% in March. A decline in services output placed the strongest downward pressure on overall GDP through the month.*
- *The annual rate of inflation defied market expectations and remained unchanged in May at 2.8%. Unsurprisingly, motor fuels and airfares showed the highest growth by component sector, which was offset slightly by inflation falls in food and alcohol.*
- *The warmer weather and seasonal promotions helped to boost retail sales in May which were up 1.2% during the month. This exceeded market expectations of a 0.5% increase.*
- *GfK Consumer Confidence Index remained unchanged in June at -23. Consumers are proving remarkably resilient, although the data returned by young people shows their confidence is falling sharply, now at its lowest level in two years.*
- *Labour data had been pointing to a loosening market although the latest data suggests little movement at all now. Total payrolled employment rose by 2,000 in May, while the unemployment rate declined slightly to 4.9% in April. Average pay growth remained unchanged at 3.4%.*
- *Persistently high and rising input cost inflation, supply chain disruptions and falling new orders were reported in all three Purchasing Managers Indices (PMIs) surveys this month. And while manufacturing rose to a four-year high, both services and construction suffered contraction with the construction sector PMI falling to its lowest level in six years.*
- *House price growth eased slightly in May according to Nationwide, moving to 1.7% annually, down from 3% the month before. Halifax is reporting annual growth of 0.5%, changing only slightly from April's figure of 0.4%.*
- *Mortgage approvals rose for the third consecutive month to nearly 66,000, while transaction volumes remained nearly 10% above the ten-year average, despite a minor monthly dip. However, this current momentum is likely to ease in the coming months.*
- *The May RICS Residential Market Survey continued to show downbeat but stable market conditions across most measures. New buyer enquiries and agreed sales showed virtually no change in their (negative) readings while the supply of new listings moved to its lowest reading in seven months.*
- *Private rental growth slowed to its lowest rate since March 2022 with an annual UK recorded rate of 3.3% in May. This is down from 3.5% in April and continues the gradual deceleration in rental growth observed over the past 18 months.*

## Economic indicators

### Monthly GDP   CPI inflation   Interest rate   Wage growth



-0.1%



2.8%



3.75%



3.4%

Sources: Bank of England, ONS (wage growth regular pay, excl bonuses)

### The macroeconomy

- GDP contracted by 0.1% month-on-month in April, following growth of 0.3% in March. This marks the first contraction in eight months and was primarily driven by a 0.2% decline in services. The largest downward contribution came from a 2.2% fall in administration and support services, while arts, entertainment and recreation also declined by 4.3%. Construction rose slightly by 0.1% over the month, while production output remained unchanged.
- CPI inflation remained unchanged at 2.8% in May, below market expectations of 3.0%, and at its lowest level since March 2025. Inflation slowed for food and alcoholic beverages to 2.2%, the lowest rate since December 2024. The largest upward contribution came from transport, with inflation rising to 6.8% from 4.5% in April, driven mainly by higher motor fuel prices and increased airfares.
- The Bank Rate remained unchanged at 3.75% as the Bank of England's Monetary Policy Committee voted 7-2 to maintain the rate. The next meeting of the MPC is scheduled for 30 July.

### Labour and employment

- The unemployment rate fell to 4.9% in the three months to April, below market expectations that it would hold at 5.0%. The total number of unemployed people declined by 105,000, largely driven by a fall in those unemployed by up to six months. The total employment increased by 100,000 but the rate remained unchanged at 75.0%.
- Job vacancies continued to decline over the latest three months with the first estimate showing a fall of 19,000 to 707,000. This is again the lowest level of vacancies since April 2021.
- The number of payrolled employees in the UK rose by 2,000 in May, following declines of 53,000 in April (upwardly revised from initial estimates) and 28,000 in March. The war in Iran and the resulting inflationary pressures on businesses clearly weighed on hiring activity, making this month's rise welcome, though it will likely be revised in the coming months.

- Annual growth in average earnings remained at 3.4% (excluding bonuses), in the three months to April. Earnings growth was 5.1% for the public sector and 2.9% for the private sector.

### Market indicators

- The S&P Global UK Manufacturing PMI moved slightly upwards to 53.9 in May, from 53.7 the month before. This marks the strongest expansion for the sector in four years as output grew to a three month high and new orders rose for the sixth month in a row. Geopolitical tensions, shipping disruptions and supply chain issues continue to place downward pressure on growth. Again, input cost inflation rose to a nearly four-year high from rising materials, taxes and labour costs.
- For the first time in over a year the UK Services PMI moved into contraction with a reading of 49.3 in May, down from 52.7 last month. New orders fell for the third consecutive month as both domestic and overseas demand remained subdued. Service providers cut employee numbers sharply while hospitality and transport noted high input costs although input cost inflation eased slightly from April's over three-year high. Concerns over price pressures weighed on business expectations for the year ahead which are now at their weakest in over a year.
- Finally, the UK Construction PMI fell to 38.2 in May, down from 39.7 the previous month and the sharpest contraction since May 2020. Once again, housing is the lowest performing sector, but commercial and civil works also declined. New orders fell at the fastest pace in over six years amid client caution, rising inflation and global geopolitical issues. Employment also declined and input cost inflation again accelerated to its highest rate since June 2022.

### Consumer demand and sentiment

- Retail sales volumes rose by 1.2% in May, recovering from a 1.0% fall in April (revised up from -1.3%). This was the strongest monthly figure since January, with retailers attributing the increase to warmer weather and sales activity during the month. Non-store sales (online purchases) rose by a hefty 6.1%, the largest increase for this category in over a year.
- Consumer confidence remained unchanged in June at -23, according to the GfK Index. Of the five sub-measures, only one rose on the month, while two fell slightly and two were unchanged. The forward-looking economic situation metric rose two points, though at -36 it remains deeply downbeat. By demographic, the report notes that the largest fall came from those aged 16-29, where confidence dropped 11 points in a single month to -2, likely reflecting a difficult jobs market.

## Residential market

Monthly mortgage approvals



65,945

Balance of new buyer enquiries



-34%

UK annual house price growth



1.7%

UK annual rental growth



3.3%

Sources: Bank of England, RICS, Nationwide, ONS

## Residential sales

### Mortgages and transactions

- For the third month in a row, mortgage approvals rose in April, according to the Bank of England's monthly data. At nearly 66,000 approvals, this is up 3% over March's data and 8% over the same time last year. Approvals are still likely to ease back in the coming months as the true extent and length of the ongoing war in the Middle East becomes apparent.
- Transaction volumes did fall back slightly in April, down 2.7% month on month to just over 101,000 in April. This is still nearly 10% above the ten-year average for this time of year and is still indicative of an underlying resilience in the housing market.
- Average mortgage rates are now hovering around 5.0% (85% LTV, two-year fixed), which continues the slow downward trend of the last ten weeks. A peak of 5.31% was reached mid-April and 5.07% was recorded by mid-May (Rightmove / Podium data).

### Supply and Demand

- The latest RICS Residential Market Survey indicates that broader economic and geopolitical conditions continue to weigh on the housing sector, resulting in subdued activity. However, there has been little change compared with last month, suggesting some stability may be emerging. Demand indicators remain weak, with the net balance for new buyer enquiries unchanged at -34% and agreed sales steady at -37%. On the supply side, new listings became more negative in May, falling to -8%, marking the third consecutive month of declining supply.
- Rightmove's June House Price Index report finds that buyer demand was down 10% however the heatwave coupled with half-term holidays probably amplified a downturn in potential buyers looking for homes. On the supply side, the number of new listings is down 5% year on year, but still ahead of both 2024 and 2023 by 6% and 12%, respectively.

### UK prices and price growth

- UK annual house price growth slowed to 1.7% in May, according to Nationwide's latest index. This is down from 3.0% in April and marks the first monthly decline this year with prices falling 0.6%, to reach an average of £278,024.
- The Halifax House Price Index showed that UK house prices rose by an average of 0.5% over the 12 months to May. This marks little change from the 0.4% annual growth recorded in April. On a monthly basis prices were found to have fallen by 0.1%, matching the same figure recorded in April and the third month in a row of falling prices.
- Rightmove reported annual house prices (asking prices) declined by an average of 0.5% in June, while on a monthly basis prices fell by 0.6%. Although the property portal says this is the biggest June monthly fall in asking prices in 14 years, they did rise by 1.2% month on month in May, which was a stronger-than-average increase so we should not read too much into this June decline just yet. What's more, the hot weather in May probably distracted many would-be buyers. Nationally, the average asking price is now £376,191.
- House price growth rose sharply in April, increasing by 3.8% annually according to the ONS House Price Index. This compares to no growth recorded in March and represents a monthly increase of 0.7%. However, the strong annual figure is likely driven by a particularly weak reading in April 2025, rather than indicating a meaningful surge in current activity or demand.
- The latest RICS market survey shows that while pricing remains negative at -35%, this is unchanged from last month, suggesting that the pace of decline is stabilising following the sharp falls recorded in March and April. Once again, responses from the South East and East Anglia indicate stronger downward pressure compared with the national average.

### Regional prices and price growth

- House prices across the regions grew quite strongly in most areas, according to the latest annual ONS figures. The North East experienced nearly 10% growth year on year followed by Yorkshire and the Humber and the North West (both at 7.2%). In all, 12 of the 13 regions and nations experienced positive growth over the year apart from London where a fall of 2.1% was recorded, while the South East saw a negligible 0.3% rise. Because these southern locations were less affected by the stamp duty changes that impacted the market in March and April 2025, they did not experience a sharp annual spike, as their house prices had not weakened during the previous April.



- Across Carter Jonas tracked locations, there has been a wide variation in house price performance over the past year. Oxford and Leeds recorded growth of 3.3%, with North Yorkshire close behind at 3.0%. In contrast, Cambridge (-4.2%), West Oxfordshire (-1.2%), Winchester and Bath (both -1.1%) all saw price declines, as did Devon and Dorset.

## Residential lettings

### Supply and demand

- The May RICS Residential Market Survey reported a net balance of +14% for tenant demand, unchanged from the previous month. Meanwhile, the landlord instructions indicator moved back into 'highly negative' territory, with a net balance of -28%, widening from -17% in April and broadly in line with its position over much of the past two years.
- Zoopla's latest quarterly rental market report notes an average of around 5.6 enquiries per rental home, well down from the 2022 peak of 15.5. While demand remains above pre-pandemic levels, the supply of available properties to rent is still below pre-2020 supply.

### Rents and rental growth

- Rental growth in the private rental market slowed to 3.3% in the 12 months to May, down from 3.5% in April, according to the ONS Official Price Index of Private Rents. This marks the slowest rate of rental growth in over four years (March 2022) and brings the average UK rent to £1,383 per calendar month.
- There was very little change in rental growth across most Carter Jonas tracked locations again this month. In fact, across the 12 locations, there was no movement in relative performance rankings. Bath and North East Somerset continue to show the highest growth figure, with an annual increase of 7.9%, followed by Wiltshire at 7.0%. Meanwhile, South Oxfordshire and West Oxfordshire again recorded rental declines.
- Meanwhile, Zoopla reports that average UK rents for new lets rose by 2.1% annually in April (latest, June release), down from 2.6% the same month one year ago. They go on to note that a two-tier rental market has emerged with rents in areas that are below-average growing much faster than those in more expensive locations. Areas with an average rent of less than £750 per calendar month are reporting 5% rental growth, more than twice the national average.

## HM Treasury Forecasts for the UK Economy, June 2026

Sources: HM Treasury Consensus Forecasts (June 2026, long-term: May 2026)

|  | 2026 | 2027 | 2028 | 2029 | 2030 |
|--|------|------|------|------|------|
| Official Bank Rate (%)                 | 3.8  | 3.48 | 3.15 | 3.08 | 3.09 |
| House price inflation (annual, %)      | 0.9  | 2.2  | 2.8  | 4.3  | 4.7  |
| CPI inflation rate (annual average, %) | 3.7  | 2.3  | 1.8  | 2.0  | 2.0  |
| Unemployment rate (%)                  | 5.4  | 5.2  | 5.2  | 4.9  | 4.7  |
| GDP (annual, %)                        | 0.9  | 1.0  | 1.6  | 1.7  | 1.7  |
| Average earnings growth (annual, %)    | 3.3  | 3.1  | 2.6  | 2.7  | 3.0  |

## Select Market Indicators, latest versus previous data

Sources: ONS (unless otherwise indicated) (final six indicators retrieved 22 June 2026)

|  | Current    | Previous   | Direction of change |
|--|------------|------------|---------------------|
| GDP monthly  | -0.1%      | 0.3%       | ↓                   |
| Inflation rate (CPI)                               | 2.8%       | 2.8%       | ↔                   |
| Bank Rate (base interest rate)                     | 3.75%      | 3.75%      | ↔                   |
| Employment rate                                    | 75.0%      | 75.0%      | ↔                   |
| Unemployment rate                                  | 4.9%       | 5.0%       | ↓                   |
| Weekly earnings growth, regular pay (excl bonuses) | 3.4%       | 3.4%       | ↔                   |
| S&P Global UK Manufacturing PMI                    | 53.9       | 53.7       | ↑                   |
| S&P Global UK Services PMI                         | 49.3       | 52.7       | ↓                   |
| S&P Global UK Construction PMI                     | 38.2       | 39.7       | ↓                   |
| Retail sales volumes (monthly)                     | 1.2%       | -1.0%      | ↑                   |
| GfK Consumer Confidence (monthly)                  | -23        | -23        | ↔                   |
| Bank of England mortgage approvals (monthly)       | 65,945     | 63,979     | ↑                   |
| Nationwide house price inflation (annual)          | 1.7%       | 3.0%       | ↓                   |
| Halifax house price inflation (annual)             | 0.5%       | 0.4%       | ↑                   |
| Official UK House Price inflation (annual)         | 3.8%       | 0.0%       | ↑                   |
| Rightmove House Price Index (UK, annual, asking)   | -0.5%      | -0.3%      | ↓                   |
| Price Index of Private Rents (UK, annual)          | 3.3%       | 3.5%       | ↓                   |
| £ Sterling: \$ USD                                 | \$1.32     | \$1.34     | ↓                   |
| £ Sterling: € Euro                                 | €1.15      | €1.16      | ↓                   |
| Brent Crude Oil (USD)                              | \$79.24    | \$102.08   | ↓                   |
| Gold (USD per ounce)                               | \$4,198.53 | \$4,520.48 | ↓                   |
| FTSE 100   | 10,356.13  | 10,486.89  | ↓                   |
| UK 5 Year Gilt Yield                               | 4.403%     | 4.474%     | ↓                   |

## Official House Price data, HM Land Registry, April 2026

Sources: HM Land Registry

| CJ Regional Location         | Average Price | Monthly Change (%) | Annual Change (%) |
|------------------------------|---------------|--------------------|-------------------|
| Vale of White Horse          | £416,575      | 0.0%               | 6.9%              |
| Oxford                       | £475,481      | -0.1%              | 3.3%              |
| Leeds                        | £246,882      | 1.1%               | 3.3%              |
| North Yorkshire              | £270,836      | -0.3%              | 3.0%              |
| York                         | £308,788      | -0.2%              | 2.8%              |
| Cornwall                     | £277,017      | 0.2%               | 2.4%              |
| South Cambridgeshire         | £432,985      | 1.2%               | 1.9%              |
| Suffolk                      | £282,721      | 0.3%               | 1.9%              |
| South Oxfordshire            | £466,091      | -1.3%              | 1.7%              |
| Cambridgeshire               | £335,456      | -0.4%              | 1.4%              |
| Somerset                     | £277,347      | -0.6%              | 1.0%              |
| Wiltshire                    | £325,267      | 0.7%               | 0.7%              |
| West Berkshire               | £400,550      | -0.9%              | 0.4%              |
| Dorset                       | £325,696      | -0.8%              | -0.6%             |
| Devon                        | £306,892      | 0.5%               | -0.7%             |
| Bath and North East Somerset | £400,205      | -0.2%              | -1.1%             |
| Winchester                   | £462,014      | -0.6%              | -1.1%             |
| West Oxfordshire             | £418,246      | -0.3%              | -1.2%             |
| Cambridge                    | £462,145      | -1.5%              | -4.2%             |

| UK Region                | Average Price   | Monthly Change (%) | Annual Change (%) |
|--------------------------|-----------------|--------------------|-------------------|
| North East               | £163,190        | 0.7%               | 9.9%              |
| Yorkshire and The Humber | £207,974        | 0.3%               | 7.2%              |
| North West               | £216,138        | 0.6%               | 7.2%              |
| Northern Ireland         | £198,015        | 0.0%               | 6.8%              |
| West Midlands region     | £250,625        | 1.8%               | 5.8%              |
| East Midlands            | £241,620        | 0.0%               | 5.5%              |
| England                  | £291,445        | 0.6%               | 3.9%              |
| East of England          | £336,300        | 0.3%               | 3.8%              |
| <b>United Kingdom</b>    | <b>£270,080</b> | <b>0.7%</b>        | <b>3.8%</b>       |
| South West               | £302,618        | 0.3%               | 3.5%              |
| Wales                    | £212,489        | -0.3%              | 3.5%              |
| Scotland                 | £191,927        | 2.7%               | 2.8%              |
| South East               | £376,819        | -0.3%              | 0.3%              |
| London                   | £552,655        | 1.9%               | -2.1%             |

| London               | Average Price | Monthly Change (%) | Annual Change (%) |
|----------------------|---------------|--------------------|-------------------|
| London               | £552,655      | 1.9%               | -2.1%             |
| Prime Central London | £1,043,720    | -1.2%              | -14.0%            |
| South West London    | £735,533      | -0.1%              | -5.1%             |

## Official House Price data, HM Land Registry, April 2026

Sources: HM Land Registry

| London Borough         | Average Price   | Monthly Change (%) | Annual Change (%) |
|------------------------|-----------------|--------------------|-------------------|
| Waltham Forest         | £524,099        | -0.4%              | 3.4%              |
| Redbridge              | £502,501        | 1.5%               | 2.7%              |
| Bexley                 | £408,488        | -0.1%              | 2.5%              |
| Sutton                 | £452,352        | 0.1%               | 2.0%              |
| Havering               | £446,877        | 1.2%               | 1.8%              |
| Hackney                | £612,501        | -0.2%              | 1.3%              |
| Haringey               | £629,835        | -2.1%              | 0.8%              |
| Bromley                | £520,379        | 1.6%               | 0.4%              |
| Lambeth                | £558,911        | 0.7%               | -0.2%             |
| Croydon                | £395,442        | 1.5%               | -0.3%             |
| Hillingdon             | £469,888        | -0.2%              | -0.4%             |
| Barking and Dagenham   | £360,007        | 0.0%               | -0.8%             |
| Lewisham               | £489,995        | 0.5%               | -0.8%             |
| Southwark              | £572,455        | 1.4%               | -1.2%             |
| Enfield                | £465,031        | -0.1%              | -1.3%             |
| Greenwich              | £455,805        | -2.4%              | -1.8%             |
| <b>Brent</b>           | <b>£547,995</b> | <b>0.9%</b>        | <b>-2.1%</b>      |
| London                 | £552,655        | 1.9%               | -2.1%             |
| Harrow                 | £527,239        | -0.1%              | -2.1%             |
| Richmond upon Thames   | £794,027        | 0.8%               | -2.3%             |
| Camden                 | £794,527        | 1.3%               | -2.9%             |
| Kingston upon Thames   | £571,088        | -0.1%              | -3.0%             |
| Newham                 | £395,266        | 2.7%               | -3.2%             |
| Merton                 | £591,638        | -1.1%              | -3.5%             |
| Barnet                 | £587,297        | 0.1%               | -3.8%             |
| Ealing                 | £556,675        | -1.1%              | -4.2%             |
| Hounslow               | £497,276        | -1.3%              | -4.7%             |
| Wandsworth             | £670,960        | -1.1%              | -5.3%             |
| Islington              | £665,067        | -1.4%              | -5.4%             |
| Hammersmith and Fulham | £741,612        | -0.1%              | -7.6%             |
| Kensington And Chelsea | £1,272,760      | -1.3%              | -8.4%             |
| Tower Hamlets          | £457,504        | 0.8%               | -12.6%            |
| City of Westminster    | £814,679        | -1.1%              | -19.6%            |
| Outer London           | £502,057        | 0.1%               | -0.8%             |
| Inner London           | £623,219        | 0.0%               | -5.0%             |

## Official Price Index of Private Rents, ONS, May 2026

Source: Office for National Statistics

| CJ Regional Location         | Average Rent (£ pcm) | Monthly Change | Annual Change |
|------------------------------|----------------------|----------------|---------------|
| Bath and North East Somerset | £1,881               | 0.18%          | 7.9%          |
| Wiltshire                    | £1,064               | 0.42%          | 7.0%          |
| Oxford                       | £1,958               | 0.08%          | 6.6%          |
| York                         | £1,182               | 0.38%          | 5.3%          |
| South Cambridgeshire         | £1,407               | 0.33%          | 3.9%          |
| Winchester                   | £1,505               | 0.23%          | 3.9%          |
| West Berkshire               | £1,290               | 0.58%          | 2.8%          |
| Cambridge                    | £1,805               | 0.28%          | 2.0%          |
| North Yorkshire              | £833                 | 0.16%          | 1.5%          |
| Vale of White Horse          | £1,333               | 0.06%          | 0.8%          |
| South Oxfordshire            | £1,381               | 0.07%          | -0.3%         |
| West Oxfordshire             | £1,277               | 0.30%          | -0.9%         |

| UK Country / Region      | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|--------------------------|----------------------|--------------------|-------------------|
| North East               | £776                 | -0.01%             | 5.9%              |
| North West               | £954                 | 0.35%              | 5.4%              |
| South West               | £1,234               | 0.28%              | 5.1%              |
| Wales                    | £836                 | 0.28%              | 4.7%              |
| Yorkshire and The Humber | £856                 | 0.19%              | 4.5%              |
| West Midlands            | £966                 | 0.21%              | 4.2%              |
| East Midlands            | £914                 | 0.36%              | 3.7%              |
| East of England          | £1,280               | 0.22%              | 3.6%              |
| England                  | £1,442               | 0.22%              | 3.4%              |
| South East               | £1,418               | 0.26%              | 2.9%              |
| London                   | £2,294               | 0.17%              | 2.0%              |
| Scotland                 | £1,009               | -1.02%             | 1.0%              |

| London               | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|----------------------|----------------------|--------------------|-------------------|
| London               | £2,294               | 0.2%               | 2.0%              |
| Prime Central London | £3,377               | 0.1%               | -2.2%             |
| South West London    | £2,558               | 0.2%               | 2.9%              |

## Official Price Index of Private Rents, ONS, May 2026

Source: Office for National Statistics

Notes: Average rent is across all bedrooms and property types, per calendar month (pcm)

| London Borough         | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|------------------------|----------------------|--------------------|-------------------|
| Lambeth                | £2,527               | -0.07%             | 5.9%              |
| Newham                 | £1,923               | 0.26%              | 5.2%              |
| Bexley                 | £1,528               | 0.17%              | 4.9%              |
| Islington              | £2,828               | 0.63%              | 4.8%              |
| Barking and Dagenham   | £1,690               | 0.11%              | 4.8%              |
| Richmond upon Thames   | £2,305               | -0.07%             | 4.7%              |
| Greenwich              | £1,952               | 0.16%              | 4.4%              |
| Enfield                | £1,788               | 0.76%              | 4.3%              |
| Havering               | £1,564               | -0.06%             | 3.7%              |
| Croydon                | £1,572               | 0.43%              | 3.7%              |
| Barnet                 | £1,934               | 0.18%              | 3.6%              |
| Wandsworth             | £2,599               | 0.01%              | 3.6%              |
| Bromley                | £1,675               | 0.13%              | 3.1%              |
| Harrow                 | £1,759               | 0.22%              | 2.9%              |
| Redbridge              | £1,725               | 0.05%              | 2.9%              |
| Lewisham               | £1,821               | 0.29%              | 2.9%              |
| Hounslow               | £1,933               | 0.56%              | 2.9%              |
| Hackney                | £2,622               | 0.26%              | 2.8%              |
| Merton                 | £2,114               | 0.78%              | 2.8%              |
| Sutton                 | £1,550               | 0.22%              | 2.4%              |
| Tower Hamlets          | £2,419               | 0.35%              | 2.4%              |
| London                 | £2,294               | 0.17%              | 2.0%              |
| Haringey               | £2,212               | -0.09%             | 1.9%              |
| <b>Hillingdon</b>      | <b>£1,557</b>        | <b>0.28%</b>       | <b>1.7%</b>       |
| Southwark              | £2,394               | -0.04%             | 1.6%              |
| Kingston upon Thames   | £1,803               | 0.18%              | 1.3%              |
| Waltham Forest         | £1,763               | 0.31%              | 1.2%              |
| Ealing                 | £2,060               | 0.16%              | 1.1%              |
| Hammersmith and Fulham | £2,770               | 0.54%              | 0.5%              |
| Brent                  | £2,005               | 0.77%              | -1.3%             |
| Kensington And Chelsea | £3,591               | -0.17%             | -1.4%             |
| Camden                 | £2,759               | 1.29%              | -2.2%             |
| Westminster            | £3,163               | 0.45%              | -2.9%             |



## About Carter Jonas

Carter Jonas LLP is a leading UK property consultancy working across commercial property, residential sales and lettings, rural, planning, development and national infrastructure. Supported by a national network of 34 offices and over 1,000 property professionals, our divisional teams are renowned for their quality of service, expertise and the **simply better property advice** they offer their clients.

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## Residential Research

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