

# Residential Update and Outlook

April 2026

## Market Overview

*The ongoing geopolitical uncertainty caused by the war in Iran and the wider Middle East are having clear, far-reaching effects on the UK economy. Rising inflation and mounting input costs are straining all three major sectors; manufacturing and services both saw key metrics decline this month, while the construction sector remains firmly in contraction territory at 45.6. It was encouraging to see monthly GDP rise by 0.5% in February, but this growth occurred prior to the outbreak of the war and likely does not reflect the current downward pressure on the domestic economy.*

*The economic ramifications of the war are also impacting the residential housing market. Mortgage rates recently surged to their highest levels in nearly two years, although the latest data shows a slight retreat to an average of 5.2% (at time of writing). This volatility is reflected in the RICS market survey, which suggests increased buyer caution and a modest decline in new buyer enquiries since the start of the year. Conversely, Rightmove's latest report indicates that demand remains higher than the same period last year, while both agreed sales and new supply have seen only minimal decreases.*

## Key Points

- *Monthly GDP grew by a stronger-than-expected 0.5% in February, following 0.1% in January and marking the strongest monthly rate of growth since January 2024.*
- *Inflation rose to 3.3% in the 12 months to March. This increase was widely anticipated following the outbreak of war in Iran earlier that month, which triggered a surge in oil and gas prices that drove up the cost of petrol and domestic heating oil.*
- *Retail sales volumes rose 0.7% in March, mostly driven by motorists purchasing fuel amid the war in Iran and worries over further price rises. Excluding fuel sales, volumes rose 0.2%.*
- *The April Consumer Confidence Index reveals that consumers are increasingly concerned about the ramifications of the war. The overall index fell four points to -25, marking its lowest level in over two years.*
- *Despite a surprise drop in the unemployment figure to 4.9%, the broader labour market data continues to show signs of cooling. Payroll numbers have declined again, and job vacancies have hit their lowest levels since 2021.*
- *The Iran war has started to weigh on the latest Purchasing Managers Indices (PMIs) with both manufacturing and services metrics down in March. Input cost inflation is a key factor with both output and new work orders also falling.*
- *Once again, the Construction PMI remained in contraction with the housing sub-measure returning the lowest index figure. Rising energy and raw materials costs were cited this month alongside the usual constraints within the market that have persisted for some time now.*
- *The Halifax and Nationwide house price indices recorded conflicting data for March; Halifax reported a monthly decline of 0.5%, while Nationwide saw a 0.9% increase. This divergence is likely influenced by geopolitical uncertainty, though we expect these figures to align more closely over the coming months.*
- *Both Bank of England mortgage approvals and total residential transactions rose in February, with figures up 4% and 6%, respectively. This suggests there was some momentum beginning to show in the market, ahead of the breakout of the war in Iran.*
- *The latest RICS Residential Market Survey report indicates a blow to buyer confidence from rising borrowing costs and inflationary pressures. New buyer enquiries have fallen while the overall price balance is also down indicating downward pressure on prices, although it is moderate for the moment.*
- *The pace of decelerating rental growth seems to be slowing across the UK, with the latest annual rate of 3.4% down only slightly over the last few months. Nevertheless, this is still the slowest rate of recorded annual growth in over four years.*

## Economic indicators

Monthly GDP   CPI inflation   Interest rate   Wage growth



0.5%



3.3%



3.75%



3.6%

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

### The macroeconomy

- First estimates for monthly GDP growth found the economy grew at a faster pace than expected in February, rising 0.5% on the month. This is up from (upwardly revised) 0.1% growth in January and is the strongest month on month growth in over two years. Services and production both saw increases of 0.5% while construction grew 1.0%, led by private housing. This latest data precedes the war in Iran.
- The Consumer Prices Index (CPI / inflation) rose by 3.3% in the 12 months to March, up from 3.0% in February. This is now the highest reading in three months but is in line with market expectations. Motor fuel price rises placed the largest upward pressure, increasing by 4.9%. A surge in domestic heating oil prices also placed strong pressure on housing and household services which increased 4.3%, its highest rate since September 2022.

### Labour and employment

- The unemployment rate made a surprise drop to 4.9% in the three months to February, down from the previous 5.2% figure. This decline though is due to a rise in economic inactivity, indicating that some people are not looking for work, rather than finding new jobs. The employment rate meanwhile decreased slightly to 75.0%, from 75.1% previously.
- The early estimate of payrolled employees for March suggests a fall of 65,000 on the year, and 11,000 month on month. This follows revised figures for February where the number of payrolled employees declined by 74,000 annually and 6,000 over January 2026.
- Following a broadly flat change in the number of job vacancies since May 2025 the latest figures suggest a decrease of 29,000 in the three months to March. This is the lowest level of vacancies since April 2021.
- Regular pay excluding bonuses rose 3.6% year on year in the three months to February, down from 3.8% in January. This is the slowest rate of growth since November 2020. Public sector pay slowed to 5.2%

annually while the rate of private sector wages grew by 3.2%, its slowest rate since October 2020.

### Market indicators

- The March S&P Global UK Manufacturing PMI slipped again, to 51.0 from 51.7 the month before. The war in the Middle East that has shocked the energy markets appears to have caused some instability in the manufacturing sector growth figures. Output fell for the first time in six months although new orders and delivery times remained stable and on a small upward trajectory. Nevertheless, input costs surged the most since 2022 and the rising levels of geopolitical uncertainty is hampering business optimism.
- The Services sector PMI also fell again, down to 50.5 in March and now the slowest expansion for this sector in nearly a year. Output rose only slightly as new work fell for the first time since last November. Export orders also declined while employee figures declined as businesses try to mitigate rising payroll costs. Input cost inflation also rose to an 11-month high driven by higher prices for fuel and transportation.
- The construction sector PMI meanwhile remains in contraction where it has been for over 12 months now. With a March reading of 45.6 this is slightly above the 44.5 the previous month but still indicative of a constrained industry. Again, the sharp acceleration of input costs is feeding negatively through the sector with rising energy and raw materials costs. The housing sector declined again to 38.2 but both civil engineering and commercial construction are also below the neutral '50'.

### Consumer demand and sentiment

- Retail sales volumes are estimated to have risen by 0.7% in March. This is well above the decline of -0.6% in February and exceeded market forecasts. The increase was largely driven by a surge in motorists stocking up on fuel. Non-food store sales increased 0.7% on the month, driven by a rise in clothing sales amid improving weather. Despite this, excluding fuel sales total volumes rose by 0.2%.
- GfK's Consumer Confidence Index dropped four points to -25 in April, marking its lowest level since October 2023 and its sharpest monthly decline in over a year. Four of the index's five sub-measures fell, with only the Major Purchase Index remaining unchanged. The most significant decline occurred in the 'General Economic Situation over the last 12 months' (down 8 points to -51), while the forward-looking economic metric also fell sharply, losing 6 points to reach -43.

## Residential market

Monthly mortgage approvals



62,584

Balance of new buyer enquiries



-39%

UK annual house price growth



2.2%

UK annual rental growth



3.4%

Sources: Bank of England, RICS, Nationwide, ONS

## Residential sales

### Mortgages and transactions

- February's mortgage approvals figures from the Bank of England showed an improvement, increasing 4% over January to 62,584 on the month. This is down around 4% over the same month one year ago though and we expect this to drop significantly over the coming weeks and months as average mortgage rates have risen sharply recently.
- Total residential transactions rose to 102,500 in February, a 6% increase over January. While this figure is lower than the same period last year, the 2025 data was inflated by buyers rushing to beat the April 1 stamp duty changes. Consequently, February and March 2025 do not represent a typical market.
- Mortgage rates continued to rise throughout the much of April as the financial markets continued to react to the volatility caused by the war in Iran. They have come down very slightly over the last ten days to a current rate of 5.20% (85% LTV, two-year fixed) after reaching a peak of 5.31%. (Rightmove / Podium data).

### Supply and Demand

- The March RICS Residential Market Survey is already reflecting a fallout linked to the war in the Middle East. With interest rates rising sharply and inflationary pressures more generally, new buyer enquiries slipped quickly, down to a net balance of -39%, the lowest this measure has been since August 2023. The volume of agreed sales has also fallen, down to -34% from last month's figure of -13%. On the supply side, the new instructions indicator also slipped back into negative territory, to -6% suggesting a small decline in the number of listings coming to the market.
- Despite the rising mortgage rates and geopolitical uncertainty surrounding the war, Rightmove had some encouraging figures to report in their April House Price Index. The report indicated that new buyer demand

for April is 7% higher than the same period last year. They also find that the number of sales agreed is just 3% behind this time last year and the supply of newly listed homes is just 1% less than the same period in 2025.

### UK prices and price growth

- UK annual house price growth increased in March, up to 2.2% from 1.0% in both January and February. Monthly growth also increased to 0.9% leading to an average UK house price of £277,186. The market had clearly been showing some signs of increased momentum following a sluggish start to the year.
- In contrast though, house price growth slipped in March, according to Halifax's latest price index. Annual growth reached just 0.8% according to the Bank, down from 1.2% in February and reflecting a monthly decline in prices of -0.5%. Their report goes on to say that the wide uncertainty surrounding the war in the Middle East and higher and rising interest rates have already begun to impact the market.
- Rightmove's latest index on asking prices reported a monthly rise of 0.8% in April, following the same month on month increase in March. On an annual basis though prices fell by 0.9% in April, following a decline of 0.2% the previous month. Looking at asking prices by type, the report shows that 'top of the ladder' properties had the highest monthly increase of 2.4% while first time buyer and second stepper homes rose by 0.2% and 0.4%, respectively.
- The average annual increase in UK house prices moved to 1.2% in February, according to the latest Official House Price Index figures from the ONS. This is up from 1.0% in January and reflects a marginal monthly rise of 0.1%. The average UK house price is now £268,000.
- The RICS Residential Market Survey returned an aggregate net balance of -23% for house prices, down from -12% suggesting increased downward pressure on prices. Regionally, London, East Anglia and the South East all returned more negative net balance readings while those in Northern Ireland and Scotland returned figures suggesting house price increases recently. The future price indicator fell sharply to -43% in March, down from -19% in February and points to strong downward pressure on prices over the next three months.

### Regional prices and price growth

- Regionally, the gap in house price growth is narrowing, although Northern Ireland (6.3%) and London (-3.3%) remain outliers at the top and bottom of the scale. Yorkshire and the Humber recorded annual growth of



3.9%, followed closely by the North East (3.6%) and the North West (3.4%). Conversely, southern regions continued to see declines, with the South West and South East falling by 0.6% and 0.9% respectively and further cementing (for now) the north-south affordability divide seen over the last two years.

- Once again, a similar trend can be seen in our Carter Jonas tracked office location areas as the rate of house price growth / decline is narrowing. At the top of the table sits Vale of White Horse with 3.2% annual growth, while there were strong declines reported in Cornwall (-3.2%) and Bath (-2.0%). Just over half of our locations recorded house price declines.
- In London, the Inner London boroughs saw an average decline in prices of 5.6% over the year while the outer London locations saw virtually no change.

## Residential lettings

### Supply and demand

- A net balance of +10% of survey participants in the recent RICS Residential Market Survey (March) reported an increase in tenant demand, up from +2% last month and the strongest this metric has been since June last year. Of supply, there is little change in the trend that has been evident for many years now with a net balance of -25% suggesting landlord instructions are falling.
- In Zoopla's Rental Market Report for March (latest), they note that the market is becoming more balanced. Rental demand has dropped by 14% year-on-year, reaching its lowest point in six years. Furthermore, the supply of available rental homes has increased by 11% over the last twelve months, however it remains nearly 25% below pre-pandemic levels.

### Rents and rental growth

- The deceleration of rental growth, which had been easing rapidly throughout the second half of 2025, appears to have stabilised recently. According to the ONS Official Price Index of Private Rents, the annual rate in March was 3.4%, only a marginal decrease from 3.6% in February and 3.5% in January. The average UK rental price now stands at £1,377 per calendar month (pcm).
- While rental growth is decelerating across the UK, several Carter Jonas locations are bucking the trend. For instance, Bath and North East Somerset continues to see a robust annual increase of 8.2%, with Oxford (6.9%) and Wiltshire (6.7%) also posting strong growth. In contrast, local performance varies in other areas: West Oxfordshire recorded an average annual decline of 1.1%, while nearby South Oxfordshire remained virtually flat over the year.
- Zoopla's March rental report (latest) finds that annual rental growth across the UK has slowed to 1.9%, down from nearly 3% a year ago. However, these figures vary significantly by city: while Liverpool, Glasgow, and Newcastle maintain growth rates between 3% and 4.6%, other locations have slowed to approximately 1%. Some areas, including Bournemouth, Nottingham, and Birmingham, are even recording rental declines.
- *A reminder on rental growth rate differences between the official PIPR and other private sector measures such as Zoopla and Rightmove:- PIPR measures all stock of rents and compares achieved rents in the current month with the same month one year prior. Private sector measures only count asking rents for new let properties. The PIPR measure covers a much greater number of properties and will always lag by around 6 months or more as the new let rental prices take time to filter into the whole rental market stock.*

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

Sources: HM Treasury Consensus Forecasts (April 2026, long-term: Feb 2026)

|                                        | 2026 | 2027 | 2028 | 2029 | 2030 |
|----------------------------------------|------|------|------|------|------|
| Official Bank Rate (%)                 | 3.8  | 3.54 | 3.35 | 3.27 | 3.28 |
| House price inflation (annual, %)      | 1.3  | 1.6  | 3.1  | 3.4  | 3.6  |
| CPI inflation rate (annual average, %) | 3.6  | 2.2  | 2.2  | 2.1  | 2.0  |
| Unemployment rate (%)                  | 5.5  | 5.3  | 5.0  | 4.9  | 4.9  |
| GDP (annual, %)                        | 0.6  | 1.1  | 1.3  | 1.4  | 1.5  |
| Average earnings growth (annual, %)    | 3.4  | 2.9  | 3.1  | 2.9  | 2.9  |

## Select Market Indicators, latest versus previous data

Sources: ONS (unless otherwise indicated) (final six indicators retrieved 24 April 2026)

|                                                    | Current    | Previous   | Direction of change |
|----------------------------------------------------|------------|------------|---------------------|
| GDP monthly                                        | 0.5%       | 0.1%       | ↑                   |
| Inflation rate (CPI)                               | 3.3%       | 3.0%       | ↑                   |
| Bank Rate (base interest rate)                     | 3.75%      | 3.75%      | ↔                   |
| Employment rate                                    | 75.0%      | 75.1%      | ↓                   |
| Unemployment rate                                  | 4.9%       | 5.2%       | ↓                   |
| Weekly earnings growth, regular pay (excl bonuses) | 3.6%       | 3.8%       | ↓                   |
| S&P Global UK Manufacturing PMI                    | 51.0       | 51.7       | ↓                   |
| S&P Global UK Services PMI                         | 50.5       | 53.9       | ↓                   |
| S&P Global UK Construction PMI                     | 45.6       | 44.5       | ↑                   |
| Retail sales volumes (monthly)                     | 0.7%       | -0.6%      | ↑                   |
| GfK Consumer Confidence (monthly)                  | -25        | -21        | ↓                   |
| Bank of England mortgage approvals (monthly)       | 62,584     | 60,246     | ↑                   |
| Nationwide house price inflation (annual)          | 2.2%       | 1.0%       | ↑                   |
| Halifax house price inflation (annual)             | 0.8%       | 1.2%       | ↓                   |
| Official UK House Price inflation (annual)         | 1.2%       | 1.0%       | ↑                   |
| Rightmove House Price Index (UK, annual, asking)   | -0.9%      | -0.2%      | ↓                   |
| Price Index of Private Rents (UK, annual)          | 3.4%       | 3.6%       | ↓                   |
| £ Sterling: \$ USD                                 | \$1.35     | \$1.34     | ↑                   |
| £ Sterling: € Euro                                 | €1.15      | €1.16      | ↓                   |
| Brent Crude Oil (USD)                              | \$105.21   | \$94.36    | ↑                   |
| Gold (USD per ounce)                               | \$4,688.06 | \$4,561.41 | ↑                   |
| FTSE 100                                           | 10,413.69  | 10,061.07  | ↑                   |
| UK 5 Year Gilt Yield                               | 4.493%     | 4.409%     | ↑                   |

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

Sources: HM Land Registry

| CJ Regional Location         | Average Price | Monthly Change (%) | Annual Change (%) |
|------------------------------|---------------|--------------------|-------------------|
| Vale of White Horse          | £408,653      | -1.9%              | 3.2%              |
| Leeds                        | £244,218      | -0.7%              | 2.8%              |
| York                         | £308,589      | -0.8%              | 1.7%              |
| North Yorkshire              | £270,910      | -0.4%              | 1.6%              |
| Wiltshire                    | £327,942      | -0.9%              | 1.4%              |
| Cambridgeshire               | £336,106      | -0.8%              | 1.0%              |
| West Berkshire               | £402,630      | 0.8%               | 0.9%              |
| Somerset                     | £277,687      | -0.9%              | 0.3%              |
| Suffolk                      | £279,783      | -0.5%              | 0.3%              |
| West Oxfordshire             | £416,210      | -1.9%              | -0.1%             |
| South Cambridgeshire         | £430,155      | -0.5%              | -0.2%             |
| South Oxfordshire            | £473,848      | 1.4%               | -0.4%             |
| Oxford                       | £473,971      | -0.5%              | -0.7%             |
| Devon                        | £305,341      | -1.2%              | -0.9%             |
| Dorset                       | £326,706      | -0.2%              | -1.2%             |
| Winchester                   | £460,728      | -0.3%              | -1.3%             |
| Cambridge                    | £474,976      | -0.3%              | -1.7%             |
| Bath and North East Somerset | £399,351      | -1.4%              | -2.0%             |
| Cornwall                     | £274,238      | -0.1%              | -2.6%             |

| UK Region                | Average Price   | Monthly Change (%) | Annual Change (%) |
|--------------------------|-----------------|--------------------|-------------------|
| Northern Ireland         | £195,936        | 0.0%               | 6.3%              |
| Yorkshire and The Humber | £209,243        | 1.4%               | 3.9%              |
| North East               | £163,043        | 2.7%               | 3.6%              |
| North West               | £216,153        | 1.1%               | 3.4%              |
| Wales                    | £210,407        | 0.3%               | 2.5%              |
| Scotland                 | £186,684        | -0.6%              | 2.3%              |
| West Midlands region     | £248,507        | 0.9%               | 1.6%              |
| <b>United Kingdom</b>    | <b>£267,957</b> | <b>0.1%</b>        | <b>1.2%</b>       |
| East Midlands            | £239,224        | -0.2%              | 1.2%              |
| East of England          | £334,905        | 0.1%               | 0.9%              |
| England                  | £290,001        | 0.2%               | 0.8%              |
| South West               | £299,860        | 0.0%               | -0.6%             |
| South East               | £376,684        | -0.4%              | -0.9%             |
| London                   | £542,304        | -1.9%              | -3.3%             |

| London               | Average Price | Monthly Change (%) | Annual Change (%) |
|----------------------|---------------|--------------------|-------------------|
| London               | £542,304      | -1.9%              | -3.3%             |
| Prime Central London | £1,048,817    | 1.5%               | -12.0%            |
| South West London    | £734,216      | -0.5%              | -5.2%             |

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

Sources: HM Land Registry

| London Borough         | Average Price   | Monthly Change (%) | Annual Change (%) |
|------------------------|-----------------|--------------------|-------------------|
| Redbridge              | £507,007        | -0.4%              | 3.4%              |
| Havering               | £449,700        | -0.2%              | 2.8%              |
| Waltham Forest         | £525,119        | 0.4%               | 2.5%              |
| Greenwich              | £473,900        | -0.3%              | 2.5%              |
| Sutton                 | £457,497        | 1.2%               | 1.7%              |
| Haringey               | £647,601        | 1.5%               | 1.5%              |
| Bromley                | £515,200        | -2.2%              | 1.2%              |
| Hillingdon             | £477,210        | -0.7%              | 1.2%              |
| Barking and Dagenham   | £363,817        | 1.7%               | 1.2%              |
| Harrow                 | £539,716        | 1.1%               | 0.9%              |
| Ealing                 | £574,237        | -1.2%              | 0.7%              |
| Enfield                | £475,260        | 0.4%               | 0.7%              |
| Islington              | £683,506        | -1.4%              | 0.5%              |
| Lewisham               | £491,154        | -0.4%              | 0.3%              |
| Bexley                 | £406,173        | -1.3%              | 0.2%              |
| Kingston upon Thames   | £569,910        | -1.3%              | 0.0%              |
| Hounslow               | £509,223        | -1.2%              | -1.9%             |
| Richmond upon Thames   | £796,950        | 0.1%               | -1.9%             |
| Southwark              | £566,892        | -2.4%              | -2.6%             |
| Croydon                | £389,585        | -1.2%              | -2.9%             |
| <b>Lambeth</b>         | <b>£552,190</b> | <b>1.7%</b>        | <b>-3.0%</b>      |
| Barnet                 | £586,929        | -0.3%              | -3.2%             |
| London                 | £542,304        | -1.9%              | -3.3%             |
| Hackney                | £595,563        | -3.1%              | -3.7%             |
| Merton                 | £604,042        | -1.0%              | -3.8%             |
| Brent                  | £537,743        | -2.8%              | -4.2%             |
| Wandsworth             | £678,034        | -1.5%              | -6.0%             |
| Hammersmith and Fulham | £727,665        | -0.2%              | -7.5%             |
| Camden                 | £778,395        | -1.8%              | -9.1%             |
| Newham                 | £382,628        | -4.4%              | -9.2%             |
| Kensington And Chelsea | £1,225,499      | 4.3%               | -11.2%            |
| Tower Hamlets          | £455,307        | -1.9%              | -11.6%            |
| City of Westminster    | £872,135        | -2.2%              | -12.7%            |
| Outer London           | £505,629        | -0.6%              | 0.1%              |
| Inner London           | £622,861        | -1.0%              | -5.6%             |

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

Source: Office for National Statistics

| CJ Regional Location         | Average Rent (£ pcm) | Monthly Change | Annual Change |
|------------------------------|----------------------|----------------|---------------|
| Bath and North East Somerset | £1,876               | 0.68%          | 8.2%          |
| Oxford                       | £1,952               | 0.74%          | 6.9%          |
| Wiltshire                    | £1,056               | -0.08%         | 6.7%          |
| York                         | £1,173               | 0.12%          | 5.0%          |
| South Cambridgeshire         | £1,399               | 0.16%          | 4.3%          |
| Winchester                   | £1,498               | 0.31%          | 4.3%          |
| West Berkshire               | £1,273               | 0.32%          | 2.6%          |
| Cambridge                    | £1,795               | 0.12%          | 1.8%          |
| Vale of White Horse          | £1,332               | 0.35%          | 1.7%          |
| North Yorkshire              | £831                 | 0.28%          | 1.6%          |
| South Oxfordshire            | £1,377               | 0.34%          | 0.3%          |
| West Oxfordshire             | £1,270               | 0.30%          | -1.1%         |

| UK Country / Region      | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|--------------------------|----------------------|--------------------|-------------------|
| North East               | £772                 | 0.33%              | 6.5%              |
| North West               | £947                 | 0.37%              | 5.7%              |
| South West               | £1,227               | 0.06%              | 5.1%              |
| West Midlands            | £964                 | 0.17%              | 4.8%              |
| Wales                    | £830                 | 0.25%              | 4.8%              |
| Yorkshire and The Humber | £852                 | 0.45%              | 4.4%              |
| East Midlands            | £910                 | 0.17%              | 4.2%              |
| East of England          | £1,274               | 0.44%              | 4.2%              |
| England                  | £1,434               | 0.27%              | 3.4%              |
| South East               | £1,411               | 0.18%              | 3.2%              |
| Scotland                 | £1,022               | -0.03%             | 2.1%              |
| London                   | £2,280               | 0.29%              | 1.7%              |

| London               | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|----------------------|----------------------|--------------------|-------------------|
| London               | £2,280               | 0.3%               | 1.7%              |
| Prime Central London | £3,361               | -0.7%              | -2.9%             |
| South West London    | £2,540               | 0.5%               | 3.4%              |

## Official Price Index of Private Rents, ONS, March 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 (%) |
|------------------------|----------------------|--------------------|-------------------|
| Newham                 | £1,912               | 0.14%              | 7.7%              |
| Bexley                 | £1,531               | -0.34%             | 7.6%              |
| Barking and Dagenham   | £1,687               | 0.17%              | 7.6%              |
| Lambeth                | £2,525               | 0.10%              | 6.7%              |
| Richmond upon Thames   | £2,302               | 1.15%              | 6.4%              |
| Havering               | £1,566               | 0.17%              | 6.0%              |
| Barnet                 | £1,928               | 0.10%              | 4.9%              |
| Enfield                | £1,770               | 0.20%              | 4.3%              |
| Wandsworth             | £2,593               | -0.39%             | 4.2%              |
| Greenwich              | £1,944               | 0.03%              | 4.2%              |
| Croydon                | £1,560               | 0.25%              | 3.9%              |
| Redbridge              | £1,720               | 0.23%              | 3.7%              |
| Bromley                | £1,670               | 0.38%              | 3.6%              |
| Kingston upon Thames   | £1,796               | -0.67%             | 3.5%              |
| Harrow                 | £1,754               | 0.06%              | 3.0%              |
| Lewisham               | £1,810               | 0.22%              | 2.6%              |
| Haringey               | £2,209               | 0.56%              | 2.6%              |
| Hackney                | £2,598               | 0.33%              | 2.5%              |
| Sutton                 | £1,545               | 0.05%              | 2.5%              |
| Islington              | £2,763               | 1.12%              | 2.4%              |
| Hounslow               | £1,907               | 0.30%              | 2.0%              |
| Waltham Forest         | £1,753               | 0.29%              | 1.9%              |
| Hillingdon             | £1,549               | 0.09%              | 1.8%              |
| <b>Tower Hamlets</b>   | <b>£2,396</b>        | <b>0.21%</b>       | <b>1.8%</b>       |
| Merton                 | £2,083               | 0.21%              | 1.7%              |
| London                 | £2,280               | 0.29%              | 1.7%              |
| Southwark              | £2,388               | 0.01%              | 1.3%              |
| Ealing                 | £2,051               | -0.06%             | 0.9%              |
| Hammersmith and Fulham | £2,724               | 0.84%              | -0.5%             |
| Kensington And Chelsea | £3,599               | -0.79%             | -1.1%             |
| Westminster            | £3,122               | -0.52%             | -4.7%             |
| Brent                  | £1,969               | 1.20%              | -6.5%             |
| Camden                 | £2,654               | 1.15%              | -6.5%             |



## 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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