

# Residential Update and Outlook

October 2026

## Market Overview

The UK economy showed signs of modest growth this month, although this was accompanied by persistent inflationary pressure. Monthly GDP increased in August, but growth remained subdued compared with the previous two months amid continuing challenges in the construction industry. Inflation also rose sharply, complicating the outlook for interest rates, and with the upcoming Autumn Budget, consumers, businesses and households may have held off decision-making while they wait to see if there are any potential financial implications. The Chancellor faces a difficult challenge in balancing measures to support growth with sustained inflation and limited scope for additional spending.

Meanwhile, house price growth remained almost flat across all three major indices in September. Lloyds recorded no annual growth, while Nationwide reported growth of just 0.8%, with average asking prices (Rightmove) also showing little change. Together with falling mortgage approvals and transaction volumes, this suggests the market is largely treading water, a picture broadly reflected in the latest RICS residential market survey, which showed little change from the previous month's trajectory.

## Key Points

- A rise in production output helped keep GDP growth in positive territory in August, with the economy expanding 0.1% month on month, down from 0.4% in July.
- CPI inflation rose again to 3.5% in September, now the highest rate since October 2025. Sharp rises in petrol prices through the month accounted for the largest upward contribution.
- Following a strong 0.7% rise in August (upwardly revised), retail sales volumes fell by 0.4% in September as the warmer weather contributed to weakening sales of clothing and footwear.
- Consumer confidence dropped sharply in the latest reading from the GfK Index, down 11 points to -24, marking the largest monthly fall outside of the pandemic period, in over a decade. Declines were recorded across all five sub-measures.
- Job vacancies declined again this month. However, total employment increased over the latest three-month period, while the overall unemployment figure fell to its lowest level in more than a year at 4.7%. The average earnings figure rose slightly month on month, although this was driven largely by public sector pay increases.
- Ongoing weakness in the construction sector continues according to this month's Purchasing Managers Index (PMI), albeit the figure has moved up slightly. The Manufacturing PMI continues its expansion run of 11 months, while the Services PMI shows some cooling momentum but remains in expansion. All three PMIs cite accelerating input cost inflation and supply chain pressures.
- Both the Nationwide and Lloyds house price indices point to little or no house price growth in September, with annual growth of 0.8% and 0.0% respectively.
- Total mortgage approvals slid again in August, down 2% month on month and 15% below the same time last year. Total transaction volumes also fell slightly albeit they are only down 1% compared with August 2025. This drop in approvals, alongside relatively stable sales volumes, underscores the heavy pressure on buyers from mortgage rates, which have risen sharply since March.
- This month's RICS Residential Market Survey suggests that persistently high mortgage rates continue to weigh on market activity, placing downward pressure on most indicators. Both agreed sales and new buyer enquiries declined slightly during the month.
- The pace of rental growth in the private sector remained unchanged in September, with the official ONS data recording a 3.8% annual rise across the UK.

## Economic indicators

### Monthly GDP   CPI inflation   Interest rate   Wage growth



0.1%



3.5%



3.75%



3.7%

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

### The macroeconomy

- GDP grew by 0.1% in August month-on-month, following an unrevised increase of 0.4% in July. Growth was driven primarily by a 0.8% increase in production output, while services output was flat and construction output fell by 0.2%. Over the three months to August (compared with the three months to May), GDP grew by 0.7%, with services output rising by 0.9%, while production and construction output declined by 0.2% and 1.0%, respectively.
- Annual inflation rose to 3.5% in September, up from 3.1% in August and its highest rate since October last year. Transport made the largest contribution to the increase, with inflation rising to 6.6%, driven by higher motor fuel prices. Inflation also increased across housing and household services, communication, and recreation and culture. By contrast, inflation eased across restaurants and hotels, partially offsetting increases elsewhere.
- There is no Bank of England meeting of the Monetary Policy Committee in October. Therefore, the Bank Rate holds at 3.75% this month. The next meeting decision will be announced on 5 November.

### Labour and employment

- The UK unemployment rate made a surprise drop to 4.7% in the three months to August, down from 4.9% where it had stayed for four consecutive periods. This is the lowest reading since July 2025 as the number of unemployed people fell by 47,000 over the previous three-monthly period. The employment rate rose to 75.3%, up from 75.1% in the last quarter, with the number of employed people rising by 102,000 in the three months.
- The estimated number of job vacancies decreased by 21,000 this quarter (July-Sept) over the previous quarter to reach 691,000 vacancies. Vacancy estimates decreased in 14 of the 18 industry sectors, with the largest industry decline found in construction.
- First estimates for the number of payrolled employees in September show a fall of around 66,000 compared with the same month one year ago. On a monthly

basis, payrolled employment shows a rise of 13,000. For August, the figure shows a rise of 1,000, well up from the decline of 26,000 that had been reported in the first estimate. Again, the September figures should be treated with caution as they are provisional and will likely be revised.

- Growth in wages (average regular earnings, excluding bonuses) rose to 3.7% in the June to August period, up from 3.6% in the previous three months. Annual average earnings rose by 6.3% for the public sector and 3.0% for the private sector.

### Market indicators

- The UK Manufacturing PMI (S&P Global) rose to 51.9 in September from 51.7 in August. This marks the 11th consecutive month of expansion in the sector, although the pace of growth has eased. Firms reported that new orders increased across both domestic and export markets, while business optimism remained strong. However, longer delivery times and rising input costs, driven by higher transport expenses, continue to place downward pressure on the sector.
- The S&P Global UK Services PMI stood at 52.1 in September, down slightly from 52.5 in August. New orders continued to increase but recorded their slowest rate of growth in three months, while employment levels continued to decline. Input cost inflation also accelerated to its fastest pace since June, driven by higher fuel prices and increased payroll costs.
- Lastly, the Construction PMI rose to 46.1 in September from 44.3 in August, reaching its highest level since January. Nevertheless, total new orders declined at the fastest pace since June amid subdued market conditions, as clients delayed decisions on major projects and input costs increased sharply. Employment continued to fall, while demand for construction products and materials also weakened.

### Consumer demand and sentiment

- Retail sales volumes fell by an estimated 0.4% in September, after a rise of 0.7% in August (revised up from 0.5%). Online clothing retailers reported weaker sales, likely affected by the warmer weather during the month. Non-food store sales volumes fell 0.4% while supermarket sales were also down. Over the quarter, volumes were up 0.7% compared with Quarter 2, and 1.5% year on year.
- Consumer confidence fell sharply in October, dropping 11 points to -24, according to the latest GfK Consumer Confidence Index. Outside the

COVID period, this was the largest monthly fall in more than a decade, since the Brexit vote in July 2016. All five sub-measures declined, with the largest falls in expectations for the general economic situation over the next 12 months, down to -36, and perceptions of the past 12 months, down to -48. The Major Purchase Index, which is not included in the overall measure, also fell sharply, dropping 14 points to -22.

## Residential market

Monthly mortgage approvals



54,918

Balance of new buyer enquiries



-22%

UK annual house price growth



0.8%

UK annual rental growth



3.8%

Sources: Bank of England, RICS, Nationwide, ONS

## Residential sales

### Mortgages and transactions

- Mortgage approvals dipped again in August, according to the latest figures from the Bank of England. Just under 55,000 approvals were recorded, a 2% decrease from July and a 15% drop compared with the same month last year. Unsurprisingly, the recent sharp rise in mortgage rates has severely dampened activity among mortgage-sensitive buyers.
- Transaction volumes, by contrast, have not experienced as sharp a decline, although they have continued to ease gradually. August marked the fifth consecutive monthly fall, with total transactions standing at just over 95,000. This was 1% lower than in July and 1% below the level recorded in August last year.
- Mortgage rates continued to rise throughout the month pushing the latest average rate (85% LTV, two-year fixed) to 5.47%. These are some of the highest rates since 2023, with the average rate up from 4.99% just eight weeks ago.

### Supply and Demand

- September's RICS Residential Market Survey continues to point to subdued and challenging market conditions, albeit sentiment is less negative than earlier in the year. The new buyer enquiries measure slipped to -22%, from -19% in August, while the new listings metric rose to 6%, turning positive for the first time since February. Agreed sales also

weakened marginally to -18%, although this remains well above the -37% recorded in May.

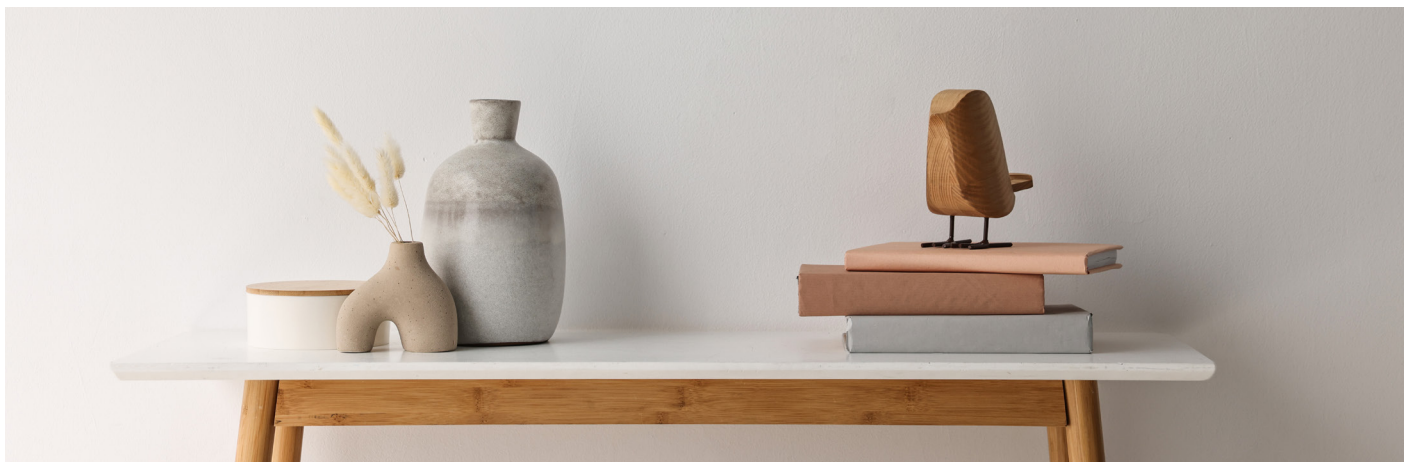
- Rightmove's October House Price Index reports that agreed sales were 8% lower than a year earlier, a trend that has remained broadly consistent throughout the year to date. The number of new buyers fell by 9% year on year, while new listings increased by 3%. The stock of homes available for sale is at its highest level for this time of year since 2014, which the report suggests is contributing to subdued growth in sellers' asking prices.

### UK prices and price growth

- Annual house price growth slowed again in September, down to 0.8% according to Nationwide. This is down from 1.6% in August and is the slowest rate since December last year. On a monthly basis, prices are also down by 0.2% to reach an average property price of £274,251.
- House prices were unchanged in September, according to the latest Lloyds House Price Index, up marginally from falling prices in August, when -0.4% was recorded. Both annual and monthly growth remained at 0.0%, with the average property price standing at £298,441.
- Rightmove's latest House Price Index report for October found that asking prices are just 0.1% below where they were the same time last year to reach an average of £371,015. This is up from a fall of 0.8% in September and reflects a rise of 1.0% month on month.
- Annual house price growth moved to 0.9% in the 12 months to August, according to the Official House Price Index from the ONS. This is down slightly from 1.2% in July and represents a monthly rise of 0.3% to reach an average property price of £269,051.
- After four consecutive months of increasingly less negative readings, the RICS residential house price balance deteriorated in September, falling to -32%. At a regional level, respondents across most English regions reported a more negative price balance, with London notably weaker than the national average. In contrast, respondents in Northern Ireland and Scotland continued to report positive house price sentiment.

### Regional prices and price growth

- The regional house price growth pattern that we have seen for nearly two years now continues, according to the latest Nationwide quarterly regional figures. The strongest performing regions are located in northern England, Scotland and Northern Ireland. Bottom of the price growth table was East Anglia where a fall of 0.7% was recorded (annually), followed by the East Midlands



(-0.5%) while the South West and Outer Met areas also saw falls of -0.3% and -0.2%, respectively.

- According to the Official House Price Index (ONS), regional variations in house price growth are beginning to narrow. Excluding Northern Ireland, where annual house prices rose by 4.9%, growth across the remaining regions and countries ranged from 3.2% in the North East to -2.2% in London. Higher mortgage rates are increasingly affecting affordability, even in traditionally lower-priced areas of the country.
- A similar trend is evident across Carter Jonas office locations. Excluding the Vale of White Horse, which recorded the strongest annual growth at 4.6%, changes fell within a relatively narrow range. Somerset and Leeds recorded the next-highest increases, at 2.8% and 2.4% respectively, while Oxford and Cornwall were at the bottom of the table, with both recording annual declines of 2.9%. Overall, house prices fell annually in eight locations in August.

## Residential lettings

### Supply and demand

- Data from the latest RICS Residential Market Survey points again to rising tenant demand, with this measure moving to +18% in the August report, up from -1% the previous month. The landlord instructions measure continues its negative streak, pointing to constrained supply. Although at -14% this is marginally less negative than -37% in August 2025.
- Zoopla's latest research into the private rental market indicates that the supply of rental homes has begun to decline again, following an improvement

over the previous three years. The number of homes available to rent was 3% lower than during the same period last year. Meanwhile, demand has continued to strengthen, with the number of enquiries per listing rising for the third consecutive quarter. The average now stands at 5.3 enquiries per listing, up from 5.1 a year ago, although still well below the level of 7.6 recorded two years earlier.

### Rents and rental growth

- Annual rental growth increased to 3.8% in August, up from 3.7% in July and the highest rate recorded since last November, according to the ONS Official Price Index of Private Rents. On a monthly basis, rents rose by 0.4%, unchanged from July's increase. The average UK rent now stands at £1,400 per calendar month, representing an increase of more than £200 per month in less than three years.
- Regionally, northern areas continue to exert the greatest upward pressure on the national average. The North East and North West both recorded annual rental growth of 5.8%, while the West Midlands and Yorkshire and the Humber saw increases of close to 5%. In contrast, rental growth in London, the South East and the East of England remained more subdued, with annual increases of between 3.0% and 3.5%.
- Zoopla's latest research shows that average rents across the UK are now 2.6% higher than a year ago, taking the average monthly rent to £1,343. The report highlights significant regional variation, with areas facing the greatest supply constraints continuing to record the strongest rental growth. For example, the number of homes available to rent has fallen by 6% in London and 12% in Yorkshire & Humber, contributing to average rental growth of 2.9% and 4.0%, respectively.

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

Sources: HM Treasury Consensus Forecasts (October 2026, long-term: August 2026)

|                                        | 2026 | 2027 | 2028 | 2029 | 2030 |
|----------------------------------------|------|------|------|------|------|
| Official Bank Rate (%)                 | 3.9  | 3.9  | 3.36 | 3.24 | 3.30 |
| House price inflation (annual, %)      | 0.3  | 2.5  | 2.8  | 3.2  | 3.3  |
| CPI inflation rate (annual average, %) | 3.6  | 2.5  | 2.2  | 2.1  | 2.0  |
| Unemployment rate (%)                  | 5.1  | 5.0  | 5.1  | 5.0  | 4.9  |
| GDP (annual, %)                        | 1.4  | 1.2  | 1.4  | 1.4  | 1.5  |
| Average earnings growth (annual, %)    | 3.6  | 3.2  | 3.2  | 3.1  | 3.2  |

## Select Market Indicators, latest versus previous data

Sources: ONS (unless otherwise indicated) (final six indicators retrieved 23 October 2026)

|                                                    | Current    | Previous   | Direction of change |
|----------------------------------------------------|------------|------------|---------------------|
| GDP monthly                                        | 0.1%       | 0.4%       | ↓                   |
| Inflation rate (CPI)                               | 3.5%       | 3.1%       | ↑                   |
| Bank Rate (base interest rate)                     | 3.75%      | 3.75%      | ↔                   |
| Employment rate                                    | 75.3%      | 75.1%      | ↑                   |
| Unemployment rate                                  | 4.7%       | 4.9%       | ↓                   |
| Weekly earnings growth, regular pay (excl bonuses) | 3.7%       | 3.6%       | ↑                   |
| S&P Global UK Manufacturing PMI                    | 51.9       | 51.7       | ↑                   |
| S&P Global UK Services PMI                         | 52.1       | 52.5       | ↓                   |
| S&P Global UK Construction PMI                     | 46.1       | 44.3       | ↑                   |
| Retail sales volumes (monthly)                     | -0.4%      | 0.7%       | ↓                   |
| GfK Consumer Confidence (monthly)                  | -24        | -13        | ↓                   |
| Bank of England mortgage approvals (monthly)       | 54,918     | 55,928     | ↓                   |
| Nationwide house price inflation (annual)          | 0.8%       | 1.6%       | ↓                   |
| Lloyds house price inflation (annual)              | 0.0%       | -0.4%      | ↑                   |
| Official UK House Price inflation (annual)         | 0.9%       | 1.2%       | ↓                   |
| Rightmove House Price Index (UK, annual, asking)   | -0.1%      | -0.8%      | ↑                   |
| Price Index of Private Rents (UK, annual)          | 3.8%       | 3.8%       | ↔                   |
| £ Sterling: \$ USD                                 | \$1.34     | \$1.34     | ↔                   |
| £ Sterling: € Euro                                 | €1.19      | €1.17      | ↑                   |
| Brent Crude Oil (USD)                              | \$114.41   | \$101.67   | ↑                   |
| Gold (USD per ounce\$)                             | \$4,016.66 | \$4,350.50 | ↓                   |
| FTSE 100                                           | 10,725.03  | 10,710.18  | ↑                   |
| UK 5 Year Gilt Yield                               | 4.834%     | 4.866%     | ↓                   |

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

Sources: HM Land Registry

| CJ Regional Location         | Average Price | Monthly Change (%) | Annual Change (%) |
|------------------------------|---------------|--------------------|-------------------|
| Vale of White Horse          | £411,712      | 0.2%               | 4.6%              |
| Somerset                     | £282,498      | 0.1%               | 2.8%              |
| Leeds                        | £246,385      | -0.5%              | 2.4%              |
| South Oxfordshire            | £471,427      | -0.7%              | 2.2%              |
| North Yorkshire              | £270,080      | -0.4%              | 1.7%              |
| Wiltshire                    | £328,102      | -0.1%              | 1.5%              |
| Cambridgeshire               | £337,491      | -0.2%              | 0.8%              |
| York                         | £311,865      | 0.4%               | 0.7%              |
| Suffolk                      | £282,759      | 0.9%               | 0.4%              |
| South Cambridgeshire         | £441,410      | 1.9%               | 0.2%              |
| Winchester                   | £453,188      | -2.4%              | 0.1%              |
| Devon                        | £306,003      | 0.7%               | -0.2%             |
| West Berkshire               | £401,830      | -0.6%              | -0.4%             |
| Dorset                       | £328,589      | 0.9%               | -0.4%             |
| Bath and North East Somerset | £406,084      | -0.8%              | -1.8%             |
| Cambridge                    | £470,360      | -0.7%              | -2.2%             |
| West Oxfordshire             | £416,123      | -0.7%              | -2.3%             |
| Oxford                       | £478,080      | 1.7%               | -2.9%             |
| Cornwall                     | £274,570      | 0.0%               | -2.9%             |

| UK Region                | Average Price   | Monthly Change (%) | Annual Change (%) |
|--------------------------|-----------------|--------------------|-------------------|
| Northern Ireland         | £202,487        | 0.0%               | 4.9%              |
| North East               | £165,640        | -0.6%              | 3.2%              |
| Wales                    | £216,363        | 1.0%               | 3.1%              |
| Scotland                 | £198,397        | 0.9%               | 2.9%              |
| North West               | £220,393        | 0.0%               | 2.2%              |
| Yorkshire and The Humber | £209,266        | 0.2%               | 1.8%              |
| West Midlands region     | £250,731        | 0.2%               | 1.2%              |
| <b>United Kingdom</b>    | <b>£273,037</b> | <b>0.3%</b>        | <b>0.9%</b>       |
| East Midlands            | £241,955        | 0.4%               | 0.5%              |
| England                  | £293,525        | 0.2%               | 0.4%              |
| East of England          | £337,848        | 0.2%               | 0.2%              |
| South West               | £304,139        | 0.7%               | 0.0%              |
| South East               | £379,953        | -0.1%              | -0.8%             |
| London                   | £554,430        | 0.7%               | -2.2%             |

| London               | Average Price | Monthly Change (%) | Annual Change (%) |
|----------------------|---------------|--------------------|-------------------|
| London               | £554,430      | 0.7%               | -2.2%             |
| Prime Central London | £1,045,639    | -2.7%              | -14.0%            |
| South West London    | £754,322      | 1.3%               | -3.5%             |

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

Sources: HM Land Registry

| London Borough         | Average Price   | Monthly Change (%) | Annual Change (%) |
|------------------------|-----------------|--------------------|-------------------|
| Kingston upon Thames   | £597,587        | 1.0%               | 4.9%              |
| Barking and Dagenham   | £369,881        | -1.5%              | 4.7%              |
| Bexley                 | £414,833        | 0.3%               | 1.9%              |
| Ealing                 | £589,875        | 1.7%               | 1.8%              |
| Sutton                 | £458,954        | 1.4%               | 1.5%              |
| Havering               | £444,572        | -0.6%              | 1.1%              |
| Enfield                | £474,855        | 1.2%               | 0.8%              |
| Waltham Forest         | £532,212        | 0.8%               | 0.7%              |
| Merton                 | £623,791        | 1.1%               | 0.1%              |
| Hillingdon             | £482,137        | 1.4%               | 0.0%              |
| Richmond upon Thames   | £813,931        | 1.4%               | 0.0%              |
| Brent                  | £555,687        | 2.5%               | -0.3%             |
| Bromley                | £520,253        | 1.4%               | -0.5%             |
| Haringey               | £633,221        | -0.2%              | -1.4%             |
| Hounslow               | £528,051        | 1.1%               | -1.5%             |
| Croydon                | £396,718        | 1.3%               | -1.5%             |
| Hackney                | £619,408        | 1.3%               | -1.6%             |
| Lewisham               | £486,416        | -0.3%              | -1.6%             |
| Southwark              | £569,160        | -1.0%              | -2.1%             |
| Greenwich              | £462,868        | -0.4%              | -2.2%             |
| <b>London</b>          | <b>£554,430</b> | <b>0.7%</b>        | <b>-2.2%</b>      |
| Harrow                 | £532,173        | 0.6%               | -2.5%             |
| Redbridge              | £484,378        | 0.3%               | -2.8%             |
| Barnet                 | £592,892        | -1.0%              | -4.4%             |
| Newham                 | £388,045        | -1.0%              | -4.7%             |
| Hammersmith and Fulham | £754,825        | 1.6%               | -5.1%             |
| Wandsworth             | £694,210        | 0.8%               | -5.3%             |
| Lambeth                | £540,198        | 0.4%               | -6.5%             |
| Islington              | £654,286        | -2.7%              | -8.6%             |
| Camden                 | £798,486        | -1.4%              | -10.6%            |
| Tower Hamlets          | £447,950        | -0.5%              | -13.3%            |
| Kensington and Chelsea | £1,204,072      | -4.2%              | -13.8%            |
| City of Westminster    | £887,206        | -0.6%              | -14.3%            |
| Outer London           | £510,931        | 0.7%               | -0.1%             |
| Inner London           | £624,824        | -0.4%              | -6.6%             |

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

Source: Office for National Statistics

| CJ Regional Location         | Average Rent (£ pcm) | Monthly Change | Annual Change |
|------------------------------|----------------------|----------------|---------------|
| Bath and North East Somerset | £1,893               | 0.45%          | 7.5%          |
| York                         | £1,206               | 0.56%          | 6.7%          |
| West Berkshire               | £1,355               | 1.30%          | 6.2%          |
| Wiltshire                    | £1,091               | 0.86%          | 5.8%          |
| South Oxfordshire            | £1,418               | 1.14%          | 5.2%          |
| Winchester                   | £1,514               | 0.44%          | 4.8%          |
| Vale of White Horse          | £1,369               | 1.22%          | 4.8%          |
| West Oxfordshire             | £1,315               | 0.79%          | 3.6%          |
| South Cambridgeshire         | £1,407               | -0.05%         | 3.0%          |
| Oxford                       | £1,957               | -0.29%         | 2.4%          |
| North Yorkshire              | £852                 | 0.28%          | 2.3%          |
| Cambridge                    | £1,805               | 0.03%          | 1.9%          |

| UK Country / Region      | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|--------------------------|----------------------|--------------------|-------------------|
| North West               | £975                 | 0.59%              | 5.7%              |
| North East               | £790                 | 0.21%              | 5.3%              |
| Yorkshire and The Humber | £869                 | 0.37%              | 4.8%              |
| West Midlands            | £983                 | 0.14%              | 4.4%              |
| South West               | £1,251               | 0.52%              | 4.2%              |
| Wales                    | £848                 | 0.26%              | 4.1%              |
| England                  | £1,466               | 0.46%              | 4.0%              |
| East Midlands            | £928                 | 0.56%              | 3.8%              |
| East of England          | £1,298               | 0.71%              | 3.8%              |
| South East               | £1,438               | 0.83%              | 3.5%              |
| London                   | £2,338               | 0.28%              | 3.5%              |
| Scotland                 | £1,011               | -0.11%             | 0.7%              |

| London               | Average Rent (£ pcm) | Monthly Change (%) | Annual Change (%) |
|----------------------|----------------------|--------------------|-------------------|
| London               | £2,338               | 0.3%               | 3.5%              |
| Prime Central London | £3,474               | 0.9%               | 1.3%              |
| South West London    | £2,617               | 0.8%               | 4.8%              |

## Official Price Index of Private Rents, ONS, September 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 (%) |
|------------------------|----------------------|--------------------|-------------------|
| Southwark              | £2,516               | 1.69%              | 7.3%              |
| Islington              | £2,884               | 0.54%              | 6.6%              |
| Greenwich              | £1,998               | 0.13%              | 6.0%              |
| Merton                 | £2,181               | 0.41%              | 5.5%              |
| Enfield                | £1,833               | 0.32%              | 5.4%              |
| Richmond upon Thames   | £2,349               | 0.69%              | 5.4%              |
| Hammersmith and Fulham | £2,861               | 1.29%              | 4.9%              |
| Brent                  | £2,018               | 0.19%              | 4.9%              |
| Wandsworth             | £2,640               | 0.28%              | 4.1%              |
| Hackney                | £2,667               | 0.33%              | 3.9%              |
| Tower Hamlets          | £2,462               | 0.37%              | 3.8%              |
| Ealing                 | £2,126               | 0.83%              | 3.8%              |
| Hounslow               | £1,962               | 0.50%              | 3.6%              |
| <b>London</b>          | <b>£2,338</b>        | <b>0.28%</b>       | <b>3.5%</b>       |
| Hillingdon             | £1,581               | 0.71%              | 3.4%              |
| Croydon                | £1,586               | 0.23%              | 3.4%              |
| Lambeth                | £2,538               | 0.50%              | 3.4%              |
| Bromley                | £1,693               | 0.51%              | 3.2%              |
| Kensington and Chelsea | £3,739               | 1.34%              | 3.0%              |
| Newham                 | £1,931               | 0.13%              | 3.0%              |
| Sutton                 | £1,569               | 0.80%              | 2.9%              |
| Barnet                 | £1,953               | 0.19%              | 2.9%              |
| Harrow                 | £1,781               | 0.20%              | 2.8%              |
| Barking and Dagenham   | £1,700               | 0.11%              | 2.5%              |
| Waltham Forest         | £1,772               | 0.51%              | 2.4%              |
| Redbridge              | £1,734               | 0.46%              | 2.1%              |
| Lewisham               | £1,832               | 0.18%              | 2.1%              |
| Bexley                 | £1,540               | 0.21%              | 1.7%              |
| Camden                 | £2,834               | 0.51%              | 1.4%              |
| Haringey               | £2,225               | 0.28%              | 1.3%              |
| Havering               | £1,567               | 0.08%              | 0.9%              |
| Westminster            | £3,209               | 0.39%              | -0.4%             |
| Kingston upon Thames   | £1,821               | 0.54%              | -0.4%             |



## 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 32 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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