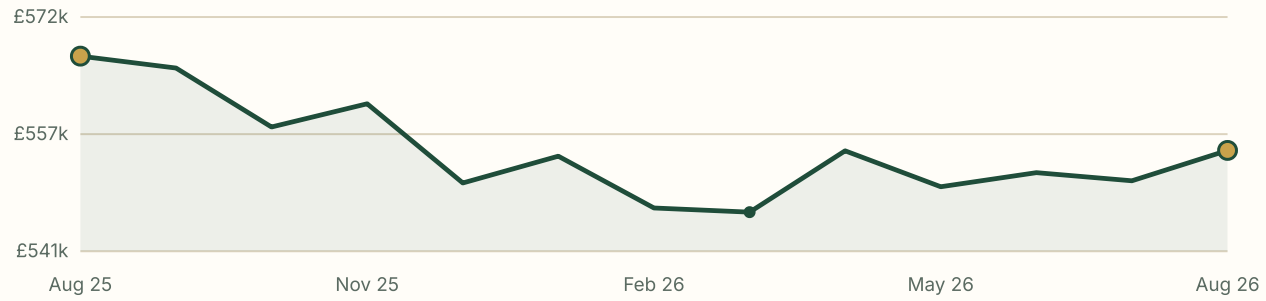
CITY 1 OF 5 · ENGLAND

# London

| AVERAGE PRICE | ANNUAL CHANGE | FIRST-TIME BUYER AVG | AVERAGE RENT / MONTH |
|---|---|---|---|
| £554,430 | −2.2% | £473,051 | £2,338 |
| August 2026 | +0.7% on the month | −2.4% on the year | +3.5% on the year (Sept 2026) |

## Average price, last 13 months




## By property type

| TYPE | AVG PRICE | ANNUAL |
|---|---|---|
| Detached | £1,164,439 | +1.8% |
| Semi-detached | £730,580 | +1.8% |
| Terraced | £648,650 | +0.1% |
| Flat or maisonette | £427,310 | −5.0% |
| First-time buyer (all types) | £473,051 | −2.4% |

## What we are seeing

- London is the one city of the five where the average price is lower than a year ago (−2.2%). The market peaked at £568,795 in July 2025 and the average is now about £14,365 below that.
- The weakness is concentrated in flats (−5.0%, now £427,310) rather than houses: detached homes are +1.8% on the year at £1,164,439.
- Rents are still rising, but slowly by recent standards: £2,338 a month on average, up +3.5%, which the ONS ranks among the lowest growth in England. At Kensington and Chelsea the average is £3,739; in Westminster it is £3,209, down 0.4%.

**Beyond the city.** Lloyds (October 2026): Greater London down 3.1% on the year to an average of £524,892, the largest annual fall of any UK region it tracks.

Sources: ONS and HM Land Registry UK House Price Index (August 2026, provisional); ONS Price Index of Private Rents (September 2026). Past trends are not a guide to the future.

**Our Mortgage Broker Limited** · authorised and regulated by the FCA (FRN 944663) · 23 Berkeley Square, Mayfair, London W1J 6HE · Your home may be repossessed if you do not keep up repayments on your mortgage. Most buy-to-let mortgages are not regulated by the FCA. General information only, not advice. Past trends are not a guide to the future.

SOURCES AND IMPORTANT INFORMATION

# Where the numbers come from

| MEASURE | SOURCE AND DATE |
|---|---|
| **City house prices (all five)** | ONS and HM Land Registry, UK House Price Index, August 2026 (provisional), via the HM Land Registry open data service. Birmingham, Manchester, Cardiff and Edinburgh are local-authority figures. |
| **City rents** | ONS Price Index of Private Rents, release of 21 October 2026, rents to September 2026 (provisional). Edinburgh is the Lothian area. |
| **UK and nation headlines** | ONS, Private rent and house prices, UK: October 2026. |
| **Bank Rate** | Bank of England, 5 November 2026 decision (as reported by Moneyfacts and Mortgage Solutions). |
| **Mortgage rate averages** | Moneyfacts UK Mortgage Trends averages, early September and early November 2026. Subject to criteria; market averages, not offers. |
| **Lender price indices** | Lloyds House Price Index, October 2026 (formerly Halifax); Nationwide House Price Index, October 2026. |
| **Activity and sentiment** | HMRC transactions and Bank of England approvals (September 2026) and RICS Residential Market Survey (September 2026), as published in the Lloyds release. |
| **Purchase taxes** | gov.uk (SDLT); Welsh Government (LTT); Revenue Scotland (LBTT, ADS). |

Method: annual and monthly changes are as published by the source. The “rent as a percentage of price” and “illustrative tax” figures are our own simple calculations from those published figures. Figures were collected on 11 November 2026 and later releases may revise them. Past trends are not a guide to the future.

## IMPORTANT INFORMATION

Your home may be repossessed if you do not keep up repayments on your mortgage.

Our Mortgage Broker Limited is authorised and regulated by the Financial Conduct Authority (FCA), Financial Services Register number 944663. You can check this on the Financial Services Register at www.fca.org.uk/register or by calling the FCA on 0800 111 6768. Registered in England and Wales, company number 11358646. Registered address: 23 Berkeley Square, Mayfair, London W1J 6HE.

We are a credit broker, not a lender. Most buy-to-let mortgages are not regulated by the FCA. Commercial mortgages, most business finance and some bridging loans are not regulated by the FCA. Think carefully before securing other debts against your home; consolidating debts may increase the total amount you repay and the time over which you repay it. For buy-to-let, a receiver of rent may be appointed and your property may be repossessed if you do not keep up repayments.

There may be a fee for mortgage advice. The precise amount will depend on your circumstances; we may charge up to 1% of the loan amount, and our typical fee is £500. We will usually also receive commission from the lender. Any fee, and when it is payable (at agreement in principle, on submission of your application or when your mortgage offer is issued), is set out in your fee agreement before you proceed. Fees are not refundable. Protection and insurance products are subject to underwriting and the policy terms and conditions. The information on this website is for general guidance only and does not constitute advice; calculator results are illustrations only. If you are unhappy with our service you may be able to refer your complaint to the Financial Ombudsman Service.