Credius
Senator House,
85 Queen Victoria Street,
London EC4V 4AB

T 020 7562 5858
F 020 7562 5802
E info@credius.com
W www.credius.com

Residential Property Review

May 2026

Our monthly property market review is intended to provide background to recent developments in property markets as well as to give an indication of how some key issues could impact in the future.

We are not responsible or authorised to provide advice on investment decisions concerning property, only for the provision of mortgage advice.

Landlords exit rental market

New research by Savills shows that around 700 former rental homes are being listed for sale every day across Britain, reflecting growing pressure on private landlords as regulation tightens.

The data shows that approximately 254,000 previously rented properties were put up for sale in the year to March 2026, a 9% annual increase and 28% higher than two years ago.

The Renters' Rights Act is a major factor behind the trend. Lucian Cook, Savills' Head of Residential Research said the legislation has become *"a clear point at which to reassess"* investment decisions, particularly for smaller landlords facing higher mortgage costs and tougher energy-efficiency requirements.

The reforms include the abolition of Section 21 'no-fault' evictions and the introduction of periodic tenancies, measures designed to strengthen tenant protections. However, concerns remain that a shrinking supply of rental homes could place further pressure on renters in already competitive markets.

Average sale time holds at 33 days

The UK housing market continues to hold steady despite concerns over conflict in the Middle East, rising mortgage costs and weaker consumer confidence.

Research from Zoopla shows the average time to sell a home is now 33 days, just one day longer than the same time last year, suggesting committed buyers and sellers are still moving ahead with transactions.

Zoopla's data also found that agreed sales are running only 3% below last year's levels, while buyer demand has rebounded since Easter as lenders begin easing mortgage rates. However, the market remains uneven across the country. London and southern England are seeing slower activity, particularly in areas reliant on first-time buyers facing affordability pressures and higher Stamp Duty costs.

Richard Donnell, Executive Director at Zoopla, said the figures show *"people who need to move are getting on with it"* despite ongoing uncertainty.

Cautious confidence in the housing market

Savills' latest UK Housing Market Update highlights a market that remains active but increasingly cautious as buyers and homeowners respond to economic uncertainty and higher borrowing costs.

While mortgage activity has stayed relatively resilient up 1.3% from February, many households are acting quickly to secure deals before any further increases in interest rates. At the same time, surveyors and market indicators point to slowing momentum, with buyer demand softening and unsold stock beginning to rise.

Savills note that inflation concerns and geopolitical uncertainty continue to influence the Bank of England's approach to interest rates, creating a more careful environment for both buyers and sellers. Regional differences are also becoming more pronounced, with some areas continuing to see stronger demand than others. Overall, the update suggests the market is showing resilience, but that affordability pressures and cautious consumer sentiment are likely to temper activity in the months ahead.

House price
Headline statistics

House Price Index (November 2025)	102.8
Average House Price	£268,000
Monthly Change	-0.4%
Annual Change	0.0%

– Average house prices in the UK remained the same in the year to March 2026

– House prices decreased by -***0.4%*** on average between February 2026 and March 2026

– The average price in London was ***£542,065.***

House price
Price changes by region

Region	Monthly change (%)	Annual change (%)	Average price (£)
England	-0.5%	-0.6%	£289,946
Northern Ireland	1.5%	7.4%	£198,015
Scotland	-0.2%	1.6%	£186,582
Wales	0.6%	2.9%	£213,240
East Midlands	0.3%	0.7%	£241,747
East of England	-0.4%	0.1%	£337,182
London	-0.3%	-2.1%	£542,065
North East	-0.9%	-1.2%	£161,629
North West	-0.9%	-0.8%	£214,678
South East	0.0%	-0.8%	£378,515
South West	-0.1%	-0.8%	£300,849
West Midlands Region	-1.6%	-0.3%	£245,797
Yorkshire and The Humber	-0.9%	-0.2%	£207,750

All details are correct at the time of writing (20 May 2026).

Source: The Land Registry | Release date: 20/05/26 | Next data release: 17/06/26

It is important to take professional advice before making any decision relating to your personal finances. Information within this document is based on our current understanding and can be subject to change without notice and the accuracy and completeness of the information cannot be guaranteed. It does not provide individual tailored investment advice and is for guidance only. Some rules may vary in different parts of the UK.