

UK House Price Index

+1.6%

Annual UK house price inflation (April 2025)

+6%

Annual increase in the number of sales agreed (sold subject to contract)

97%

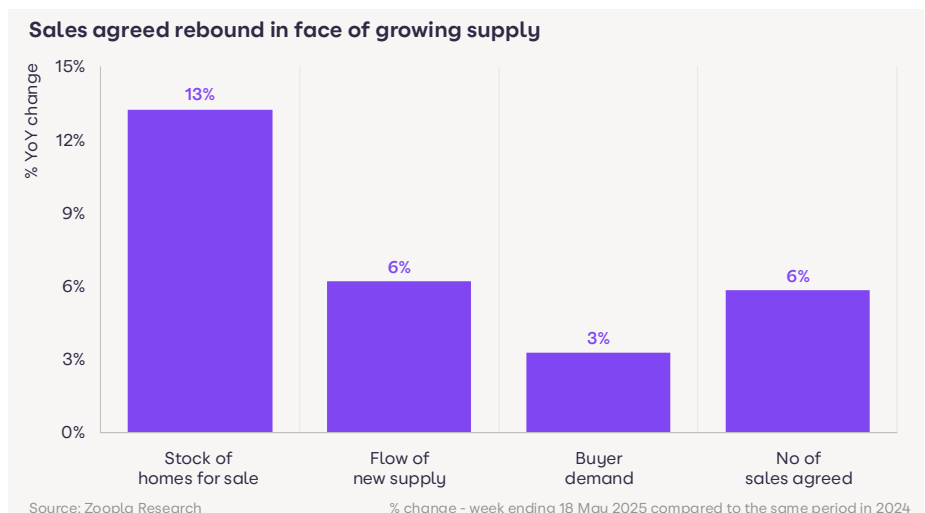
Proportion of the asking price being achieved

Executive summary

- Highest level of sales agreed in May for 4 years
- Rebound in sales agreed after Easter lull – up 6% on last year
- More sellers list homes - 13% more homes for sale than last year
- Strongest sales growth in northern regions of England
- UK house price inflation stable at 1.6%
- Southern regions registering price inflation of less than 1%, while prices in the North West are 3% higher over the last 12 months
- Wide variation in price inflation across UK cities, from modest falls in Aberdeen and Brighton to 5%+ gains in Blackburn and Belfast
- Market on track for 5% more sales and 2% price inflation over 2025

“Lower mortgage rates are supporting buyer demand and growth in sales against a backdrop of modest price inflation. Sellers and buyers need to adapt to local market conditions when listing homes and making bids”

Richard Donnell
Executive Director - Research



13%

YoY change in number of homes for sale (w/c 12 May 2025)

Rebound in sales post stamp duty reliefs ending

The number of housing sales is on the rise with home buyers return to the market after the end of stamp duty relief and the Easter holidays.

Our latest data shows the number of sales agreed per estate agent at this time of year is running at the fastest rate for 4 years¹, since the pandemic boom of 2021. This is due to a high number of homes for sale and improvements in mortgage rates and availability.

There are 13%¹ more homes for sale than a year ago. The average estate agent office has 35 unsold homes. Most of these home sellers are also buyers, which means plenty of interest for well-priced homes.

More mortgage products with sub-4% rates, together with changes to how mortgage affordability is calculated, are encouraging buyers to make offers, supporting a 6% growth in sales agreed.

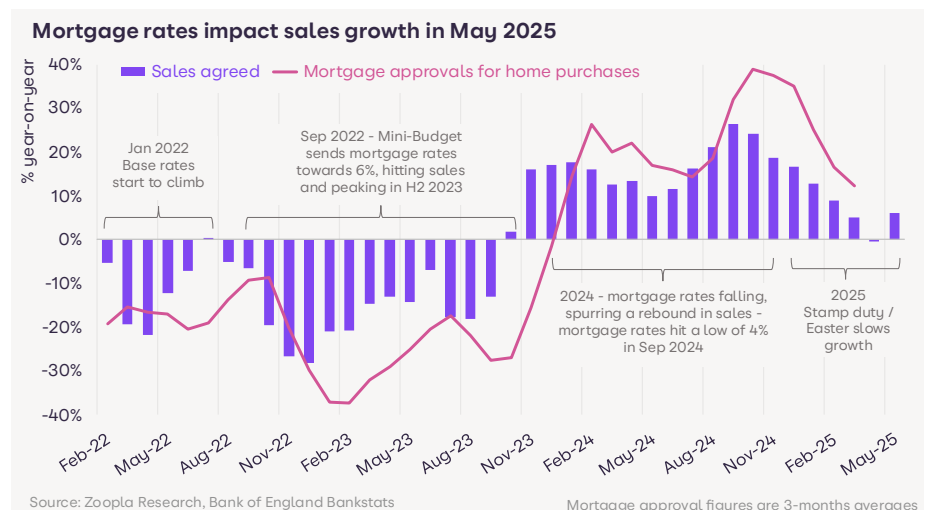
The average UK house price is 1.6% higher than a year ago at £268,250, which is an increase of £4,330 over the year.

It's important that sellers are realistic with their expectations on price. Our data shows the average home sale is currently being agreed at 3% (or £16,000) below the average asking price², a level that has been stable over recent months.

Sales agreed in May 6% higher than a year ago

The shift to higher mortgage rates over the last 3 years has impacted growth rates for housing sales and mortgage applications. Sales declined sharply in 2022/23 as mortgage rates reached 6%³.

The growth in sales rebounded over 2024 as mortgage rates fell, which also boosted demand for mortgages. However, the growth in sales and mortgage approvals has slowed in recent months to more sustainable levels. Sales have started to increase once again as confidence improves and those using a mortgage are able to borrow up to 20% more due to changes in affordability testing.



1 Comparing a week commencing 12 May 2025 with same period in 2024

2 Hometrack's analysis of agreed sales prices for new mortgages, April 2025

3 Bank of England, Bankstats, number of mortgage approvals for home purchase.

14%

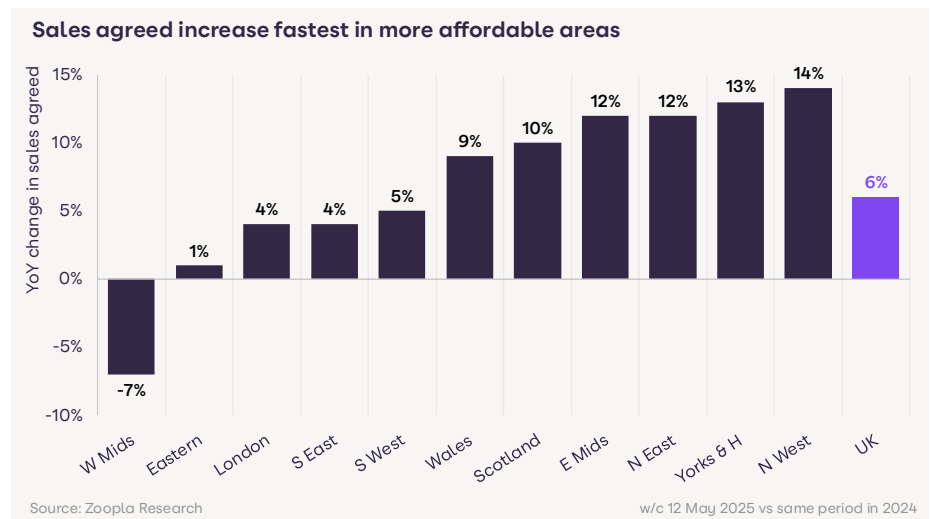
YoY change in sales agreed in the North West (w/c 12 May 2025)

Most affordable areas record fastest sales growth

Housing market activity and house price inflation are currently strongest in areas where homes are more affordable. In broad terms, this covers most areas outside the southern regions of England.

Our data shows northern regions of England, Scotland and East Midlands are registering the fastest growth in sales agreed compared to a year ago⁴. However, affordability constraints are behind a slower growth in sales across southern regions of England, with a decline in sales in the West Midlands compared to a year ago.

The number of homes for sale is an important influence on market activity and house prices. More homes for sale boosts buyer choice and keeps price growth in check. Faster growth in sales erodes the number of homes for sale, limiting what is available and supporting faster house price growth.



More homes for sale across southern England

The number of homes for sale has grown most quickly across southern regions of England⁴, boosting choice. There are 21% more homes for sale in the South West compared to a year ago, with 17% more in London and 15% more in the South East.

Slower growth in sales and more homes for sale explains why house price growth is less than 1% across all regions of southern England - ranging from 0.5% in the South East to 0.9% in the South West.

Fewer homes for sale in the North support price inflation

In contrast, there are just 3% more homes for sale in the North West and 5% more in Scotland than a year ago⁴. Lower availability of homes for sale, better affordability and faster growth in sales explain why house prices are 3% higher across the North West and 2.9% higher in Scotland, with above-average price rises across northern England and Northern Ireland.

⁴ Comparing a week commencing 12 May 2025 with same period in 2024

5.9%

Annual house price inflation in Blackburn (April 2025)

House prices rising by up to 6% in some UK cities

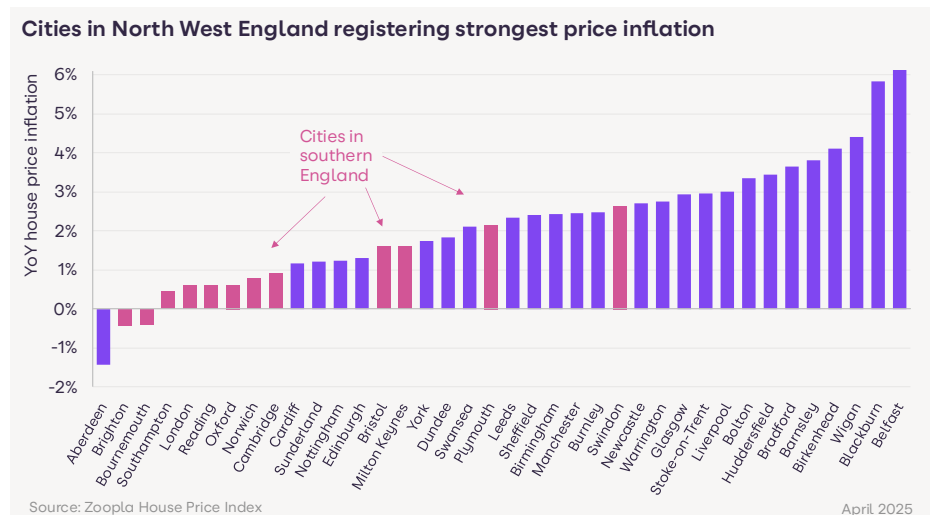
Looking below the regional level, house price inflation varies widely at a city level - from small price falls in Aberdeen, Brighton and Bournemouth to prices increasing by over 5% in Blackburn and Belfast. The fastest-growing markets tend to be outside southern England.

Cities across the North West are registering the highest rates of price growth, as rising employment growth boosts demand and prices. Higher home values and rents in large cities like Manchester are pushing demand into adjacent and accessible areas, boosting house prices.

Price increases remain subdued in southern cities of England, where affordability remains a constraint on how much prices can rise.

Aberdeen is under-performing the Scottish market because of weaker economic conditions due to low investment in the oil and gas industry.

We expect this variation in price inflation to continue over the rest of the year as home values rise in more affordable areas.



Outlook - modest price gains and more sales

Strong competition in the mortgage market and less stringent affordability testing is set to support buyer demand and sales volumes over the second half of 2025.

The different trends in supply and demand across the country have important implications for how sellers approach the pricing of their homes if they are serious about selling in 2025. Buyers also need to adapt to local market conditions in how they pitch offers to buy.

Overall, the housing market is well set for 5% more sales in 2025 compared to last year, with just enough house price inflation to keep sellers and buyers entering the market and making bids for homes.

House Price Index - Country, region and city summary

Note: The Zoopla house price index is a repeat sales-based price index, using sold prices, mortgage valuations and data for agreed sales. The index uses more input data than any other and is designed to accurately track the change in pricing for UK housing.

April 2025 Index
(Published May 2025)

Source: Zoopla House Price Index

Region/City	Annual % change in house price
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City	Annual % change in house price
1 Belfast	6.1%
2 Liverpool	3.0%
3 Glasgow	2.9%
4 Newcastle	2.7%
5 Manchester	2.5%
6 Birmingham	2.4%
7 Sheffield	2.4%
8 Leeds	2.3%
9 Bristol	1.6%
10 Leicester	1.4%
11 Edinburgh	1.3%
12 Nottingham	1.2%
13 Cardiff	1.2%
14 Cambridge	0.9%
15 Oxford	0.6%
16 Southampton	0.4%
17 Portsmouth	0.4%
18 Bournemouth	-0.4%
19 Aberdeen	-1.4%

United Kingdom	1.6%
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Zoopla House Price Index, city summary, April 2025 index

Sparklines show last 12 months trend in annual and monthly growth rates - red bars are a negative value - each series has its own axis settings providing a more granular view on price development.

	Average price	%YoY Apr-25	%YoY Apr-24	Monthly trend	Annual trend
United Kingdom	£268,200	1.6%	0.0%		
20 City Composite	£308,700	1.4%	0.6%		
Belfast	£187,300	6.1%	5.4%		
Liverpool	£162,900	3.0%	1.9%		
Glasgow	£156,100	2.9%	2.6%		
Newcastle	£158,600	2.7%	1.7%		
Manchester	£230,800	2.5%	1.8%		
Birmingham	£213,000	2.4%	0.5%		
Sheffield	£175,400	2.4%	1.8%		
Leeds	£212,700	2.3%	1.1%		
Bristol	£341,000	1.6%	0.4%		
Leicester	£227,500	1.4%	-0.1%		
Edinburgh	£276,700	1.3%	1.2%		
Nottingham	£205,500	1.2%	0.0%		
Cardiff	£255,100	1.2%	1.5%		
Cambridge	£471,200	0.9%	0.4%		
London	£534,400	0.6%	-0.4%		
Oxford	£452,600	0.6%	-0.1%		
Portsmouth	£276,900	0.4%	-1.1%		
Southampton	£260,200	0.4%	-0.6%		
Bournemouth	£324,800	-0.4%	-0.9%		
Aberdeen	£131,900	-1.4%	-1.7%		

Source: Zoopla House Price Index. Sparklines show last 12 months trend in annual and monthly growth rates – red bars are a negative value – each series has its own axis settings providing a more granular view on price development.

Contacts

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