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Summer housing market snapshot

As we enter the summer months, the UK housing and mortgage markets are showing a mix of resilience and recalibration, with both buyers and lenders responding to evolving market conditions.

House prices and regional divergence

Data[1] shows that the average asking price reached £378,304 in May, a 1.2% uplift in the month, continuing momentum seen earlier in the year. However, this masks a more subdued annual picture, with prices down slightly by 0.3% compared to a year ago.

A clear north–south divide continues to shape the market. More affordable regions such as the North East and North West are still seeing annual price growth, while London and the South East have recorded declines.

Scotland also stands out in this regional story. Savills highlights parts of Scotland among the strongest performers earlier this year, with some areas seeing growth of over 7%, although more recent data[2] points to a moderation in momentum, with average monthly prices in Scotland edging down by around 0.45% so far in 2026.

Mortgage trends and shifting preferences

In the mortgage market, rising and volatile rates have prompted a notable shift in borrower behaviour. Demand for variable and tracker mortgages has more than doubled in just over six months[3], as borrowers weigh the possibility of rates easing in the near term. At the same time, shorter-term fixed deals have grown in popularity, while five-year fixes have fallen out of favour as borrowers remain cautious about locking in at higher rates.

Looking ahead

The outlook for mortgage rates remains uncertain. While some lenders have cut rates, forecasts suggest progress may be uneven, with inflation and global events continuing to influence pricing.

Overall, the market remains active but more price-sensitive, with regional differences and borrower caution likely to define the second half of the year.

[1]Rightmove 2026, [2]YOPA 2026, [3]Moneyfacts 2026

As a mortgage is secured against your home or property, it could be repossessed if you do not keep up mortgage repayments.

Remortgaging on the rise

Remortgaging is firmly back in focus. Recent analysis[4] shows applications surged by around 45% in Q1 2026, driving overall mortgage activity significantly higher.

This spike is largely due to homeowners coming to the end of low fixed-rate deals secured during the pandemic, prompting many to review their options and avoid moving onto higher standard variable rates.

Why timing matters

With millions of fixed-rate mortgages maturing, demand for refinancing is expected to remain strong. At the same time, there has been a noticeable shift towards shorter-term fixes, giving borrowers flexibility in an uncertain rate environment. This highlights how remortgaging is no longer just about securing a better rate; it's about managing risk and future-proofing household finances.

Boost for buy-to-let

The impact of remortgaging is also being felt in the buy-to-let sector. UK Finance data shows lending in this market rose sharply, up over 18% by volume year-on-year. Landlords are increasingly refinancing to improve returns, restructure borrowing or release equity for further investment.

What does this mean for you?

Whether you're a homeowner or landlord, remortgaging offers an opportunity to reassess your mortgage in line with your current goals. With so many variables at play – rates, terms and product types – expert advice can help you secure the most suitable deal and may help your mortgage work harder for you.

[4]Stonebridge 2026

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Buyers hesitate despite market confidence

Research[5] shows that around 41% of prospective buyers are delaying their move while waiting for the right moment, despite 52% saying they are ready to purchase. Although 75% feel positive about mortgage options, concerns remain, with 45% citing high property prices and 44% struggling to save a deposit. This gap between confidence and action highlights the need for clearer guidance, as buyers remain motivated by long-term stability and wealth-building goals.

Property flipping profits squeezed

Property flipping has declined significantly according to Hamptons, with 10,570 homes resold in 2025 compared to 21,520 in 2016. The drop is largely attributed to the Stamp Duty surcharge on second homes, which has dampened investor appetite. As a result, average post-tax profits for those renovating and reselling properties have more than halved. However, opportunities remain for investors able to adapt to changing market conditions.

From granny annexe to grad pad

Garden annexes are evolving from traditional granny annexes into modern 'grad pads', reflecting changing household needs. As more young adults remain at home, families are creating self-contained garden spaces that offer independence without leaving the family property. These flexible setups can serve as living, working or study areas, highlighting a shift towards multi-generational living, driven by affordability pressures and changing lifestyle expectations.

[5]MAB 2026

Selling this summer? Follow the seven-day rule

The first week a property is listed for sale is the most important period in the selling journey. This is when buyer attention is at its highest and early pricing decisions can have a lasting impact on whether a home sells quickly or not. This means pricing, presentation and marketing are especially important during those early days.

Set a realistic price at outset

Setting an unrealistic asking price can reduce interest and may ultimately lead to price reductions later on. Recent analysis[6] has found that as many as 44% of homes listed for sale over the past three years failed to sell. A key reason is pricing: 34% of sellers who struggled to find a buyer admitted their initial asking price was too high. Even pricing a home just 5% above market value can reduce the likelihood of a sale. So, perhaps reconsider 'testing the market' with an unrealistic asking price.

It's all about the prep

If you are considering selling, the best advice is to get the prep right. Preparing your home carefully before launch could also help improve both the level of interest and the likelihood of achieving a strong offer. Simple steps such as decluttering, carrying out minor repairs and ensuring rooms are well-lit and presented can all make a positive difference.

Equally, poor-quality photography or incomplete property details on the listing can discourage potential buyers before viewings even take place.

Be mortgage-ready too

Being prepared financially is just as important as getting your property market-ready. If you are planning your next move, having your mortgage arrangements in place early can help put you in a stronger position when the right property comes along.

Whether you are upsizing, downsizing or buying alongside a sale, understanding your borrowing options in advance can make the process smoother and less stressful. We can help you explore suitable mortgage options tailored to your individual circumstances and unique requirements, so you can move forward with confidence.

[6]Zoopla 2026

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Key home insurance trends homeowners should know

The home insurance landscape is evolving, with a mix of everyday risks, environmental factors and property type all playing a role in shaping claims and premiums.

Everyday accidents driving claims

Recent data[7] highlights that it's not always major events that lead to claims. Everyday mishaps now account for nearly a third (32%) of home insurance claims. Spills, dropped items and DIY blunders all contribute, with the average claim value rising significantly in recent years, from £1,148 in 2022 to £1,869 in 2026.

It's worth asking – does your policy include accidental damage cover?

Growing flood risk in new-build homes

Flood risk is becoming an increasing concern, even for newer properties. One in nine (11%) homes built between 2022 and 2024 are already located in areas at medium or high risk of flooding[8]. Projections suggest that up to 15% of these homes could face significant flood risk by 2050.

For homeowners and buyers alike, understanding a property's flood exposure is now key.

Period homes: charm comes at a cost

While period properties remain highly desirable, they can be significantly more expensive to insure. Premiums can be more than double those of modern homes due to older materials, ageing systems and higher repair costs.

Bear in mind – specialist materials and tradespeople often required for repairs also increase rebuild costs, adding to premiums.

What this means for you

A regular review of your cover ensures you remain properly protected.

[7+8] Aviva 2026

Keep your cool in the housing market

Few people imagine buying a house to be a walk in the park, but it might surprise some to see that 2,000 homeowners recently ranked house buying as one of life's most stressful experiences[9] - even worse than childbirth, interviews and a trip to the dentist!

As the weather warms up, what are the best ways to keep your cool in the summer housing market?

Organisation

Anybody who has been through a stressful house purchase will tell you organisation is crucial.

There will always be challenges to navigate, most of which will be out of your control. However, planning well and taking control of the process can reduce stress. Complete paperwork as efficiently as possible but be sure to take your time when you need it to avoid regrets.

Honest reflection

In the housing market, it is important to be honest with yourself. When you're house hunting, think about your true budget, taking account of things like your deposit, monthly mortgage payments, Stamp Duty, solicitors fees, survey costs and moving expenses.

Sometimes you'll need to get an outside expert opinion. A good example is a professional survey, which can highlight structural issues, roofing problems or potential maintenance costs – one stress off your mind.

Forward thinking

Try to think about your future needs as much as possible when house hunting. Will you need more bedrooms within five years? Do you need space to work from home? If you want to avoid repeating the process again too soon, don't fall in love with a house you'll outgrow!

Help with what you need

Summer's heating up and we can help you keep your cool – whatever your house hunting goals.

[9]Compare My Move 2026

As a mortgage is secured against your home or property, it could be repossessed if you do not keep up mortgage repayments. Financial protection policies typically have no cash in value at any time and cover will cease at the end of the term. If premiums stop, then cover will lapse.

Positive momentum in protection – but gaps remain

The UK protection market appears to be moving in a positive direction, with data showing around £21.9m is paid out every day in protection claims[10].

This marks a 10% increase in the value of individual claims, highlighting the growing role protection cover plays in supporting people through illness, injury and bereavement.

Younger buyers taking advantage

There are also encouraging signs among younger consumers. Many are locking in lower premiums early, with 18 to 24-year-olds paying around £12 a month[11] on average for life insurance, far less than older age groups. Buying cover early not only reduces cost but helps build long-term financial resilience, although needs will vary by individual circumstances.

Is there a protection gap?

While progress is being made, many people may still be asking themselves: *"Do I really need life insurance?"* or *"Am I already covered?"*

The reality is that around two-thirds of UK consumers still don't have any life insurance in place, suggesting that protection is often overlooked or not fully understood.

Don't leave it too late

While the trend is positive, protection should be part of a wider financial plan. We can help ensure the right level of cover is in place for your own circumstances, providing reassurance and financial security for the future.

[10] ABI 2025, [11] Confused.com 2026

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A new shape to homeownership

The traditional journey of buying a home, paying off a mortgage and entering retirement debt-free is changing. According to UK Finance, first-time buyers are now entering the market later, around age 33 on average.

Many are stretching mortgage terms to 35 or 40 years to manage affordability, making many borrowers committed well into their 60s.

Borrowing beyond retirement

Longer terms and later entry naturally lead to borrowing extending into later life. Rather than a niche trend, this is becoming mainstream, driven by rising house prices and evolving lifestyles.

More than equity release

Later life lending is no longer solely about equity release. The data shows a mix of activity: in Q4 2025, over 41,000 new mortgages were taken by borrowers aged 55+, including standard residential loans. While lifetime and retirement interest-only products remain important, mainstream mortgages still dominate for those in their late 50s.

The rise of remortgaging

Refinancing is now the largest segment for older borrowers. Many are remortgaging to secure better rates or release equity for retirement planning, rather than relying on a single product solution.

What does this mean for you?

This evolving landscape brings flexibility and complexity. Later life lending is about choice, balancing affordability, lifestyle goals and long-term financial resilience. Expert mortgage advice is key to navigating these options confidently.

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