Asking prices edge up on the year, homes sit longer on the market

Home Asking Price Index

November 2026 edition

England & Wales by region, plus Scotland · asking prices, supply, time on market, turnover and rents

£396,677	+1.86%	Up
Average asking price	Asking prices on the year	Turnover on the year



home.

Independent property market intelligence

home.co.uk · tracking the UK market since 1995

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The month in six lines

KEY HEADLINES · ENGLAND & WALES, DATA TO 12 NOVEMBER 2026

Asking prices are still creeping up in cash terms. Behind them: fewer homes coming to market, more homes leaving it, and a typical home spending 63 days on the market.

£396,677	+1.86%	555,895	63 days
AVERAGE ASKING PRICE, E&W	ANNUAL CHANGE -2.3% REAL TERMS	UNSOLD STOCK A MID-MONTH SNAPSHOT	TYPICAL TIME ON MARKET



Prices up over the year

The mix-adjusted average asking price is £396,677, down 0.56% over the month and up 1.86% over twelve months. The index reads 207.9, 0.6% below its October 2026 peak.



Down in real terms

Adjusted for inflation, asking prices are -2.3% on the year and have been negative for 18 consecutive months. Cash-flat is a real-terms fall.



Scotland leads, Greater London lags

Scotland is up 11.5% over the year while Greater London is down 0.3%. The cheaper markets are carrying the national figure.



Fewer homes arriving

New instructions are -0.6% against the same 28 days last year, and -8.4% against two years ago. Unsold stock is 555,895.



Turnover is up

The market turned over 2,285 properties a day across January to September, more than in the same months last year. The size of the change is provisional this month.



63 days on the market

The typical time on market is 63 days. Scotland is the quickest region at 29 days, Greater London the slowest at 81.

Figures are mix-adjusted across region and property type. Data to the 12 November 2026 cut-off. Year-on-year comparisons for stock and time on market are held this month: a change in how listings were captured in autumn 2025 distorts the year-ago figures. Source: home.co.uk asking price and listings data.

The month in Doug's view

COMMENTARY · DR DOUG SHEPHARD, DIRECTOR AT HOME.CO.UK

1. With typical time on market at its highest November figure since our series began in 2014, the slowdown is tightening its grip on the market overall. However, some regions are showing exceptional performance, notably the North East and Scotland, where properties continue to fly off the shelves.

2. Greater London and the South West are where homes spend longest on the market. It is these regions where prices are under the greatest downward pressure, and hence most likely to take a haircut over the coming months when sellers' patience wears thin.

3. Real asking price growth remains firmly in the negative, as the retail price index continues to surge ahead of home price growth.

4. The supply of properties entering agents' portfolios has tightened most in the North West and North East, supporting prices in these regions. However, small increases in supply in the West Midlands and East of England will only add to the pressure on prices there.

5. Lower mortgage rates are but a pipe dream in the current economy, where inflation continues to squeeze budgets nationwide. In fact, with a quarter point rise by the Bank of England earlier this month, home financing is simply becoming more difficult and costly. Again, this bodes ill for prices going forward.

6. The greatest price growth over the last five years has been in Scotland and the North East. Their growth is more than double the national average for the period.

7. Overall, the north south divide in market performance is becoming even more pronounced. Southern regions look set for a miserable year ahead, beset by sluggish activity and eroding asking prices. Meanwhile the north has three regions with growth well above the rate of inflation, and relatively short marketing times.

Commentary is the author's own view, written from the figures in this edition.

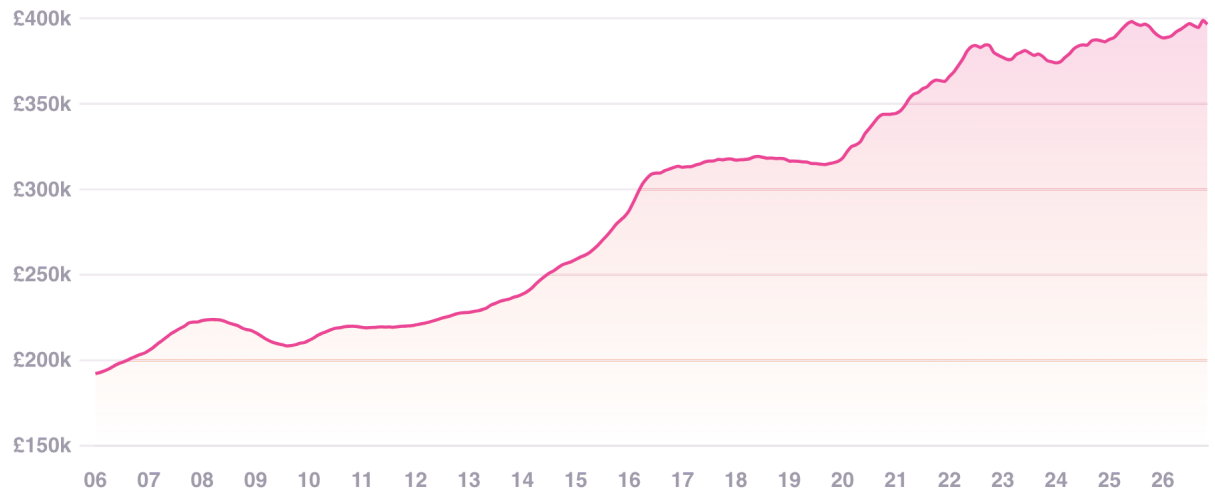
Cash prices up, real prices down

THE INDEX · MIX-ADJUSTED ASKING PRICES, JANUARY 2006 TO NOVEMBER 2026

The average asking price across England and Wales is £396,677, -0.56% over the month and +1.86% over the year. In cash terms the market has gone sideways for a year, close to its all-time high. Against inflation it has been losing ground steadily: real asking prices are -2.3% on the year, and have not been positive for 18 months.

Average asking price, England & Wales

MIX-ADJUSTED · MONTHLY · JANUARY 2006 TO NOVEMBER 2026



Real annual asking price growth

ANNUAL CHANGE LESS RPI · BELOW THE LINE IS A REAL-TERMS FALL



Price levels are observed averages. Changes are like-for-like, with a data source that ended in October 2025 removed from every period. The index is mix-adjusted across region and property type and rebased to 100 in January 2006. Real growth uses the current RPI estimate. Source: home.co.uk asking price data.

The month against the record

ENGLAND & WALES · EACH MEASURE AGAINST THE SAME MONTH IN EARLIER YEARS

Every figure here is set against the same month in each earlier year the series covers, so the usual seasonal swings cancel out. Read the price line with the turnover line: they are the two halves of the same story, and this month both point up.

MEASURE	NOVEMBER 2026	A YEAR EARLIER	EARLIER AVERAGE	WHERE IT STANDS
Average asking price	**£396,677**	£392,149	£290,201	Highest November since the series began in 2006
Real annual change	**-2.3%**	-2.3%	-0.4%	Weakest November since 2023
Unsold stock	**555,895**	held	446,556	Highest November since 2020
Typical time on market	**63**	held	39	Slowest November since 2014
Turnover per day	**2,285**	held	2,167	Busiest January to September since 2022

THE MONTH IN ONE SENTENCE

This is not a price correction, it is a liquidity one. Sellers are holding their asking prices and the market is absorbing the difference in time.

Price and stock series run from 2006, real change from 2007, typical days from 2014 and turnover from 2016. Turnover compares January to September in each year, complete months only. Earlier average is the mean of the same month across the earlier years. Year-on-year comparisons for stock and time on market are held this month: a change in how listings were captured in autumn 2025 distorts the year-ago figures. For stock and typical days, the earlier average and the ranking leave out 2025. Source: home.co.uk data; RPI from ONS.

The north and Scotland carry the market

REGIONAL ASKING PRICES · NOVEMBER 2026

Four of the eleven regions posted a monthly gain, but the twelve-month picture splits the country in two. Scotland leads at +11.5%, with the northern English regions and Wales all ahead of the national figure. Greater London is weakest at -0.3%, and the southern regions sit at or below flat.

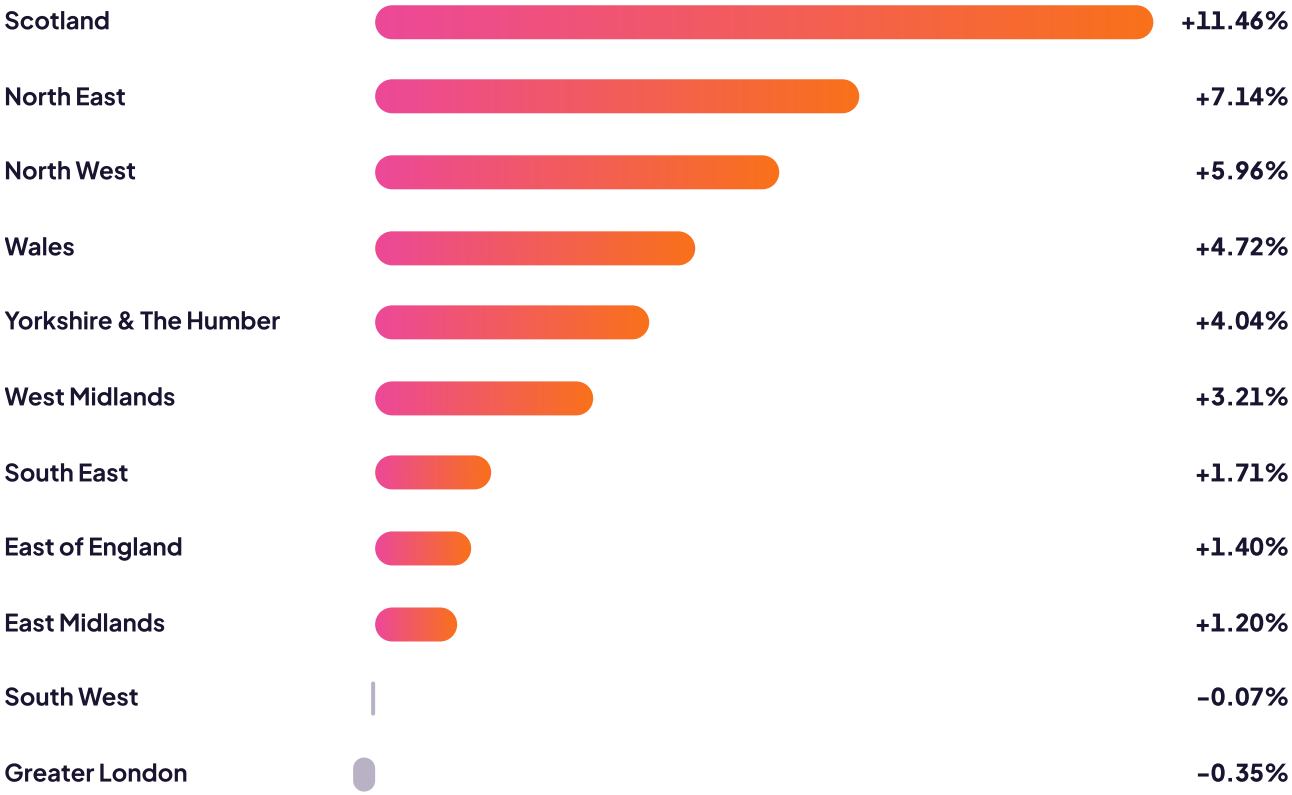
REGION	AVERAGE ASKING PRICE	1 MONTH	12 MONTHS
Scotland	**£241,838**	+0.47%	**+11.46%**
North East	**£210,991**	+0.66%	**+7.14%**
North West	**£293,832**	+0.03%	**+5.96%**
Wales	**£287,409**	-0.32%	**+4.72%**
Yorkshire & The Humber	**£271,775**	-0.86%	**+4.04%**
West Midlands	**£313,795**	-0.78%	**+3.21%**
South East	**£495,609**	-0.94%	**+1.71%**
East of England	**£420,346**	-0.72%	**+1.40%**
East Midlands	**£289,939**	-0.59%	**+1.20%**
South West	**£385,728**	-1.58%	**-0.07%**
Greater London	**£685,504**	+0.01%	**-0.35%**
England & Wales	**£396,677**	**-0.56%**	**+1.86%**

Regional figures cover the ten England and Wales Government Office Regions plus Scotland, mix-adjusted by region and property type. Source: home.co.uk asking price data.

Eleven markets, one average

TWELVE-MONTH CHANGE BY REGION · NOVEMBER 2026

The national figure is an average of eleven markets moving at different speeds. The spread between the fastest and the slowest is 11.8 percentage points, and it broadly follows the price gradient: the cheaper the region, the faster it is still rising.



+11.5%
SCOTLAND
FASTEST REGION

-0.3%
GREATER LONDON
SLOWEST REGION

+1.86%
ENGLAND & WALES
THE AVERAGE OF BOTH

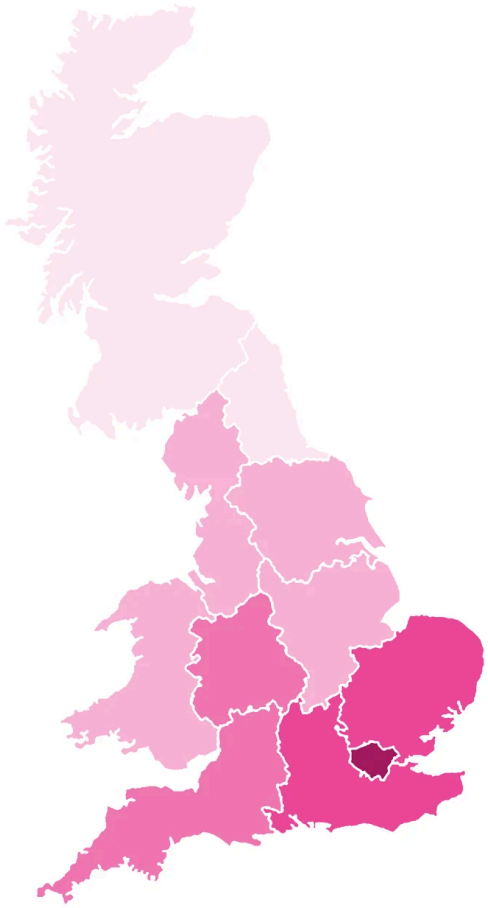
READ ACROSS

Of the three dearest regions, London is down 0.3% on the year and the South East and East are up less than 2%. The three cheapest are all rising, by 4% or more. On a national number alone, that gap disappears.

Bars are drawn around a zero line and ordered fastest to slowest. Source: home.co.uk asking price data.

The same house, three times the price

AVERAGE ASKING PRICE BY REGION · NOVEMBER 2026



REGION	AVERAGE ASKING PRICE	12 MONTHS
Greater London	£685,504	-0.3%
South East	£495,609	+1.7%
East of England	£420,346	+1.4%
South West	£385,728	-0.1%
West Midlands	£313,795	+3.2%
North West	£293,832	+6.0%
East Midlands	£289,939	+1.2%
Wales	£287,409	+4.7%
Yorkshire & The Humber	£271,775	+4.0%
Scotland	£241,838	+11.5%
North East	£210,991	+7.1%

Under £250k · £250k to £300k · £300k to £400k · £400k to £500k · £500k and above

READ THE MAP, NOT THE AVERAGE

Greater London asks 3.2 times what North East asks: £685,504 against £210,991. No household moves at the national average, they move inside one band or across the gap between two.

Regions are shaded by mix-adjusted average asking price in five bands. Source: home.co.uk asking price data.

homedata

Take the market down to a single address.

This report reads the market region by region. Homedata reads it one home at a time: sold prices, listing history and valuations alongside the energy certificate, planning history, flood risk and council tax, all matched to one UPRN and returned from one API.

Sold prices
Every Land Registry sale, date and price

Live listings
Current asking price, status and date listed

Valuations
Estimate, range and confidence score

Energy performance
Current and potential ratings, MEES band

Planning history
Applications, decisions and dates

Flood risk
Rivers, sea and surface water

Council tax
Band A to H and billing authority

Schools nearby
Ofsted-rated schools within 1km

Pay as you go. No plan, no subscription.

100 tokens
for every £1 you top up

1 token
for most property data calls

2×
your first top-up, matched 100%

Top up from £10 whenever you need to. Tokens never expire, and every response tells you what it cost.

Get your API key

homedata.co.uk

Stock is high, and it is not the sellers

SUPPLY · UNSOLD STOCK AND NEW INSTRUCTIONS

Unsold stock stands at 555,895, above the long-run average of 453,050. New instructions are -0.6% against the same 28 days last year. Supply is not the story; absorption is.

Total unsold stock, England & Wales

PROPERTIES ON THE MARKET · MONTHLY · JANUARY 2006 TO NOVEMBER 2026



NEW INSTRUCTIONS, TWELVE-MONTH CHANGE BY REGION



Stock is a mid-month snapshot; the instructions window is the 28 days to 11 November 2026, against the identical dates a year earlier. Recent months are restated as late listings are matched in, so read the series within one edition. Year-on-year comparisons for stock and time on market are held this month: a change in how listings were captured in autumn 2025 distorts the year-ago figures. Source: home.co.uk listings data.

A typical home now spends 63 days on the market

TIME ON MARKET · TYPICAL AND AVERAGE DAYS ON MARKET BY REGION

The typical time on market for England and Wales is 63 days. Scotland is the quickest market at 29 days, Greater London the slowest at 81. The average sits far above the typical figure in every region: the signature of a tail of over-ambitiously priced stock sitting unsold.

REGION	TYPICAL DAYS	AVERAGE DAYS	NEW INSTRUCTIONS, 12M	TIME ON MARKET, 12M
Scotland	**29**	56	-3.5%	held
North East	**45**	74	-6.5%	held
North West	**58**	90	-8.5%	held
Yorkshire & The Humber	**61**	97	-2.2%	held
West Midlands	**61**	96	+2.8%	held
Wales	**66**	107	-4.9%	held
East of England	**68**	102	+2.8%	held
East Midlands	**69**	101	+1.2%	held
South East	**71**	107	+0.6%	held
South West	**78**	111	+1.0%	held
Greater London	**81**	112	+1.0%	held
England & Wales	**67**	**101**	**-0.6%**	**held**

Typical is the median days from first listing; average is the arithmetic mean, which the long tail of unsold stock pulls upward. The newest month is provisional, and tends to rise as sales still running at the cut-off complete. The England & Wales row uses the regions' 28-day window, so it can differ slightly from the monthly series quoted in the text. Year-on-year comparisons for stock and time on market are held this month: a change in how listings were captured in autumn 2025 distorts the year-ago figures. Source: home.co.uk listings data.

Turnover is up

THE PACE OF THE MARKET · TIME ON MARKET AND PROPERTIES LEAVING THE MARKET

Turnover averaged 2,285 properties a day across January to September, more than in the same months last year. The size of the change is provisional this month: two methods give different figures, so none is quoted.

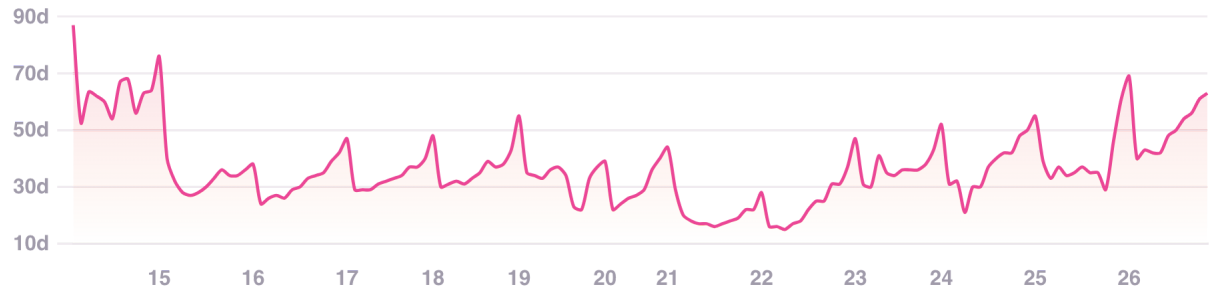
Market turnover, properties per day

MONTHLY · 2015 TO NOVEMBER 2026 · THE FINAL POINT COVERS A PARTIAL MONTH



Typical time on market

MEDIAN DAYS ON MARKET · MONTHLY SERIES



WHAT IT MEANS FOR PRICING

More homes are selling than a year ago, and the typical home is spending 63 days on the market.

The latest three months are provisional. Agreed sales that later fall through are removed, so these figures are usually revised down slightly in later editions. Changes are like-for-like, with a data source that ended in October 2025 removed from every period. Source: home.co.uk listings data.

Against inflation, almost nowhere wins

LONG-RUN GROWTH BY REGION · REAL TERMS, NOVEMBER 2026

Cash growth flatters housing, because the yardstick moves too. The last column is the one that counts: growth less RPI, in percentage points.

REGION	FIVE YEARS	VS RPI	TWENTY YEARS	VS RPI
Greater London	5.3%	-29.0 pts	159.3%	+49.4 pts
South East	8.8%	-25.5 pts	98.5%	-11.4 pts
Scotland	26.2%	-8.1 pts	96.2%	-13.7 pts
East of England	1.9%	-32.4 pts	94.7%	-15.2 pts
South West	5.2%	-29.1 pts	83.0%	-26.9 pts
West Midlands	15.2%	-19.1 pts	78.9%	-31.0 pts
North West	23.6%	-10.7 pts	74.9%	-35.0 pts
East Midlands	9.4%	-24.9 pts	73.7%	-36.2 pts
Wales	18.7%	-15.6 pts	73.5%	-36.4 pts
Yorkshire & The Humber	20.0%	-14.3 pts	70.0%	-39.9 pts
North East	24.5%	-9.8 pts	42.3%	-67.6 pts
England & Wales	9.8%	-24.5 pts	96.4%	-13.5 pts

WHAT THE LONG RUN SAYS

Over twenty years housing has roughly kept pace with inflation and no more. Over five it is behind everywhere. Gold is up 860% across the same twenty years.

Growth measured on the mix-adjusted regional series to November 2026. RPI from ONS. Gold from World Bank Commodity Price Data (Pink Sheet); the latest gold month is the previous full month.

Every November since 2007

THE INDEX YEAR BY YEAR · ENGLAND & WALES, NOVEMBER OF EACH YEAR

The average asking price has gone from £222,366 in November 2007 to £396,677 now, up 78% in cash. The strongest November was 2016, at +11.0% on the year; the weakest was 2009, at -3.7%. After inflation, asking prices were lower than a year earlier in 12 of these 20 Novembers.

NOVEMBER	AVERAGE ASKING PRICE	INDEX	ANNUAL CHANGE	REAL CHANGE
2007	**£222,366**	115.7	**+9.4%**	**+6.8%**
2008	**£217,961**	113.4	**-2.0%**	**-6.4%**
2009	**£209,994**	109.3	**-3.7%**	**-7.0%**
2010	**£219,893**	114.4	**+4.7%**	**-0.5%**
2011	**£220,054**	114.5	**+0.1%**	**-6.3%**
2012	**£227,697**	118.5	**+3.5%**	**+0.3%**
2013	**£236,901**	123.3	**+4.0%**	**+1.2%**
2014	**£256,868**	133.7	**+8.4%**	**+7.0%**
2015	**£281,888**	146.7	**+9.7%**	**+9.2%**
2016	**£312,864**	162.8	**+11.0%**	**+8.9%**
2017	**£317,799**	165.4	**+1.6%**	**-2.8%**
2018	**£318,215**	165.6	**+0.1%**	**-3.1%**
2019	**£315,702**	164.3	**-0.8%**	**-3.2%**
2020	**£343,977**	179.0	**+9.0%**	**+8.5%**
2021	**£363,656**	189.2	**+5.7%**	**-2.0%**
2022	**£380,131**	197.8	**+4.5%**	**-11.6%**
2023	**£375,437**	195.4	**-1.2%**	**-5.3%**
2024	**£387,126**	201.4	**+3.1%**	**+0.7%**
2025	**£392,149**	204.1	**+1.3%**	**-2.3%**
2026	**£396,677**	207.9	**+1.9%**	**-2.3%**

Average asking price is the observed average; the index (January 2006 = 100) is mix-adjusted, and the annual change is the change in the index, as in the headline. November of each year, on the version 2 series. Real change is the workbook's annual change less RPI. Source: home.co.uk asking price data; RPI from ONS.

Rents: North East rises fastest

ADVERTISED RENTS BY REGION · NOVEMBER 2026

Across every region listed, the mean advertised rent is £1,825 per calendar month. North East posts the strongest annual move at +23.4%. Greater London stands at £2,772, up 3.1% over the year, against sale prices there down 0.3%: the two markets are pointing in opposite directions.

REGION	LISTINGS	MEAN PCM	MEDIAN PCM	12 MONTHS
East of England	3,375	**£1,478**	£1,350	+5.5%
East Midlands	3,194	**£1,259**	£1,000	+16.7%
Greater London	9,842	**£2,772**	£2,300	+3.1%
North East	1,473	**£1,483**	£925	+23.4%
North West	4,537	**£1,318**	£1,100	+4.7%
Scotland	1,241	**£1,242**	£1,100	+11.0%
South East	6,738	**£1,863**	£1,600	+7.6%
South West	3,453	**£2,040**	£1,400	+12.2%
Wales	1,233	**£1,350**	£1,150	-4.5%
West Midlands	3,605	**£1,164**	£1,075	-2.2%
Yorkshire & The Humber	3,070	**£1,315**	£985	+0.4%
All regions	**40,520**	**£1,825**	**£1,497**	**n/a**

Mean and median are of advertised asking rents, not achieved rents, and unlike the sale-price index on the earlier pages these are not mix-adjusted. So the all-regions total carries no annual change: with the number of advertised lettings in the sample falling sharply since the summer, the total moves with the sample as much as with rents. The regional changes are the ones to read. The total row covers every region listed, Scotland included. Source: home.co.uk rental listings for the month.

Where London rents highest

LONDON POSTCODE DISTRICTS BY MEAN ADVERTISED RENT · NOVEMBER 2026

Ten districts, ranked by mean advertised rent. The mean sits well above the median in nine of them, which is what a thin, top-heavy prime market looks like in the data: a handful of very large lettings pulling the average up past the typical one.

DISTRICT	LISTINGS	MEAN PCM	MEDIAN PCM
NW8	96	**£5,002**	£3,535
W2	161	**£4,697**	£4,498
NW1	177	**£3,882**	£3,100
SW11	180	**£3,858**	£3,250
NW3	92	**£3,757**	£2,970
SW8	107	**£3,616**	£3,142
E20	125	**£3,430**	£3,245
SW6	92	**£3,349**	£3,000
SE1	174	**£3,337**	£3,050
N1	124	**£3,232**	£2,974

READING DISTRICT FIGURES

Listing counts matter as much as the rent. A district with under a hundred advertised lettings moves on a handful of instructions, so treat month-to-month movement there as noise.

Districts are shown where listing volumes support them. Source: home.co.uk rental listings for the month.

homemove

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A typical sale now takes 63 days. Use them. Get instant quotes for everything else your move needs, side by side, and book online in minutes.

Quotes are free, there is no waiting for call-backs, and you only book what suits you, so the rest of your move is sorted well before completion day.

Surveys	RICS Level 2 from £445, Level 3 from £645	→
Conveyancing	Fixed fee from £999 inc VAT, no completion no fee	→
Removals	Instant quotes from insured movers, no home visit	→
Home insurance	Tailored quotes in under 2 minutes	→
Broadband	Deals from all the top providers, installation booked	→

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How this index is built

METHODOLOGY & DATA SOURCES

The Home Asking Price Index measures the change in prices sellers ask for UK residential property. It leads completed-sale prices by roughly five months and is computed every month from over 500,000 advertised properties, reported by ONS Government Office Region.



Mix adjustment

Each listing sits in a matrix of region by property type. Cell averages are combined on fixed housing stock weights, so the published figure is not moved by a change in what happens to be on the market.



Asking, not achieved

These are the prices sellers want, not what buyers pay. That is precisely their value: they are the earliest signal in the chain, roughly five months ahead of completions.



Typical, not average

Time on market is quoted as a median so it is unmoved by the tail of stale stock that inflates the mean. Both figures are published side by side.



One property, once

Listings are matched across every agent and channel a property appears on, so each home is counted once rather than once per advertisement.

Measured coverage, region by region

87.1% South East	**85.8%** East of England	**84.3%** South West	**82.8%** West Midlands
82.5% Wales	**82.2%** East Midlands	**81.9%** North East	**81.8%** Yorkshire & The Humber
81.6% North West	**78.9%** Greater London	**83.1%** England & Wales	

Share of each region's completed open-market sales the index captures, measured against HM Land Registry Price Paid Data for January 2025, the latest fully registered reference month. Land Registry covers England and Wales, so Scotland is not measured. The full technical account is in the companion paper, HAPI version 2, from home.co.uk.

How version 2 of the index works

WHAT CHANGED, FROM THE JULY 2026 EDITION ON

Three fixed stand-ins have been retired. Each was a shortcut the original design itself named as a shortcut, and each is now a rule that keeps itself current.

ELEMENT	UNTIL NOW	IN VERSION 2
Extreme prices	Everything above £1m excluded outright, as a stand-in for Winsorising	Each region-by-type cell clips its own extremes at the Tukey fences, recomputed monthly, so the threshold moves with the market
Stock weights	Survey of English Housing 2003/04, a survey long since replaced	2021 Census dwelling stock, the basis the ONS uses, re-stated periodically. The fixed-weight method is unchanged
Market coverage	Unstated	Measured against HM Land Registry Price Paid Data and published by region, at about 83% of completed sales

What the coverage figure unlocks

Measuring our share of the market against the completed-sales record means stock can be counted on a consistent basis rather than tallied raw. The long drift as more of the market moved online stops reading as rising supply, and the part that never appears online, auction lots and private-treaty sales among them, is carried in the model instead of missing from it.

> READ THIS BEFORE COMPARING FIGURES
>
> **Version 2 is a different series from the one before it. Read this month against the v2 history in this report, never against an earlier edition.**

Also new: a 95% confidence band, a moving-average series, a time-on-market sample window, and one record per property across every portal and agent feed. Nine elements change in total. The full technical account is in the companion paper, HAPI version 2, from home.co.uk.

The index at a glance

PARAMETERS AND DEFINITIONS

PARAMETER	DEFINITION
Measures	Asking prices of residential property advertised for sale
Frequency	Monthly, from a mid-month data cut-off
Sample	Over 500,000 advertised properties, de-duplicated to one record per property
Geography	Ten England and Wales Government Office Regions, plus Scotland
Stratification	Region by property type, combined on fixed housing stock weights
Base period	January 2006 = 100, Laspeyres-type index
Lead time	Roughly five months ahead of completed-sale prices
Market coverage	Measured against HM Land Registry Price Paid Data and published by region from version 2 onward
Rental series	Advertised asking rents by region and by London postcode district, published alongside

Reading the figures

Time on market is a median, so a tail of stale stock cannot inflate it. Turnover counts properties leaving the market per day, and partial months are excluded from year-on-year comparisons. Regional figures are mix-adjusted within region, so a change in the mix of what is advertised does not move them. Rents are advertised asking rents rather than achieved rents.

Every figure in this report is drawn from the home.co.uk dataset unless another source is named. home.co.uk has provided independent property market intelligence since 1995 and carries 2.4 million visitors a month. Media enquiries: press@home.co.uk. To cite: Home Asking Price Index, home.co.uk, November 2026.

home.

The market, measured monthly

The Home Asking Price Index reads the market from the asking prices of property advertised for sale across England, Wales and Scotland, mix-adjusted by region and property type. It runs roughly five months ahead of completed-sale prices, so it shows where the market is going rather than where it has been.

The next edition follows in December 2026.

See the live index

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