

NORTH OUTPACES SOUTH AS UK HOUSE PRICES HIT FOUR-MONTH HIGH

BY NICOLE BOWEN

Average home values climb to £278,880 in April, as northern regions lead price growth and London and the South East lag behind.

UK house prices rose for the fourth consecutive month in April, but national figures mask a regional divide, with northern areas outperforming the South East and London.

According to data from Nationwide Building Society, UK house prices increased 0.4% month-on-month in April 2026 and 3.0% year-on-year, raising the average house price to £278,880. The annual rate accelerated from 2.2% in March, despite households dealing with higher borrowing costs.

While national figures look resilient, Zoopla's latest house price index highlights a regional split in UK house prices. Annual price inflation in the North East and the North West is running at 3.2% and 3.1% respectively, making them among the strongest-performing regions in the country. Every city tracking above 3% year-on-year growth is in the north of England.

In contrast, London and the South East have seen marginal declines of around 0.2% this month, signalling more subdued price trends. Zoopla said the market's regional split is being reinforced by supply and affordability, with southern England seeing more homes for sale and slower price growth, while northern regions continue to outpace the national average. It added that the North-South divergence in price growth and sales speed is likely to continue.

Supply Rises to 11-year High

Rightmove data indicates that the number of homes available for sale in April has reached an 11-year high for this time of year. Instead of discouraging activity, sellers are continuing to list properties despite a more uncertain economic backdrop.

"Home-movers are largely showing their usual resilience with their housing needs trumping other events," said Colleen Babcock, a property expert at Rightmove.

However, the increase in supply is not evenly distributed. According to Zoopla, greater competition among sellers is pushing prices down in southern England, with some areas of London now taking up to 65% longer to find a buyer than this time last year.

Rate Hold Keeps Pressure On

The Bank of England held interest rates at 3.75% this week for the third consecutive time, as CPI inflation climbed to 3.3%, which is above its 2% target. The Bank warned that rising energy prices linked to the conflict in the Middle East could push inflation higher still in the second half of 2026.

For now, April's figures show the UK housing market is performing better than expected, but growth is concentrated in parts of the country with lower house prices and greater affordability.