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June 2026

Annual price growth edges higher in June

- UK annual house price growth picked up to 2.2% in June, from 1.7% in May
- Northern Ireland remained best performing region, with prices up 8.6% year-on-year in Q2 2026
- Outer South East weakest performing region, with 0.1% annual rise

Headlines	Jun-26	May-26
Monthly Index*	550.7	550.9
Monthly Change*	-0.0%	-0.6%
Annual Change	2.2%	1.7%
Average Price (not seasonally adjusted)	£277,484	£278,024

* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said:

"Annual house price growth picked up to 2.2% in June, from 1.7% in May, although prices were broadly flat in month-on-month terms, after taking account of seasonal effects.

"It is not surprising that the market has softened a little in recent months, given the uncertainty caused by developments in the Middle East and the subsequent rise in energy prices and market interest rates. Indeed, consumer confidence and measures of housing sentiment have weakened, and mortgage approvals fell noticeably in May.

"While geopolitical tensions remain high, the signing of a memorandum of understanding between Iran and the US helped push oil prices back towards the levels prevailing before the conflict began.

"If the energy shock continues to subside, the Bank of England may not need to raise interest rates, or at least by less than had previously been anticipated - a view reinforced by the fact that UK inflation has also been lower than expected in recent months.

"In recent weeks a shift in market expectations for the future path of Bank Rate has helped to bring down the market interest rates which underpin fixed-rate mortgage pricing.

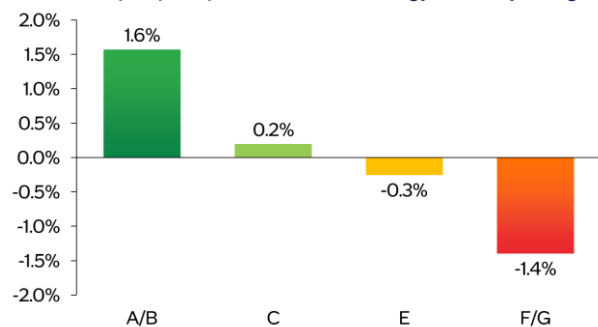
"If maintained, these trends will help to restore household confidence and ease affordability constraints, paving the way for a recovery in housing market activity in the coming quarters, providing that domestic political uncertainty does not adversely impact sentiment.

Energy efficiency ratings have limited impact on owner-occupied house prices, despite increased interest in 'going green'

"Using data for homes in England, we examined the extent to which those buying properties pay a premium (or discount) due to the EPC rating. Our research also included other property characteristics (such as bedrooms, location and whether it is newly built) to estimate the impact on prices¹.

"Our analysis suggests that a more energy-efficient property rated A or B attracts a modest premium of 1.6% compared to a similar property rated D. This is equivalent to around £4,500 based on the average house price in England. There is little difference for properties rated C or E, compared with D, as shown in the chart below. We do see a small discount for the least energy efficient properties however, with an F or G-rated home valued 1.4% lower than a similar D-rated property. This equates to around £4,000 in cash terms.

Owner occupier price premia relative to energy efficiency rating D



Source: Nationwide analysis based on data for England (2025)
Note: Controls for other factors, such as new build

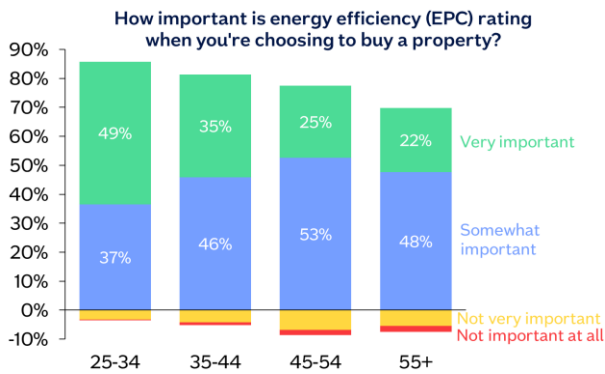
"It is interesting to note however, that energy efficiency continues to have a much greater impact on buy-to-let purchases, where an A or B-rated property attracts a 12.2% premium. For further details see our [Private Rented Energy Performance Report](#).

What green improvements are homeowners making?

"Our recent market research suggests around three quarters (78%) of homeowners expect buyers to pay more for an energy efficient home². This was particularly evident amongst younger buyers, where nearly a third (32%) of those aged 25 to 34 expected buyers to pay significantly more for an energy efficient home, compared to just 5% of those aged 55+. Additionally, 69% of respondents believed that EPC ratings/energy efficiency matters more now than when they bought their home.

"Over half (54%) of those surveyed were not aware of their current property's energy efficiency rating. Despite this, 77% said that EPC rating would be an important factor when choosing a property to buy in the future. Again, this appears particularly significant

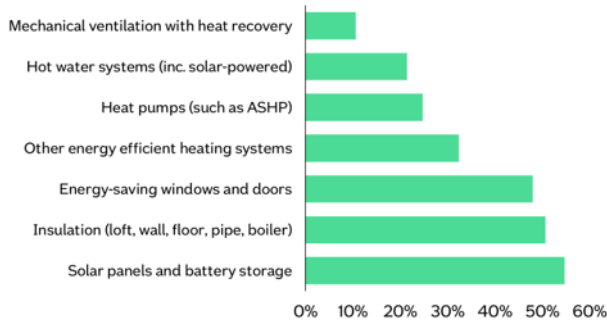
for younger buyers (i.e. those aged 25-34), where nearly half (49%) stated this would be 'very important'.



Source: Censuswide survey on behalf of Nationwide (May-26)

“Of homeowners who had undertaken measures to improve their property’s energy efficiency in the last ten years, the most popular were: adding solar panels, improving insulation and upgrading to energy-saving windows and doors.

Improvements undertaken to improve property's energy efficiency



Source: Censuswide survey on behalf of Nationwide (May-26)
Based on homemovers who have made green improvements to their home in last 10 years

“The main reasons cited for making green improvements were to reduce energy bills (60%) and to make their home more comfortable (48%). Nearly three quarters (73%) said they had seen energy bills fall as a result of the improvements they made. This is consistent with data from the Department for Energy Security and Net Zero, which suggest median equalised fuel costs for a property rated A, B or C are around £400 per year lower versus a D-rated property and £1,200 per year lower than an E-rated property³. For further details, see our [research report](#).

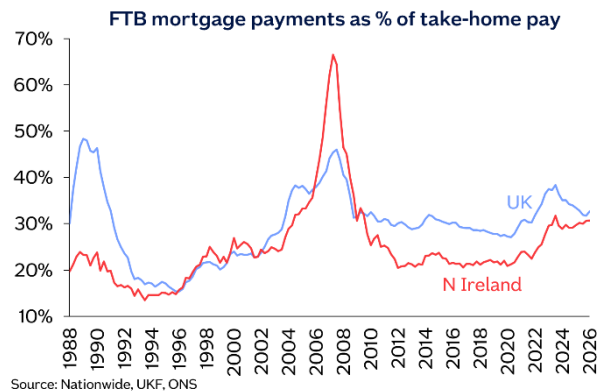
All regions see annual price gains in Q2

“Our regional house price indices are produced quarterly. The data for Q2 (the three months to June) indicates that all thirteen regions saw positive annual house price growth, with all but one recording growth in the 0% to 4% range (see full table on page 4).

“Northern Ireland was again the exception, with price growth continuing to outpace the rest of the UK by a wide margin. Indeed, at 8.6% the rate of annual price growth was around four times faster than the 2.2% recorded in the UK as a whole (in Q2), where the strong performance echoes the trend seen in the border regions of Ireland.

“This persistently strong performance has resulted in a deterioration in housing affordability in the region, in contrast with the UK average, which has generally been improving.

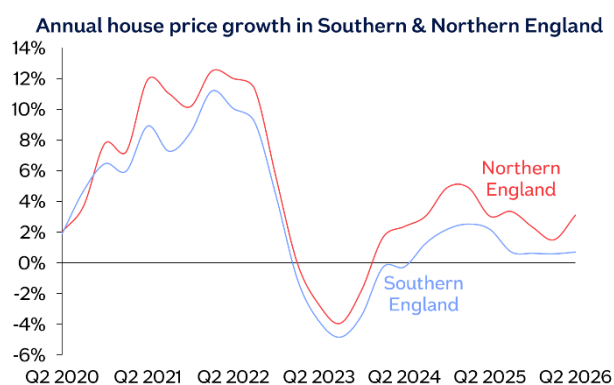
“Indeed, the mortgage payment on a typical first-time buyer property in Northern Ireland is now equivalent to 31% of an average earner’s take home pay, up from 24% in Q2 2022 - although this is still lower than the UK average of 33% (see chart below). Moreover, the price of a typical home in Northern Ireland is now around 80% of the average UK price, up from 70% in Q1 2024, but still well below the peak of 125% recorded in 2007.



Source: Nationwide, UKF, ONS

“Scotland and Wales both saw a slight pickup in annual house price growth in Q2 to 3.5%, while England also saw an acceleration, albeit to a modest 1.5%, from 0.9% in Q1.

“Average prices in Northern England (comprising North, North West, Yorkshire & The Humber, East Midlands and West Midlands) were up 3.1% year on year, with the North West (which includes areas such as Cheshire, Lancashire & Greater Manchester) remaining the top performing region in England - with prices up 3.9% year on year.



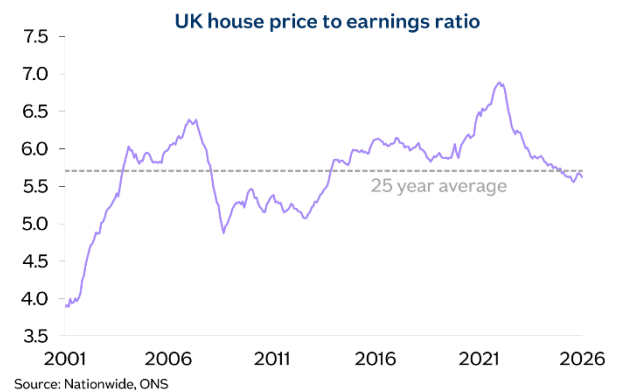
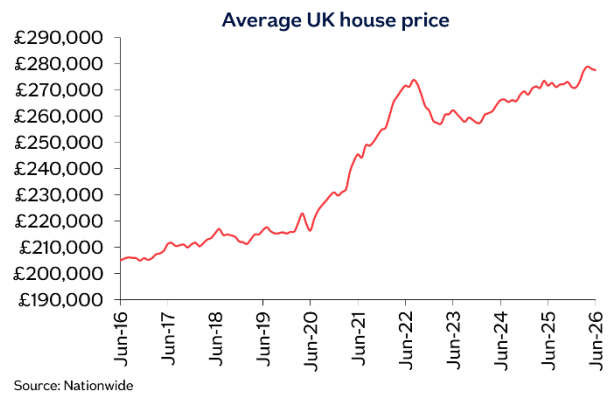
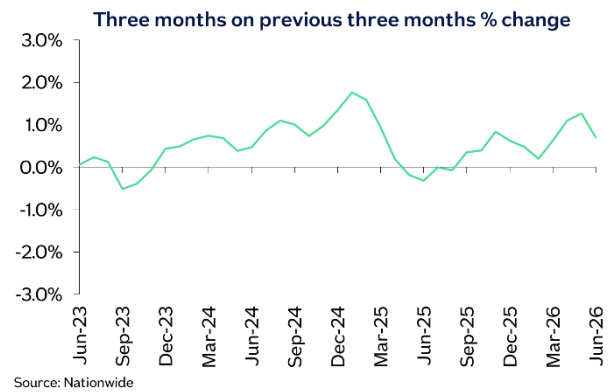
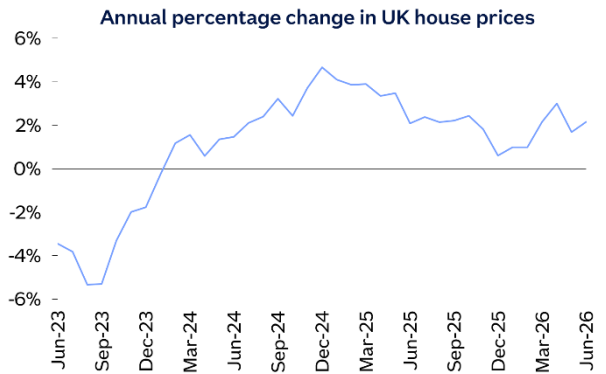
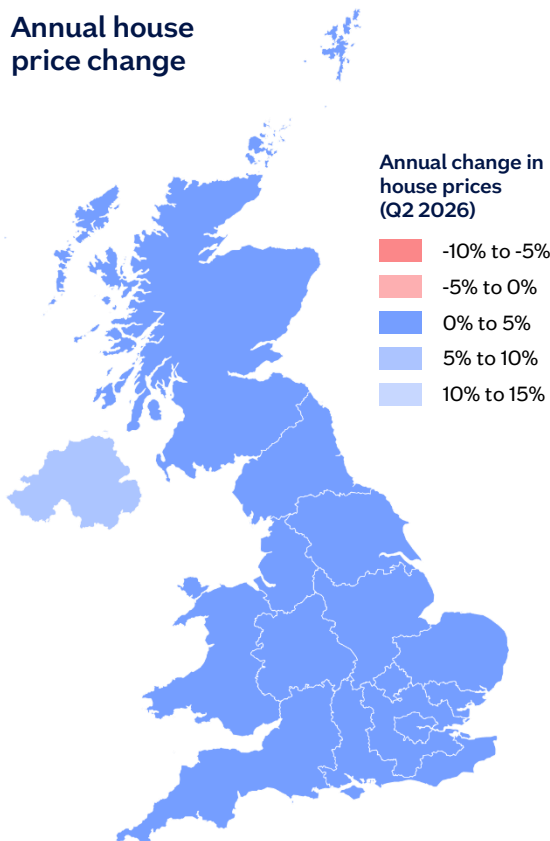
“Average house price growth in Southern England (South West, Outer South East, Outer Metropolitan, London and East Anglia) was broadly stable at 0.7%. London remained the strongest southern region, albeit with a modest annual price rise of 1.6%. Meanwhile, the surrounding Outer Metropolitan and Outer South East regions recorded even more modest rises of 0.3% and 0.1% respectively.”

Monthly UK House Price Statistics

	Monthly % Change Seasonally Adjusted	3 month on 3 month % Change	Annual % Change	Average Price
Jun-24	0.6	0.5	1.5	266,064
Jul-24	0.3	0.9	2.1	266,334
Aug-24	0.0	1.1	2.4	265,375
Sep-24	0.5	1.0	3.2	266,094
Oct-24	0.0	0.7	2.4	265,738
Nov-24	1.0	1.0	3.7	268,144
Dec-24	0.8	1.3	4.7	269,426
Jan-25	-0.0	1.8	4.1	268,213
Feb-25	0.3	1.6	3.9	270,493
Mar-25	-0.3	0.9	3.9	271,316
Apr-25	-0.5	0.2	3.4	270,752
May-25	0.6	-0.2	3.5	273,427
Jun-25	-0.6	-0.3	2.1	271,619
Jul-25	0.4	0.0	2.4	272,664
Aug-25	-0.1	-0.1	2.1	271,079
Sep-25	0.5	0.3	2.2	271,995
Oct-25	0.2	0.4	2.4	272,226
Nov-25	0.3	0.8	1.8	272,998
Dec-25	-0.4	0.6	0.6	271,068
Jan-26	0.3	0.5	1.0	270,873
Feb-26	0.3	0.2	1.0	273,176
Mar-26	0.9	0.6	2.2	277,186
Apr-26	0.4	1.1	3.0	278,880
May-26	-0.6	1.3	1.7	278,024
Jun-26	-0.0	0.7	2.2	277,484

Note that monthly % changes are revised when seasonal adjustment factors are re-estimated.

Annual house price change



Quarterly Regional House Price Statistics

Q2 2026

Please note that these figures are for the three months to June, therefore will show a different UK average price and annual percentage change to our monthly house price statistics.

Regions over the last 12 months

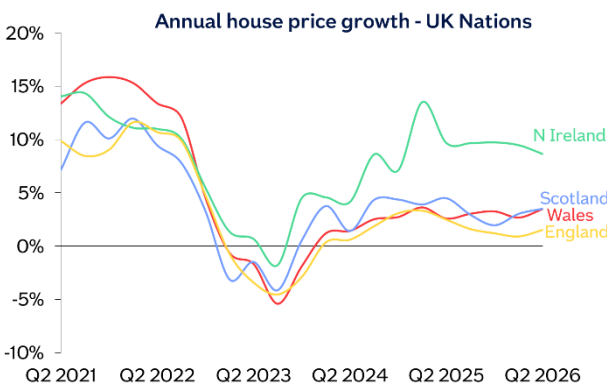
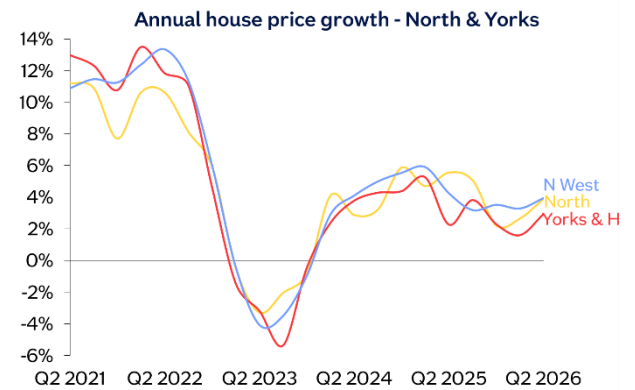
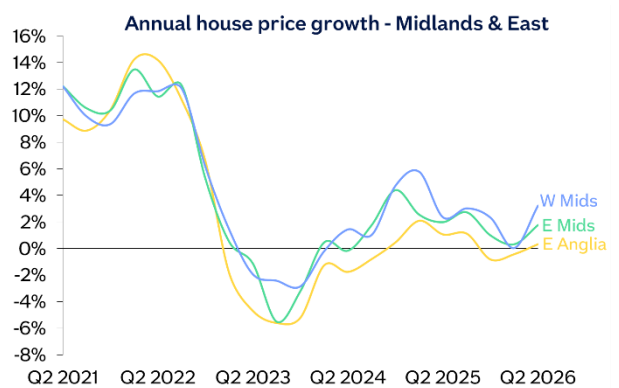
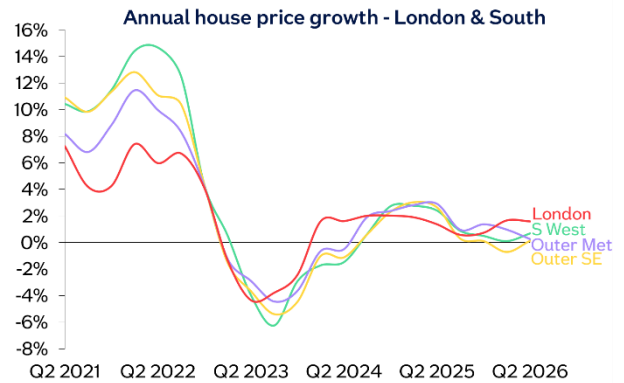
Region	Average price (Q2 2026)	Annual % chg this quarter	Annual % chg last quarter
N Ireland	£226,699	8.6%	9.5%
North West	£231,415	3.9%	3.3%
North	£173,756	3.9%	2.6%
Scotland	£195,928	3.5%	3.0%
Wales	£220,337	3.5%	2.7%
West Midlands	£256,592	3.2%	0.0%
Yorks & The H	£217,518	2.9%	1.6%
East Midlands	£240,482	1.8%	0.3%
London	£540,903	1.6%	1.7%
South West	£310,429	0.7%	0.1%
East Anglia	£274,375	0.3%	-0.4%
Outer Met	£432,173	0.3%	1.0%
Outer S East	£341,175	0.1%	-0.7%
UK	£278,784	2.2%	1.5%

See page 5 for definitions of English regions

UK Fact File (Q2 2026)	
Quarterly average UK house price	£278,784
Annual percentage change	2.2%
Quarterly change (seasonally adj.)	0.6%
Most expensive region	London
Least expensive region	North
Strongest annual price change	N Ireland
Weakest annual price change	Outer S East

Nations summary table

Nations	Average price (Q2 2026)	Annual % chg this quarter	Quarterly % chg
N Ireland	£226,699	8.6%	-0.2%
Scotland	£195,928	3.5%	1.1%
Wales	£220,337	3.5%	0.9%
England	£315,208	1.5%	0.3%



English Region Definitions

East Anglia

Cambridgeshire (Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire), Norfolk (Breckland, Broadland, Great Yarmouth, King's Lynn & West Norfolk, North Norfolk, Norwich, South Norfolk), Peterborough, Suffolk (Babergh, East Suffolk, Ipswich, Mid Suffolk, West Suffolk)

East Midlands

Derby, Derbyshire (Amber Valley, Bolsover, Chesterfield, Derbyshire Dales, Erewash, High Peak, North East Derbyshire, South Derbyshire), Leicester, Leicestershire (Blaby, Charnwood, Harborough, Hinckley & Bosworth, Melton, North West Leicestershire, Oadby & Wigston), Lincolnshire (Boston, East Lindsey, Lincoln, North Kesteven, South Holland, South Kesteven, West Lindsey), North Northamptonshire, Nottingham, Nottinghamshire (Ashfield, Bassetlaw, Broxtowe, Gedling, Mansfield, Newark & Sherwood, Rushcliffe), Rutland, West Northamptonshire

London

Barking & Dagenham, Barnet, Bexley, Brent, Bromley, Camden, City of London, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith & Fulham, Haringey, Harrow, Havering, Hillingdon, Hounslow, Islington, Kensington & Chelsea, Kingston upon Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond upon Thames, Southwark, Sutton, Tower Hamlets, Waltham Forest, Wandsworth, Westminster

North

County Durham, Cumberland, Darlington, Gateshead, Hartlepool, Middlesbrough, Newcastle upon Tyne, North Tyneside, Northumberland, Redcar & Cleveland, South Tyneside, Stockton-on-Tees, Sunderland, Westmorland & Furness

North West

Blackburn with Darwen, Blackpool, Bolton, Bury, Cheshire East, Chester West & Chester, Halton, Knowsley, Lancashire (Burnley, Chorley, Fylde, Hyndburn, Lancaster, Pendle, Preston, Ribble Valley, Rossendale, South Ribble, West Lancashire, Wyre), Liverpool, Manchester, Oldham, Rochdale, Salford, Sefton, St. Helens, Stockport, Tameside, Trafford, Warrington, Wigan, Wirral

Outer Metropolitan

Basildon, Bracknell Forest, Brentwood, Buckinghamshire, Castle Point, Chelmsford, Crawley, Dartford, Epping Forest, Gravesham, Harlow, Hart, Hertfordshire (Broxbourne, Dacorum, East Hertfordshire, Hertsmere, North Hertfordshire, St Albans, Stevenage, Three Rivers, Watford, Welwyn Hatfield), Horsham, Luton, Maidstone, Medway, Mid Sussex, Reading, Rochford, Rushmoor, Sevenoaks, Slough, Southend-on-Sea, Surrey (Elmbridge, Epsom & Ewell, Guildford, Mole Valley, Reigate & Banstead, Runnymede, Spelthorne, Surrey Heath, Tandridge, Waverley, Woking), Thurrock, Tonbridge & Malling, Tunbridge Wells, Windsor & Maidenhead, Wokingham

Outer South East

Adur, Arun, Ashford, Basingstoke & Deane, Bedford, Braintree, Brighton & Hove, Canterbury, Central Bedfordshire, Chichester, Colchester, Dover, East Hampshire, Eastleigh, East Sussex (Eastbourne, Hastings, Lewes, Rother, Wealden), Fareham, Folkestone & Hythe, Gosport, Havant, Isle of Wight, Maldon, Milton Keynes, New Forest, Oxfordshire (Cherwell, Oxford, South Oxfordshire, Vale of White Horse, West Oxfordshire), Portsmouth, Southampton, Swale, Tendring, Test Valley, Thanet, Uttlesford, West Berkshire, West Oxfordshire, Winchester, Worthing

South West

Bath & North East Somerset, Bournemouth, Christchurch & Poole, Bristol, Cornwall, Dorset, Devon (East Devon, Exeter, Mid Devon, North Devon, South Hams, Teignbridge, Torridge, West Devon), Gloucestershire (Cheltenham, Cotswold, Forest of Dean, Gloucester, Stroud, Tewkesbury), Isles of Scilly, North Somerset, Plymouth, Somerset, South Gloucestershire, Swindon, Torbay, Wiltshire

West Midlands

Birmingham, Coventry, Dudley, Herefordshire, Sandwell, Shropshire, Solihull, Staffordshire (Cannock Chase, East Staffordshire, Lichfield, Newcastle-under-Lyme, South Staffordshire, Stafford, Staffordshire Moorlands, Tamworth), Stoke-on-Trent, Telford & Wrekin, Walsall, Warwickshire (North Warwickshire, Nuneaton & Bedworth, Rugby, Stratford-on-Avon, Warwick), Wolverhampton, Worcestershire (Bromsgrove, Malvern Hills, Redditch, Worcester, Wychavon, Wyre Forest)

Yorkshire & The Humber

Barnsley, Bradford, Calderdale, Doncaster, East Riding of Yorkshire, Kingston upon Hull, Kirklees, Leeds, North East Lincolnshire, North Lincolnshire, North Yorkshire, Rotherham, Sheffield, Wakefield, York

Notes

1. The methodology correlates the price paid for a property against the set of property characteristics (including the property type, age, number of bedrooms, locality (local neighbourhood as described by ACORN) and its energy efficiency rating. Only properties where an Energy Performance Certificate (EPC) was available were included.

The data was drawn from Nationwide's house purchase mortgage lending at the post survey approval stage in England in the period January 2025 to December 2025.

Energy Performance Certificate data sourced from the Energy Performance of Builders Register published by the Ministry of Housing, Communities & Local Government.

2. The research was conducted by Censuswide, among a sample of 2,003 homeowners. The data was collected between 27.05.2026 - 29.05.2026. Censuswide is a member of the Market Research Society (MRS) and the British Polling Council (BPC), and a signatory of the Global Data Quality Pledge. We adhere to the MRS Code of Conduct and ESOMAR principles.
3. Based on data from Department for Energy and Net Zero: Fuel Poverty Supplementary Tables, England (2025 data).

Indices and average prices are produced using Nationwide's updated mix adjusted House Price Methodology, which was introduced with effect from the first quarter of 1995. The data is drawn from Nationwide's house purchase mortgage lending at the post survey approvals stage. Price indices are seasonally adjusted using the US Bureau of the Census X12 method. Currently the calculations are based on a monthly data series starting from January 1991. Figures are recalculated each month which may result in revisions to historical data.

More information on the house price index methodology along with time series data and archives of housing research can be found at www.nationwidehousepriceindex.co.uk.

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