

2021

Property Statistics

Find out the latest statistics on the property market and mortgages in the UK



*Analysis
conducted by*



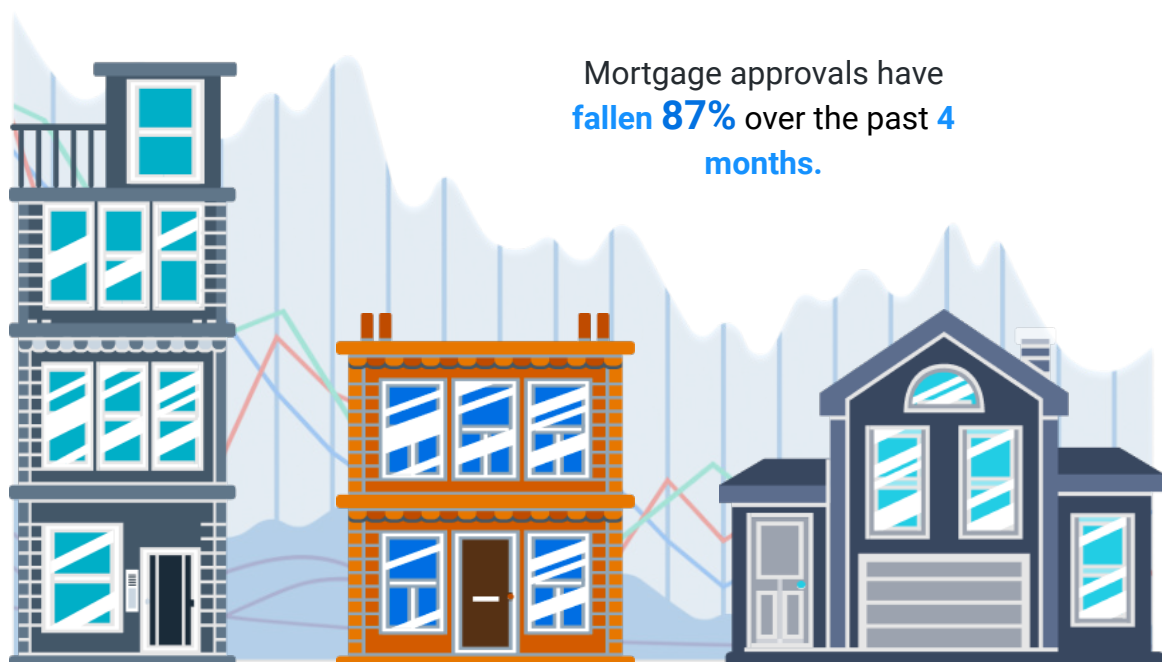
With Covid-19 keeping us indoors, a good living arrangement in a comfortable home has never been more highly sought after. We break down the latest statistics on mortgages, home owner behaviour and property prices, both around the nation and world.

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Quick facts

- The **average house price** in March 2020 was **£233,168**, up from £227,283 in March 2019, representing a **2.6% increase**.
- The **average UK mortgage debt** in 2020 was **£137,934**.
- As of August 2020, the **average mortgage size for first-time buyers** was **£170,301**.
- The value of **mortgage approvals** have **fallen 87% over the past 4 months**, from approving £73.5 million before the first national lockdown (February 2020) to only £9.3 million in May 2020.
- Our research found that **outdoor space** is currently a house hunter's number one priority when looking for a new home in the UK, with **a third** of Brits voting it as one of their top 3 priorities. Following this was **house size**, which **28%** prioritised.
- Buying a 2-bed flat in London (costing £758,000) is **over twice** as expensive as buying the same flat in the next most expensive UK city, Cambridge (costing £346,000).
- A London residence represents a **512% increase** compared to the global average cost of a property.



Average property price over time

UK property prices have increased steadily over time, and have been trending upwards since after the financial crisis in 2008. As shown in the graph at the bottom of the page, the average property price began experiencing a rise after 2009, when the Great Recession (the aftermath of the 2008 financial crisis) is said to have ended. Over ten years, from March 2009 to March 2019, an increase of 47% was seen- as shown below.

The UK average property price over a ten year period

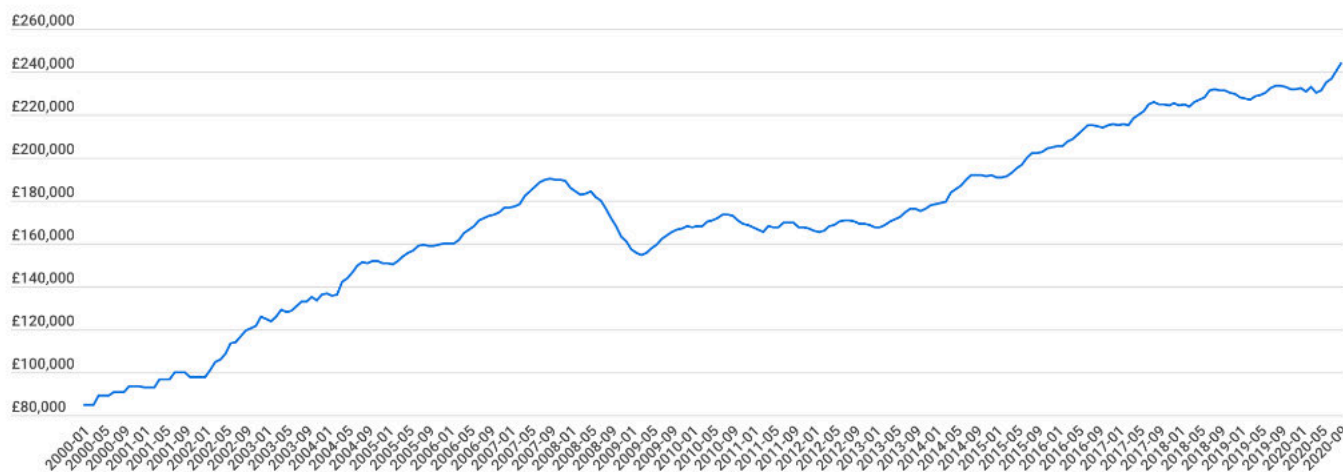


Source: Office for National Statistics



The average property price in March 2020 was £232,000, up from £227,000 in March 2019. This represents a rise of 2% in a single year. In September 2020, property prices were at their highest on record, at an average of £244,000 across all property types.

The average UK property price over 20 years



Source: The UK House Price Index

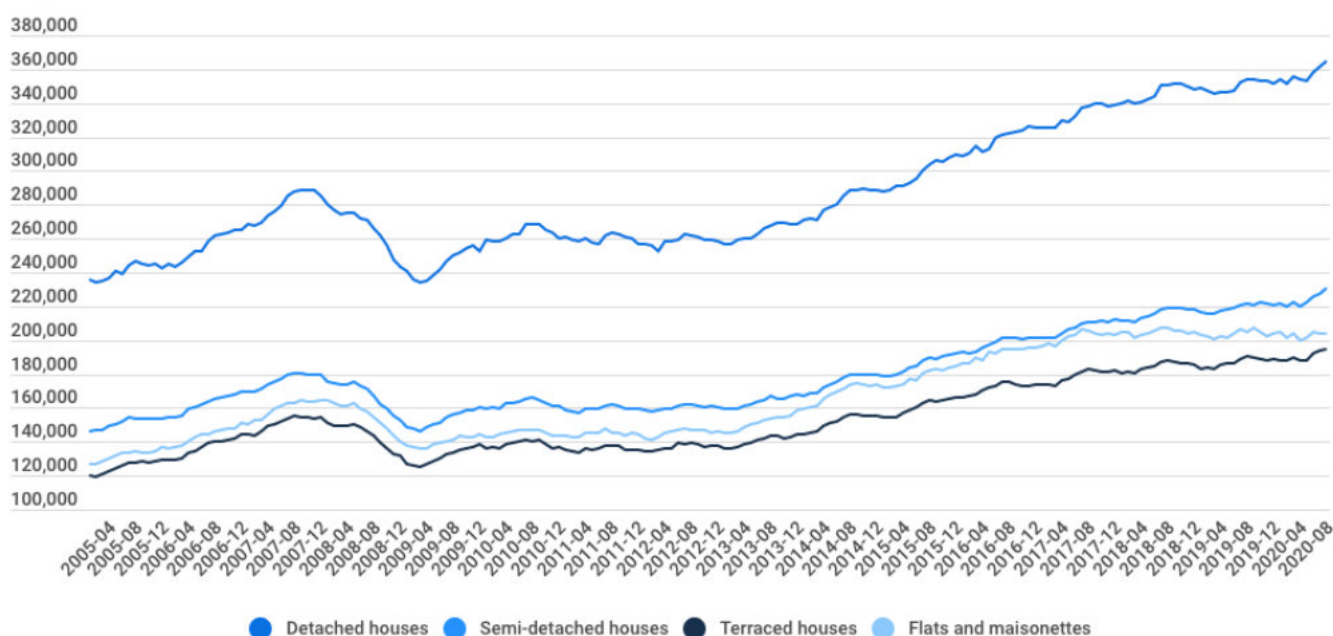


How do prices vary across different property types?

How much you will pay for a property will depend on the type of house you buy. Detached houses cost the most, at £365k on average. The next most expensive type is semi-detached houses (£230k), followed by flats and maisonettes (£203k). The cheapest property to buy on average across the UK are terraced houses (£195k).

During 2020 and the COVID-19 pandemic, all house types went up in price, other than flats and maisonettes which fell £1k from an average of £204,564 at the start of the year.

The average prices of different UK property types over 15 years



Source: HM Land Registry



Property prices across the UK cities

It comes as no surprise that you would have to shell out the most to afford a property in London. In fact, the average cost of a 2-bed flat is over double (2.2 times) the cost of the same flat in the next most expensive city, Cambridge. The eight cities below are all more expensive than the global average of £148,000 for the same flat. A London residence represents a 512% increase on this global cost.

A comparison of property prices in eight UK cities

City	Price per square meter in city centre	Average cost of 2-bed flat
London	£12,824	£758,000
Cambridge	£5,861	£346,000
Brighton	£5,463	£323,000
Liverpool	£4,960	£293,000
Bristol	£4,460	£264,000
Edinburgh	£4,119	£243,000
Manchester	£3,844	£227,000
Birmingham	£3,134	£185,000

Source: Numbeo



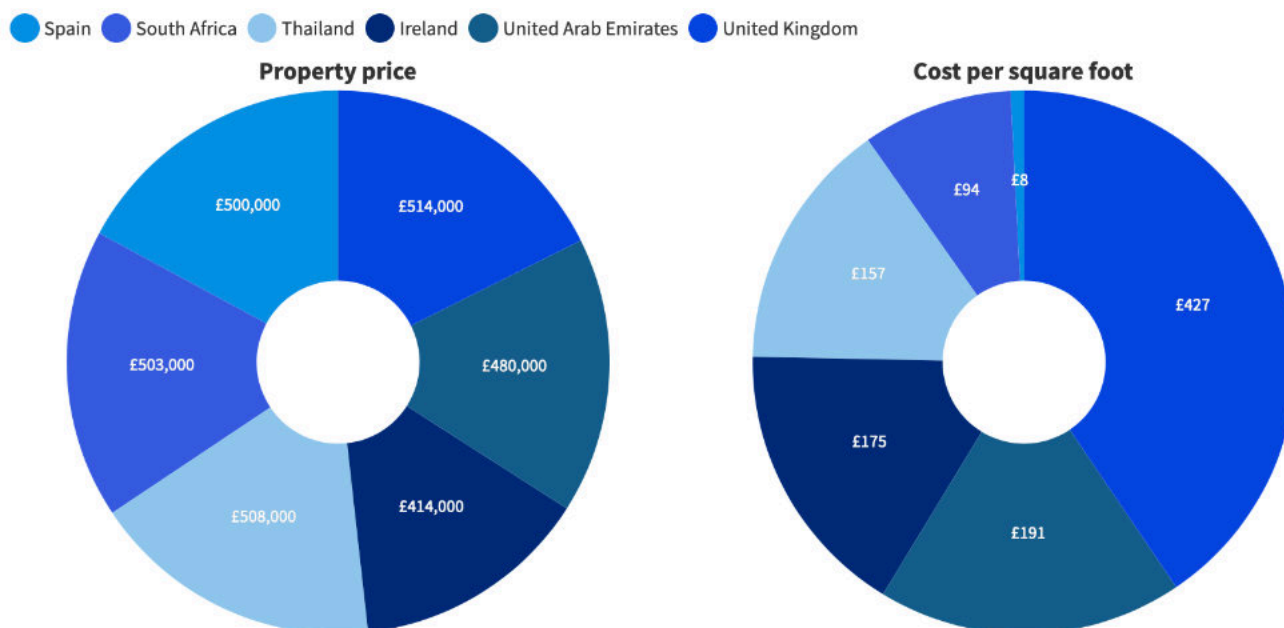
The average London residence is over **5 times more expensive** than the average global house price.



Property prices abroad compared to London

With a majority of Brits working from home, most companies no longer need their employees to live nearby – or even in the country. This is the first time since 1996 that the capital's property price has reached over £500,000 – but what kinds of properties could the same amount of money buy around the globe? We've done the research to compare.

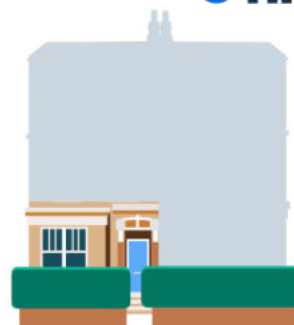
Comparing property price and floor space



Source: ONS and Zoopla

As shown above, the prices of each property are similar, ranging from £414,000 to £514,000. Despite this, there is a vast disparity in floor space available. The villa in Spain displays this difference larger than the rest, as the cost per square feet in floor space is just £8. This is due to the fact that the property itself is almost 50 times larger than the average property in London, despite costing £14,000 less.

What can a one-bed London flat buy you abroad?



Cost per square foot: £427

£514,000
London, UK
One bed flat

A 4-bedroom villa with private garden, pool, and double garage.

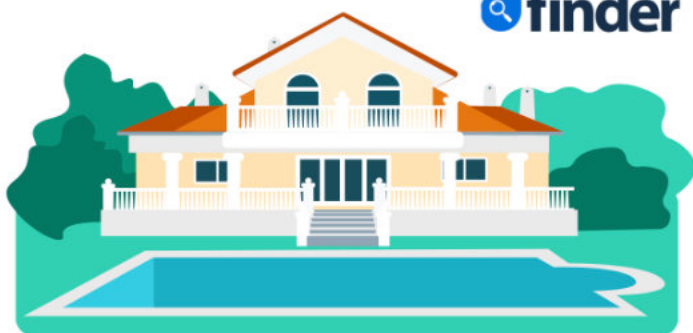
Cost per square foot: £8

A four-bedroom, detached house just 55km from Cape Town. The house also has a double garage, a balcony overlooking the mountains and a private pool in the back garden.

Cost per square foot: £94

A 4-bedroom villa with a swimming pool that is fully managed and complemented by services and facilities. It is also a 5-minutes walk to a white sandy beach.

Cost per square foot: £157



£500,000
Valencia, Spain



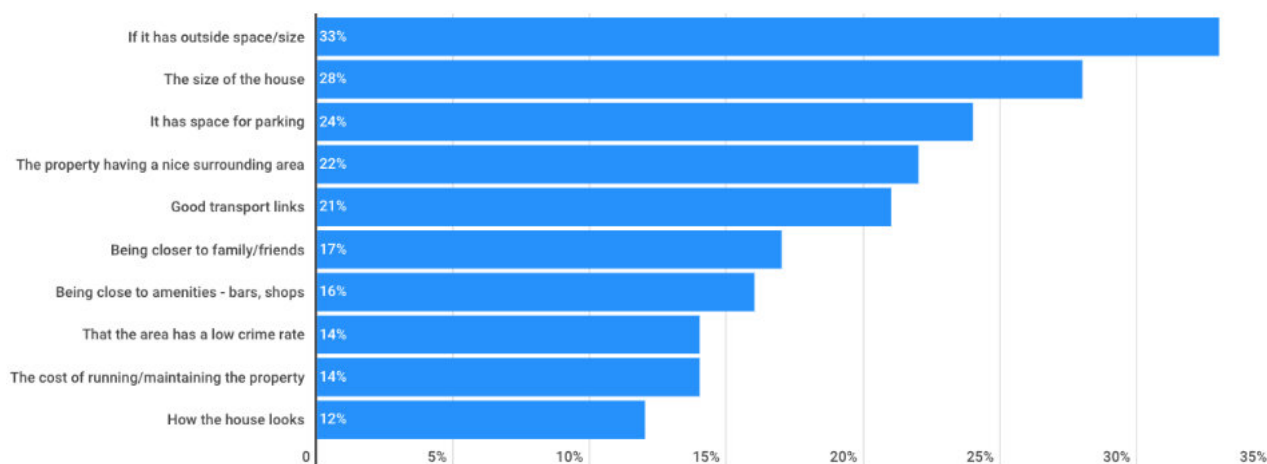
£503,000
Paarl, South Africa
Four bed detached house



£508,000
Ban Thai Beach, Thailand
Four bed villa

What are the most important factors for homebuyers?

When comparing important features of buying a new home, it was found that quality and quantity of outdoor space took the top spot. Our research showed that 33% of the UK nominated this as the most desirable feature considered. A surprising find was that only 17% of those surveyed considered being close to their family/friends as the most essential factor to evaluate when buying a new home.



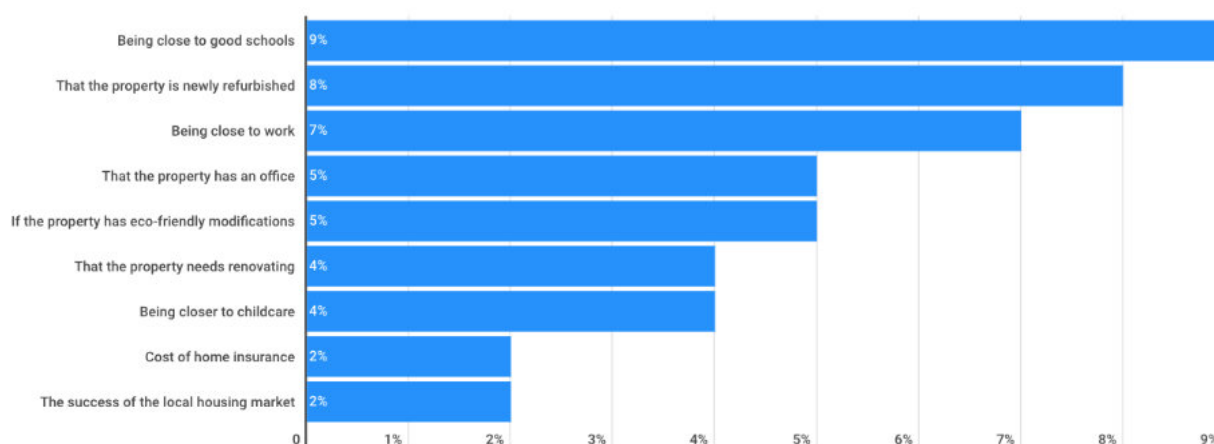
Source: Finder.com research



What are the least important factors for homebuyers?

When asked to rank their most to least important features of buying a new house, “the success of the local housing market” was rated least important as only 2% of those surveyed considered this to be a top priority.

At the top of those, as shown in the figure below, was being close to good schools with 9% of people placing this as their least important factor. This means that for most Brits the size of their garden is currently more important than where their child goes to school.



Source: Finder.com research

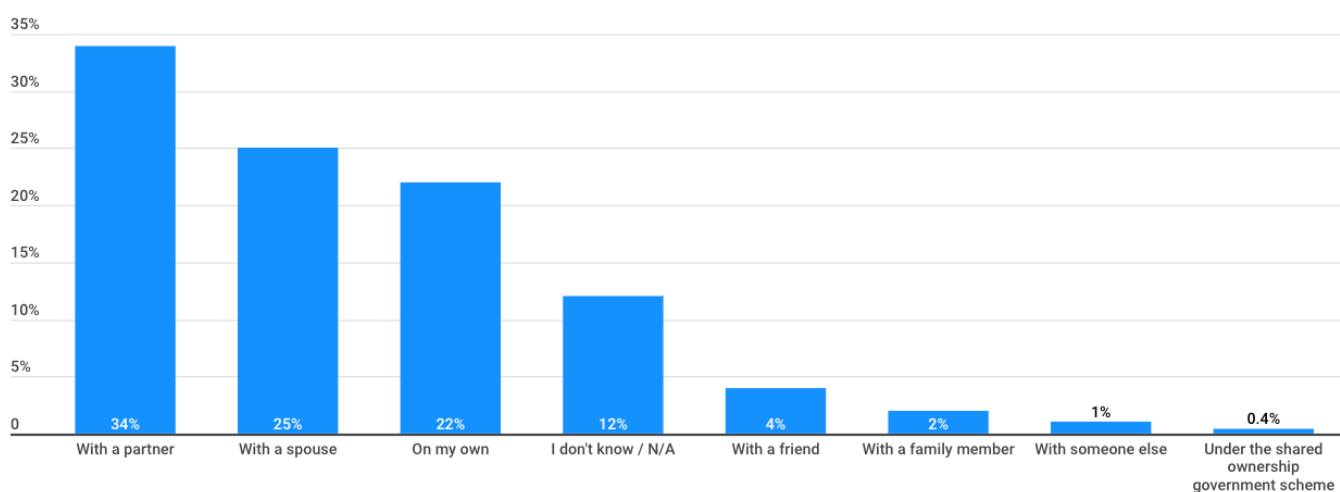


Who would you buy a house with?

According to our research, 59% of Brits would choose to buy a house with a partner or spouse. Almost a quarter (22%) of people said they would buy a house on their own.

Contrastingly, only 2% said they would buy with a family member and at the bottom of the list was buying under the shared ownership government scheme (0.4%).

Who respondents reported they would buy a house with



Source: Finder.com research



The average mortgage size

How big is the average mortgage in the UK?

- Outstanding mortgage lending stood at £1.5 trillion in Q1 2020.
- There are 10.94 million mortgages in the UK.
- Based on this, the average mortgage debt amounts to £137,934.



First-time buyers

Getting your foot on the property ladder is a major milestone.

- As of August 2020, the average mortgage size for first-time buyers was £170,301.
- There were 351,000 first-time buyer mortgages completed in 2019. This is a 5% decrease from 2018.
- In 2018, the highest number (402,800) of first-time buyer mortgages were lent since 2006.
- Over 60% of first-time buyers get mortgages with terms more than 25 years.

Remortgage statistics

Remortgaging is the act of switching your existing mortgage to a new deal. This might be to raise some cash, reduce the interest rate on your mortgage or consolidate your debts for example.

- There were 16,820 new remortgages with additional borrowing in December 2019. This is 5.9% more than in the same month in 2018.
- The average additional amount borrowed in November was £50,702.
- There were 16,490 new pound-for-pound remortgages (with no additional borrowing) in November 2019, 0.5% fewer than in December 2018.

The size of the mortgage market

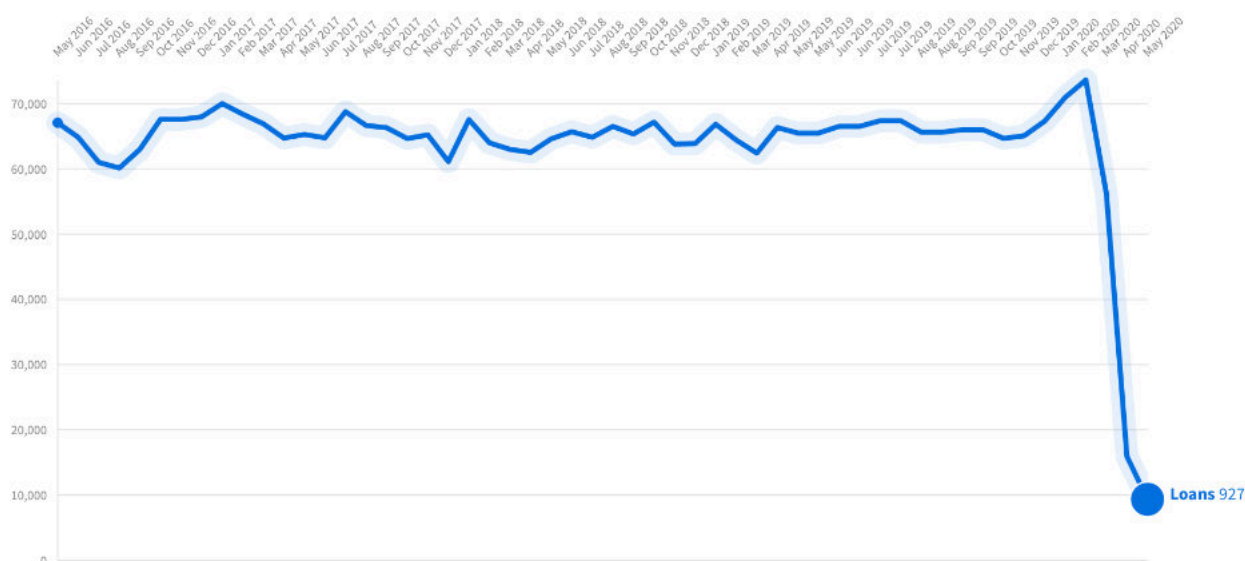
- The outstanding value of all residential mortgages was £1.5 trillion at the end of 2020 Q1, 3.9% higher than a year earlier.
- The value of gross mortgage advances was £65.8 billion in Q1 2020, 3.8% higher than in Q1 2019.
- Over £275 billion was borrowed in 2019 for mortgages alone.
- Compared to last year, the value of new mortgage commitments was 6% higher in 2020, at £67.6 billion.
- The proportion of mortgages in arrears fell to its lowest amount since 2007, at 0.94% (Q3 2019).
- There are 10.94 million outstanding mortgages in the UK (May 2019).

Coronavirus and mortgages

The Bank of England mortgage approvals were rising steadily at the beginning of the 2020 but started decreasing in March when the number of approvals fell by 24% from February to March. Between March and April, they fell another 72%.

In total, the mortgage approvals have fallen 87% in four months from February 2020 to May 2020, from approving £73.5 million in February to only £9.3 million in May.

The number of mortgage approvals over the past 4 years



Source: Bank of England

Finder.com research

UK House Price Index

HM Land Registry

Office for National Statistics

Bank of England

Zoopla

Numbeo

Methodology

This document contains information and charts from our stats and facts pages. Follow the links below to read more in-depth about the topics mentioned.

[Mortgage statistics](#)

[Remortgaging statistics](#)

[House price statistics](#)

[Cost of a city centre flat around the world](#)

[Moving abroad: What could you buy for the same amount as a London property?](#)

Further enquiries

Further enquiries:

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About Finder

Finder is a personal finance website which helps consumers compare products online so they can make better-informed decisions. Consumers can visit the website to compare utilities, mortgages, credit cards, insurance products, shopping voucher codes, and so much more before choosing the option that best suits their needs.

finder.com/uk launched in the UK in February 2017 and is privately owned and self-funded by three young Australian hotlisters – Fred Schebesta, Frank Restuccia and Jemery Cabral – who successfully grew finder.com.au to be Australia's most visited personal finance website (Source: Experian Hitwise).

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