# North-east surge leaves London trailing as UK house prices inch up £9,000 on average



Official data for June 2025 confirm a continuing but uneven picture for UK house prices. The typical value has risen by around £9,000 over the past year, bringing the national average to about £269,000, according to the Office for National Statistics. The latest index shows a 1.4% month-on-month rise, with the pace of growth still heavily skewed towards more affordable regions. The June release is based on sold prices agreed before the month, not on deals concluded in June itself, giving a glimpse of the recent trajectory rather than a fresh burst of transactions. The national story sits alongside a more mixed sentiment from the market, as other surveys point to a softer, more cautious mood ahead.

The regional pattern remains stark. While the North East has led the charge, prices there are up 7.8% in the year to June, to an average of about £164,000. Scotland also posted a solid gain of 5.9% to around £191,900, and the North West rose about 5% to roughly £212,000. Northern Ireland followed with a strong 5.5% year-on-year rise to around £185,100. By contrast, London’s market remains subdued, with prices up only 0.8% year on year and the capital’s average price around £561,000. The South East and South West have also lagged relative to their northern peers, posting more modest increases of roughly 2.8% and 1.5% respectively, with typical prices around £383,500 in the South East and £301,700 in the South West. These contrasts underscore a broader affordability-driven shift towards the north and other regions away from the capital. The latest official data thus align with a wider set of market indicators that point to divergent regional dynamics even as prices drift higher in several parts of the country. While the headline numbers sit above a year ago, the London scene remains a notable exception to the broader uplift elsewhere. The data also reflect ongoing affordability-driven demand improvements in northern England, even as London and much of the South face a more measured pace of growth.

Market commentary from industry observers paints a nuanced picture of what the numbers imply for buyers, sellers and policy makers. Jonathan Hopper, chief executive of Garrington Property Finders, notes that “the dizzying pace of growth seen in parts of northern England is a world away from the modest 0.8 per cent rise in London,” emphasising why regional contrasts persist. He adds that “prices in the North East are rising nearly 10 times faster than those in the capital,” and that the recent trend has left buyers with “confidence and clout to negotiate hard on price.” Such sentiment sits alongside more cautious warnings from estate agents about the risks of waiting for prices to fall. Amy Reynolds, head of sales at Antony Roberts, highlights that even if buyers suspect prices may soften, “the property you want could be withdrawn, nothing suitable may come up, or prices could rebound far faster than they fall.” The commentary mirrors a market where demand is uneven and timing can be crucial for both sides of the equation.

Looking beyond the June snapshot, the broader market tone remains mixed but stabilising. The Royal Institution of Chartered Surveyors (RICS) UK Residential Market Survey for June 2025 points to a more balanced landscape after spring volatility: buyer demand has moved back into positive territory for the first time since December 2024, with new buyer enquiries at +3% and agreed sales at −3%. The report also notes continued regional price variation, with Northern Ireland leading on price rises while several English regions show softer movements. It adds that lettings remain challenging, with tenant demand flat and landlord instructions shrinking, although rents are expected to rise, helped by a more settled tone following earlier stamp duty distortions. This helps explain why buyers are re-entering the market in some areas, while sellers in others are still pricing to attract attention. The RICS assessment sits alongside Garrington’s view of a cautious rebound in late spring and early summer, as mortgage-rate relief and easing lender pricing support renewed buyer activity, even as stock levels remain a factor in shaping price discipline in high-value zones.

On the broader horizon, other indicators from late spring align with a continuation of modest growth, albeit with regional dissonance. Nationwide’s June 2025 update shows a slower pace of increases, with annual growth around 2.1% and a monthly dip of about 0.8%. The headline price sits near £271,000, with Northern Ireland again among the strongest performers on a year-on-year basis. In England, the North region stands out for faster annual gains, while the East of England and other southern areas lag behind. Analysts attribute the softer trend to a combination of headwinds, including ongoing affordability pressures, structural shifts in demand following policy changes, and improving competition among lenders as rates ease. June figures from BBC News echo this narrative, describing a softer month for prices in June 2025 even as annual growth remains positive, and noting that the April stamp duty changes continue to recalibrate demand, with activity expected to pick up later in the year as mortgage approvals trend higher. Together, the data point to a market that is no longer sprinting, but still moving forward in a regional mosaic shaped by policy, supply, and shifting buyer expectations.

For buyers and sellers alike, the takeaways are clear but nuanced. The North and other northern regions look comparatively more resilient, underpinned by greater affordability and improving supply in some pockets. London, while showing some momentum compared with earlier in the year, remains an outlier in many respects. As the market moves through the second half of 2025, observers expect demand to be shaped by evolving mortgage pricing, stock availability in high-value areas, and the continued adjustment to policy settings introduced earlier in the year. In this environment, timely action remains prudent for buyers who see value where stock is available, while sellers should weigh regional dynamics and price discipline to avoid extended time on the market.

Reference Map: - Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-15017027/House-prices-9-000-past-year-homes-North-East-rising-nearly-10-times-faster-London.html), [[2]](https://www.gov.uk/government/news/uk-house-price-index-for-june-2025)- Paragraph 2 – [[2]](https://www.gov.uk/government/news/uk-house-price-index-for-june-2025), [[6]](https://www.nationwide-intermediary.co.uk/news/house-price-index-june25)- Paragraph 3 – [[3]](https://www.rics.org/news-insights/uk-house-sales-stabilise-but-uncertainties-remain), [[1]](https://www.dailymail.co.uk/news/article-15017027/House-prices-9-000-past-year-homes-North-East-rising-nearly-10-times-faster-London.html)- Paragraph 4 – [[4]](https://www.garrington.co.uk/market-review/june-2025-uk-property/), [[5]](https://feeds.bbci.co.uk/news/articles/c9dggnl4391o), [[7]](https://www.gov.uk/government/statistics/uk-house-price-index-for-may-2025/uk-house-price-index-summary-may-2025)- Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-15017027/House-prices-9-000-past-year-homes-North-East-rising-nearly-10-times-faster-London.html), [[4]](https://www.garrington.co.uk/market-review/june-2025-uk-property/)

Source Panel (for reference) - 1: The lead article detailing the ONS June 2025 figures and the regional mix. - 2: Official UK house price index for June 2025 (Gov.uk). - 3: RICS UK Residential Market Survey, June 2025. - 4: Garrington market review, June 2025. - 5: BBC News reporting on June 2025 and Nationwide data. - 6: Nationwide's June 2025 update. - 7: UK Government May 2025 House Price Index summary.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-15017027/House-prices-9-000-past-year-homes-North-East-rising-nearly-10-times-faster-London.html> - Please view link - unable to able to access data
2. <https://www.gov.uk/government/news/uk-house-price-index-for-june-2025> - Official UK house price data for June 2025 shows a continuation of modest growth with regional disparities. The UK average price rose to £269,000, up 3.7% on the year and 1.4% from May 2025. England’s regional movements included the North East, where prices climbed by 7.8% year on year and by 3.4% over the month, to an average £164,000. London recorded only 0.8% annual growth, while the London average stood at about £561,000. North East monthly gains outpaced southern regions, highlighting continued affordability-driven demand improvements in northern England. The index is based on completed sales and covers England, Scotland, Wales.
3. <https://www.rics.org/news-insights/uk-house-sales-stabilise-but-uncertainties-remain> - RICS’s UK Residential Market Survey for June 2025 portrays a stabilising housing market. Buyer demand has moved back into positive territory for the first time since December 2024, with new buyer enquiries at +3% and agreed sales at -3%, according to the survey. Salient regions show continued price variance, as Northern Ireland leads on price rises while several English regions report softer price movements. The lettings market remains challenging, with tenant demand flat and landlord instructions still shrinking, though rents are expected to rise. The report notes a more settled tone after a Stamp Duty-driven distortion earlier in the year.
4. <https://www.garrington.co.uk/market-review/june-2025-uk-property/> - Garrington’s June 2025 market review notes renewed confidence after the spring volatility, with May evidence of a cautious rebound and June activity picking up. Nationwide data show a 0.5% monthly rise in prices, alongside 3.5% annual growth, underscoring regional divergence: northern England and Scotland continuing to outpace the south, while Prime Central London remains more subdued. The report highlights a price recalibration, with increased stock in the South and a stronger appetite in northern markets where affordability supports demand. Mortgage-rate relief and easing lender pricing are helping buyers re-enter the market, though buyers still exercise price discipline in high-value areas.
5. <https://feeds.bbci.co.uk/news/articles/c9dggnl4391o> - BBC News reports June 2025 as a softer month for prices, citing Nationwide figures showing a 0.8% monthly drop in June 2025—the steepest monthly decline since February 2023. The annual rate rose 2.1%, reflecting a slower pace of growth rather than a collapse. Analysts stress the impact of April's SDLT changes and anticipate activity may pick up later in the year as mortgage approvals trend higher. The report notes that the stamp duty reforms altered the buyer landscape, with first-time buyers and movers recalibrating expectations amid ongoing affordability pressures and evolving policy settings. Market commentary also cautions about listing stock.
6. <https://www.nationwide-intermediary.co.uk/news/house-price-index-june25> - Nationwide’s June 2025 update confirms a slower pace of house price growth, with annual growth slowing to 2.1% and the monthly change dipping 0.8%. The headline average price stands around £271,619, with Northern Ireland once again the strongest performer at 9.7% year on year. In England, regional performance remains mixed, with the North region showing the greatest yearly gains (around 5.5%), while East Anglia trails at roughly 1.1% annual growth. The report attributes the softer trend to ongoing economic headwinds, stamp duty reforms, and improving mortgage competition as rates edge lower. Housing supply appears adequate in many areas across England.
7. <https://www.gov.uk/government/statistics/uk-house-price-index-for-may-2025/uk-house-price-index-summary-may-2025> - May 2025 UK HPI figures show the national picture remaining modestly constructive. The UK average price reached £269,000, up 3.9% year on year and 1.1% higher than April. England’s regions varied, with the North East recording the strongest annual rise at about 6.3%, while London slipped back by roughly 1.4% month on month. The data also underline a shift in demand patterns following the April stamp duty changes, with a notable uplift in transactions across months and a steady trend in price movement. The report notes RICS’s May 2025 UK Residential Market Survey, describing momentum as soft but prices largely flat.