

Birkenhead becomes the fastest-selling property market in England

Under Offer Index, April 2026



In the latest edition of the Under Offer Index, we look at the fastest and slowest property markets in England, with Birkenhead, Mansfield and Warrington taking the top three sales spots in England.

Aldershot, Huddersfield and Hull sit at the bottom of the list, highlighting some of the slowest-moving markets. In London, Waltham Forest stands out as the fastest moving borough for sales, while Wandsworth tops the rankings for rentals. Elsewhere in England, Warrington emerges as the quickest area for rentals, in contrast to Newcastle upon Tyne, at the bottom of the rentals list.

Fastest-paced sales markets in England



Birkenhead

40 days to under offer / sold STC



Mansfield

41 days to under offer / sold STC



Warrington

44 days to under offer / sold STC



Norwich

46 days to under offer / sold STC



Swindon

46 days to under offer / sold STC



Southend-on-Sea

47 days to under offer / sold STC

England sales market

Looking at the first three months of 2026, northern towns and cities dominate England's fastest-moving sales markets. The top three locations are clustered together across Cheshire and Nottinghamshire, with Birkenhead recording the quickest average time to reach an agreed offer of 40 days, followed by Mansfield (41 days) and Warrington (44 days).

The remainder of the top ten sees more locations from the rest of England, with Norwich and Swindon both seeing properties reaching an agreed offer in 46 days, while Southend-on-Sea follows at 47 days and Wigan, Peterborough and Crawley each record an average of 48 days. Plymouth completes the top ten at 49 days.

Despite a strong showing in the top ten, northern cities also feature prominently at the slower end of the market. Seven of the ten slowest-moving England sales locations are found across Yorkshire, Cheshire or Lancashire. Go to page 6 to check out the full list.

Aldershot sits at the very bottom of the list, with an average time to sale agreed taking 63 days.

London sales market

In the capital city, Waltham Forest sees the fastest-paced market, with properties reaching an accepted offer in 46 days, while Kingston upon Thames sees an average of 50 days. Bromley, Croydon, Havering and Islington all see an average of 52 days. This continues the trend we have previously seen, with outer-London boroughs seeing faster movements in the sales market.

Fastest-paced sales markets in London



Waltham Forest

46 days to under offer / sold STC



Kingston upon Thames

50 days to under offer / sold STC



Bromley

52 days to under offer / sold STC



Croydon

52 days to under offer / sold STC



Havering

52 days to under offer / sold STC



Islington

52 days to under offer / sold STC

Central locations continue to perform slower, perhaps due to higher costs and fewer available properties. Kensington and Chelsea see property sales accepted at an average of 78 days after a home has gone live on site, while Hammersmith and Fulham see accepted offers after 66 days and the City of Westminster after 65 days. Lambeth and Richmond upon Thames both see properties receive an accepted offer after an average of 64 days on the market. Check out the full list on page 8.

England rental market

Similarly to the English sales markets, we see a strong showing from northern towns and cities with Warrington (27 days), Birkenhead (28 days), Burnley (29 days) and Mansfield (30 days) becoming the fastest moving lettings markets.

Meanwhile, at the bottom of the England lettings list we see Newcastle upon Tyne, taking an average of 53 days to reach an agreed offer on a property, while Brighton takes 51 days and Nottingham 50 days. Go to page 7 to check out the full list.

Fastest-paced rental markets in England



Warrington
27 days to let agreed



Birkenhead
28 days to let agreed



Burnley
29 days to let agreed



Mansfield
30 days to let agreed



Worthing
30 days to let agreed



Swindon
31 days to let agreed

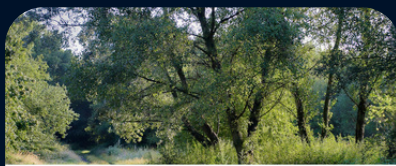
London rental market

Centrally located boroughs continue to lead London's rental market, achieving the fastest let agreed times. Wandsworth records the fastest average time to let, with properties typically letting in just 32 days. Close behind are the City of London (33 days), Islington and Sutton (34 days each).

Other boroughs featuring in the top ten for speed of let include Southwark (35 days), followed by Hackney, Lewisham and Tower Hamlets, each averaging at 36 days.

Kensington and Chelsea remains at the bottom of the list, with properties taking an average of 49 days to reach let agreed. Richmond upon Thames also continues to see slower activity at 46 days, closely followed by Brent and Harrow, both averaging 45 days. Check out the full list on page 8.

Fastest-paced rental markets in London



Wandsworth

32 days to let agreed



City of London

33 days to let agreed



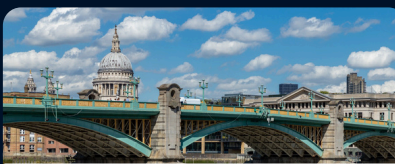
Islington

34 days to let agreed



Sutton

34 days to let agreed



Southwark

35 days to let agreed



Hackney

36 days to let agreed



Jason Tebb
President, OnTheMarket

“In alignment with our Hotspots report, we continue to see northern towns and cities perform well, with faster times to both sale and rental agreements, while more expensive, southern locations see slower results.

In London, outer boroughs tend to see faster results when it comes to property sales while more central locations perform better in regards to lettings. It will be interesting to see how this performance reacts to the implementation of the Renters’ Rights Act when it comes into effect next month.”



Methodology

Data for average time under offer and let agreed from January to March 2026.

If you have any questions about the way we reached these figures or would like to see historical data, please contact acollins@onthemarket.com

Visit [here](#) for more insights from [OnTheMarket](#).



Full list of England's sales markets

Position	Location	Average no. days to sold STC
1	Birkenhead	40
2	Mansfield	41
3	Warrington	44
4	Norwich	46
5	Swindon	46
6	Southend-on-Sea	47
7	Wigan	48
8	Peterborough	48
9	Crawley	48
10	Plymouth	49
11	Blackburn	49
12	Liverpool	49
13	Burnley	49
14	Milton Keynes	49
15	Manchester	50
16	Derby	50
17	Basildon	50
18	Doncaster	50
19	Northampton	51
20	Portsmouth	51
21	Southampton	51
22	Bristol	52
23	Luton	52
24	Sheffield	52
25	Birmingham	53
26	Ipswich	53
27	Reading	53
28	Stoke-on-Trent	54
29	Newcastle upon Tyne	54
30	Brighton	55
31	Rochdale	55
32	Gloucester	55
33	Bradford	55
34	Chatham	56
35	Leicester	56
36	Exeter	57
37	Cambridge	57
38	Worthing	57
39	Barnsley	57
40	Sunderland	57
41	London	57
42	Oxford	57
43	Nottingham	57

Position	Location	Average no. days to sold STC
44	Slough	58
45	Leeds	58
46	Middlesbrough	58
47	Bournemouth	59
48	Coventry	60
49	Wakefield	60
50	Blackpool	60
51	Telford	62
52	Hull	62
53	Huddersfield	63
54	Aldershot	63

Full list of Englands's rental markets

Position	Location	Average no. days to sold STC
1	Warrington	27
2	Birkenhead	28
3	Burnley	29
4	Mansfield	30
5	Worthing	30
6	Swindon	31
7	Aldershot	33
8	Crawley	34
9	Ipswich	34
10	Hull	34
11	Wakefield	34
12	Chatham	35
13	Blackpool	35
14	Peterborough	36
15	Derby	37
16	Northampton	37
17	Southend-on-Sea	37
18	Rochdale	37
19	Bradford	37
20	Doncaster	37
21	Barnsley	38
22	Telford	38
23	Gloucester	38
24	Plymouth	39
25	Stoke-on-Trent	39
26	London	39
27	Luton	40
28	Bristol	40
29	Sheffield	40
30	Birmingham	41
31	Basildon	41
32	Huddersfield	42
33	Coventry	42
34	Cambridge	42
35	Exeter	42
36	Wigan	42
37	Norwich	42
38	Milton Keynes	43
39	Middlesborough	44
40	Blackburn	44
41	Manchester	45
42	Southampton	45
43	Slough	45

Position	Location	Average no. days to sold STC
44	Reading	45
45	Leicester	45
46	Portsmouth	46
47	Liverpool	48
48	Leeds	48
49	Oxford	49
50	Sunderland	49
51	Bournemouth	49
52	Nottingham	50
53	Brighton	51
54	Newcastle upon Tyne	53

Full list of London's sales & rental markets

Sales:

Position	Location	Average no. days to sold STC
1	Waltham Forest	46
2	Kingston upon Thames	50
3	Havering	52
4	Croydon	52
5	Bromley	52
6	Islington	52
7	Hackney	53
8	Newham	53
9	Barking & Dagenham	53
10	Greenwich	54
11	Bexley	56
12	Hillingdon	56
13	Camden	57
14	Sutton	57
15	Redbridge	58
16	Lewisham	59
17	Wandsworth	59
18	Enfield	59
19	Tower Hamlets	60
20	Merton	60
21	Southwark	61
22	Brent	62
23	Haringey	62
24	Ealing	62
25	City of London	63
26	Hounslow	63
27	Harrow	63
28	Barnet	63
29	Lambeth	64
30	Richmond upon Thames	64
31	City of Westminster	65
32	Hammersmith & Fulham	66
33	Kensington & Chelsea	78

Lettings:

Position	Location	Average no. days to sold STC
1	Wandsworth	32
2	City of London	33
3	Islington	34
4	Sutton	34
5	Southwark	35
6	Hackney	36
7	Lewisham	36
8	Tower Hamlets	36
9	Bromley	37
10	Bexley	37
11	Camden	37
12	Haringey	37
13	Lambeth	37
14	Hillingdon	38
15	Barking & Dagenham	38
16	Merton	38
17	Newham	38
18	Kingston upon Thames	38
19	Hammersmith & Fulham	39
20	Greenwich	40
21	Waltham Forest	40
22	Ealing	41
23	Havering	41
24	Croydon	43
25	Hounslow	43
26	Redbridge	43
27	Barnet	43
28	City of Westminster	44
29	Enfield	44
30	Brent	45
31	Harrow	45
32	Richmond upon Thames	46
33	Kensington & Chelsea	49