



Norwich and Warrington lead the way as England's fastest-moving housing markets



Under Offer Index, August 2026

In our latest edition of the Under Offer Index, Norwich and Warrington both take the top spot as England's fastest-moving property markets, with homes taking an average of 45 days to reach an accepted offer. In London, Waltham Forest continues to lead the way with properties also taking an average of 45 days to go under offer.

The Under Offer Index measures how quickly properties move to either "under offer" or "let agreed" at OnTheMarket after entering the sales or rental market, providing a snapshot of market activity across England and within London's boroughs.

Fastest-paced sales markets in England



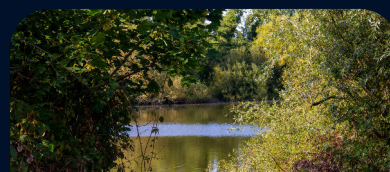
Norwich

45 days to under offer / sold STC



Warrington

45 days to under offer / sold STC



Crawley

46 days to under offer / sold STC



Derby

46 days to under offer / sold STC



Stoke-on-Trent

46 days to under offer / sold STC



Sheffield

46 days to under offer / sold STC

England sales market

Norwich has climbed to the top of England's fastest-moving housing markets, rising from fourth place in the previous quarter, with homes taking an average of 45 days to reach under offer. Warrington has also improved, moving from third to second place and matching Norwich with an average of 45 days to secure an accepted offer. Crawley has recorded one of the biggest improvements, jumping from eighth to third place, with properties taking an average of 46 days to go under offer. Swindon is the only other market to have retained its place in the top 10, although it has slipped from fifth to ninth position.

The latest rankings also feature several new entrants including Derby, Stoke-on-Trent and Sheffield all recording strong improvements, while Burnley, Liverpool and Newcastle upon Tyne have also broken into the top 10 fastest-moving property markets in England. See the full list on page six.

London sales market

The capital's sales market has remained relatively stable, with the fastest-moving boroughs taking 45 days to reach under offer in both this quarter and our previous report. Waltham Forest continues to lead in the capital, retaining its position as London's quickest-moving sales market.

Meanwhile, Islington, Havering, Kingston upon Thames, Croydon, and Barking & Dagenham have all remained in the top 10, although their positions have shifted slightly.

Fastest-paced sales markets in London



Waltham Forest

45 days to under offer / sold STC



Enfield

51 days to under offer / sold STC



Havering

51 days to under offer / sold STC



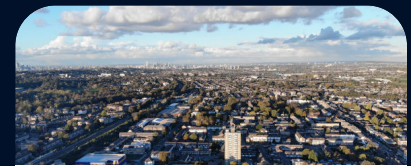
Islington

51 days to under offer / sold STC



Kingston upon Thames

52 days to under offer / sold STC



Lewisham

52 days to under offer / sold STC

Several new boroughs have entered London's top 10 fastest-moving sales markets in the latest rankings. Enfield, Lewisham, Hounslow and Southwark have all secured places among the capital's strongest-performing boroughs, highlighting growing momentum across a number of key London locations. See the full list on page eight.

England rental market

This is the first reporting period to begin to reflect the impact of the Renters' Rights Act, which came into effect in May 2026. Early signs suggest rental properties are reaching "let agreed" status slightly faster across both England and London, however the next edition of this report will likely reveal more about how the market responds to the act.

Burnley is now the fastest-moving rental market in England, with properties taking an average of 22 days to reach let agreed, down from 29 days in the previous report. By comparison, the fastest market in the previous edition, Birkenhead, recorded an average of 27 days.

Elsewhere, Exeter has seen rental properties agreed 16 days faster than in the previous period, while Doncaster and Plymouth have improved by 10 days and 11 days respectively. All three locations have entered the top 10 for the first time. See the full list on page seven.

Fastest-paced rental markets in England



Burnley

22 days to let agreed



Exeter

26 days to let agreed



Doncaster

27 days to let agreed



Warrington

27 days to let agreed



Plymouth

28 days to let agreed



Mansfield

28 days to let agreed

London rental market

In the capital's rental market, Wandsworth has dropped to fourth place. Merton has recorded the biggest rise, climbing from 18th place to first, making it the fastest-moving rental market in London, with an average of 32 days to reach let agreed.

Several boroughs have maintained their top 10 positions, including the City of London, Southwark, Wandsworth, Camden, Islington and Lambeth.

The latest rankings have also welcomed several new entrants. Merton, Lewisham, Haringey and Hammersmith & Fulham have all entered the top 10 fastest-moving rental markets. See the full list on page eight.

Fastest-paced rental markets in London



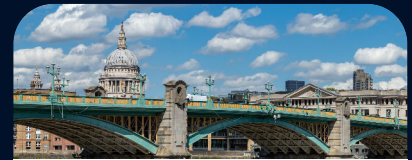
Merton

32 days to let agreed



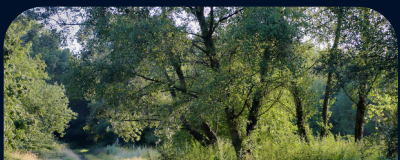
City of London

32 days to let agreed



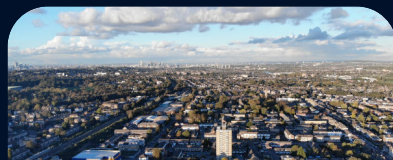
Southwark

32 days to let agreed



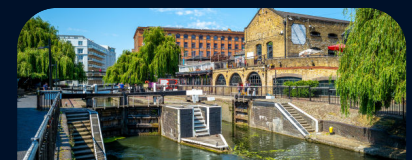
Wandsworth

32 days to let agreed



Lewisham

33 days to let agreed



Camden

33 days to let agreed



Jason Tebb
President, OnTheMarket

"While this data predates the resignation of Keir Starmer as Prime Minister and his replacement by Andy Burnham, the property market had already been experiencing a period of significant change. Against that backdrop, it is encouraging to see stable timescales for properties reaching agreed offers across both the sales and rental markets.

Across England, northern towns and cities continue to perform strongly, while in London it is generally boroughs on the capital's outskirts that are seeing homes move from listing to offer most quickly. It will be interesting to see the longer-term impact of the Renters' Rights Act on the lettings market as more data becomes available, as well as how the change in political leadership influences the wider property market."

Methodology

Data for average time under offer and let agreed from April to June 2026.

Where locations appear to have the same average number of days, this is due to rounding of decimal points.

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	Norwich	45
2	Warrington	45
3	Crawley	46
4	Derby	46
5	Stoke-on-Trent	46
6	Sheffield	46
7	Burnley	47
8	Liverpool	47
9	Newcastle upon Tyne	48
10	Plymouth	48
11	Swindon	48
12	Blackburn	49
13	Southend-On-Sea	49
14	Luton	49
15	Manchester	50
16	Southampton	50
17	Northampton	51
18	Barnsley	51
19	Birkenhead	51
20	Doncaster	51
21	Coventry	52
22	Cambridge	52
23	Birmingham	52
24	Oxford	52
25	Chatham	52
26	Nottingham	52
27	Portsmouth	52
28	Blackpool	52
29	Bournemouth	52
30	Milton Keynes	53
31	Ipswich	53
32	Leeds	53
33	Bradford	53
34	Huddersfield	54
35	Sunderland	54
36	Basildon	54
37	Wakefield	54
38	Middlesbrough	54
39	Bristol	54
40	Brighton	55
41	Wigan	55
42	Leicester	55
43	Mansfield	55

Position	Location	Average no. days to sold STC
44	Aldershot	55
45	Gloucester	55
46	Peterborough	55
47	Reading	55
48	Hull	56
49	London	56
50	Worthing	58
51	Exeter	58
52	Rochdale	58
53	Telford	63
54	Slough	63

Full list of Englands's rental markets

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

Position	Location	Average no. days to let agreed
44	Wigan	38
45	Nottingham	38
46	Newcastle upon Tyne	39
47	Leicester	40
48	Luton	40
49	Huddersfield	40
50	Sunderland	40
51	Portsmouth	40
52	Bournemouth	40
53	Brighton	41
54	Blackburn	48

Full list of London's sales & rental markets

Sales:

Position	Location	Average no. days to sold STC
1	Waltham Forest	45
2	Enfield	51
3	Havering	51
4	Islington	51
5	Kingston upon Thames	52
6	Lewisham	52
7	Croydon	53
8	Barking & Dagenham	54
9	Hounslow	54
10	Southwark	54
11	Brent	55
12	Redbridge	55
13	Bexley	55
14	Hackney	56
15	Ealing	57
16	Sutton	57
17	Haringey	57
18	Bromley	58
19	Greenwich	58
20	Camden	58
21	Newham	58
22	Hillingdon	59
23	Wandsworth	60
24	Hammersmith & Fulham	60
25	Harrow	60
26	Merton	60
27	Richmond upon Thames	61
28	City of Westminster	62
29	City of London	62
30	Barnet	62
31	Kensington & Chelsea	63
32	Lambeth	63
33	Tower Hamlets	66

Lettings:

Position	Location	Average no. days to let agreed
1	Merton	32
2	City of London	32
3	Southwark	32
4	Wandsworth	33
5	Lewisham	33
6	Camden	34
7	Islington	34
8	Haringey	34
9	Hammersmith & Fulham	34
10	Lambeth	35
11	Hackney	35
12	Bexley	35
13	Sutton	36
14	Kingston upon Thames	37
15	Tower Hamlets	37
16	Barking & Dagenham	37
17	Newham	38
18	Bromley	38
19	Redbridge	38
20	Havering	39
21	City of Westminster	39
22	Waltham Forest	40
23	Harrow	40
24	Enfield	40
25	Barnet	41
26	Croydon	41
27	Hillingdon	41
28	Kensington & Chelsea	41
29	Greenwich	42
30	Brent	42
31	Richmond upon Thames	42
32	Hounslow	42
33	Ealing	43