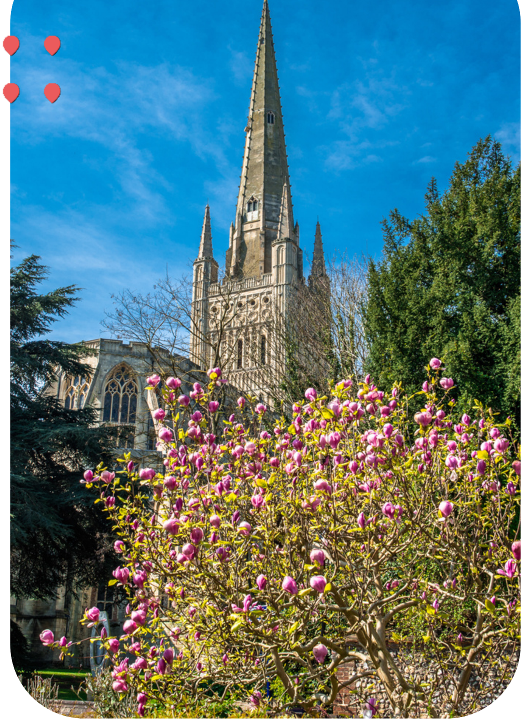
# Norwich and Warrington lead the way as England's fastest-moving sales markets

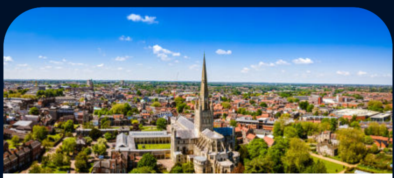


## Under Offer Index, August 2026

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

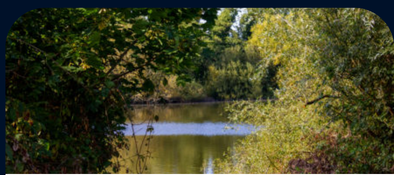


**Norwich**

**45 days** to under offer / sold STC

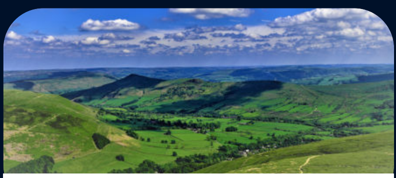
**Warrington**

**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**

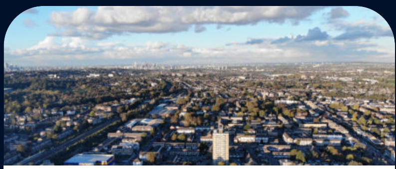
**51 days** to under offer / sold STC

**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.

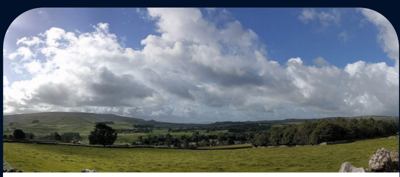
## England rental market

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.

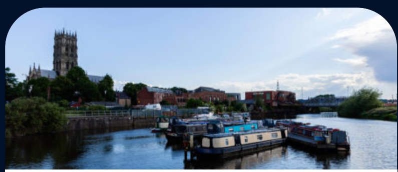
Elsewhere, Exeter has seen rental properties agreed 16 days faster than in the previous period, while Doncaster and Plymouth have improved by 10 days and 11 days respectively. All three locations have entered the top 10 for the first time.
See the full list on page seven.

## Fastest-paced rental markets in England



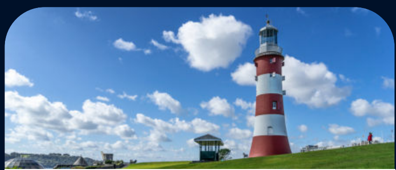
**Burnley**
**22 days** to let agreed

**Exeter**
**26 days** to let agreed

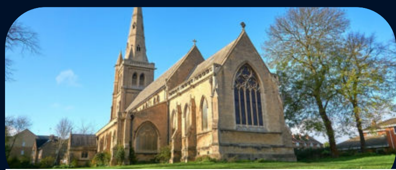


**Doncaster**
**27 days** to let agreed

**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.

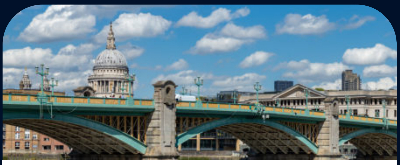
## Fastest-paced rental markets in London

**Merton**

**32 days** to let agreed

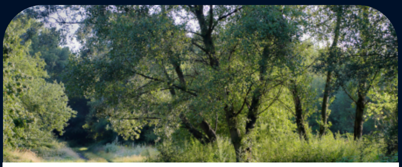
**City of London**

**32 days** to let agreed



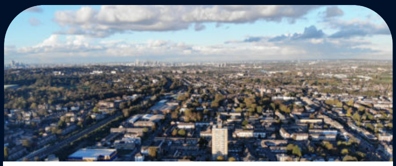
**Southwark**

**32 days** to let agreed



**Wandsworth**

**33 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

OnTheMarket

| 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 | Middlesborough | 54 |
| 39 | Bristol | 54 |
| 40 | Brighton | 55 |
| 41 | Wigan | 55 |
| 42 | Leicester | 55 |
| 43 | Mansfield | 55 |
| 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 | Middlesborough | 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 |
| 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 |