



MORTGAGE MARKET SNAPSHOT

February 2026



February's figures suggest the market is settling into a steadier rhythm following the strong rebound in adviser activity at the start of the year.

Total searches reached 1,814,583, a 4.6% decrease compared with January, which reflects a natural moderation after the seasonal surge seen at the beginning of the year. Importantly, activity levels remain robust overall and are 3.6% higher than February 2025, highlighting the continued resilience of adviser demand and regained confidence in the market.

Remortgaging remains a central theme across the market. Residential remortgage searches totalled 688,053, representing a 9% month-on-month decrease, but still 19% higher than the same period last year. This ongoing strength reinforces the continued focus from borrowers reviewing existing deals and securing certainty in a changing rate environment.

Purchase activity has softened slightly compared with January's elevated levels. Residential purchase searches reached 670,259, down 1% month on month and 5% year on year, while first-time buyer searches totalled 164,803, down 2% compared with January and 12% lower than February last year. While this reflects a degree of caution among prospective buyers, underlying demand remains present.

In the buy-to-let sector, activity eased slightly month on month, with 291,468 searches recorded, down 4% from January, though still 2% higher than February 2025. Buy-to-let remortgage searches increased 8% year on year, suggesting landlords continue to review existing borrowing arrangements even as purchase activity slows.

One of the most consistent themes remains the complexity advisers are managing when placing cases. The most searched criteria continue to centre around borrower circumstances, residency requirements and credit history, highlighting the importance of accurate, real-time criteria intelligence when navigating more complex lending scenarios.

Taken together, February's data points to a market that remains active and engaged. While activity has moderated slightly following January's surge, the underlying trends suggest advisers continue to work through strong pipelines as borrowers reassess their options and opportunities across the market.

Nathan Reilly, Chief Customer Officer



KEY STATS FOR FEBRUARY 2026



Total searches reached **1,814,583 in February 2026**, representing a **4.6% decrease compared with January 2026**, suggesting adviser activity remained strong following the January surge but began to stabilise as the market settled into the early part of the year.



Residential searches totalled 1,523,115, down **5% month on month**, indicating a modest cooling after the sharp rebound seen at the start of the year while still maintaining a high level of adviser engagement.



First-time buyer purchase searches totalled 164,803, down **2% month on month**, suggesting first-time buyer demand remains relatively resilient despite the slight slowdown following January's spike in activity.



Residential remortgage searches reached 688,053, a **9% decrease compared with January**, though remortgaging continues to represent a significant proportion of adviser activity as borrowers review existing deals.



Buy-to-let searches reached 291,468, representing a **4% decrease month on month**, with both purchase and remortgage activity easing slightly as investor activity stabilised after the start-of-year uplift.

TOP STATS FOR FEBRUARY 2026

Total Searches - 1,814,583  **4.6%** Feb 2026 v Jan 2026

Residential Searches

1,523,115

 **5% Feb 2026 vs Jan 2026**

Residential Purchase (FTB) Searches

164,803

 **2% Feb 2026 vs Jan 2026**

Residential Purchase Searches

670,259

 **1% Feb 2026 vs Jan 2026**

Residential Remortgage Searches

688,053

 **9% Feb 2026 vs Jan 2026**

BTL Searches

291,468

 **4% Feb 2026 vs Jan 2026**

BTL Purchase Searches

91,058

 **4% Feb 2026 vs Jan 2026**

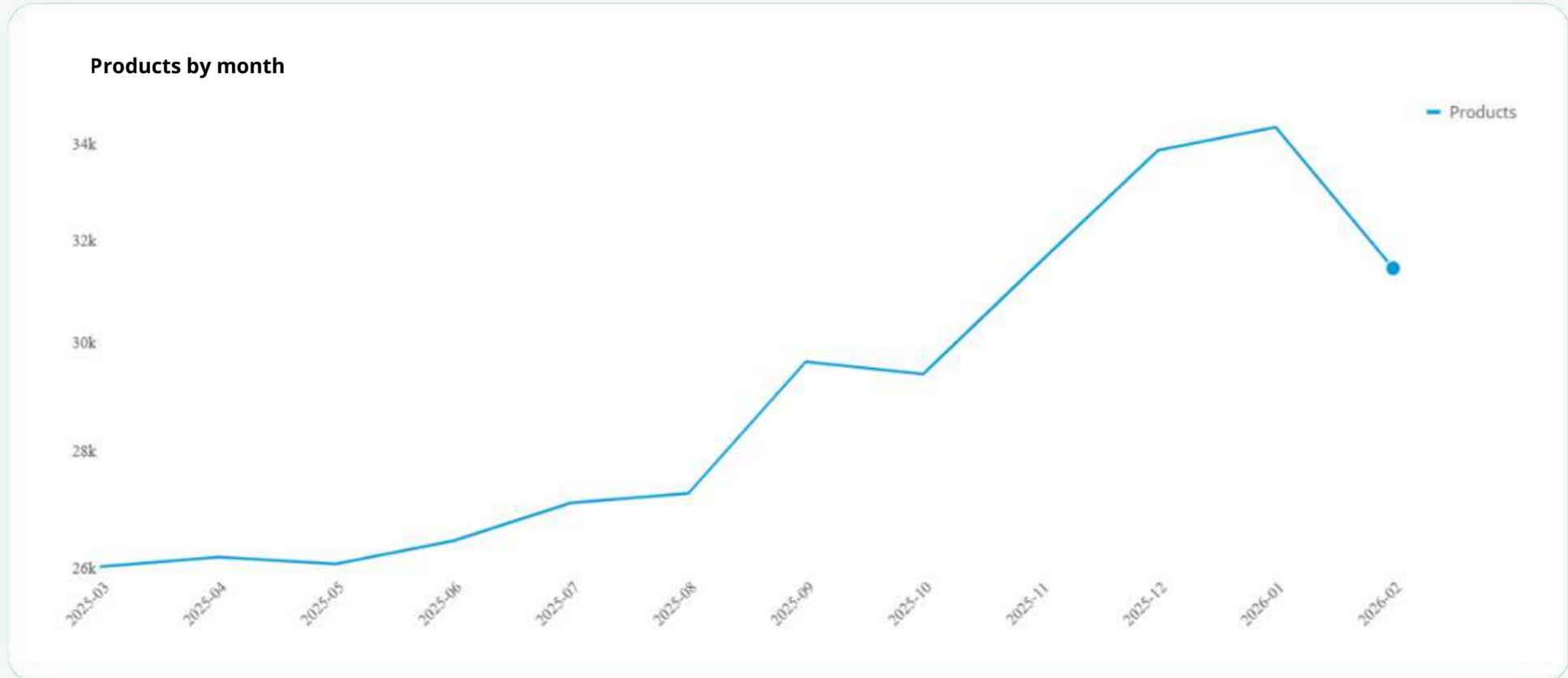
BTL Remortgage Searches

200,410

 **4% Feb 2026 vs Jan 2026**

MORTGAGE PRODUCT AVAILABILITY OVER THE PAST 12 MONTHS

DATA TAKEN DIRECTLY FROM INSIGHT PRO



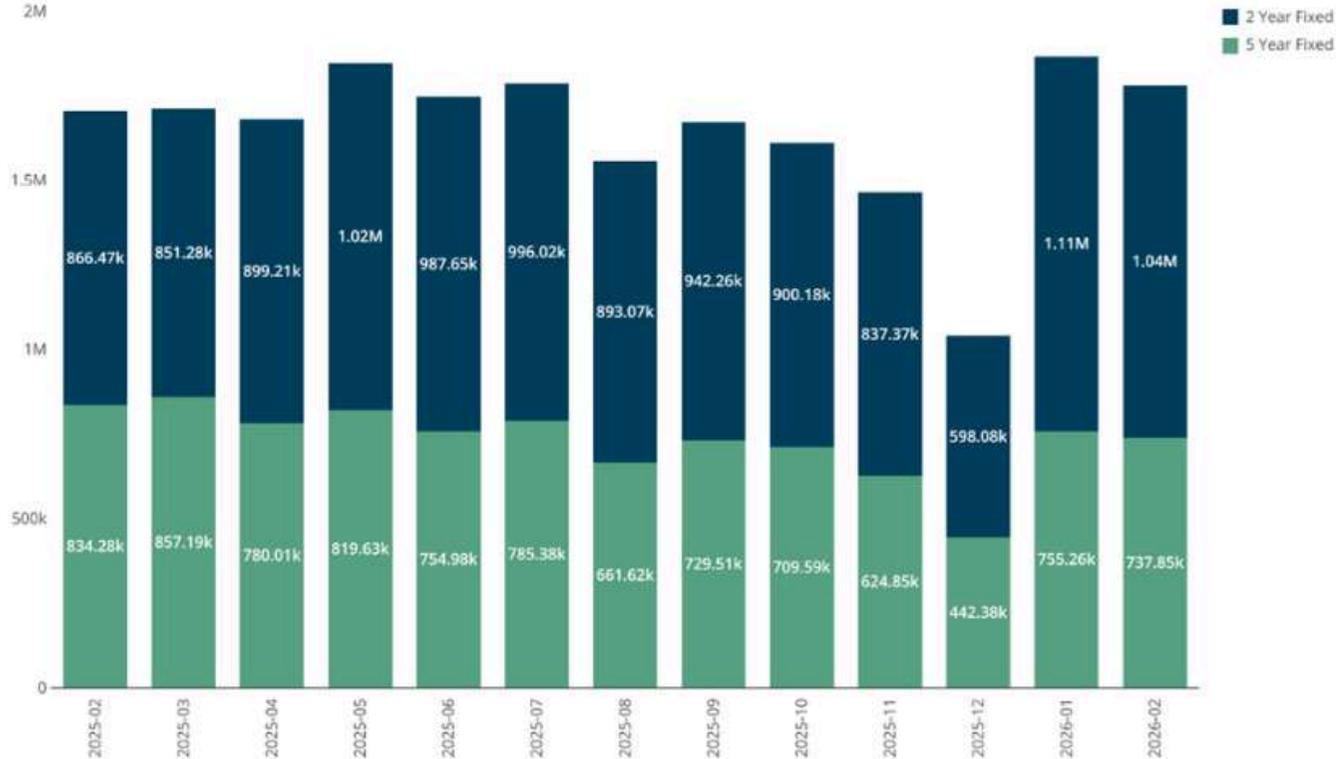
FIXED RATE SEARCHES

Fixed Rate Searches by Month

Last 13 Calendar Months

2 Year Fixed = 18 to 30 months, 5 Year Fixed = 54 - 66 months

2M



Fixed Rate Searches - % Split

Last 13 Months

2 Year Fixed 5 Year Fixed



CRITERIA SEARCHES IN FEBRUARY

1. Is an application for joint borrowers, where only one will be the legal owner be acceptable and under what circumstances (Lending - Applicant Type)
2. Can applicants on a VISA be considered and what are the acceptable requirements (Applicant - Residency)
3. Can applications from Non EU, EEA Non UK Foreign Nationals be accepted and under what conditions (Applicant - Residency)
4. Can applicants with satisfied Defaults be considered and what is acceptable (Applicant - Credit History)
5. What is the acceptable Maximum Age for applicants at the end of the mortgage term (Applicant - Lending Limits)
6. Are First Time Buyers acceptable and what is the definition of a FTB (Applicant - Applicant Type)
7. Can a transaction as under value (Concessionary Purchase, Deed of Gift or Inter-family Sale) be considered (Lending - Purchase Types)
8. Can applicants who are First Time Landlords be considered (Applicant - Portfolio / Landlord / Developer)
9. Are arrears or missed payments on Credit Cards / Store Cards / Mail Order catalogues considered. (Applicant - Credit History)
10. Can applicants with unsatisfied / outstanding Defaults be considered and what is acceptable (Applicant - Credit History)
11. Can a flat above or near commercial premises be considered suitable security and are there any restrictions (Property - Property Types)
12. Can applicants with late or missed payments on credit commitment be accepted (Applicant - Credit History)
13. Is there a minimum income for single / joint applications on an Interest Only repayment (Lending - Interest Only)
14. Are Self Employed applicants with 1 Years Accounts acceptable (Employment and Income - Self Employed)
15. Can a remortgage for a property purchased or acquired in the last 6 months be considered (Lending - Remortgage)
16. Is capital raising for Debt Consolidation acceptable and are there any restrictions (Lending - Remortgage)
17. Is it acceptable to lend to a Limited Company (Employment and Income - Self Employed)
18. Can an application for a Holiday Let be accepted (Property - Rental Use / Income)
19. Are applicants with a default or missed payments on a mobile or other communication contracts acceptable (Applicant - Credit History)
20. Can applicants with Satisfied County Court Judgements (CCJs) be considered and what is acceptable (Applicant - Credit History)



SQUARE 1

GOOD THINGS START WITH THE RIGHT PEOPLE

PR · Marketing · Communications

Over 100 years of industry experience

Start at SQUARE 1

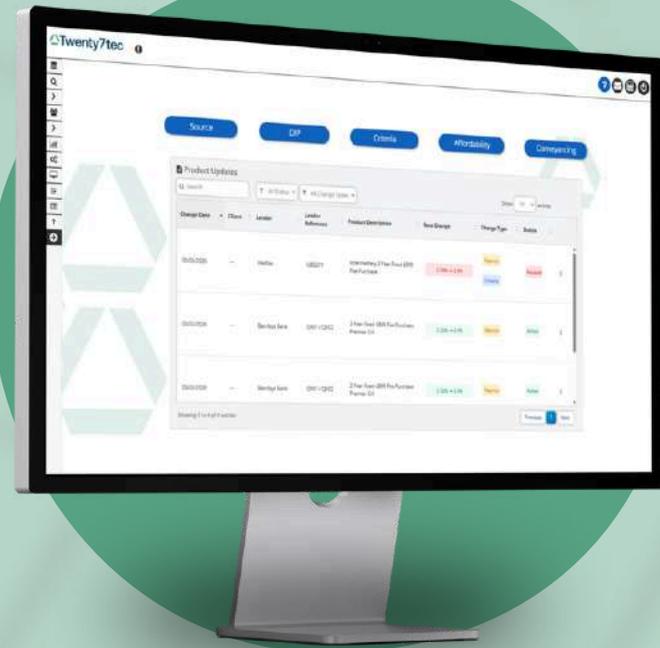
see if we click



ADAPT



The premium upgrade for your
RESEARCH platform from Twenty7tec

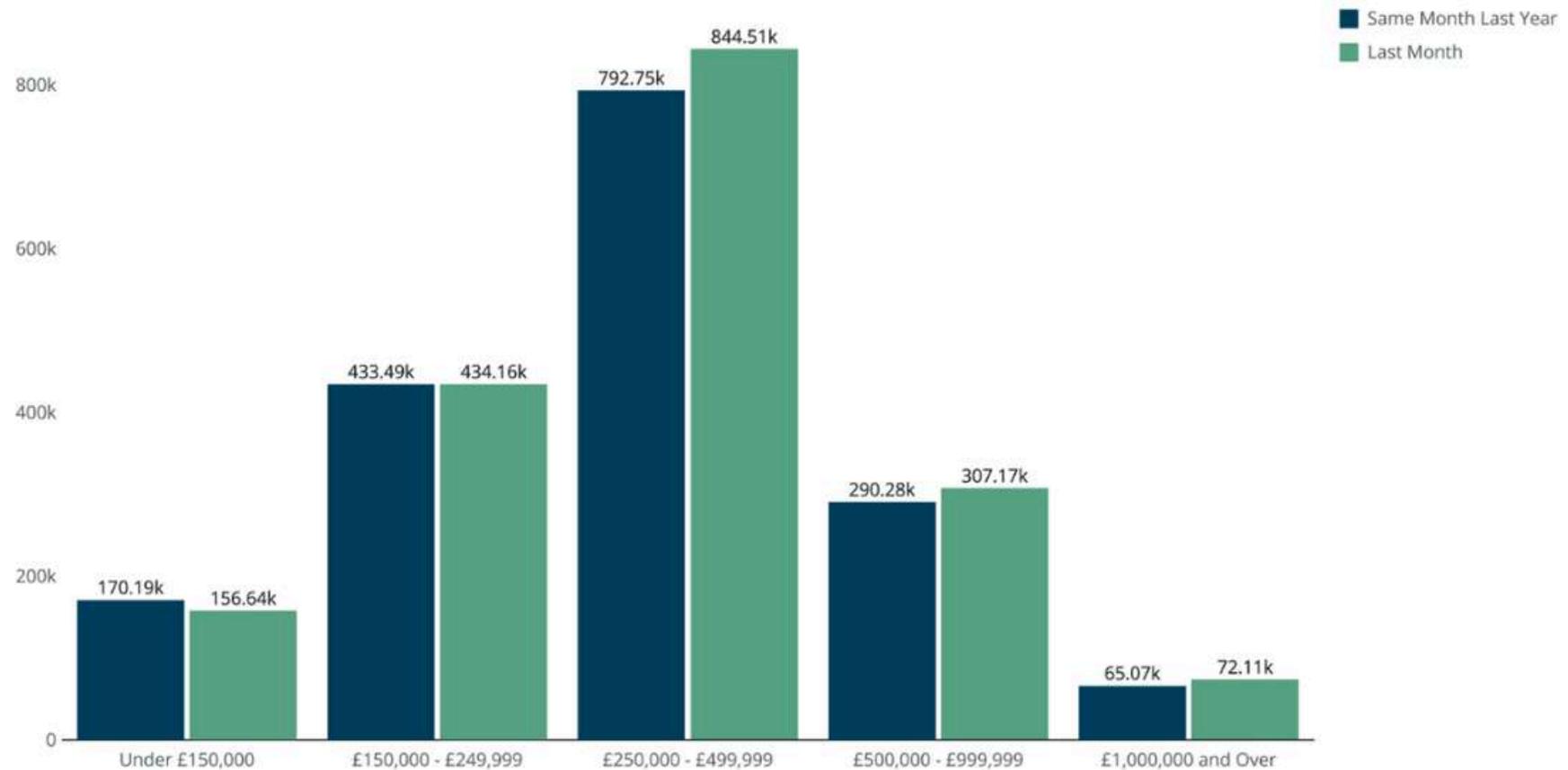


[Find out more here](#)

PROPERTY VALUATION

Searches by Property Valuation Range

Last Month vs Same Month Last Year



YEAR ON YEAR COMPARISON

Total Searches - 1,814,583  **3.6%** Feb 2026 v Feb 2025

Residential Searches

1,523,115

 **4% Feb 2026 vs Feb 2025**

Residential Purchase (FTB) Searches

164,803

 **12% Feb 2026 vs Feb 2025**

Residential Purchase Searches

670,259

 **5% Feb 2026 vs Feb 2025**

Residential Remortgage Searches

688,053

 **19% Feb 2026 vs Feb 2025**

BTL Searches

291,468

 **2% Feb 2026 vs Feb 2025**

BTL Purchase Searches

91,058

 **10% Feb 2026 vs Feb 2025**

BTL Remortgage Searches

200,410

 **8% Feb 2026 vs Feb 2025**



Like the data in this report?

Get in touch to see how INSIGHT Pro gives you access to the same market intelligence.

www.twenty7tec.com

