



MORTGAGE MARKET SNAPSHOT

April 2026

**WE'VE ADDED
NEW DATA!**



April's data feels like a market catching its breath.

After the significant surge in activity we saw in March, a slowdown was always likely, but the scale of the drop across several categories reinforces how sensitive the mortgage market remains to wider economic conditions. Total searches fell by 20% month-on-month, with remortgage searches dropping by 32%, suggesting many borrowers may have brought forward decisions earlier in the year amid continued uncertainty around rates and affordability.

What continues to stand out is how closely borrower behaviour is tracking both domestic and global economic developments. Inflation concerns, pressure on household finances and ongoing geopolitical uncertainty are all continuing to feed into consumer caution. Even where rates have shown signs of stabilising, affordability remains a key challenge for many households.

That caution is also reflected in the year-on-year figures. Overall searches were down 3% compared to April 2025, while residential purchase activity dipped slightly by 1%. However, there are still signs of resilience within the market. Buy to Let searches increased year-on-year, and Buy to Let remortgage activity was up 9%, showing landlords are still actively reviewing and restructuring portfolios despite ongoing market pressures.

The criteria searches this month are equally revealing. Questions around visas, foreign nationals, adverse credit, missed payments and self-employed income continue to dominate adviser searches, reinforcing the complexity brokers are navigating daily on behalf of clients.

While April may represent a pause after a particularly active start to the year, the data suggests advisers and borrowers remain highly engaged, just within a market where confidence and activity levels continue to be closely influenced by the wider economic picture.

Nakita Moss,
Head of Lender



KEY STATS FOR APRIL 2026



Total mortgage searches fell by **20% month-on-month in April**, dropping to **1,711,200 searches** following March's particularly strong activity levels.



Residential purchase searches **declined by 9% month-on-month** and **1% year-on-year**, indicating continued caution from buyers amid ongoing affordability pressures and economic uncertainty.



Product availability reduced again in April following the highs seen at the start of 2026, reflecting lenders' continued response to changing swap rates, inflation expectations and wider market conditions.



Residential remortgage searches saw the sharpest monthly decline, **down 32% compared to March 2026**, suggesting many borrowers who needed to secure deals may have acted earlier in the year.



Despite the monthly slowdown, Buy to Let remortgage activity remained resilient year-on-year, **increasing by 9% compared to April 2025**, while **overall BTL searches were also up 3%**.

TOP STATS FOR APRIL 2026

WE'VE ADDED
NEW DATA!

Total Searches - 1,711,200  **20%** Apr 2026 v Mar 2026

Residential Searches

1,438,491

 20% Apr 2026 vs Mar 2026

Residential Purchase (FTB) Searches

158,845

 9% Apr 2026 vs Mar 2026

Residential Purchase Searches

662,359

 9% Apr 2026 vs Mar 2026

Residential Remortgage Searches

617,287

 32% Apr 2026 vs Mar 2026

BTL Searches

272,709

 21% Apr 2026 vs Mar 2026

BTL Purchase Searches

83,063

 15% Apr 2026 vs Mar 2026

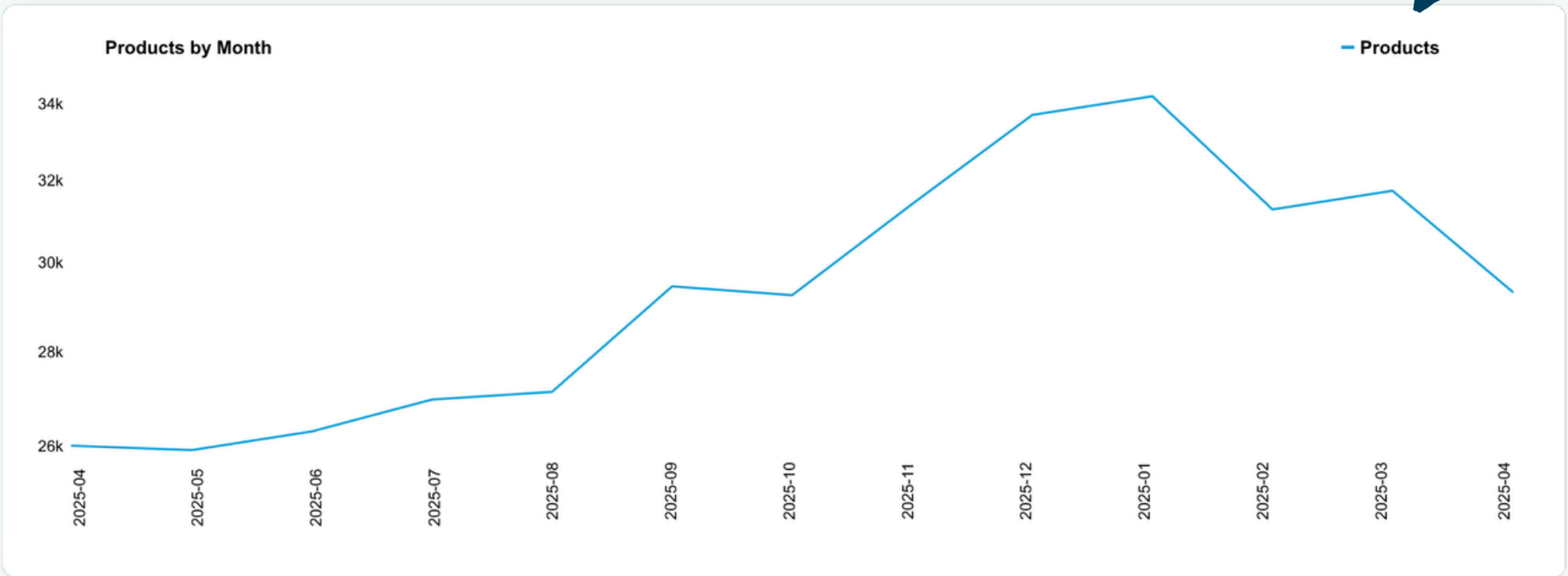
BTL Remortgage Searches

189,646

 23% Apr 2026 vs Mar 2026

MORTGAGE PRODUCT AVAILABILITY OVER THE PAST 12 MONTHS

DATA TAKEN DIRECTLY
FROM INSIGHT PRO

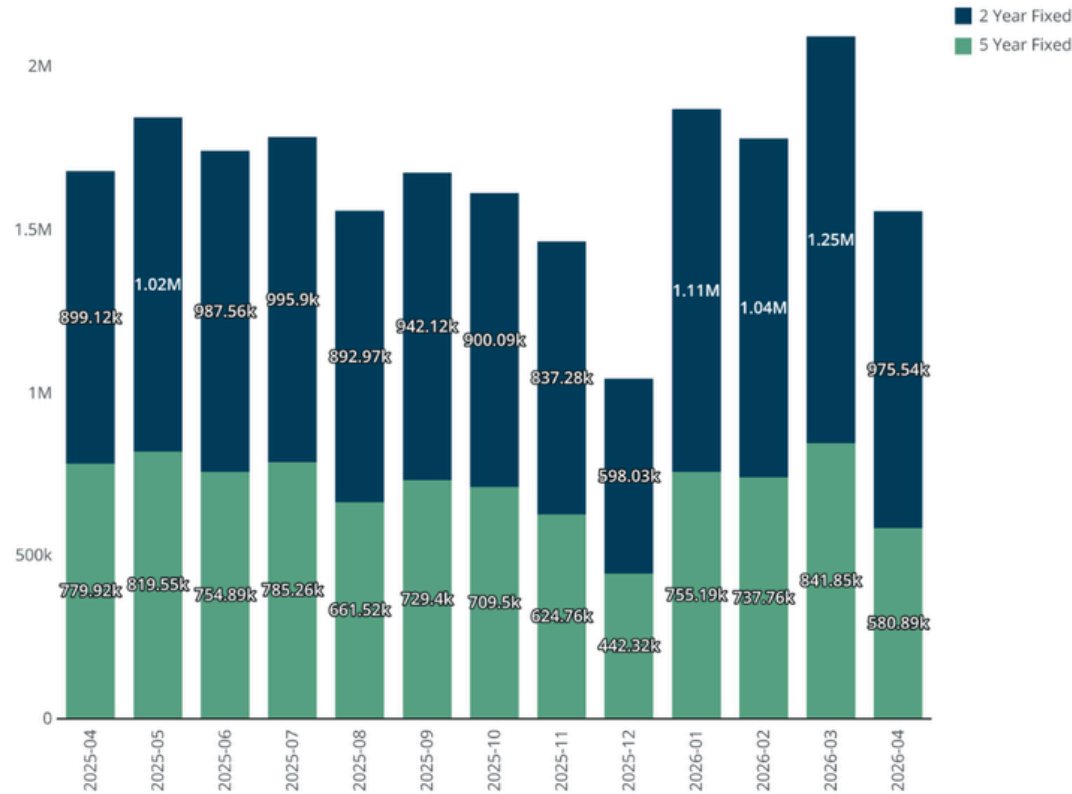


FIXED RATE SEARCHES

Fixed Rate Searches by Month

Last 13 Calendar Months

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



Fixed Rate Searches - % Split

Last 13 Months

2 Year Fixed 5 Year Fixed



CRITERIA SEARCHES IN APRIL

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 unsatisfied / outstanding Defaults be considered and what is acceptable (Applicant - Credit History)
5. Can applicants with satisfied Defaults be considered and what is acceptable (Applicant - Credit History)
6. Are arrears or missed payments on Credit Cards / Store Cards / Mail Order catalogues considered. (Applicant - Credit History)
7. What is the acceptable Maximum Age for applicants at the end of the mortgage term (Applicant - Lending Limits)
8. Are First Time Buyers acceptable and what is the definition of a FTB (Applicant - Applicant Type)
9. Can applicants who are First Time Landlords be considered (Applicant - Portfolio / Landlord / Developer)
10. Are Self Employed applicants with 1 Years Accounts acceptable (Employment & Income - Self Employed)
11. Are applicants with missed or late payments on Utility Bills considered (Applicant - Credit History)
12. Can a transaction as under value (Concessionary Purchase, Deed of Gift or Inter-family Sale) be considered (Lending - Purchase Types)
13. Can a remortgage for a property purchased or acquired in the last 6 months be considered (Lending - Remortgage)
14. Can applicants with unsatisfied / outstanding County Court Judgements (CCJs) be considered and what is acceptable (Applicant - Credit History)
15. Can applicants with late or missed payments on credit commitment be accepted (Applicant - Credit History)
16. Are applicants with a default or missed payments on a mobile or other communication contracts acceptable (Applicant - Credit History)
17. Can Applicants with fewer than 3 years UK residency be considered. (Applicant - Residency)
18. Can a flat above or near commercial premises be considered suitable security and are there any restrictions (Property - Property Types)
19. Can applicants with Satisfied County Court Judgements (CCJs) be considered and what is acceptable (Applicant - Credit History)
20. Can applicants with arrears on a mortgage / secured loan be considered and what are the restrictions (Applicant - Credit History)



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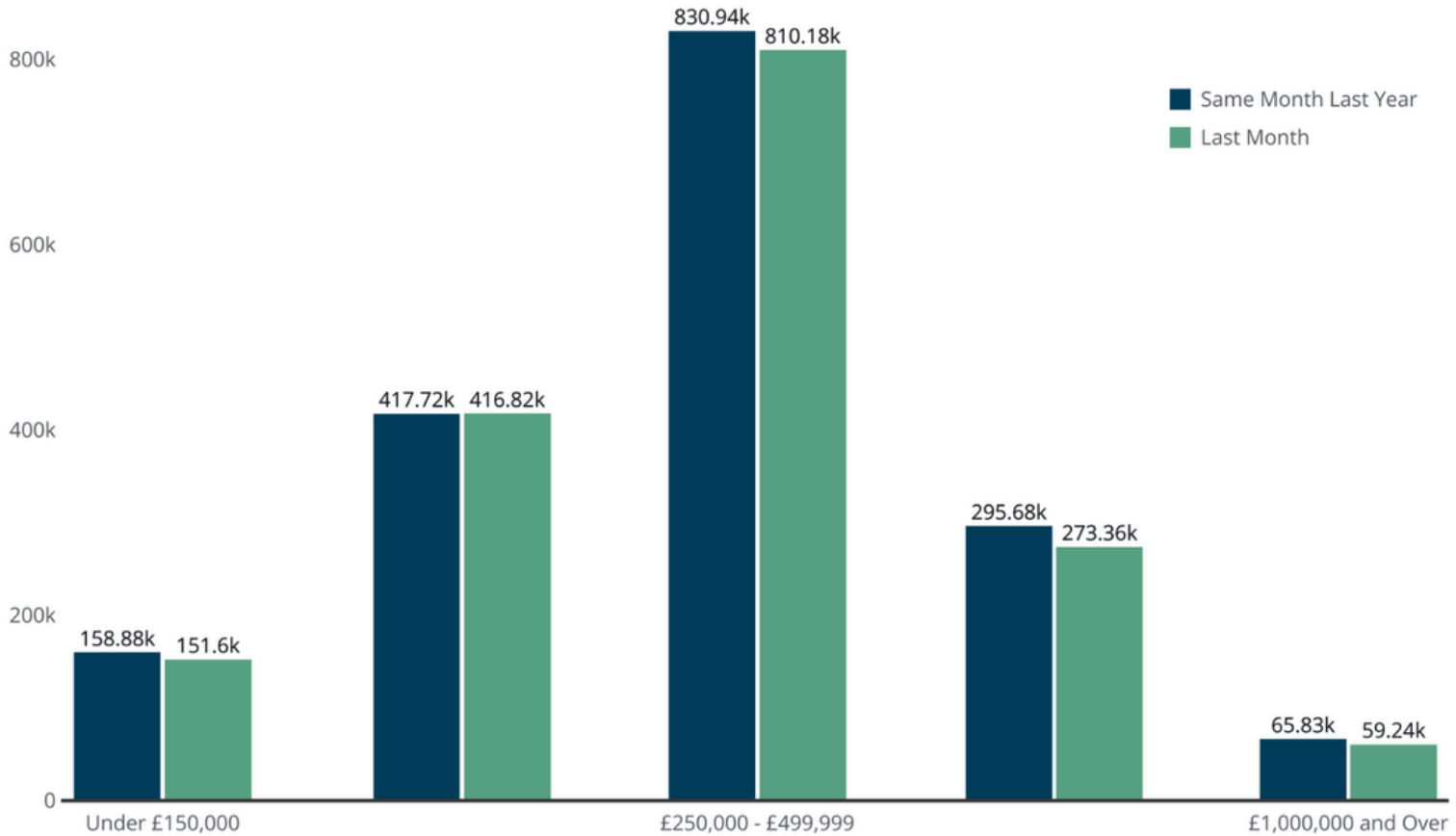


Find out more here

PROPERTY VALUATION YEAR ON YEAR

Searches by Property Valuation Range

Last Month vs Same Month Last Year



YEAR ON YEAR COMPARISON

Total Searches - 1,711,200  **3%** Apr 2026 v Apr 2025

Residential Searches

1,438,491

 **4% Apr 2026 vs Apr 2025**

Residential Purchase (FTB) Searches

158,845

 **8% Apr 2026 vs Apr 2025**

Residential Purchase Searches

662,359

 **1% Apr 2026 vs Apr 2025**

Residential Remortgage Searches

617,287

 **7% Apr 2026 vs Apr 2025**

BTL Searches

272,709

 **3% Apr 2026 vs Apr 2025**

BTL Purchase Searches

83,063

 **9% Apr 2026 vs Apr 2025**

BTL Remortgage Searches

189,646

 **9% Apr 2026 vs Apr 2025**



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