Twenty7tec

Mortgage Market Snapshot

August 2026

August’s figures show a mortgage market that is perhaps more resilient than the headline monthly slowdown might initially suggest. Search activity fell across the major categories compared with July, which is not unexpected during the summer holiday period, but total searches remained 1% ahead of August last year and residential activity was 3% higher.

For me, the most interesting part of the data is remortgaging. Residential remortgage searches were 11% higher than August 2025, despite falling month on month.

Residential purchase searches were 2% lower year on year, while first-time buyer searches were also down 2%. We know from wider industry research that affordability and the perceived difficulty of securing a mortgage remain significant concerns for prospective first-time buyers. However, that same research has also shown the positive impact advice can have on confidence, which I think is an important part of the conversation.

The continued complexity of borrower circumstances is another theme we see repeatedly in our data. Criteria searches around areas such as foreign nationals, visa applicants, adverse credit, self-employment and Joint Borrower Sole Proprietor arrangements have become a familiar feature of the market.

Buy-to-let remains more subdued. Overall searches were 12% below August 2025, with purchase searches down 22% year on year. That is a notable difference from the residential market and points to the very different considerations landlords and investors are currently weighing up.

The more interesting story is where activity is holding up and where the pressure points remain. Remortgaging continues to provide strength, residential activity remains ahead of last year overall, and advisers are supporting an increasingly varied range of borrower circumstances.

Nakita Moss
Head of Lender

Key stats for August 2026

Total mortgage searches reached 1,556,758 in August, down 13% compared with July but 1% higher than August 2025. This points to a quieter month following stronger summer activity, while overall search volumes remained slightly ahead YOY.

Residential remortgage searches reached 616,150, falling 12% month on month but remaining 11% higher year on year. This makes remortgaging the strongest area of annual growth in the August residential data.

Residential purchase searches totalled 574,092, down 13% month on month and 2% year on year, reflecting a softer level of purchase activity during August.

Buy-to-let searches totalled 231,609, down 14% month on month and 12% year on year. BTL purchase searches were 22% lower than August 2025, while BTL remortgage searches fell 8%, showing continued pressure across the landlord market.

First-time buyer searches fell to 134,907, down 15% compared with July and 2% lower than August 2025, showing that affordability pressures continue to weigh on those entering the market.

Top stats for August 2026

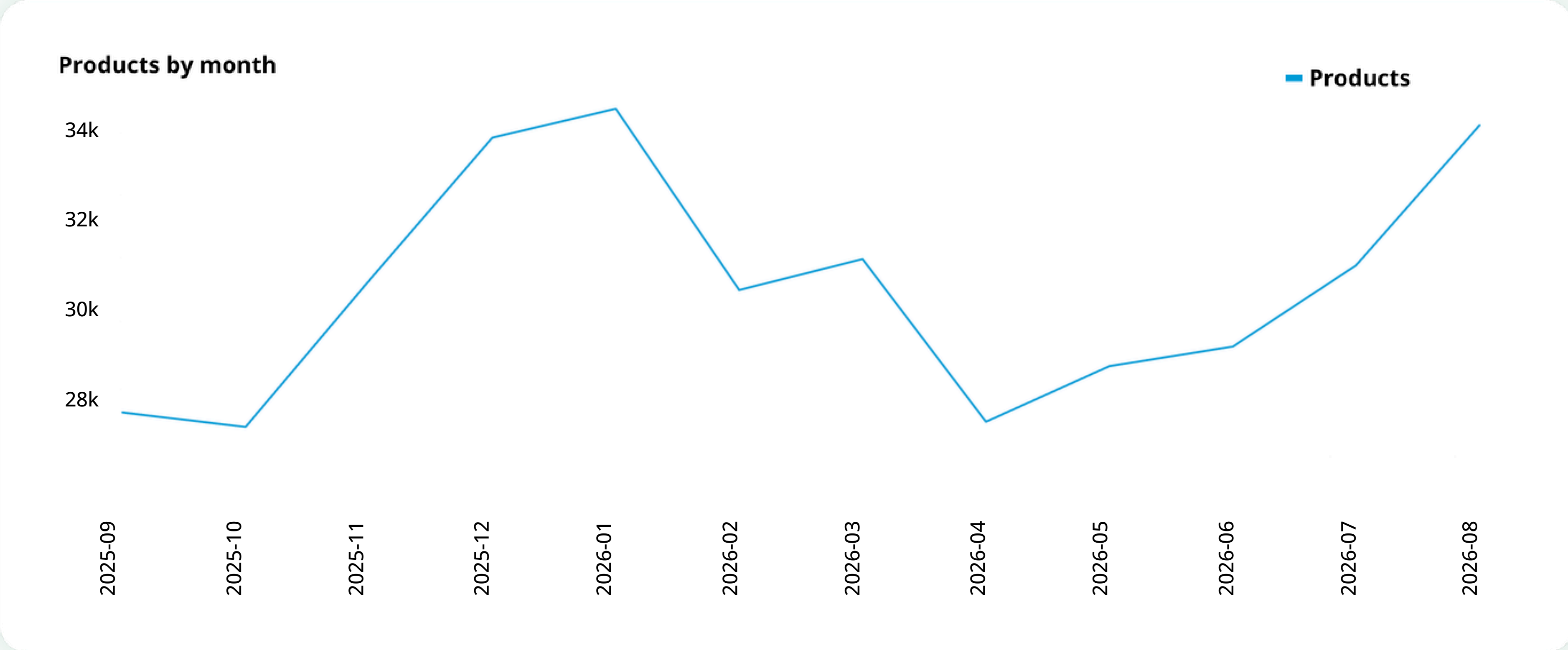
Total Searches - 1,556,758 ↓ **13%** Aug 2026 v Jul 2026

Residential Searches	Residential Purchase (FTB) Searches	Residential Purchase Searches	Residential Remortgage Searches
1,325,149	134,907	574,092	616,150
↓ 13% Aug 2026 vs Jul 2026	↓ 15% Aug 2026 vs Jul 2026	↓ 13% Aug 2026 vs Jul 2026	↓ 12% Aug 2026 vs Jul 2026

BTL Searches	BTL Purchase Searches	BTL Remortgage Searches
231,609	70,452	161,157
↓ 14% Aug 2026 vs Jul 2026	↓ 14% Aug 2026 vs Jul 2026	↓ 14% Aug 2026 vs Jul 2026

Mortgage product availability over the past 12 months

Data taken directly from INSIGHT Pro

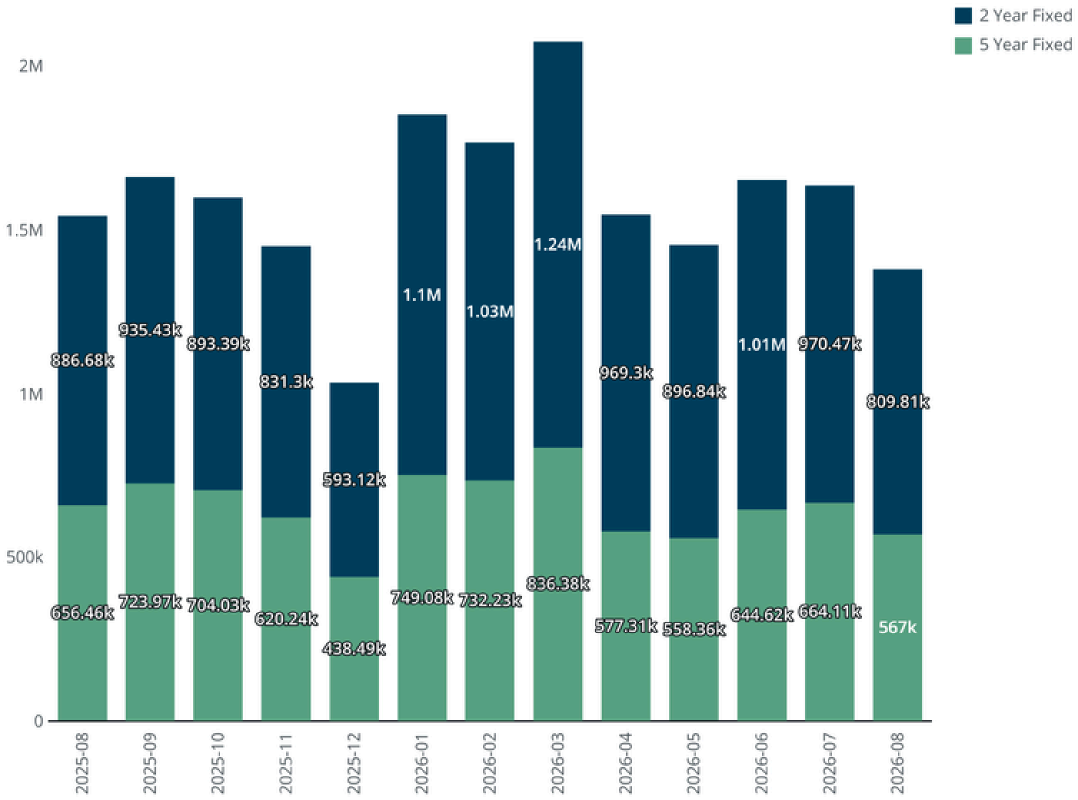


Fixed rate searches

Fixed Rate Searches by Month

Last 13 Calendar Months

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

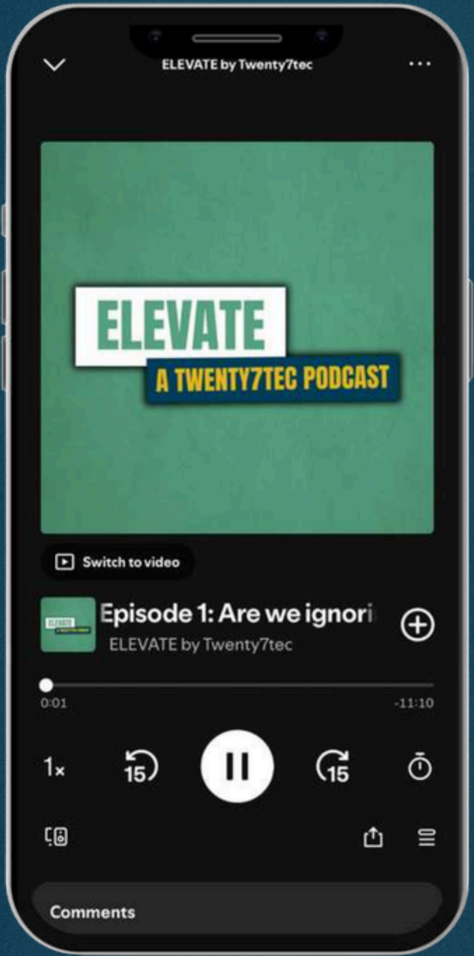


Fixed Rate Searches - % Split

Last 13 Months

Criteria searches in August

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 arrears or missed payments on Credit Cards / Store Cards / Mail Order catalogues considered. (Applicant - Credit History)
7. Can a transaction as under value (Concessionary Purchase, Deed of Gift or Inter-family Sale) be considered (Lending - Purchase Types)
8. Is capital raising for Debt Consolidation acceptable and are there any restrictions (Lending - Remortgage)
9. Are applicants with a default or missed payments on a mobile or other communication contracts acceptable (Applicant - Credit History)
10. Are Self Employed applicants with 1 Years Accounts acceptable (Employment and Income - Self Employed)
11. Can applicants with unsatisfied / outstanding Defaults be considered and what is acceptable (Applicant - Credit History)
12. Can applicants who are First Time Landlords be considered (Applicant - Portfolio / Landlord / Developer)
13. Can a remortgage for a property purchased or acquired in the last 6 months be considered (Lending - Remortgage)
14. Can an application for a Holiday Let be accepted (Property - Rental Use / Income)
15. Are applicants with missed or late payments on Utility Bills considered (Applicant - Credit History)
16. Are First Time Buyers acceptable and what is the definition of a FTB (Applicant - Applicant Type)
17. Is there a minimum income for single / joint applications on an Interest Only repayment (Lending - Interest Only)
18. Can applicants with late or missed payments on credit commitment be accepted (Applicant - Credit History)
19. Can a flat above or near commercial premises be considered suitable security and are there any restrictions (Property - Property Types)
20. Can applicants with arrears on a mortgage / secured loan be considered and what are the restrictions (Applicant - Credit History)



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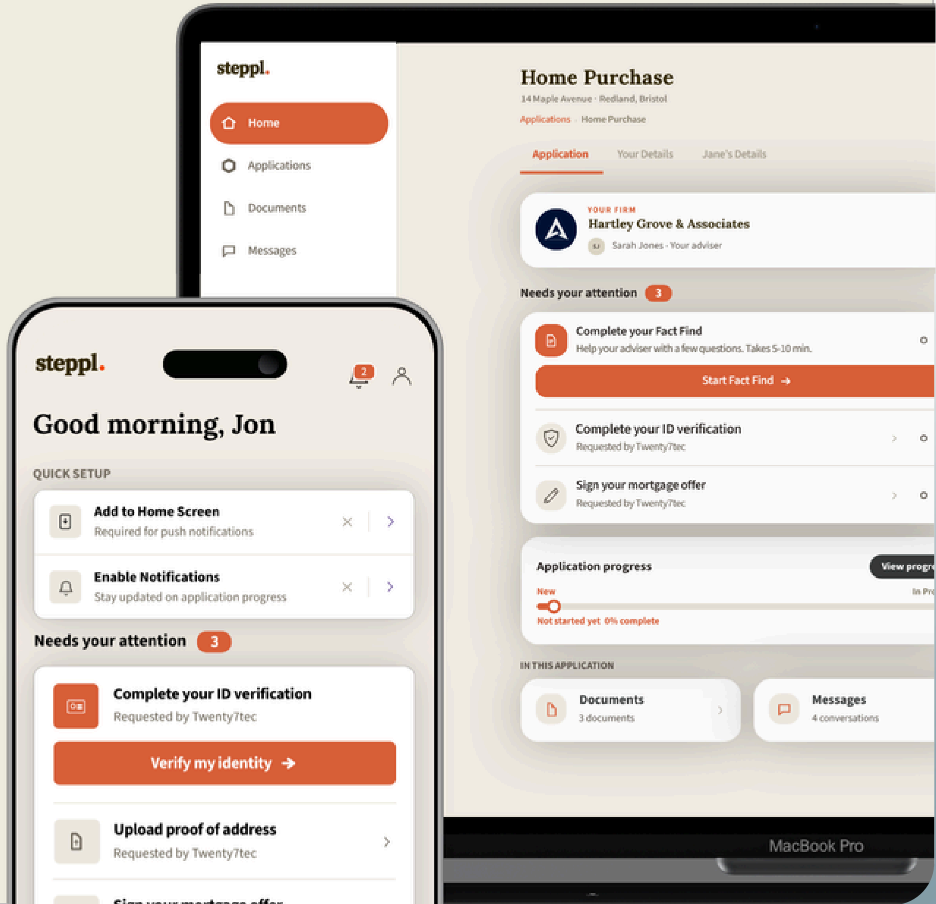
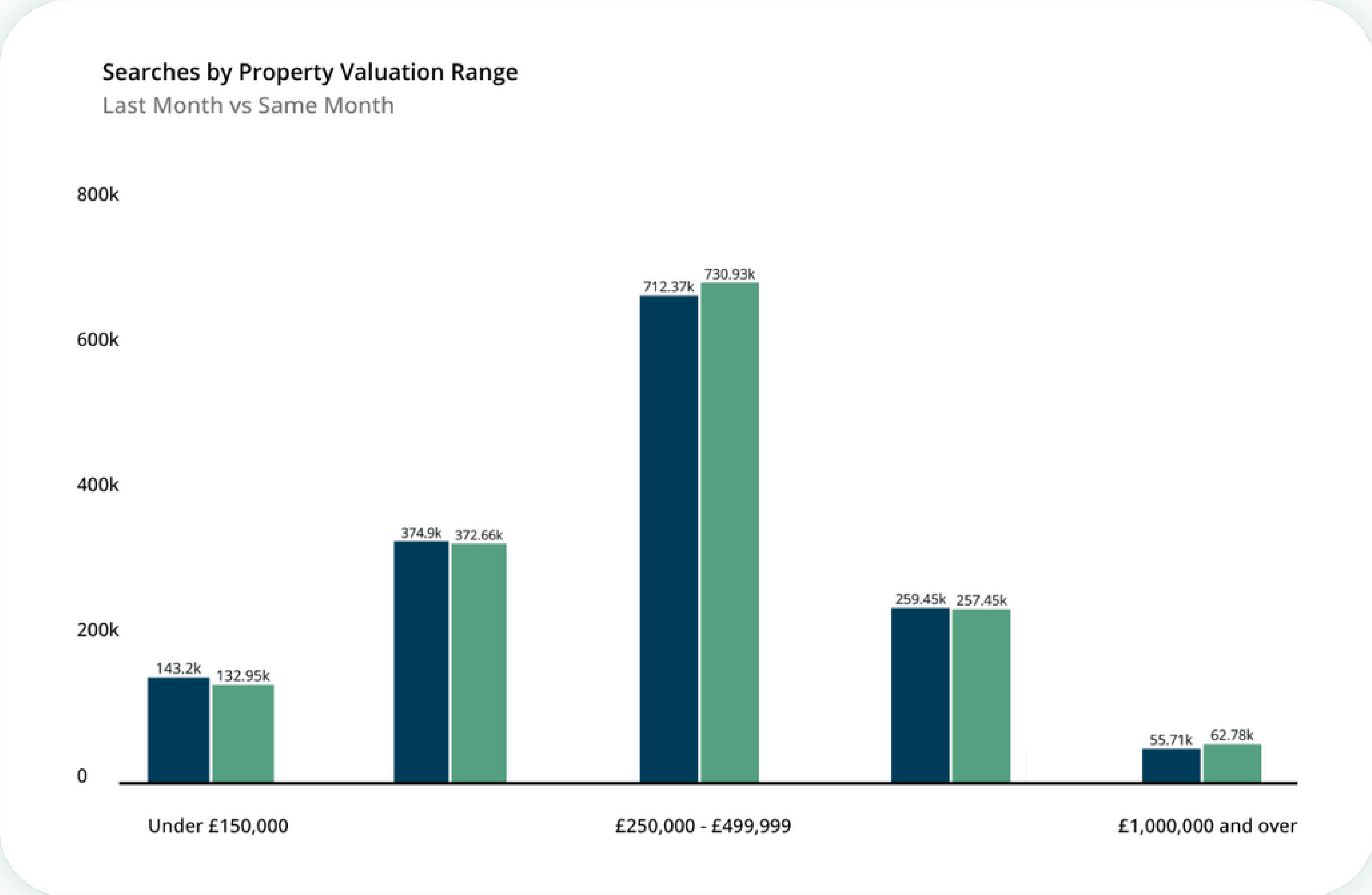


Property valuation year on year



Year on year comparison

Total Searches - 1,556,758 ↑ 1% Aug 2026 v Aug 2025

Residential Searches	Residential Purchase (FTB) Searches	Residential Purchase Searches	Residential Remortgage Searches
1,325,149	134,907	574,092	616,150
↑ 3% Aug 2026 vs Aug 2025	↓ 2% Aug 2026 vs Aug 2025	↓ 2% Aug 2026 vs Aug 2025	↑ 11% Aug 2026 vs Aug 2025

BTL Searches	BTL Purchase Searches	BTL Remortgage Searches
231,609	70,452	161,157
↓ 12% Aug 2026 vs Aug 2025	↓ 22% Aug 2026 vs Aug 2025	↓ 8% Aug 2026 vs Aug 2025

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