PLYMOUTH PROPERTY NEWS
August 2026 - Monthly Sales Edition

MARTIN&CO

August’s Market Overview

July2026has given usplenty totalkabout in this August edition of our newsletter.

The prolonged hot weather sent buyers to the beach instead of out on viewings, England's World Cup run gripped the nation, and of course we saw a big change at Westminster as Andy Burnham took over from Keir Starmer as Prime Minister.

Against that backdrop, the market held steady. Perhaps that is also something to do with the positive change of mood? GfK’s Consumer Confidence Index – a gauge of the national mood – jumped six points in July, its biggest monthly rise in three years. With the Bank of England voting to hold the base rate again at the end of July, could all this combine to present a positive window for the UK housing market?

Chris Whitaker
Managing Director

Are summer vibes playing their part in Plymouth’s property story?

The property market in here in Plymouth throughout July could be seen as the story of a market ticking along in spite of itself. Like other parts of the country, we have contended with a prolonged heatwave, a World Cup that the nation gathered to watch all the way through to the semi finals (and even to the final itself – it somehow felt like we had some skin in that game, did it not?), and then to top it all off, a change of Prime Minister to absorb.

After Andy Burnham took over from Keir Starmer on 20 July, the seventh PM in a decade, we might have expected uncertainty and hesitation to reign supreme.

But it hasn’t. And perhaps it it that statistic from GfK about the national mood lifting by six points in July comes that we can thank for it. You can see it in the local cafes, restaurants, beer gardens and down on our local beaches. Now that school has broken up too, families out and about at local events and taking part in activities.

In other words, the public mood is up, and that seeps into consumer confidence. Now add in the Bank of England base rate decision to hold rates at 3.75% at the end of July, and it feels like it could all be a recipe for a confident summer market. Our local property market data might just give us a little extra expectation that this could well be the case.

If you follow these regular monthly updates, you will know that the Plymouth market has suffered a low ebb in terms of actual sales transactions over the past year. Still ahead of the low point of 2023, and ahead of other years pre-2020 – but nevertheless 15% down over the past 12 months compared to the previous year.

Nevertheless, that trend seems to be reversing. Since the troubled market period around February and March 2026, which coincided of course with conflict escalating between the United States and Iran, with ensuing impact on international shipping and energy prices, the market has started to tick up again from April onwards.

In fact, from April through to July, the supply of properties for sale in Plymouth increased month by month – but the market hasn’t laboured. Our local average time-to-sell has actually fallen month by month since March, to as low as just 26 days in June (we still await July’s figures, but the signs are good).

Local house values, too, have risen, to an average of £237,969 – up 2% over 12 months based on the £-per-Sq-Ft price, although as an average sale price it has fallen slightly. It nevertheless beats the South West as a region, where property prices fell by 0.4% over that same period, and is closer to the national average which saw prices up 2.7% - largely driven by property value gains in the North East and North West of England. The Plymouth property market isn’t immune to market turbulence - but as we move deep into the often quieter summer period, it is largely holding its own.

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Market Statistics

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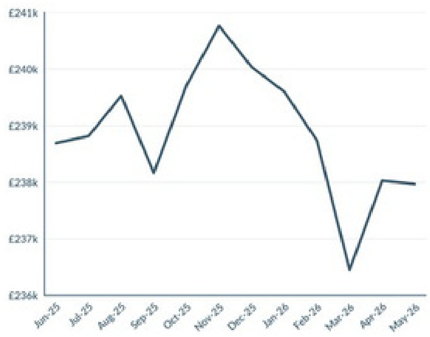
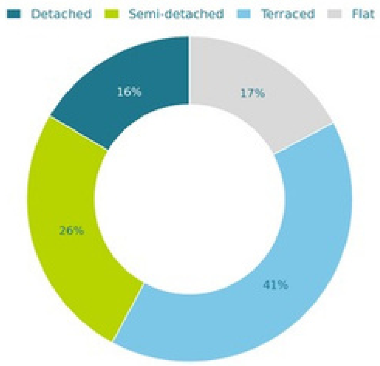
Rolling 12-Month Average Sale Price

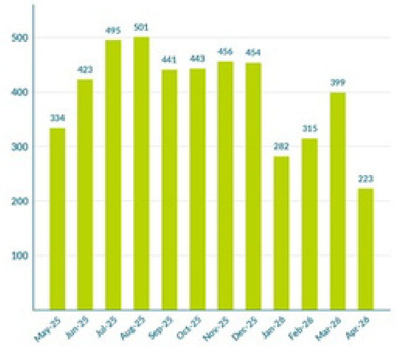


Sales by Property Type

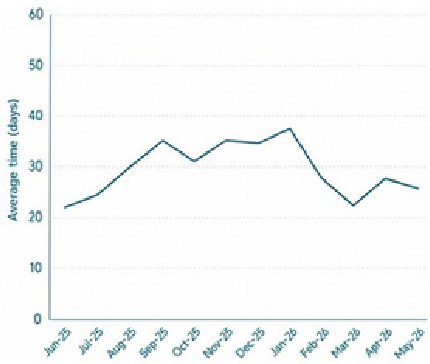


Local vs Regional: Property Prices By Type

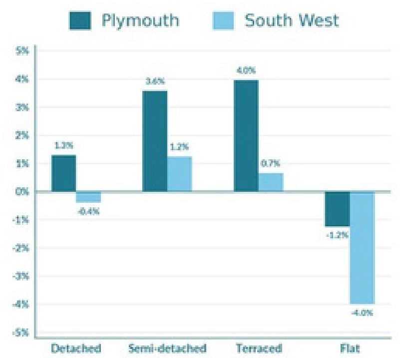
Monthly Sales



Average Time Before Sale Agreed

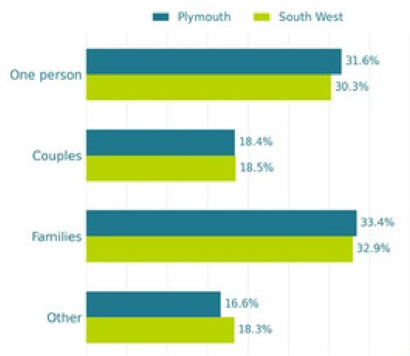


Annual Change in Property Price by Type



Available Properties for Sale

Household Profile Regional Comparison



Local Factoids

Source: This report has been made by The Property Pen for Martin&Co Plymouth. The data in this report comes from HM Land Registry, Office for National Statistics and Dataloft by Pricehubble. This property market report is for informational purposes only and should not be used as a substitute for conducting your own research when making a property purchase decision. Please consult with a qualified professional to ensure all factors are considered in your investment choices.

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