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October's Market Overview

September is always an interesting month. It is a month when the market often jumps back to life after a slower period in the summer - children back at school, major sporting distractions behind us, and a sudden realisation by many - including many who shelved earlier plans - that the end of the year is drawing closer, but there might still be time to move!

Rightmove has confirmed that there has indeed been a September bounce nationally, with prices rising on a monthly basis for the first time since May, up by 0.7%. In fact, that beats the 10 year average price increase in September, which sits at 0.5%. More encouraging than that is buyer demand, which leapt by 5% in September - well ahead of the 0.4% jump recorded in September over the past five years. Positive signs as we head into the final quarter.



Chris Whitaker
Managing Director

Heading into the Final Quarter of 2026

As we head into the final quarter of 2026, the Plymouth property market continues to show encouraging signs of resilience.

By the end of September, the city had almost broken through the 4,000 annual transactions mark, with 3,996 sales recorded on a rolling 12-month basis. That is a useful reminder that, despite some periods of uncertainty during the year, people are still moving and property is still changing hands in healthy numbers.

Average property prices in Plymouth currently stand at £238,436, representing a modest annual increase of around 2%.

That might not make for the most dramatic headline, but in many ways it is exactly the sort of growth we want to see. Prices are moving forward without racing away from affordability, helping to create a market that feels more sustainable for buyers as well as sellers.

Supply is looking positive too, with just over 12,000 properties being listed for sale across Plymouth over the past 12 months, and 3,707 currently available to buyers. Perhaps one of the most encouraging figures, however, is the average time taken to sell. As the graph on the next page shows, the average Plymouth property is currently taking just 32 days to find a buyer after marketing begins.

We often see marketing periods stretch after the quieter summer months, so to remain at only a little over one calendar month on average is actually one of the most positive indicators we could have to tell us that there is genuine activity in the market.

That does not mean every property will sell quickly, of course. With price growth remaining relatively modest and buyers having a reasonable choice of homes available, accurate and pragmatic pricing remains important. Sellers who come to market substantially above what comparable evidence suggests is sensible risk spending considerably longer waiting for the right buyer - or indeed may not sell at all. Around 4,000 sales over 12 months, but 12,000 listings for sale, is not the greatest ratio; part of that comes down to the number of properties that have been overpriced for marketing and failed to secure a sale. A 1 in 3 chance of selling becomes a 5 in 6 chance when the price is attractive. Not low; just reasonable.

There is also some renewed uncertainty around borrowing costs. The Bank of England held Bank Rate at 3.75% in September, although three members of the Monetary Policy Committee voted for an increase. With inflationary pressure remaining and markets increasingly alert to the possibility of future rate rises, mortgage pricing is likely to remain an important consideration for buyers as we move through the autumn.

That may encourage some purchasers to act a little more cautiously, but it does not mean the market has stopped moving. With buyer demand increasing through September in line with national findings, modest and manageable price growth, and properties still selling in around a month on average, we enter the final quarter of 2026 with the Plymouth housing market in solid shape to end the year well.

PLYMOUTH PROPERTY NEWS

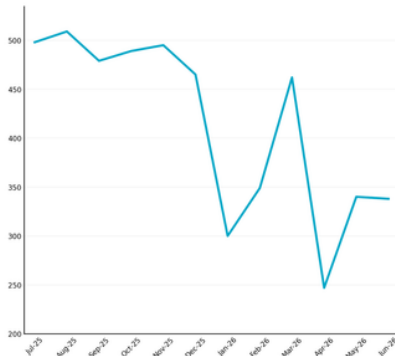
Market Statistics



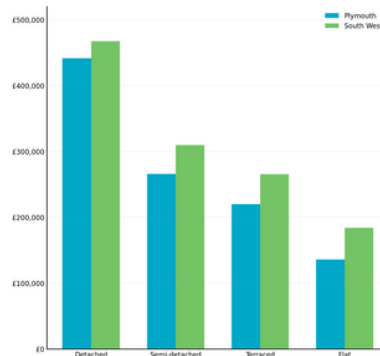
Plymouth Property News

October 2026

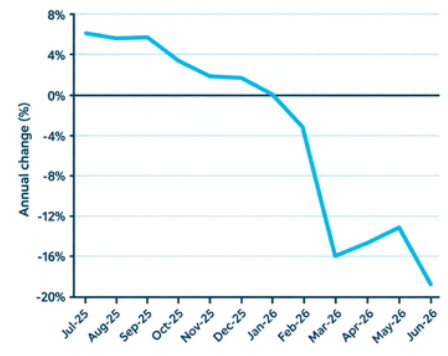
Monthly Transactions (Land Registry latest)



Local vs Regional: Property Prices by Type



Annual % Change in Transactions



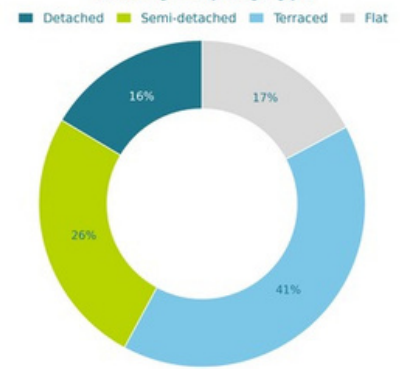
Household Profile Regional Comparison



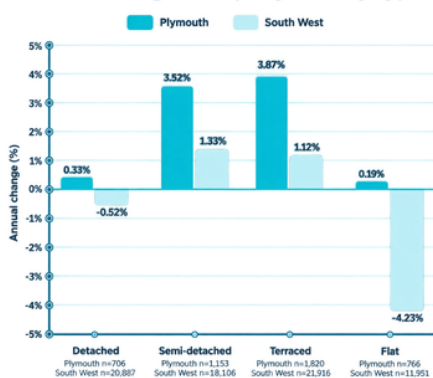
Average Time Before Sale Agreed



Sales by Property Type



Annual Change in Property Price by Type



Available Properties for Sale



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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