

A black and white photograph of a man and a woman moving boxes. The man is in the foreground, smiling, holding a large cardboard box and a set of keys. The woman is in the background, also smiling and looking towards the man. The scene is set in a room with a window. A large green and pink graphic overlay is on the left side of the image.

dwello
mortgages

Mortgages Snapshot

January 2025

Snapshot Summary

January 2025

Dwello hunt down the right mortgages for our customers by being on the frontline of the mortgage market, tracking offers and rates across a broad range of lenders from high street banks to bespoke specialists. The following provides a summary of key trends from across the market in January 2025.

Despite the challenging environment, there is good news to be found in the data...

- In January 2025, the top 10 lenders' 85% LTV purchase mortgage rates showed **continued stability, with the average rate settling at 4.70%**.
- In January 2025, the remortgage market's 85% LTV rates from top 10 lenders remained steady, they **increased by 0.01% from December's rate, to 4.69%**.
- The provisional seasonally adjusted estimate of UK residential property transactions shows a continued upward trend, with the latest LTM (**Last Twelve Months**) figure reaching **89,719 in November 2024**.
- In January 2025, the average asking price rises to around **£366,189 after a decline, whilst the average property price remains relatively consistent at £289,707**.
- Fixed rate share remains stable at **93% in Q3-24, with variable rates holding steady at 7%**, maintaining the cautious approach seen in previous quarters after the higher variability observed in early 2023.
- The value of gross mortgage in Q3-24 advances **increased by 8.9% (£5.3 billion) from the previous quarter to £65.5 billion**.

Mortgages aren't just numbers, they're dreams and ambitions waiting to be realised.

Our ambition is to hunt down your mortgage match.

Sit back and relax, our aim is to hunt down the right mortgage for you and your life.

If you're moving home, re-mortgaging or a buy-to-let investor, let us search a wide range of products from high street lenders to specialist providers, so we can find the right mortgage match for you.



WhatsApp
07714 597 081



Email
info@dwellomortgages.co.uk

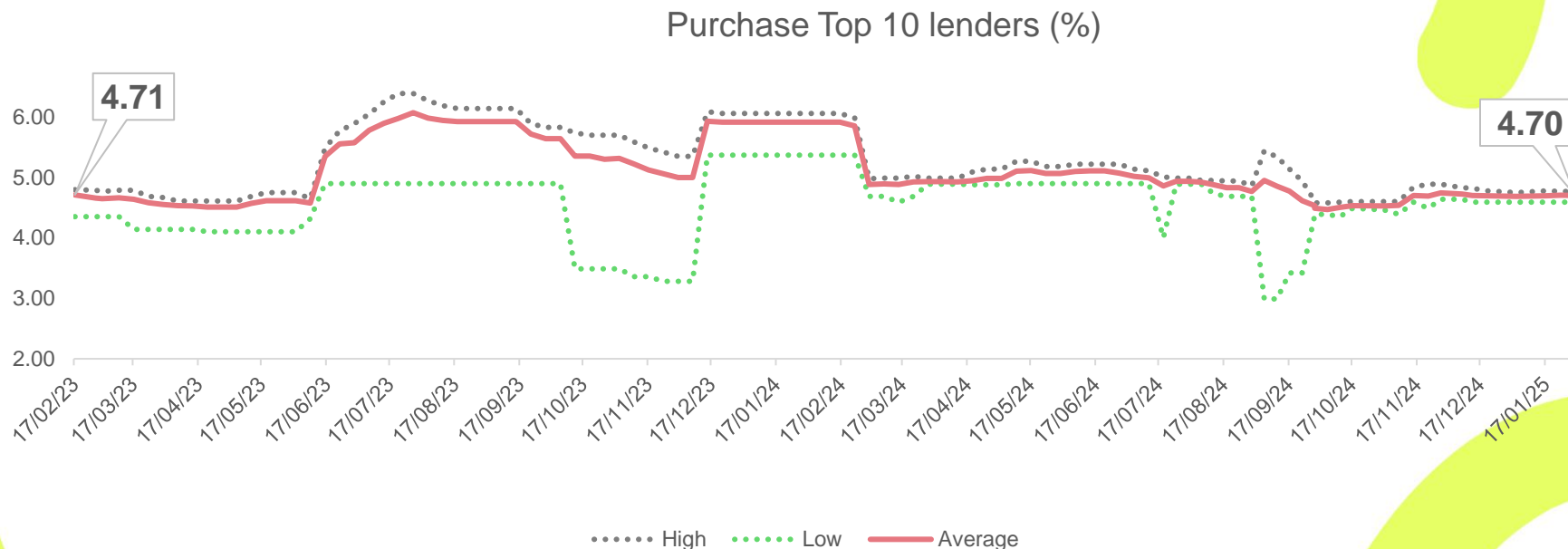


Phone
0333 533 0051



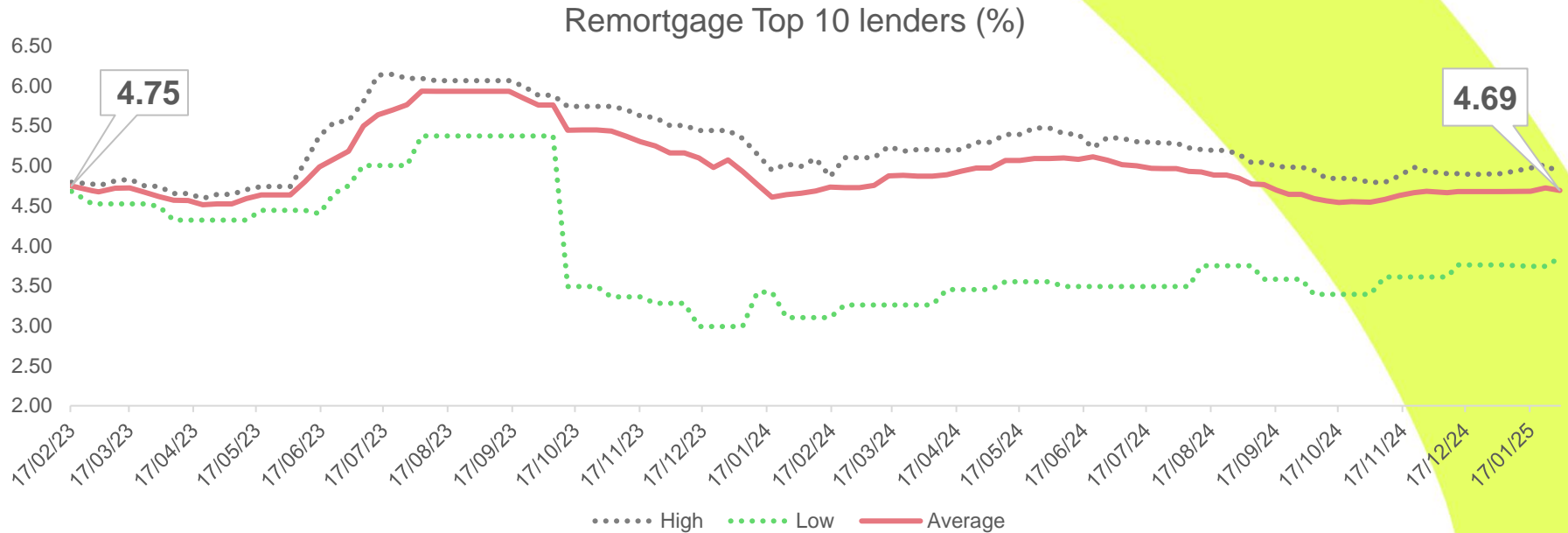
Dwello – Mortgage Rate Index (85% LTV Purchase)

"In January 2025, the top 10 lenders' 85% LTV purchase mortgage rates showed continued stability, with the average rate settling at 4.70%."



Dwello – Mortgage Rate Index (85% LTV Remortgage)

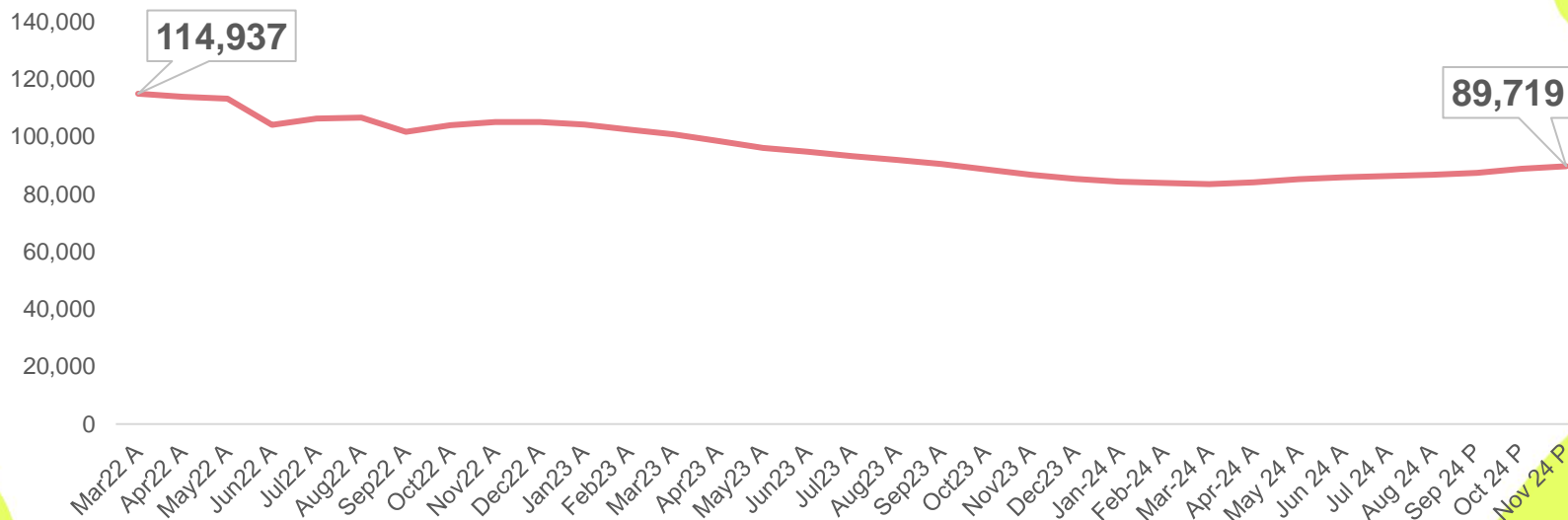
"In January 2025, the remortgage market's 85% LTV rates from top 10 lenders remained steady, they increased by 0.01% from December's rate, to 4.69%."



Residential transaction volumes

“The provisional seasonally adjusted estimate of UK residential property transactions shows a continued upward trend, with the latest LTM (Last Twelve Months) figure reaching 89,719 in November 2024.”

LTM Residential property transactions completed in the UK



Residential transaction prices

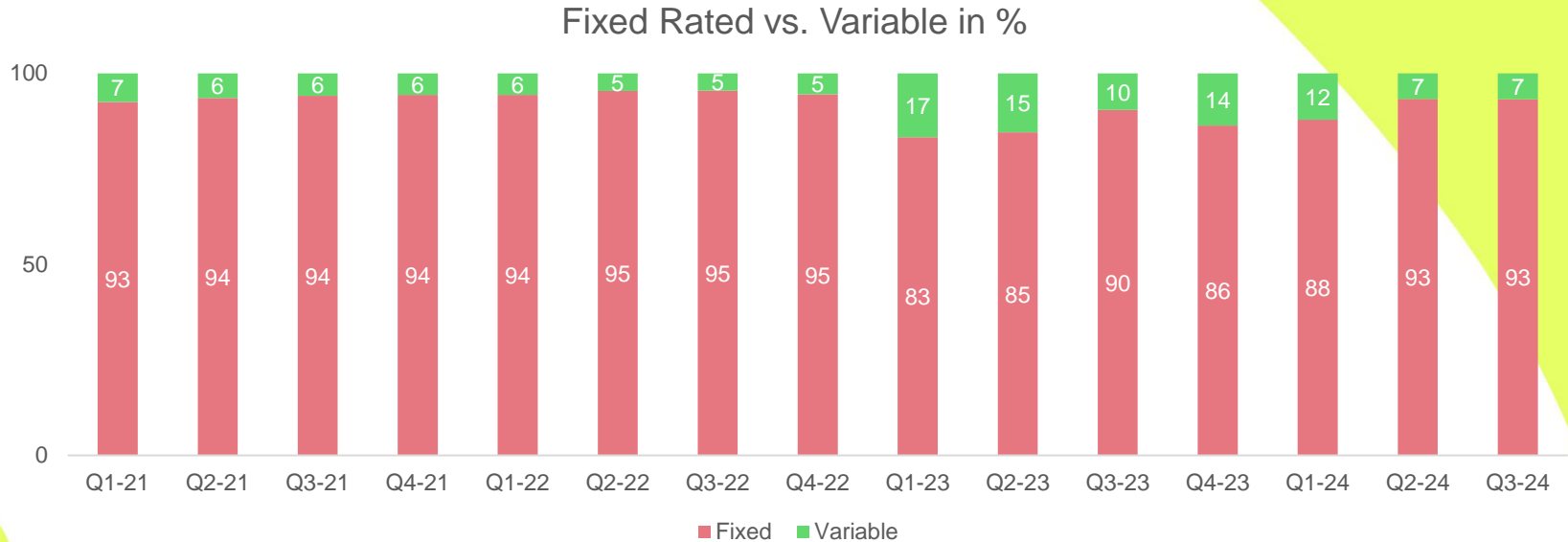
"In January 2025, the average asking price rises to around £366,189 after a decline, whilst the average property price remains relatively consistent at £289,707."

Average price vs. average asking price (Rightmove)



Fixed Rated vs. Variable

“Fixed rate share remains stable at 93% in Q3-24, with variable rates holding steady at 7%, maintaining the cautious approach seen in previous quarters after the higher variability observed in early 2023.”





Income Protection - The Financial Understudy

In an era where financial security feels increasingly precious, there's a quiet revolution happening in how we protect our income. The latest figures from the Association of British Insurers (ABI) reveal a fascinating shift in how British households are approaching their financial safety nets – and we're here to break down what this means for you.

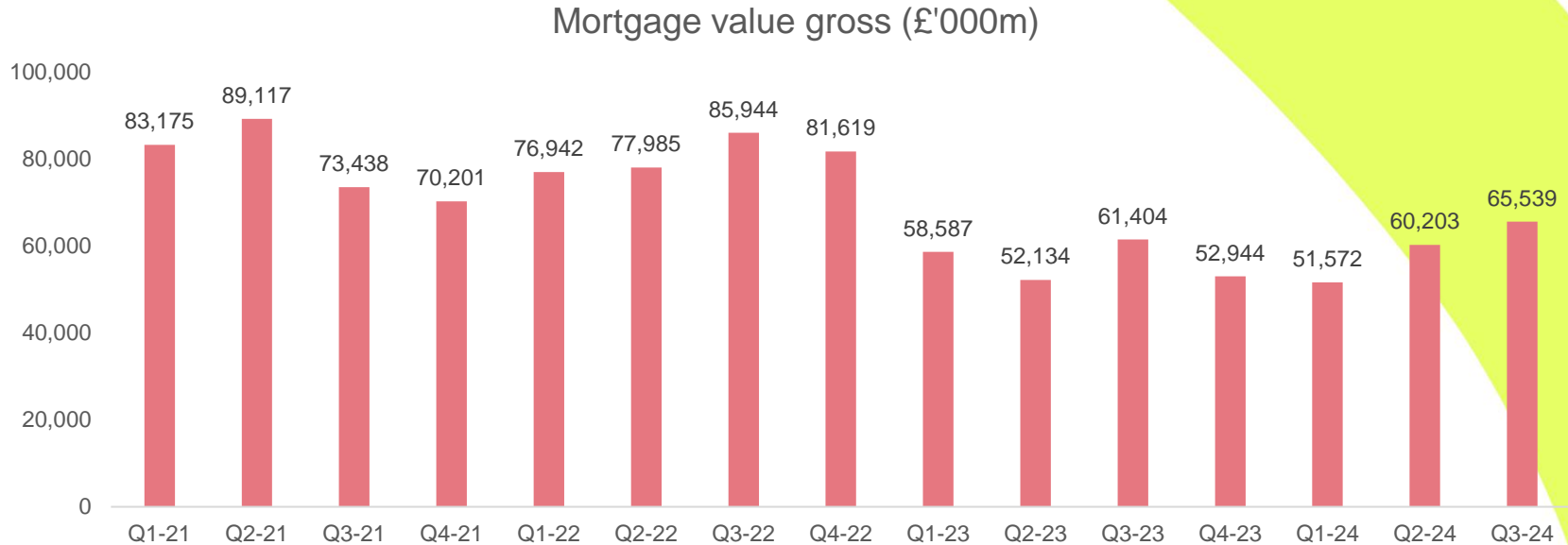
In 2023 we saw a record-breaking surge in income protection insurance, with an impressive 247,000 new individual policies taken out. That's a 16% jump from 2022! Meanwhile, traditional critical illness cover sales reached 75,700 – showing that while both types of protection are growing in popularity, income protection is leading the charge. The best way to think of income protection, is as your financial understudy ready to step in and keep the show running if you can't work due to illness or injury. It typically covers up to 75% of your salary, kicking in after your sick pay ends and the best part is it keeps paying as long as you need it within your policy terms.

As Yvonne Braun, Director of Policy at the ABI, puts it best saying "Financial resilience and the ability to withstand a financial shock is a hugely important issue our consumers." We couldn't agree more. The growing popularity of income protection suggests that more people are thinking strategically about how they'd manage their monthly commitments if they couldn't work.

Understanding protection insurance options can feel overwhelming but that's exactly why we're here. At Dwello, we can help you explore both income protection and critical illness cover, explaining how they could work for your specific situation.

Mortgage Value Gross

“The value of gross mortgage in Q3-24 advances increased by 8.9% (£5.3 billion) from the previous quarter to £65.5 billion.





dwello

mortgages



WhatsApp
07714 597 081



Email
info@dwellomortgages.co.uk



Phone
0333 533 0051