



dwello
mortgages

Mortgages Snapshot

March 2025

Snapshot Summary

March 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 March 2025.

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

- In March 2025, the top 10 lenders' 85% LTV purchase mortgage rates have shown a slight decrease from earlier periods, with the average rate now at **4.51%**. **This represents a continued downward trend from the higher rates seen in 2024.**
- In March 2025, the remortgage market's 85% LTV rates from top 10 lenders have shown a slight decrease, dropping to 4.55%. This represents a reduction of **0.20 percentage points from the starting point of 4.75% observed in early 2023.**
- The provisional data for UK residential property transactions shows a modest uptick in **January 2025, with the LTM figure reaching 92,146, up from December's 91,118.** This slight increase continues the recent upward trend.
- The UK housing market in March 2025 shows diverging trends, with asking prices climbing to **approximately £368k while property prices hold steady at around £268k.**
- The Q4-24 data shows fixed rate mortgages increasing **slightly to 94%, with variable rates decreasing to 6%.** This shift indicates growing borrower confidence in locking in rates.
- Q4-24 data reveals a slight adjustment in market dynamics, with **first-time buyers (30%) and house movers (34%) collectively making up 64% of loan purposes.** This represents continued strong activity in the property market, though house movers decreased marginally from Q3-24's 35.

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@dwelldomortgages.co.uk

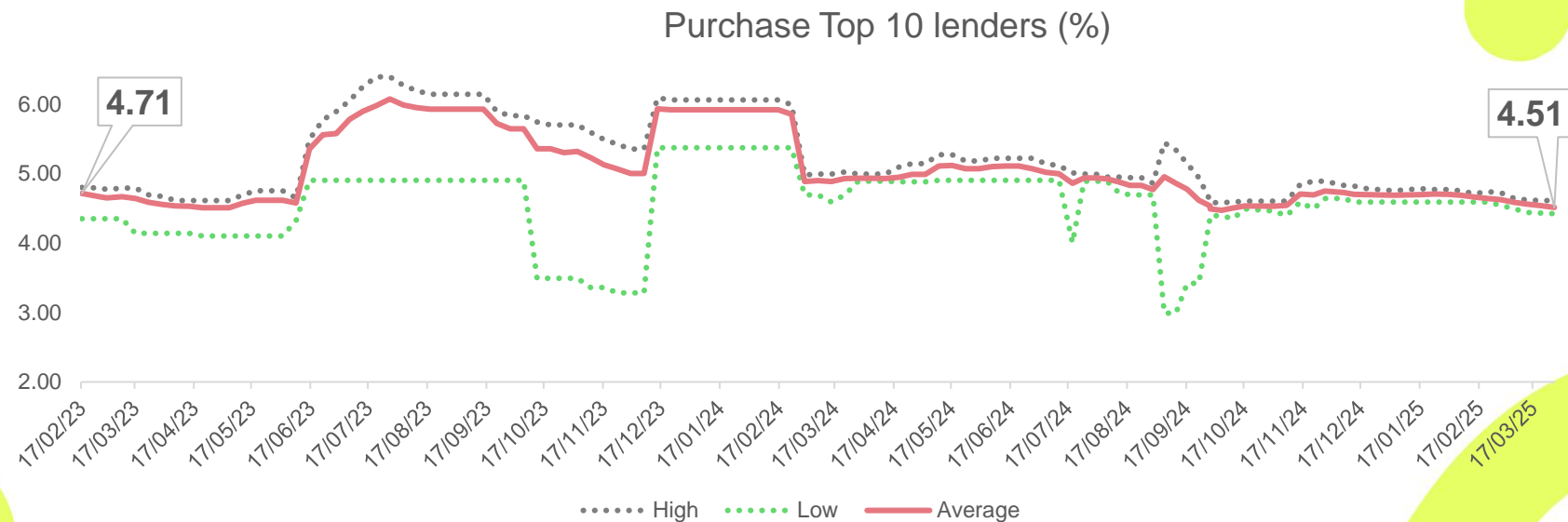


Phone
0333 533 0051



Dwello – Mortgage Rate Index (85% LTV Purchase)

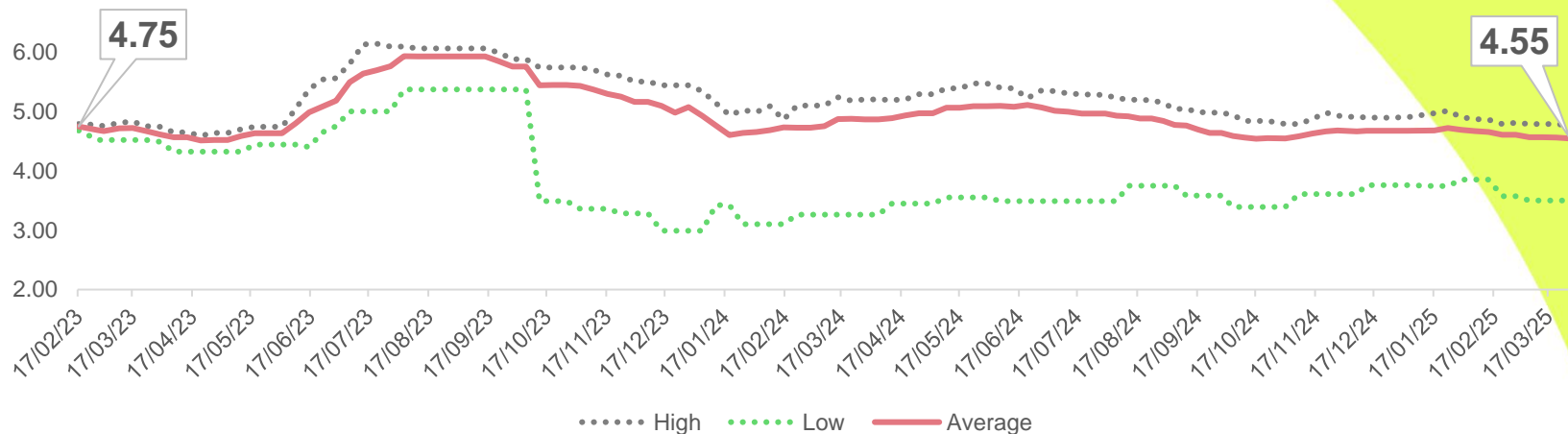
“In March 2025, the top 10 lenders' 85% LTV purchase mortgage rates have shown a slight decrease from earlier periods, with the average rate now at 4.51%. This represents a continued downward trend from the higher rates seen in 2024.”



Dwello – Mortgage Rate Index (85% LTV Remortgage)

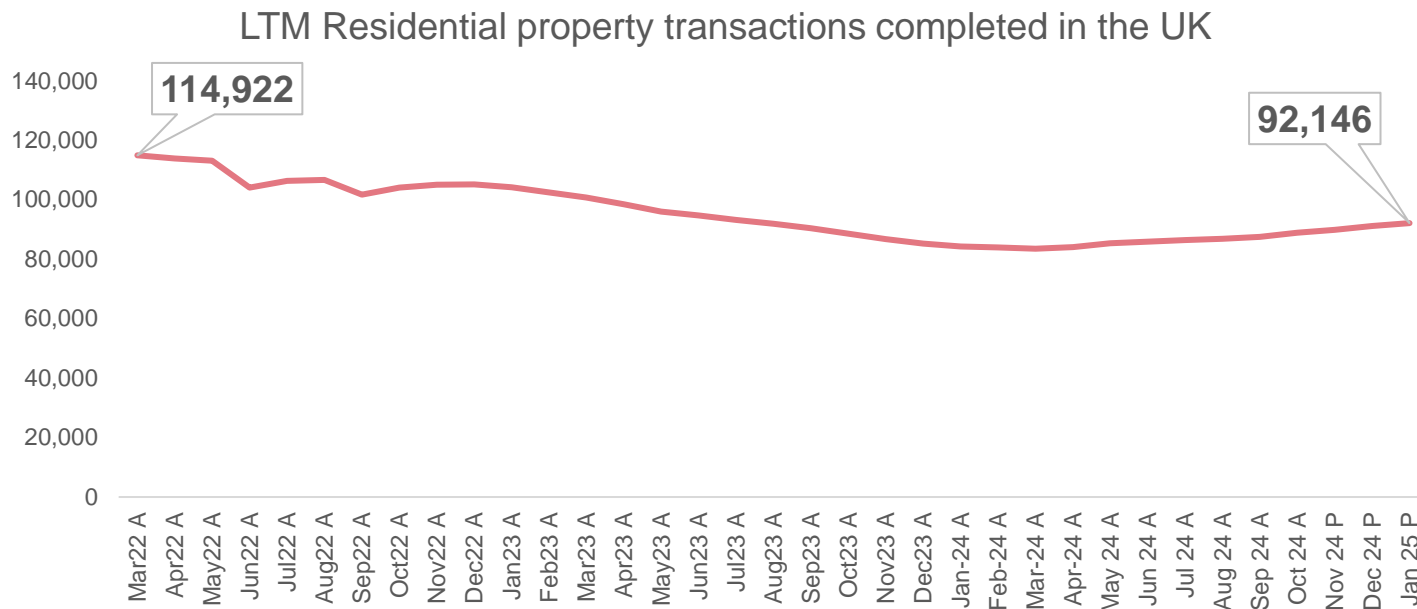
“In March 2025, the remortgage market's 85% LTV rates from top 10 lenders have shown a slight decrease, dropping to 4.55%. This represents a reduction of 0.20 percentage points from the starting point of 4.75% observed in early 2023.”

Remortgage Top 10 lenders (%)



Residential transaction volumes

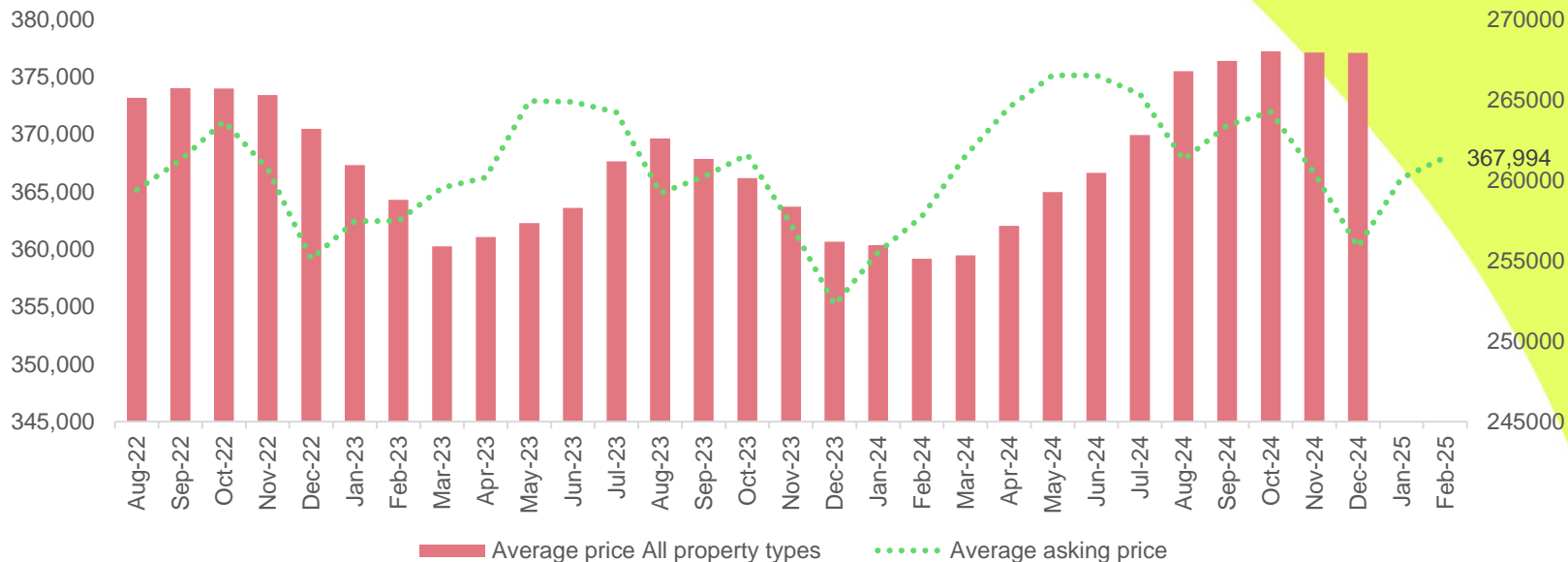
“The provisional data for UK residential property transactions shows a modest uptick in January 2025, with the LTM figure reaching 92,146, up from December's 91,118. This slight increase continues the recent upward trend.”



Residential transaction prices

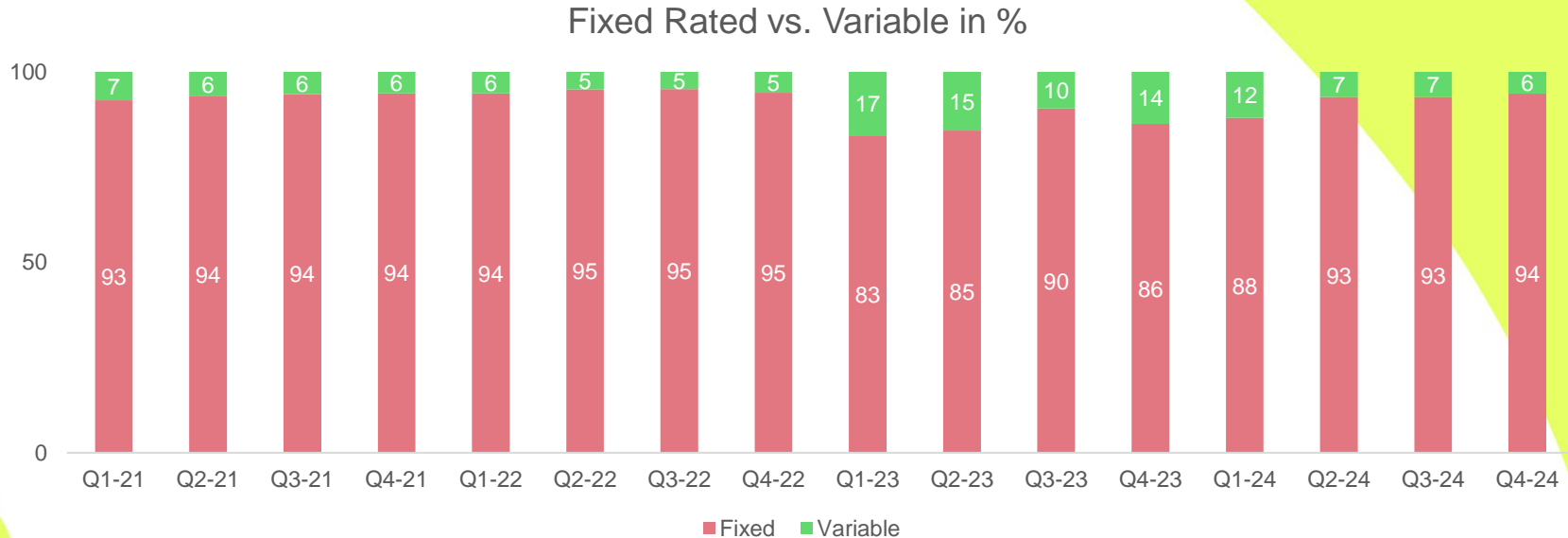
"The UK housing market in March 2025 shows diverging trends, with asking prices climbing to approximately £368k while property prices hold steady at around £268k."

Average price vs. average asking price (Rightmove)



Fixed Rated vs. Variable

“The Q4-24 data shows fixed rate mortgages increasing slightly to 94%, with variable rates decreasing to 6%. This shift indicates growing borrower confidence in locking in rates.”



Base Rate Predictions for 2025 – What You Need to Know

After a rollercoaster couple of years, things are finally starting to look up in the mortgage world. The Bank of England (BOE) is signalling a steady slide in the base rate as we head towards the end of 2025, which is music to our ears.

So far, the BOE's predictions have been spot on. We've seen three base rate cuts since August 2024, proving the economy's finding its feet. The latest Monetary Policy Committee vote in March shows a hold at 4.5%. Now, we all know the base rate pulls the strings for high street banks and lenders. Higher base rates mean higher borrowing costs – mortgages, credit cards, you name it. But on the flip side, savers have been reaping the rewards.

Here's the kicker: loads of fixed-rate mortgages are expiring this year. And with rates way higher than they were five years ago, 'mortgage shock' is a real worry. On March 20th, 2025, the average two-year fixed rate was 5.33%, and the five-year fix was 5.18%. Back in 2020? Those rates were a sweet 2.74% for both.

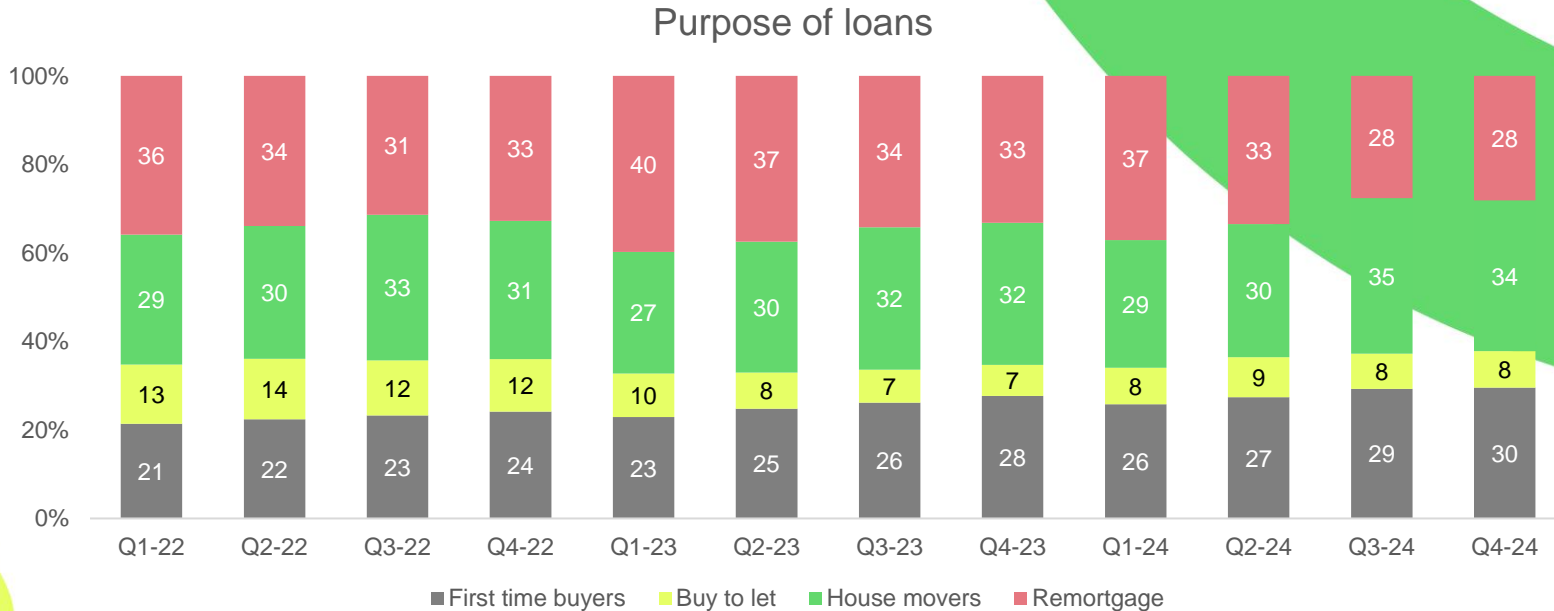
The BOE's aim for a 4% base rate by year's end, and lenders are already jumping on board. NatWest, Nationwide, and Halifax have all trimmed their high LTV products, which is a solid sign things are moving in the right direction.

With the ups and downs of the financial market, who best to discuss your concerns or queries than an expert in their field. Dwello Mortgages have an extensive background in understanding the multitude of circumstances that could effect a Mortgage, Remortgage or Capital raising applications. Speak with a advisor today to get appropriate advice and elevate the stress of potential 'Mortgage Shock'.



Purpose of loans

"Q4-24 data reveals a slight adjustment in market dynamics, with first-time buyers (30%) and house movers (34%) collectively making up 64% of loan purposes. This represents continued strong activity in the property market, though house movers decreased marginally from Q3-24's 35."





dwello

mortgages



WhatsApp
07714 597 081



Email
info@dwellomortgages.co.uk



Phone
0333 533 0051