

## Buy-to-let Mortgage Market Update



### Q4 2024

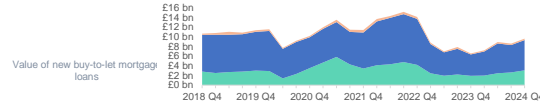
- In Q4 2024 there were 52,648 new buy-to-let loans advanced in the UK, worth £9.6 billion. This was up 39.2 per cent by number (47.2 per cent by value) compared with the same quarter in the previous year.
- The average gross buy-to-let rental yield for the UK in Q4 2024 was 7 per cent, compared with 6.74 per cent in the same quarter in the previous year.
- The average interest rate across all new buy-to-let loans in the UK was 5.09 per cent in Q4 2024. This was 0.13 basis points lower than in the previous quarter, and 0.61 basis points lower than in the same quarter of 2023.
- Reflecting the downwards movement in interest rates, the average buy-to-let interest cover ratio (ICR) for the UK in Q4 2024 was 201 per cent, up from 190 per cent in Q1 2024 and 21 basis points higher than a year previously.
- The number of BTL fixed rate mortgages outstanding in Q4 2024 was 1.43 million, 4.4 per cent up on a year previously. In contrast, the number of variable rate loans outstanding fell by 15.9 per cent to 518,000.
- At the end of Q4 2024 there were 12,610 buy-to-let mortgages in arrears greater than 2.5 per cent of the outstanding balance. This was down 390 from the previous quarter and 7 per cent lower than in the same quarter a year previously.
- There were 700 buy-to-let mortgage possessions taken in Q4 2024. This is unchanged from the previous quarter, but an increase of 29.6 per cent on the same quarter a year previously.



### UK Finance BTL Mortgage Market Update, 2nd April 2025

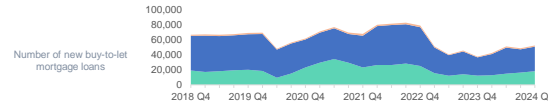
#### BTL new lending

Value of new BTL lending (UK)



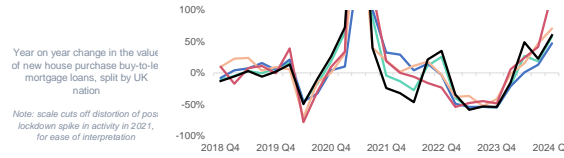
	Latest 2024 Q4	YoY % change
House purchase	£3.1bn	58.9%
Remortgage	£6.3bn	41.7%
Other	£0.3bn	57.1%
<b>Total</b>	<b>£9.6bn</b>	<b>47.2%</b>

Number of new BTL loans (UK)



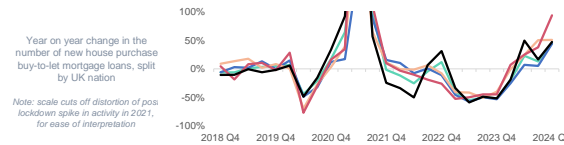
	Latest 2024 Q4	YoY % change
House purchase	18,268	46.4%
Remortgage	32,841	35.0%
Other	1,540	51.9%
<b>Total</b>	<b>52,648</b>	<b>39.2%</b>

Value of new house purchase BTL lending (UK Nations and London)



	Latest 2024 Q4	YoY % change
England	£2,772mn	57.9%
Wales	£75mn	47.1%
Scotland	£163mn	70.8%
Northern Ireland	£43mn	126.4%
<b>London</b>	<b>£731mn</b>	<b>60.1%</b>

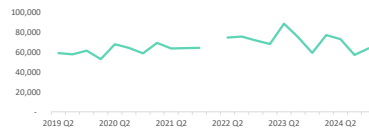
Number of new house purchase BTL loans (UK Nations and London)



	Latest 2024 Q4	YoY % change
England	15,654	44.9%
Wales	657	43.9%
Scotland	1,458	50.6%
Northern Ireland	487	93.5%
<b>London</b>	<b>2,169</b>	<b>47.0%</b>

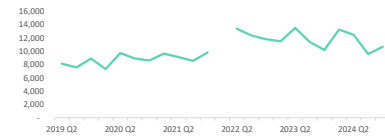
#### BTL Product Transfers

Number of BTL Product Transfers



	Latest 2024 Q4	YoY % change
	£63.8bn	7.6%

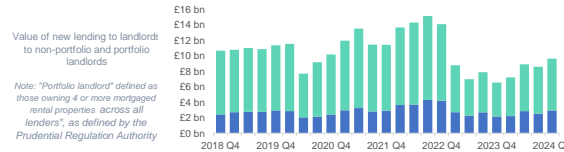
Value of BTL Product Transfers



	Latest 2024 Q4	YoY % change
	£10.7bn	4.7%

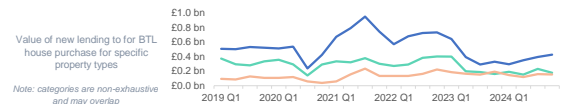
#### Mortgage characteristics for new lending

Value of total new BTL lending by portfolio size for all loans

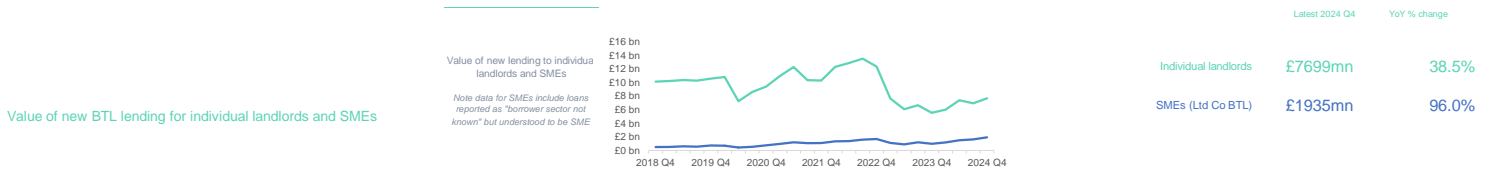


	Latest 2024 Q4	YoY % change
1-3 mortgages (non-portfolio landlord)	£6.7bn	52.6%
>=4 mortgages (portfolio landlord)	£3.0bn	36.4%

Value of new house purchase BTL lending for specific property types

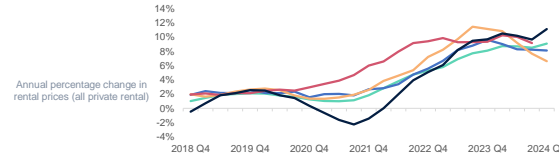


	Latest 2024 Q4	YoY % change
New Build	£226mn	19.6%
Purpose-built flat	£482mn	64.5%
Houses for Multiple Occupation (HMOs)	£166mn	14.5%

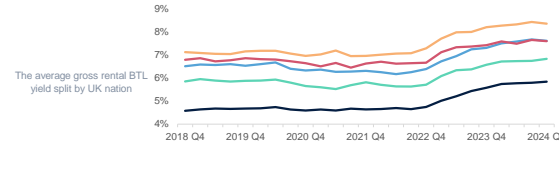


## BTL profitability

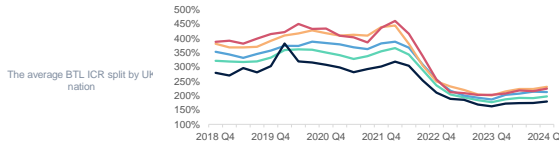
Private rents (ONS)



BTL rental yield

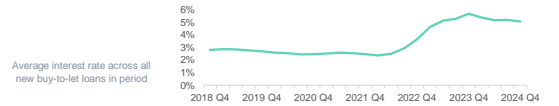


BTL interest cover ratio (ICR)



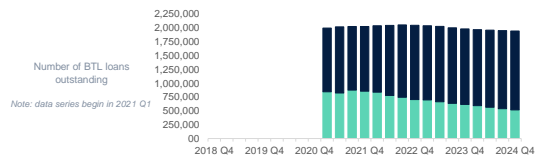
## BTL Interest Rate

BTL Interest rate (mean)



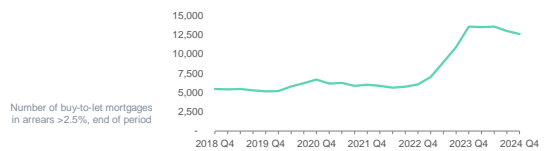
## BTL mortgage stock

Number of BTL loans by rate type

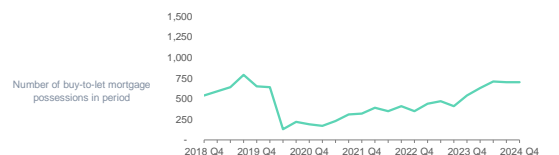


## BTL arrears and possessions

BTL arrears



BTL possessions



UK Finance

Next update: 23 July 2025

UK Finance

Notes:

1. Data series are shown for the last two years where available, or as far back as data exist otherwise.
2. Complete time series for each of these data series are available to UK Finance members that provide the underlying data in each case.
3. Table codes of the relevant industry data table for each data series, where one exists are provided in the right hand column of this dashboard. All data tables are accessible via the industry data tables page of the UK Finance website at <https://www.ukfinance.org.uk/industry-data-tables>.
4. Dashboard is updated on a quarterly basis.
5. Monthly total values of lending may differ between category due to unclassified loans not being included.