The mortgage works

# Buy to Let Market Barometer

Q2 2026

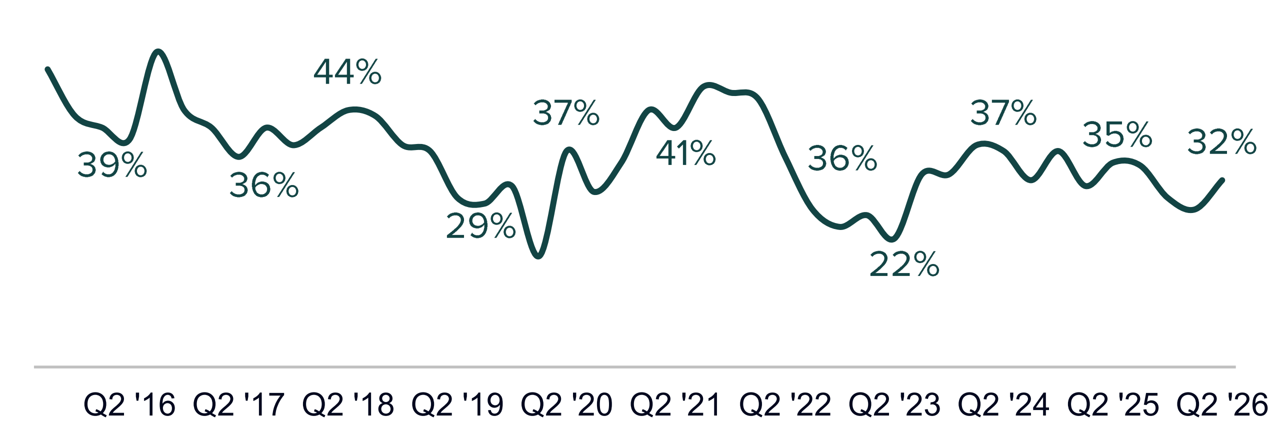
## Landlord confidence

The proportion of landlords rating the near-term prospects for the three key Private Rented Sector indicators as 'good' or 'very good' has fallen year-on-year. The sharpest decline was in sentiment towards rental yields, with the share of landlords feeling positive about the outlook falling by 4%. More modest declines were recorded for landlords' own lettings businesses (3% drop) and expectations for capital gains (2% drop).

% rating prospects in next 3 months as 'good' or 'very good'


### Own lettings business confidence over time

(% rating prospects in next 3 months as 'good')




## Market dynamics

Planned sales activity over the next year is now more than seven times higher than expected purchasing activity (43% vs. 6%). At the same time, the proportion of landlords increasing rents has fallen to 63%, down 6% year-on-year and 11% from two years ago. Looking ahead, 40% of leveraged landlords expect to remortgage or arrange a product transfer in the next 12 months, and almost a quarter (23%) of these plan to do so through a Limited Company.

**6%** Intend to buy in the next 12 months

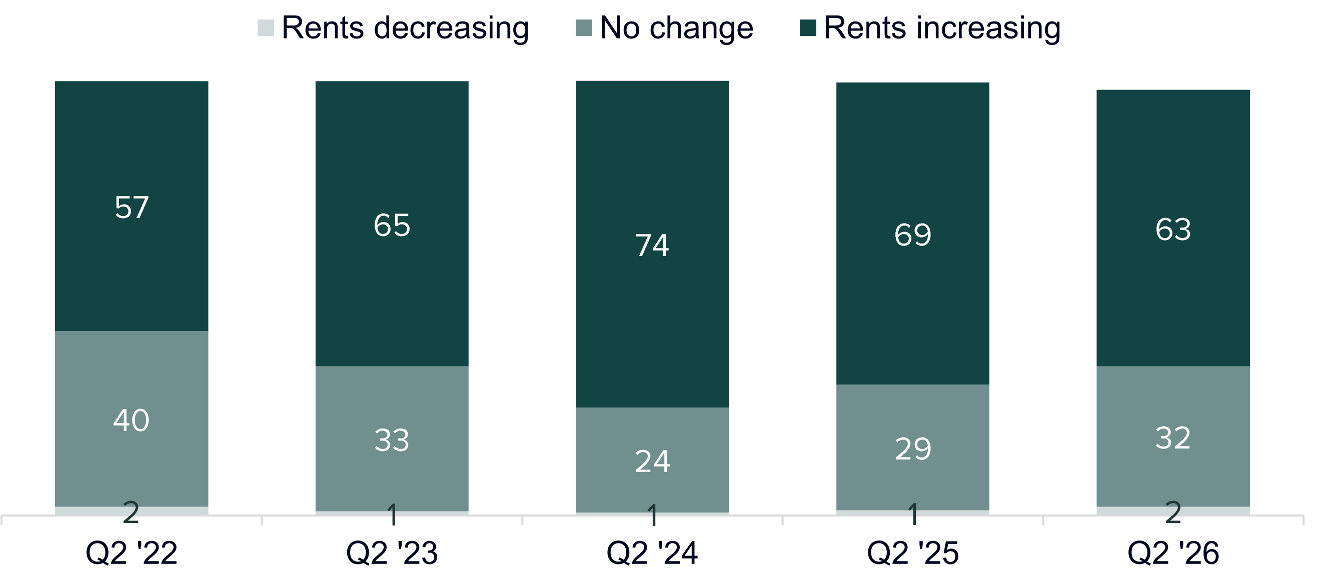
**43%** Intend to sell in the next 12 months

**48%** Plan to use buy to let financing for their next purchase

**64%** Plan to purchase in a Limited Company

### Rental trend over time

(% who put rents up in the last 12 months)




**40%** of leveraged landlords intend to remortgage or take a product transfer in the next 12 months

**23%** of these properties will be remortgaged in a Limited Company

## Portfolio profile

The typical landlord has 7.2 properties in their portfolio and achieves a gross rental yield of 6.4%. 51% of landlords have at least one buy to let mortgage, with those who borrow having 5.3 buy to let loans on average.

**7.2** Properties in the average portfolio

**6.4%** Typical rental yield achieved by landlords

**51%** Have at least one buy to let mortgage, with an average of **5.3** buy to let loans held

Source: Pegasus Insight Landlord Trends Research Q2 2026 (fieldwork took place 21 June 2026 – 10 July 2026)
The Mortgage Works (UK) plc is a wholly owned subsidiary of Nationwide Building Society, Nationwide House, Pipers Way, Swindon, SN38 1NW

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