

# Monthly Remortgage Snapshot

February 2025



## Key performance metrics\*



**12%**

Instructions increased by 12% in February



**11%**

11% more remortgages were completed in February



**8%**

The overall cancellation rate decreased 8%



**2%**

Pipeline has increased from the previous month

## Fast facts

**£294.66**

average monthly payment increase for those who remortgaged in February

**42%**

of borrowers increased their loan size in February

**46%**

of those who remortgaged took out a 5-year fixed rate product, the most popular product last month

**28%**

said their main aim when remortgaging was to lower monthly payments.

## Remortgage loan sizes

Change in loan size reported by borrowers



**42%** increased their total loan size



**39%** saw no change in their total loan size



**19%** reduced their total loan size



Average loan increase post remortgage:  
**£19,998**



Average loan decrease post remortgage:  
**£13,615**

## Monthly loan repayments

Change in monthly loan repayments reported by borrowers



**62%** increased their monthly remortgage repayments



**11%** saw no change in their monthly remortgage repayments



**28%** reduced their monthly remortgage repayments



Average monthly repayment increase:  
**£294.66**



Average monthly repayment decrease:  
**£274.22**

## Regional trends

The average remortgage loan amount in London was £330,239 while the average for the rest of the UK stood at £164,828 making remortgage loan amounts 100% higher in London than in the rest of the country.

The longest previous mortgage length was found in the North West 77.87 months (6.49 years), while the shortest was in East Midlands at 71.18 months (5.93 years), making the longest previous mortgage term 9% longer than the shortest.

<b>Average remortgage amount</b>	<b>£197,516</b> (-2%)
<b>Average length of previous mortgage (months)</b>	<b>74.62</b> (4%)





Nick Chadbourne,  
CEO, LMS

## Q1 has exceeded expectations which bodes well for the rest of the year.

Q1 has the lowest product expiries of the year, so seeing such buoyant activity through January and February bodes well for the rest of 2025. We have two significant spikes ahead: at the end of Q2 and towards the end of the year, so expect to see pipelines grow from now until June!

In terms of behaviours, we are still seeing increases in monthly payments, partly due to borrowers increasing their loan sizes but also due to continued rate shock from historically low rates. We are back to equilibrium on product purchasing, with 45% opting for 2 years and 46% going for 5 years. Borrowers are clearly unconvinced about rate reductions despite the rest of the market factoring this in!

### Borrower expectations for interest rate increases

**46%**

Within the next year

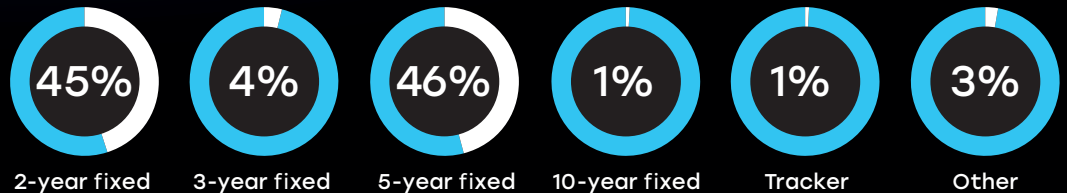
**20%**

More than a year away

**34%**

No expectation for a rate increase

### Product purchasing



### Primary goal when remortgaging



### Fixed-rate remortgage motivations



#### Methodology -

LMS' UK remortgage lending estimates are forecasts based on our up-to-date internal conveyancing data covering thousands of remortgage completion transactions.

Established for over 30 years, LMS is one of the UK's leading providers of conveyancing services. We offer a range of solutions for the entire conveyancing market, enabling a slick, secure, and seamless journey for all parties.