

Housing data sheet – June 2026

Summary – A higher percentage of people rent in Rushmoor than in the surrounding areas. Rushmoor has a higher percentage of lower Council Tax band properties and a higher percentage of flats and maisonettes than its geographical neighbours and lower average house prices. On average, it is cheaper to buy and rent in Rushmoor than in the surrounding local authority areas.

Tenure

In 2021, the Census showed that Rushmoor had 39,303 households. 60.5% of these households owned their home, 16.2% were rented from social landlords (Housing Associations), 16.6% were privately rented and 4.9% were other private rented. Also, 1.7% of households were living in shared ownership properties (part owned and part rented) and 0.1% of households were living rent free. The following table shows the tenure of households in Rushmoor and the surrounding areas.

Rushmoor has lower percentages of households that own their own house and a higher percentage that rent from social landlords, than the surrounding areas. However, tenure in Rushmoor is similar to England.

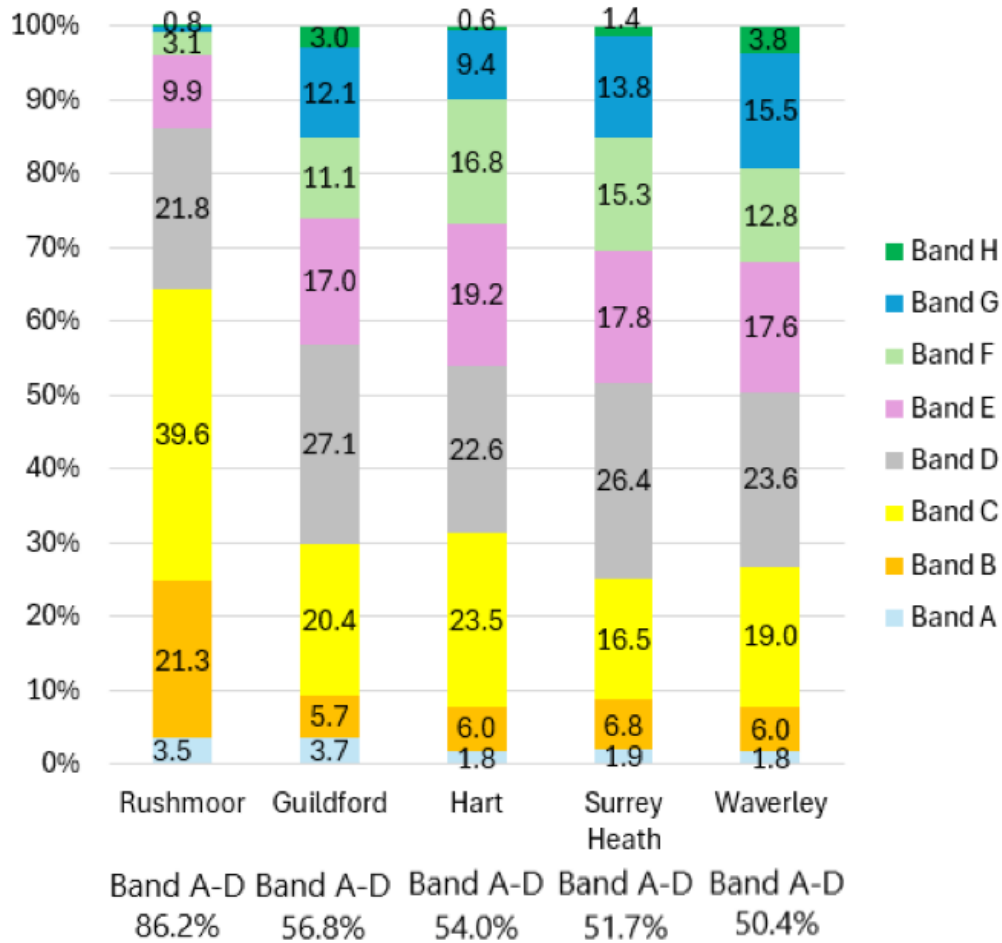
2021 Census	Rushmoor	England	Surrey Heath	Guildford	Waverley	Hart
Number of households	39,303		36,008	55,760	52,448	39,965
Owned	60.5%	61.3%	74.0%	66.3%	71.8%	75.7%
Shared ownership	1.7%	1.0%	1.0%	1.3%	1.2%	1.9%
Social rented	16.2%	17.1%	9.6%	12.7%	12.3%	8.8%
Private rented: Private landlord or letting agency	16.6%	18.2%	12.8%	17.1%	12.4%	11.1%
Private rented: Other private rented	4.9%	2.2%	2.6%	2.5%	2.3%	2.5%
Lives rent free	0.1%	0.1%	0.0%	0.1%	0.1%	0.0%

(Source: Office for National Statistics 2021 Census - [Housing: Census 2021 in England and Wales - Office for National Statistics \(ons.gov.uk\)](#))

Types of housing in Rushmoor

As of the 31 of March 2025 there were 42,770 Council Tax properties in Rushmoor. The following chart shows the percentage of dwellings in each Council Tax band for Rushmoor and Rushmoor's surrounding local authority areas, in order of the highest percent of band A to D properties. Band D is the base at which Council Tax in an area is set, the amount reduces towards band A and increased towards band H.

Percentage of dwellings in each Council Tax band in order of the highest to lowest percentage of band A to D properties

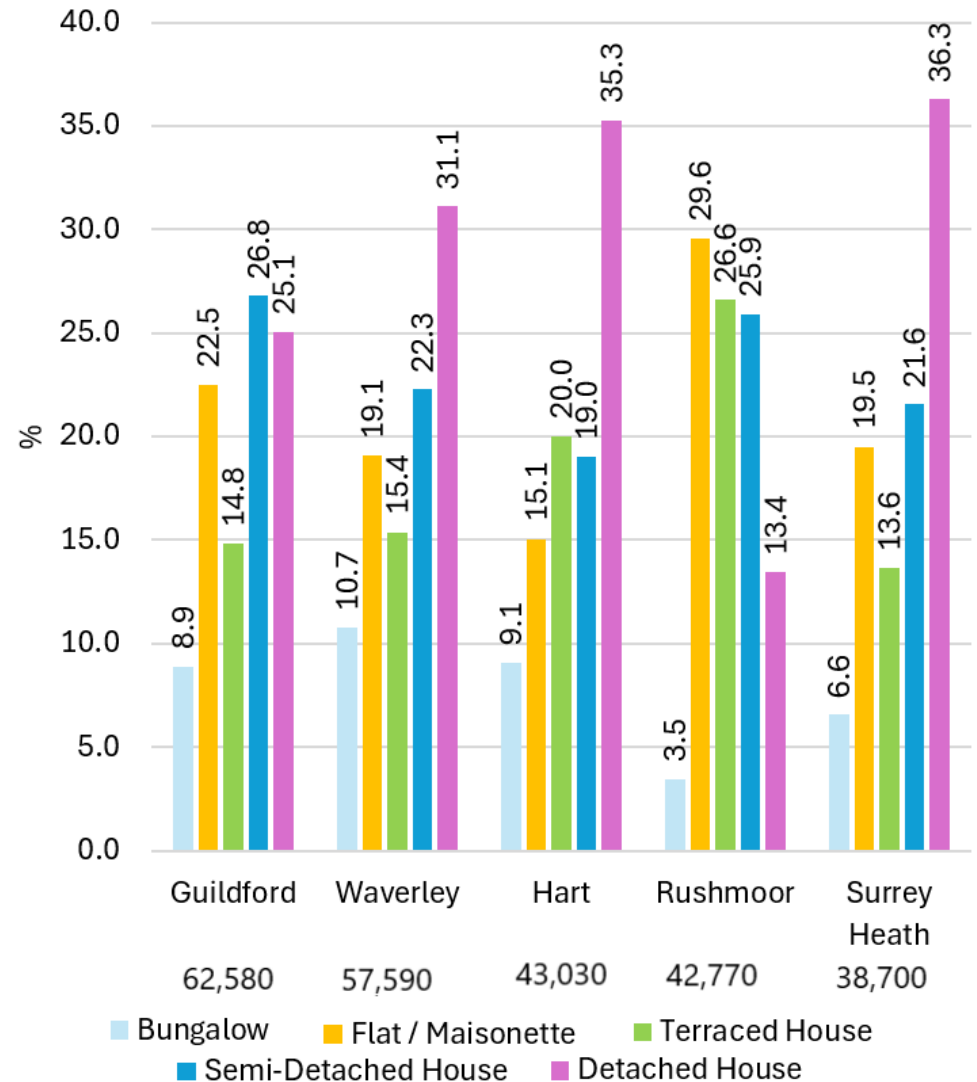


(Source: [Council Tax: stock of properties, 2025 - GOV.UK](#))

In 2025, 86.2% of Rushmoor properties were in band A to D. This is a higher percentage than the South East (which is 71.3% band A to D), and a higher percentage than England as a whole (which is 80.8% band A to D).

In 2025, the most common type of property in Rushmoor was flats / maisonettes (29.6%).

Percentage of property type in each area order of the highest number of Council Tax properties to the lowest number



(Source: [Council Tax: stock of properties, 2025 - GOV.UK](#))

In the surrounding areas the most common property type was detached houses in Waverley (31.1%), Hart (35.3%) and Surrey Heath (36.3%). In Guildford the most common property type was semi-detached houses (26.8%). In the South East the most common property was terraced houses (23.6%) but flats and maisonettes are a close second at 23.5%. In England the most common property was terraced houses (25.7%).

The charts above clearly shows that Rushmoor has a higher percentage of lower band dwellings (band A to D) and a higher percentage of flats and maisonettes than the surrounding local authorities.

House prices

The following table shows the average house prices for Rushmoor and the surrounding areas. The data is the price paid data from the Land Registry for 2025 (as of June 2026), it shows that the average house price in Rushmoor is £369,427.

Note: it can take a few months for property sales to be registered with the Land Registry so the standard report data for 2025 may not fully complete by June 2025.

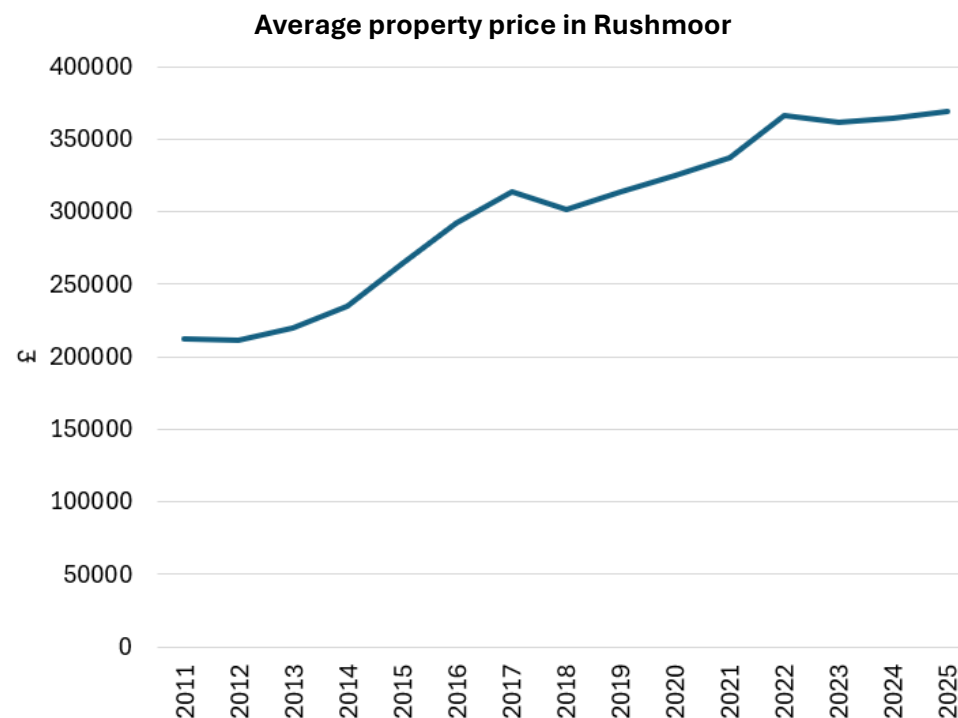
January to December 2025	Average price
Rushmoor	£369,427
Surrey Heath	£527,656
Hart	£510,617
Guildford	£614,429
Waverley	£685,468

(Source: Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0 - [HM Land Registry Open Data](#))

The average house price is lower in Rushmoor than in the surrounding areas, this may reflect the higher percentage of properties in lower Council Tax Bands in Rushmoor.

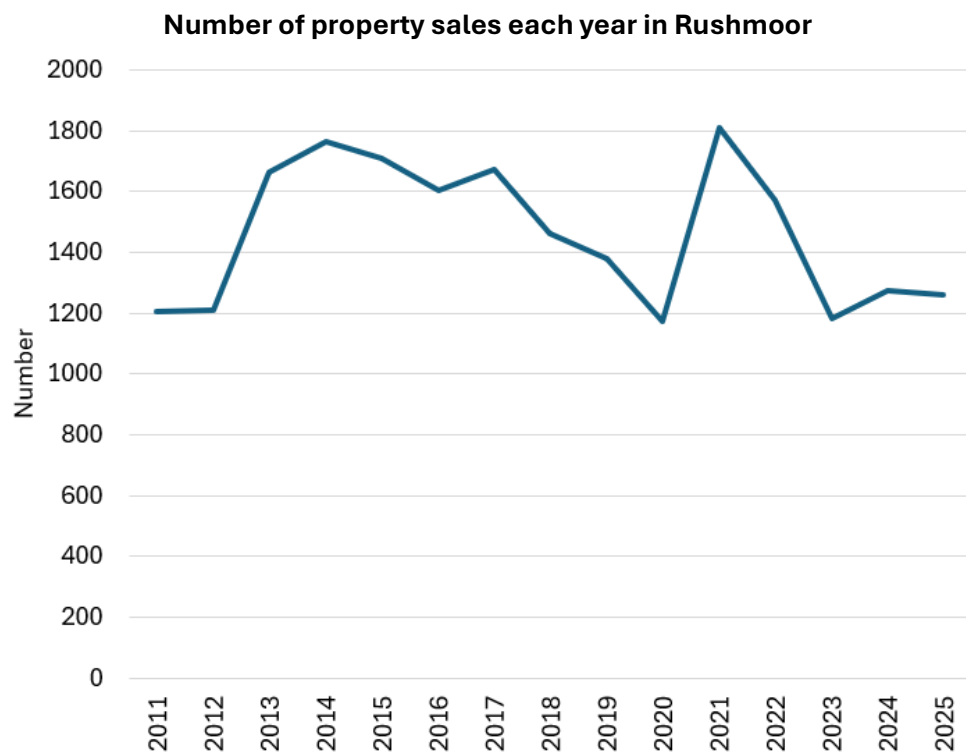
Average price over time

The average house price in Rushmoor was £369,427 in 2025, which is a 1.5% increase from £364,164 in 2024. The following chart shows the average property price over the past 15 years.



Number of sales

The following chart shows the number of property sales each year. Between 1 January 2025 and 31 December 2025 there were 1,261 housing property sales. This is down 1.1% from 1,275 sales in 2025. However, some sales for 2025 might not have been registered yet.

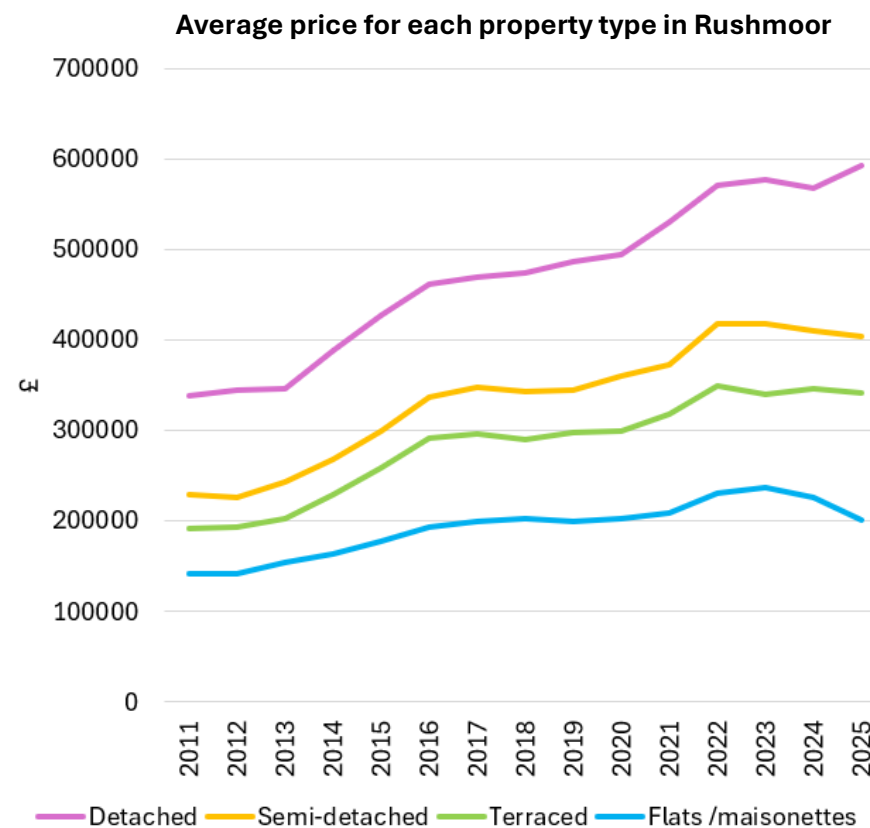


In 2025, there were 371 sales of semi-detached houses, 337 sales of terrace houses, 326 sales of flats/maisonettes and 227 sales of detached houses.

Type of property

In 2025 the average price for a detached house was £593,233 (up 4.4% from 2024), £404,710 for semi-detached house (down 1.4% from 2024), £342,092 for a terraced house (down 1.2% from 2024) and £201,689 for a flat or maisonette (down 14.9% from 2024).

The following table chart shows the average price for each property type in Rushmoor over the past 15 years.



The following chart shows the average house price by property type, in Rushmoor and the surrounding local authorities. The largest difference in house price is for detached properties, there is much less of a difference in the average price of flats.



Property prices by town

Looking at the 2025 Price Paid data by town, Farnborough properties appear to be more expensive than Aldershot properties.

Median (Mean)*	Aldershot	Farnborough
Flat	£180,00 (£206,082)	£215,000 (£206,079)
Terrace	£322,500 (£324,835)	£340,000 (£341,340)
Semi-detached	£385,500 (£388,535)	£412,000 (£412,146)
Detached	£578,00 (£574,558)	£560,000 (£599,579)
Overall average	£330,000 (£348,807)	£360,000 (£371,162)

(Source: Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0)

*These averages are calculated differently from the Land Registry's standard report data.

Affordability

The following table shows the ratio of median house price to median gross annual residence-based earnings, for Rushmoor and the surrounding local authorities as calculated by the Office for National Statistics.

Rushmoor appears to be slightly more affordable to their residents than the other surrounding areas. For reference, in 2025 the ratio for England was 7.6 and the ratio for the South East was 9.2.

2025	Median house price	Median gross annual residence-based earnings	Ratio
Rushmoor	£360,000	£37,883	9.5
Hart	£465,000	£46,502	10.0
Surrey Heath	£470,00	£43,633	10.8
Guildford	£495,000	£46,801	10.6
Waverley	£548,000	£49,769	11.0

(Source: [House price to residence-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](#))

Note: Median house price data is calculated for the year ending September 2025.

Average rental prices

The table below shows the average monthly rental prices for residential properties in Rushmoor and the surrounding local authority areas.

May 2026	Monthly rents
Rushmoor	£1,380
Surrey Heath	£1,508
Guildford	£1,728
Waverley	£1,445
Hart	£1,418

Source: [Private rent and house prices, UK - Office for National Statistics](#)

On average, it is cheaper to rent in Rushmoor than in the surrounding local authority areas. Although not by much when compared to

Waverly and Hart. If the average rental price was calculated for a whole year, the data would show that the average yearly cost of renting a property in Rushmoor is £16,560.