



# Housing market overview

Produced 08 January 2019

This document provides the latest information available from various sources, with dates varying from October - December 2018

Market overview	3
Summary of published price indices	4
UK annual house prices – rate of change	5
Regional all-dwellings annual house price – 12-month % change	6
UK house-price rates of change: types of buyer	7
UK house-price rates of change: type of dwelling	8
Number of housing transactions per month	9
Monthly asking-price trend	10
Home asking-price trend (England & Wales)	11
Average-time-on-market indicator (National)	12
Asking-price fluctuation percentage	13
UK sales volumes by funding status	14
UK house-price-to-earnings ratio	15
Average properties for sale per estate agent	16

- > In keeping with last month's report most of our sources are reporting month-on-month decreases in house prices in the region of 0.2% to 1.5%. Just LSL Property Services and Halifax report increases, of 0.2% and 2.2% respectively. All sources continue to record annual increases however, ranging from 0.5% to 2.7%.
- > NHBC reports "strong registration growth" in November. They report the number of new homes registered in November totalled 15,155 - the second highest monthly total of 2018. The figure was a 2% increase year-on-year. Of these, 11,135 new homes were registered in the private sector against 11,017 a year ago. They go on to say in the affordable sector, 4,020 new homes were registered compared to 3,785 in November 2017.
- > The HBF/Glenigan Housing Pipeline tell us that permissions for 361,971 new homes were granted in the year to October. HBF said the figure underlined the "industry's intent to build even more homes in the years ahead". This is added to the government's figures published in November, which showed that net housing supply in England increased to 222,190 in the year to April, "up an unprecedented 78% in the past five years,". The Housing Pipeline report also revealed that the number of sites on which permissions had been granted was continuing to rise.
- > Nationwide comments that UK house price growth slowed noticeably as 2018 drew to a close, with prices just 0.5% higher than December 2017. They go on to state that this marks a noticeable slowdown from previous months, where prices had been rising at a c2% pace. However, it is broadly in line with their expectations (since the start of the year they had been anticipating a price rise of c1% in 2018).
- > Halifax reports that the November home sales figure of 100,930 was 100 above the October figure. They say November sales were also 1.8% above the previous 12 month average and there has also been a 2.1% rise when compared to the previous quarter in 2018. However, they do go on to say, on a longer view, less change is evident as the November figure of 100,930 is marginally below the 5 year average of 101,587.  
*(Source: HMRC, seasonally-adjusted figures)*
- > At least 136,000 of Britain's aspiring first-time buyers with a deposit at the ready are holding off buying a property because of Brexit uncertainty and the belief that property prices will fall after 29 March meaning that they will get more for their money, according to a report published by financial services provider OneFamily

# Summary of published price indices

Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	October '18	▼ 0.2	▲ 2.7	£231,095	19.12.2018
LSL Property Services	November '18	▲ 0.2	▲ 0.9	£305,522	17.12.2018
Halifax	December '18	▲ 2.2	▲ 1.3	£229,729	08.01.2019
home.co.uk	December '18	▼ 0.5	▲ 0.8	£306,869	12.12.2018
Hometrack	November '18	N/A	▲ 2.6	£253,600	20.12.2018
Nationwide	December '18	▼ 0.7	▲ 0.5	£212,281	12.2018
Rightmove	December '18	▼ 1.5	▲ 0.7	£297,527	17.12.2018

# UK annual house prices – rate of change

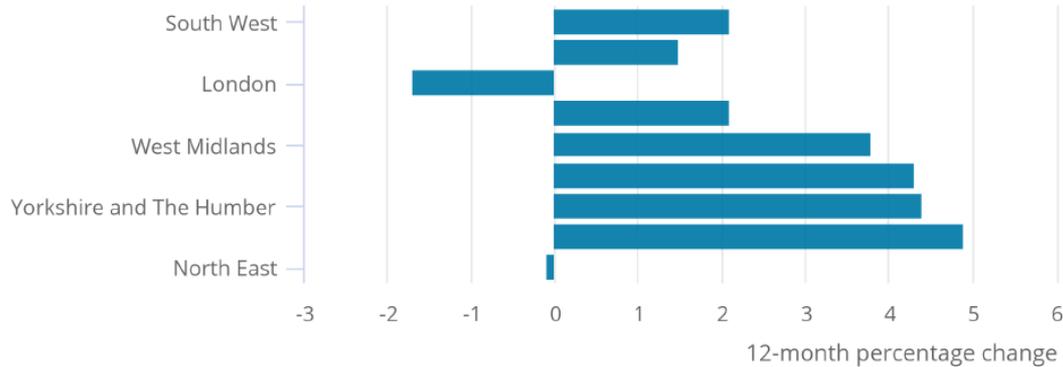


Source: [gov.uk price index](https://www.gov.uk/price-index)

“ In December the average cost of a home was £229,729 and annual house price growth stood at 1.3%. A stronger monthly growth figure for December improved from a weaker November. Overall, house price growth in 2018 was very much within the range of 0-3% as we forecast at the start of the year. ”

Source: [Halifax price index](https://www.halifax.co.uk/price-index)

## Regional all-dwellings annual house prices – 12-month % change



Source: [gov.uk price index](https://www.gov.uk/price-index)

“ The average home price in England and Wales fell by 0.5% this month, pushed down by seasonal factors and price-correcting regions in the South and the East of England. ”

Source: [home.co.uk price index](https://www.home.co.uk/price-index)

# UK house-price rates of change: types of buyer

Type of buyer	Average price October 2018	Monthly change	Annual change
First time buyer	£194,611	-0.1%	2.5%
Former owner occupier	£268,467	-0.3%	2.9%

Source: [gov.uk price index](https://www.gov.uk/price-index)

“ In the year to September, while the number of loans for first time buyers was up marginally (0.4%) on the same period last year, the number for home movers is down 3.6%. Perhaps most tellingly, the number of buy-to-let mortgages is down 13.0%. This could be an indication that a ‘wait and see’ attitude is now being adopted particularly as the end of the year approaches and the nation waits with bated breath on the outcome of Brexit. ”

Source: [LSL Property Services](https://www.lslproperty.com/)

# UK house-price rates of change: types of dwelling

Property status	Average price August 2018	Monthly change	Annual change
New build	£301,753	3.4%	10.5%
Existing resold property	£228,193	0.3%	2.7%

Source: [gov.uk price index](#)

“ On a monthly basis, house prices increased by 2.2% in December, following a 1.2% fall in November. ”

Source: [Halifax price index](#)

# Number of housing transactions per month

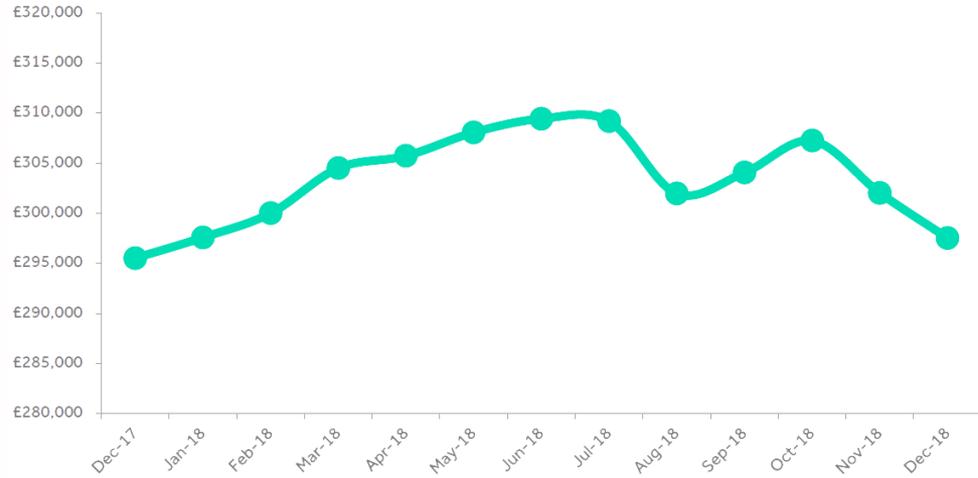
Country	August 2018	August 2017
England	73,713	82,670
Northern Ireland (Quarter 3 - 2018)	5,722	6,533
Scotland	10,400	9,518
Wales	4,273	4,572

Source: [gov.uk price index](#)

“ Monthly UK home sales maintain slight rise in latest quarter. The November home sales figure of 100,930 was 100 above the October sales figure. November sales were also 1.8% above the previous 12 month average. There has also been a 2.1% rise when compared to the previous quarter in 2018. However, on a longer view less change is evident as the November figure of 100,930 is marginally below the 5 year average of 101,587. ”

Source: [Halifax price index](#)

## Monthly asking-price trend

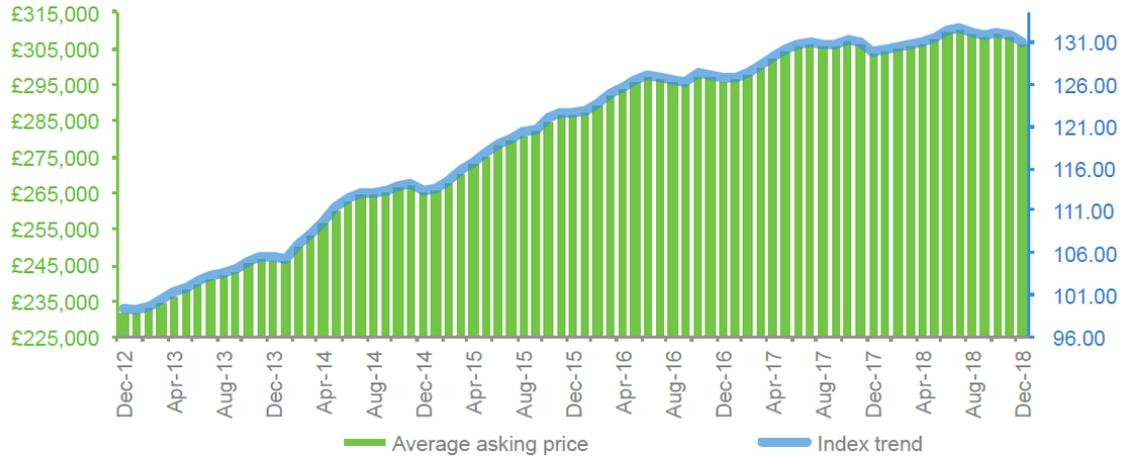


Source: [Rightmove price index](#)

“ UK house price growth slowed noticeably as 2018 drew to a close, with prices just 0.5% higher than December 2017. This marks a noticeable slowdown from previous months, where prices had been rising at a c2% pace. However, it is broadly in line with our expectations (since the start of the year we had been anticipating a price rise of c1% in 2018). ”

Source: [Nationwide price index](#)

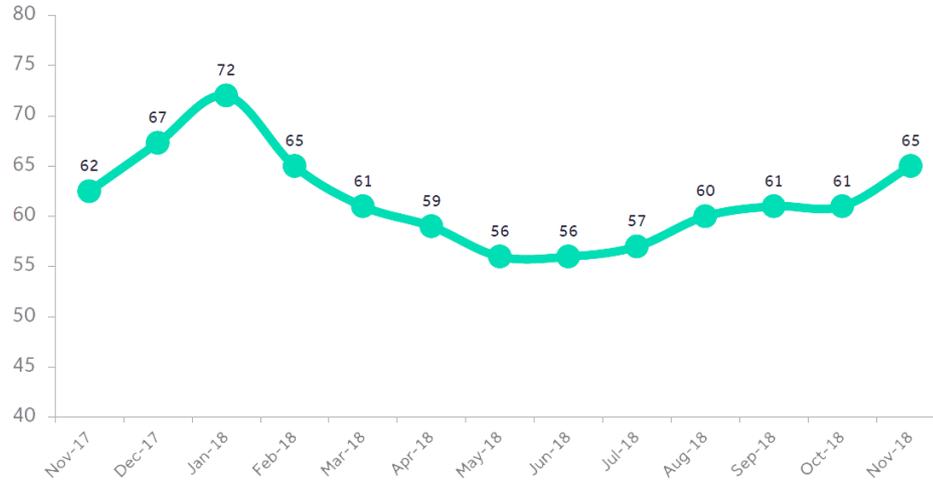
# Home asking-price trend for England & Wales



“ Home prices are falling in England’s three most populous and expensive regions. 2018 saw the south east and the east of England property markets slide into the red, following in the footsteps of long-suffering Greater London. Prices in the capital region have now been on a downward slide for 31 months and, during this time, the mix-adjusted average home price has fallen 6.3%.”

Source: [home.co.uk price index](https://www.home.co.uk/price-index)

## Average-time-on-market indicator – National

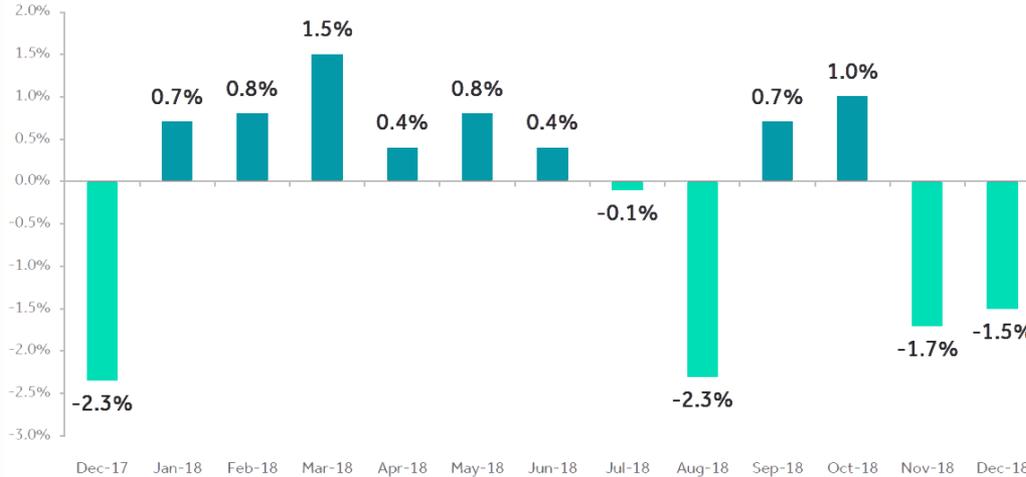


Source: [Rightmove price index](#)

“ Typical time on market continues to rise in London (+9%), the south east (+13%) and the east of England (+12%) year-on-year, leading to further vendor frustration and price cutting. ”

Source: [home.co.uk price index](#)

# Asking-price fluctuation percentage



“ The price of property coming to market drops by 1.5% (-£4,496) this month with new seller asking prices now on average nearly £10,000 lower than in October. This is the biggest fall over two consecutive months since 2012, as sellers try to attract buyers despite a combination of the usual Christmas slowdown, stretched affordability and political uncertainty. ”

Source: [Rightmove price index](#)

# UK sales volumes by funding status

<b>Funding status</b>	<b>Average price October 2018</b>	<b>Monthly change</b>	<b>Annual change</b>
Cash	£220,845	-0.1%	2.8%
Mortgage	£240,731	-0.2%	2.7%

Source: [gov.uk price index](#)

“ Indicators of housing market activity, such as the number of property transactions and the number of mortgages approved for house purchases, have remained broadly stable in recent months, but forward-looking indicators had suggested some softening was likely. ”

Source: [Nationwide price index](#)

# UK house-price-to-earnings ratio



Source: [Nationwide price index](#)

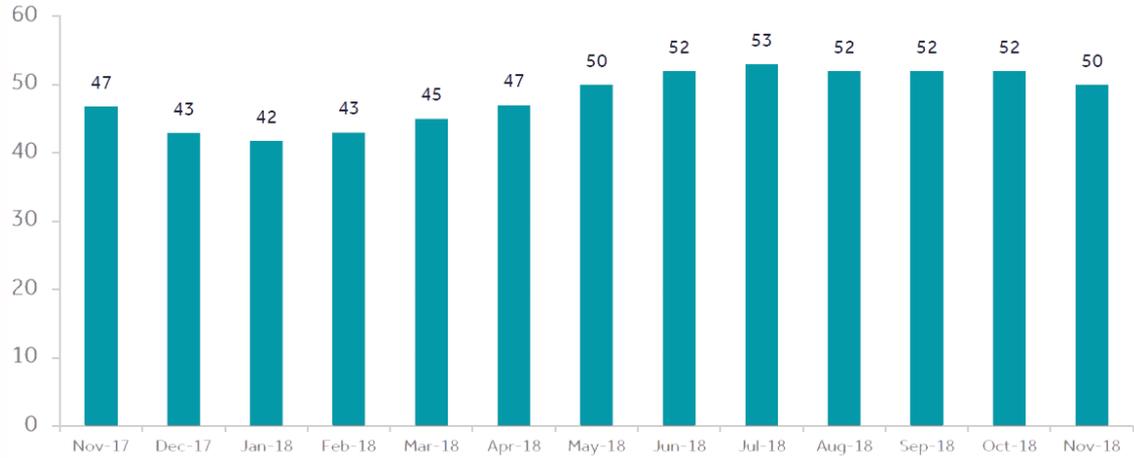
“

It is likely that the recent slowdown is attributable to the impact of the uncertain economic outlook on buyer sentiment, given that it has occurred against a backdrop of solid employment growth, stronger wage growth and continued low borrowing costs.

”

Source: [Nationwide price index](#)

## Average properties for sale per estate agent



Source: [Rightmove price index](#)



The number of homes for sale has been falling - the RICS has suggested that it is close to an all-time low, and buyers may themselves begin to step back until there is greater clarity on the way ahead - whether it be Brexit, interest rates or prices.



Source: [LSL Property Services](#)

## Did you find this useful?

You can receive this report directly into your inbox each month by signing up at [mms-marketing.co.uk/uk-housing-market](https://mms-marketing.co.uk/uk-housing-market).

## Got feedback?

If there's anything you think we can be doing better with this report we'd love to hear from you. You can email us at [newhomes@mms-marketing.co.uk](mailto:newhomes@mms-marketing.co.uk) with any feedback or, even better, join in the conversation on LinkedIn, via **newhomeshubuk**.

