



# Housing market overview

Produced 11 June 2019

This document provides the latest information available from various sources, with dates varying from March - May 2019

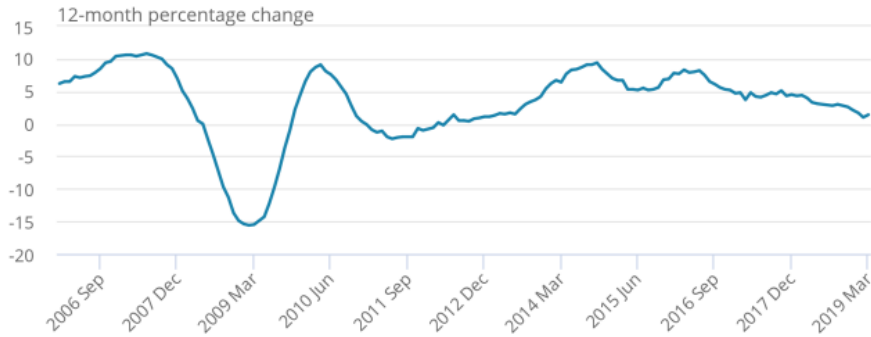
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- > This month sees a 50/50 split when it comes to reporting monthly changes in house prices, according to our sources. Halifax, home.co.uk & Rightmove all report increases from 0.5% to 0.9%. Conversely, Gov.uk, LSL Property Services & Nationwide report decreases ranging from 0.1% to 0.2%. Only one of our sources (home.co.uk) is reporting an annual decrease: 0.2%. The rest are all reporting annual increases.
- > Nationwide reports that survey data suggests that new-buyer enquiries and consumer confidence have remained subdued in recent months. But nevertheless, indicators of housing market activity, such as the number of property transactions and the number of mortgages approved for house purchase, have remained broadly stable.
- > home.co.uk tell us that overall, annualised price growth in England and Wales remains just in the red at -0.2%, despite a month-on-month rise of 0.5%. And that spring optimism has managed to lift prices in all of the English regions plus Wales and Scotland, although this does appear to be driven by wishful thinking on the part of a reduced number of vendors rather than by demand, as properties spend longer and longer on the market.
- > Rightmove reports the price of newly-marketed property has increased by an average of 0.9% (+£2,841) this month, and this is buoyed as usual by the higher buyer demand associated with the more active spring market. They go on to say what is surprising against the backdrop of Brexit uncertainty is that four out of 11 regions are showing few signs of any Brexit blues and have gone on to set new record highs for average asking prices.
- > Halifax comments that mortgage approvals rose back above the 12-month and five-year averages. Bank of England industry-wide figures show that the number of mortgages approved to finance house purchases – a leading indicator of completed house sales – rose 5.9% in April to 66,261. They also state that the April rate is just above the five-year average monthly approval rate of 66,066, and is 1,118 above the previous 12-month average of 65,143. They go on to say that, while this is a notable change on a monthly basis, the approval level is still very close to the longer term averages. *(Source: Bank of England, seasonally-adjusted figures)*

# Summary of published price indices

Source website	Period covered	Monthly change (%)	Annual change (%)	Average house price	Official releases
gov.uk UK house price index	March '19	▼ 0.2	▲ 1.4	£226,798	22.05.2019
LSL Property Services	April '19	▼ 0.1	▲ 0.2	£302,122	13.05.2019
Halifax	May '19	▲ 0.5	▲ 5.2	£237,837	07.06.2019
home.co.uk	May '19	▲ 0.5	▼ 0.2	£307,521	14.05.2019
Hometrack	April '19	N/A	▲ 1.7	£255,600	29.05.2019
Nationwide	May '19	▼ 0.2	▲ 0.6	£214,946	05.2019
Rightmove	May '19	▲ 0.9	▲ 0.1	£308,290	20.05.2019

# UK annual house prices – rate of change



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

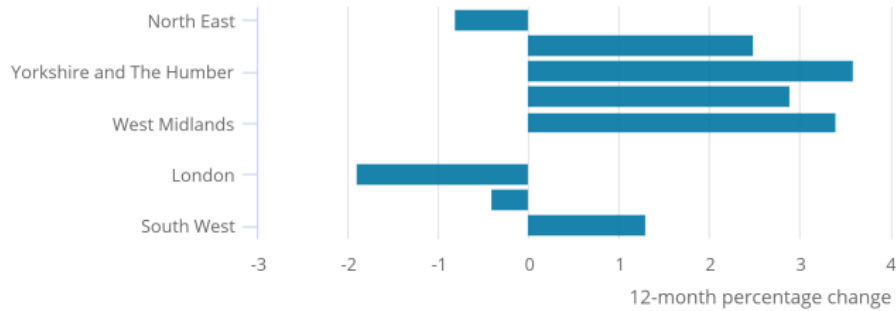


We saw a slight increase in house prices between April and May, but the overall message is one of stability. Despite the ongoing political and economic uncertainty, underlying conditions in the broader economy continue to underpin the housing market, particularly the twin factors of high employment and low interest rates.



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)

“ Overall, annualised price growth in England and Wales remains just in the red at -0.2%, despite a month-on-month rise of 0.5%. Spring optimism has managed to lift prices in all the English regions, Wales and Scotland, although this appears to be driven by wishful thinking on the part of a reduced number of vendors rather than by demand, as properties spend longer and longer on the market. ”

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 March 2019	Monthly change	Annual change
First-time buyer	£190,999	-0.3%	1.2%
Former owner occupier	£263,513	-0.2%	1.6%

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

“ While current conditions may help those looking to make their first move onto the property ladder, existing homeowners will doubtless be considering long-term house price growth which continues to look subdued in comparison to recent years. ”

Source: [Halifax price index](#)

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

Property status	Average price January 2019	Monthly change	Annual change
New build	£285,284	-0.6%	1.7%
Existing resold property	£224,631	-0.7%	1.9%

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

“ In April, the average house price in England & Wales fell by a modest -£180, or -0.1%, to £302,122. This was the second month in succession that average prices have fallen marginally, although in March the price fall was even less, at -£72. Indeed, over the last twelve months the movement in prices from one month to the next has been relatively subdued, with a maximum growth rate of  $\pm 0.6\%$ . Thus the change in the average price over the last twelve months totals a relatively minor +£690, or +0.2%, suggesting that all is quiet on the housing front. ”

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



# Number of housing transactions per month

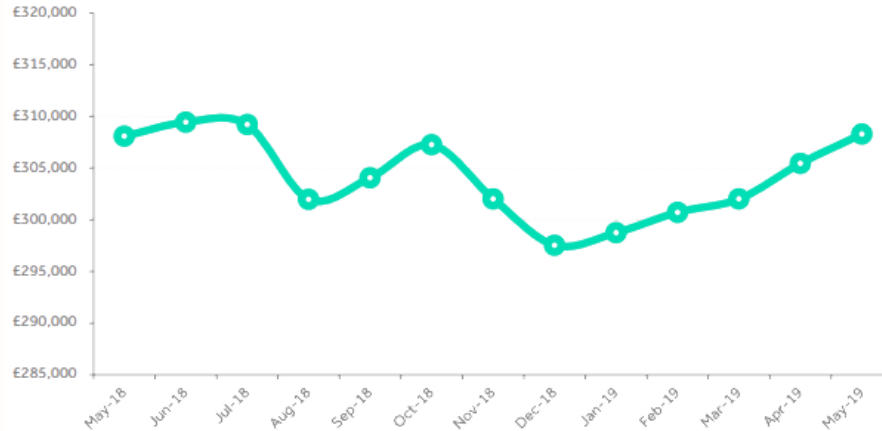
Country	January 2019	January 2018
England	49,745	57,138
Northern Ireland (Quarter 1 - 2019)	4,272	5,471
Scotland	6,516	6,111
Wales	2,852	3,170

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

“ In April 2019, there were an estimated 64,000 transactions – based on Land Registry counts for England & Wales – which is a -10% fall on our estimated March total of 71,000 sales. However, a seasonal fall in sales volumes of -8.8% would be expected in April, based on data for the last eight years (excluding 2016), so the decrease of -10% represents a relatively minor -1% reduction in transactions on a seasonally-adjusted basis. Indeed the estimated 64,000 sales in April 2019 are +4% higher than one year earlier, suggesting that the market is growing - albeit slowly. ”

Source: [LSL Property Services](#)

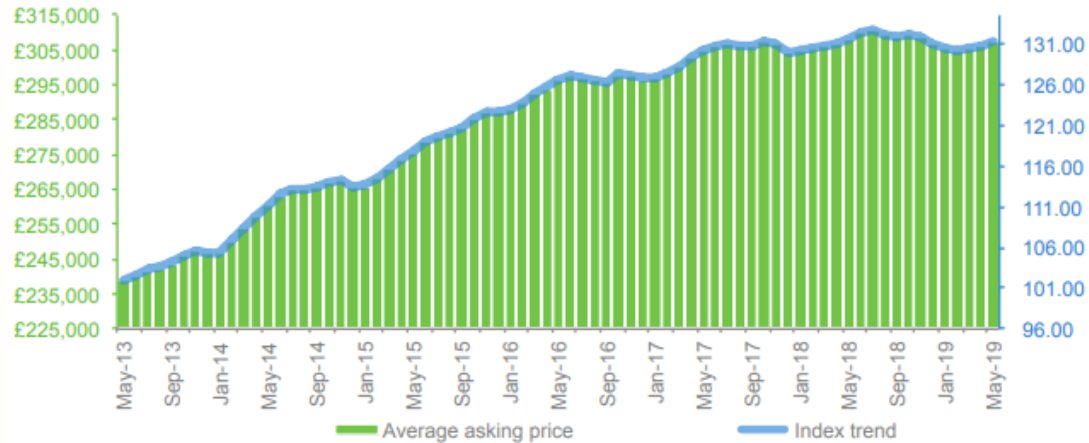
## Monthly asking-price trend



“ The price of newly-marketed property increases by an average of 0.9% (+£2,841) this month, buoyed as usual by the higher buyer demand associated with the more active spring market. What is surprising against the backdrop of Brexit uncertainty is that four out of eleven regions are showing few signs of any Brexit blues and have set new record highs for average asking prices. ”

Source: [Rightmove price index](#)

# Home asking-price trend for England & Wales

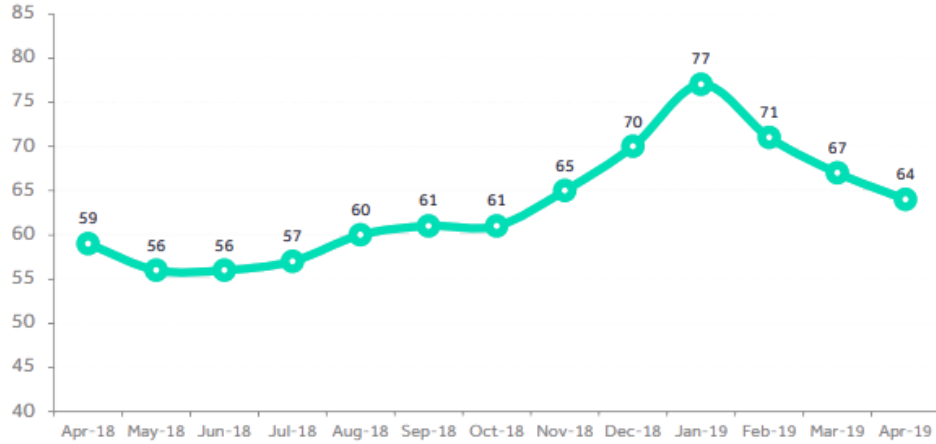


Source: [home.co.uk price index](https://www.home.co.uk/price-index/)

Prospective buyers in Wales, the West and East Midlands, and the North West are being confronted with average prices of property coming to market at all-time highs. While the national rate of increase is virtually flat at +0.1% compared to a year ago, these regions have considerably higher prices than at this time last year, with Wales breaking through the £200,000 barrier for the first time. By contrast, London and its commuter belt (the South East and East of England regions) have seen year-on-year falls.

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

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

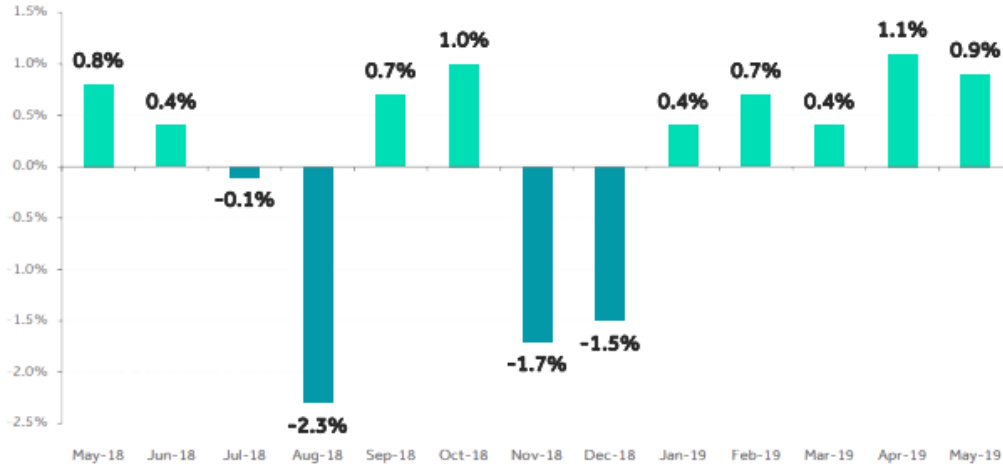


Source: [Rightmove price index](#)

“ The Typical Time on Market for unsold property in England and Wales is now 89 days, 11 days longer than in May last year. In fact, year-on-year increases in this measure are evident in all English regions, Wales and in Scotland. The largest increases in marketing times are to be found in the regions where prices are undergoing a corrective phase (London, the East, the South East and the South West) but large rises are now also evident in the formerly booming West and East Midlands. ”

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

# Asking-price fluctuation percentage



“ Price increases are the norm at this time of year, with only one fall in the last ten years, as new-to-the-market sellers’ price aspirations are under-pinned by the higher buyer demand that is a feature of the spring market. Indeed the 0.9% monthly rise is consistent with the previous two years’ average rise of 1.0% over the same period. What will seem inconsistent to some, given the ongoing uncertainty of the Brexit outcome, is that four out of eleven regions have hit record highs for new seller asking prices. ”

Source: [Rightmove price index](#)

# UK sales volumes by funding status

Funding status	Average price March 2019	Monthly change	Annual change
Cash	£215,907	-0.3%	1.3%
Mortgage	£236,712	-0.2%	1.5%

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

“ Survey data suggests that new buyer enquiries and consumer confidence have remained subdued in recent months. Nevertheless, indicators of housing market activity, such as the number of property transactions and the number of mortgages approved for house purchase, have remained broadly stable. ”

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

# UK house-price-to-earnings ratio

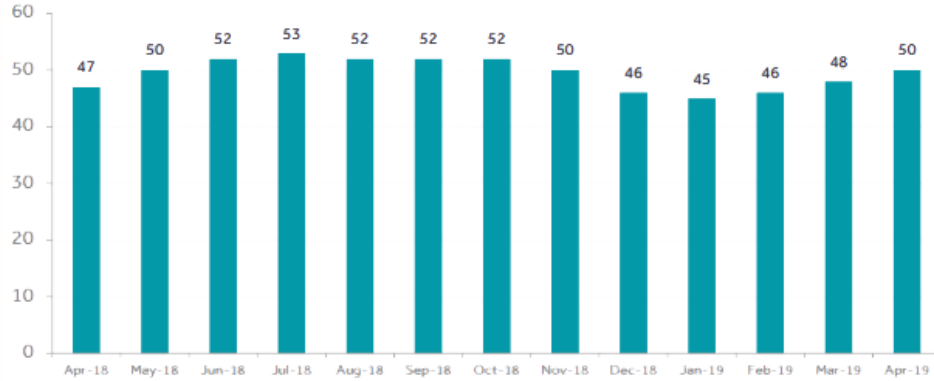


Source: [Nationwide price index](#)

“ Looking ahead, we expect the current trend of stability based on high employment and low interest rates to persist over the coming months, though clearly any downturn in the wider economy would be keenly felt in the housing market. ”

Source: [Halifax price index](#)

## Average properties for sale per estate agent



Source: [Rightmove price index](#)

“ Overall, supply of property for sale entering the UK market is down by 9% while the total stock for sale has increased by a mere 1.7% year-on-year, as an increasing number of vendors withdraw from the sales market altogether (up 6.5% year-on-year). ”

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



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