

Housing market overview

Produced 8 June 2023

This document provides the latest information available from various sources, with dates varying from March – May 2023

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: types 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

- > Similar to last month, all but three of our reported sources are now indicating month-on-month house price falls (in the range of 0.1 to 1.2%). Home.co.uk and Rightmove are reporting an increase in month-on-month house prices, Halifax has remained the same. All but three of our sources (Halifax, home.co.uk and Nationwide) are, however, continuing to record annual increases.
- > The Telegraph reports house prices face a looming hit from the baby boomers who got rich of property. They say a flood of homes going up for sale risks a total rebalancing of the property market.
- > BBC say many are predicting the Bank of England will raise rates higher than previously thought, from their current 4.5% to as high as 5.5%, prompting many lenders to raise mortgage rates and also remove deals.
- > Nationwide reports recent Bank of England data had shown some signs of recovery in housing market activity, although the number of mortgages approved for house purchase in March was still around 20% below pre-pandemic levels.
- > Hometrack comments the more mortgage rates move above 5%, the greater the impact on buying power and the more house prices will come under downward pressure.
- > Rightmove says buyer demand is 1% lower than in 2019 for top-of-the-ladder properties, compared with 3% above 2019's level in the second-stepper sector, and 6% above in the first-time-buyer sector.

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 '23	▼ 1.2	▲ 4.1	£285,009	24.05.2023
LSL Property Services	April '23	▼ 0.5	▲ 2.4	£375,063	04.2023
Halifax	May '23	> 0.0	▼ 1.0	£286,532	07.06.2023
home.co.uk	May '23	▲ 0.8	▼ 0.8	£354,564	12.05.2023
Hometrack	May '23	N/A	▲ 1.9	£260,700	30.05.2023
Nationwide	May '23	▼ 0.1	▼ 3.4	£260,736	05.2023
Rightmove	May '23	▲ 1.8	▲ 1.5	£372,894	22.05.2023

UK annual house prices – rate of change

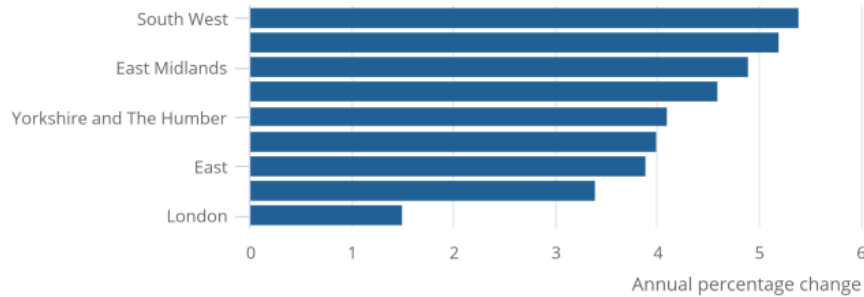


Source: [gov.uk price index](https://www.gov.uk/price-index)

“ The annual rate of growth fell to -1.0%, marking the first time since 2012 that house prices have fallen year-on-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)

“ By property type, all except for detached houses (+0.4%) have registered year-on-year declines. The sharpest drop is for flats (-1.9%), followed by terraced (-1.0%) and semi-detached houses (-0.5%). ”

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

UK house-price rates of change: types of buyer

Type of buyer	Average price March 2023	Monthly change	Annual change
First time buyer	£236,682	-1.3%	3.8%
Former owner occupier	£334,480	-1.1%	4.3%

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

“ Second-stepper properties now taking 52 days on average to find a buyer compared to 28 days last year, and first-time buyer properties now taking 53 days, up from 35 days a year ago. ”

Source: [Rightmove price index](#)

UK house-price rates of change: types of dwelling

Property status	Average price January 2023	Monthly change	Annual change
New build	£389,659	-0.9%	11.1%
Existing resold property	£282,246	-0.9%	5.6%

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

Existing houses continued to fall in value (annual growth of -1.9%), whereas prices for new build properties are still rising (+2.8%), although at the weakest rate for nearly three years.

Source: [Halifax price index](#)

Number of housing transactions per month

Country	January 2023	January 2022
England	36,038	51,592
Northern Ireland	1,427	1,953
Scotland	5,791	7,326
Wales	2,001	2,969

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

“ Despite weaker demand, the number of new sales agreed over the last 4 weeks is 11% higher than the 5-year average for the same period. ”

Source: [Hometrack price index](https://www.hometrack.com/price-index)

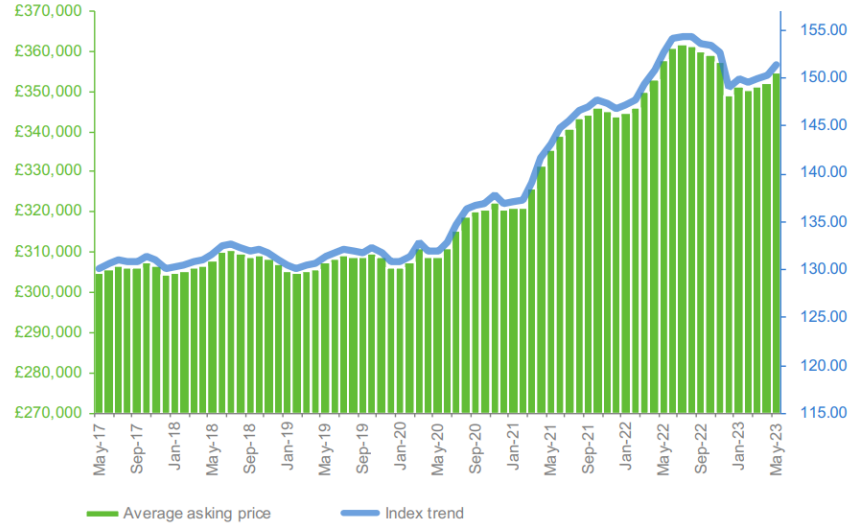
Monthly asking-price trend



“ Average new seller asking prices jump by 1.8% (+£6,647) this month, compared with the historical average May rise of 1.0%. ”

Source: [Rightmove price index](#)

Home asking-price trend for England & Wales



“ Asking prices across England and Wales surged during April by 0.8% on a wave of optimism, although year-on-year growth slipped further into the negative (-0.8%). ”

Source: [home.co.uk price index](https://www.home.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 increased by four days during April to make the current median 81 days, in line with seasonal expectations. ”

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

Asking-price fluctuation percentage



“ The average discount from the final asking price to the agreed sale price has steadied at an average of 3.1%, in line with pre-pandemic market levels. ”

Source: [Rightmove price index](#)

UK sales volumes by funding status

Funding status	Average price March 2023	Monthly change	Annual change
Cash	£269,272	-1.1%	3.8%
Mortgage	£297,619	-1.2%	4.2%

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

“ The number of mortgage products has increased, and we now have 100% loans available which recognise a renter’s payment record. ”

Source: [LSL Property Services price index](#)

UK house-price-to-earnings ratio



Source: [Nationwide price index](#)

“ While activity is likely to remain subdued in the near term, healthy rates of nominal income growth, together with modestly lower house prices, should help to improve housing affordability over time, especially if mortgage rates moderate once Bank Rate peaks. ”

Source: [Nationwide price index](#)

Average properties for sale per estate agent



Source: [Rightmove price index](#)

“ The supply rate of new instructions entering the market remains relatively restrained: up 5% on April 2022 but down 6% on April 2021. ”

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

Did you find this useful?

You can receive this report directly into your inbox each month by signing up at mms-marketing.co.uk/contact.

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 hello@mms-marketing.co.uk with any feedback.