

Housing market overview

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

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- > This month all but one of our reported sources (Halifax) are indicating month-on-month house price decreases (in the range of -0.7% to -1.9%). Nationwide doesn't report any change from the previous month. The majority of our sources continue to record annual house price decreases (in the range of -1.1% to -4.6%). home.co.uk & Halifax are the only sources to record an annual increase (of 0.1% to 1.7% respectively).
- > Hometrack reports first-time buyers are the largest group of would-be movers in next 2 years (40%) followed by upsizers (34%).
- > Nationwide says a borrower earning the average UK income and buying a typical first-time buyer property with a 20% deposit would take a monthly mortgage payment equivalent to 38% of take-home pay – well above the long run average of 30%.
- > Rightmove comments average mortgage rates have now fallen for 19 consecutive weeks, with the average 5-year fixed mortgage rate now 5.11% compared to 6.11% in July.
- > Rightmove also predicts that new seller asking prices will drop nationally by an average of 1% in 2024, with motivated sellers still needing to price below their local competition to secure a sale, as buyer affordability remains stretched.
- > Halifax suggests house prices could fall between -2% and -4% during the coming year, although, as with recent years, forecast uncertainty remains high given the current economic climate.

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'23	▼ 0.7	▼ 1.2	£287,782	20.12.2023
LSL Property Services	November'23	▼ 0.7	▼ 4.6	£358,337	11.12.2023
Halifax	December'23	▲ 1.1	▲ 1.7	£287,105	07.01.2024
home.co.uk	December'23	▼ 0.7	▲ 0.1	£349,226	13.12.2023
Hometrack	December'23	N/A	▼ 1.1	£264,500	22.12.2023
Nationwide	December'23	> 0.0	▼ 1.8	£257,443	12.2023
Rightmove	December'23	▼ 1.9	▼ 1.1	£355,177	11.12.2023

UK annual house prices – rate of change

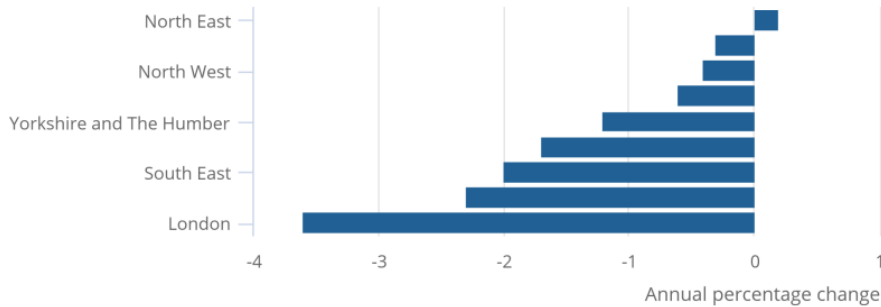


Source: [gov.uk price index](https://www.gov.uk/price-index)

“ UK house prices ended 2023 down 1.8% compared with December 2022, leaving them almost 4.5% below the all-time high recorded in late summer 2022. Prices were flat compared with November, after taking account of seasonal effects.”

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

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



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

“ Across northern England (which comprises North, North West, Yorkshire & The Humber, East Midlands and West Midlands), prices were down 1.8% year on year. Yorkshire & The Humber was the best performing northern region with an annual rate of change of -0.5%. ”

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

UK house-price rates of change: types of buyer

Type of buyer	Average price October 2023	Monthly change	Annual change
First time buyer	£238,804	-0.9%	-1.6%
Former owner occupier	£337,513	-0.6%	-1.0%

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

“ Buyer demand in the mid-market, second-stepper sector is up the most against last year’s post-mini-Budget period at +9%, while overall buyer demand is up by 6% after some movers paused to wait for calmer conditions. ”

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

UK house-price rates of change: types of dwelling

Property status	Average price August 2023	Monthly change	Annual change
New build	£430,202	10.5%	20.6%
Existing resold property	£284,036	1.0%	-0.5%

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

“ During 2023, there were signs that more buyers were looking towards smaller, less expensive properties, with transaction volumes for flats holding up better than other property types. ”

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

Number of housing transactions per month

Country	August 2023	August 2022
England	45,357	70,626
Northern Ireland	1,841	2,191
Scotland	8,265	9,547
Wales	2,526	3,867

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

“ The total sales stock count for England and Wales has plunged since the November reading. The current total of unsold property is 439,006, around 30,000 less than last month and typical for the time of year. ”

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

Monthly asking-price trend

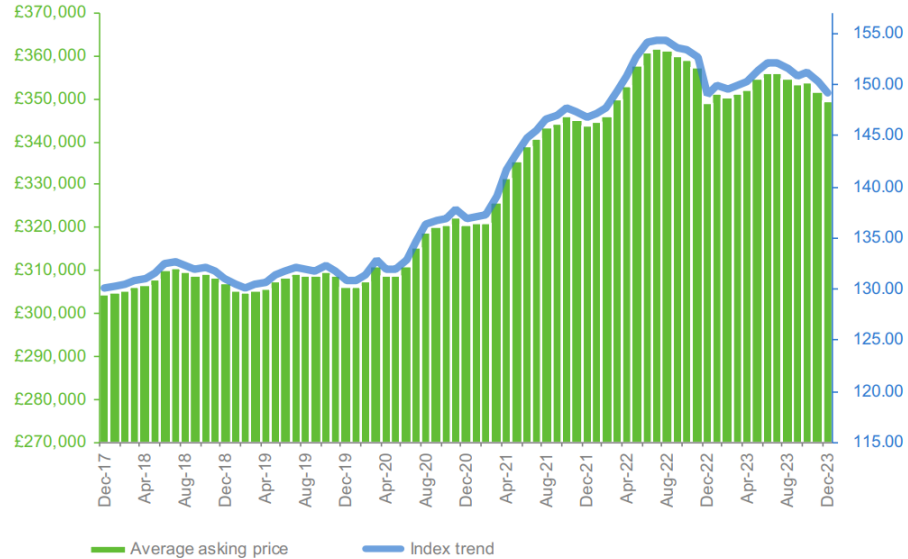


Source: [Rightmove price index](#)

“ Buyers and sellers are becoming more aligned on pricing, reducing the downward pressure on values. ”

Source: [Hometrack price index](#)

Home asking-price trend for England & Wales



“ Despite a seasonal monthly fall of 0.7% since last month, asking prices across England and Wales end the year up 0.1% vs. Dec 2022. ”

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

Average-time-on-market indicator – National

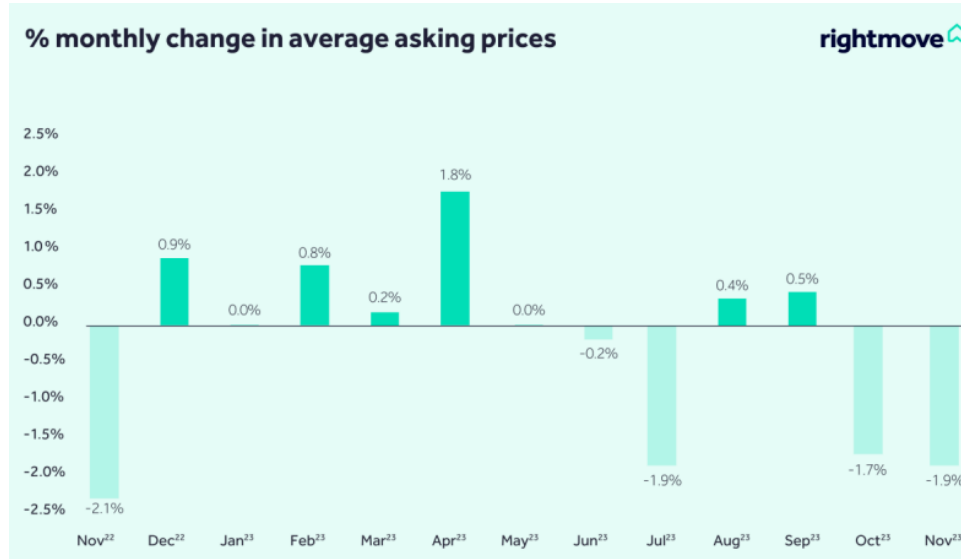


Source: [Rightmove price index](#)

“ The Typical Time on Market for unsold property in England and Wales notched up an additional seven days during November in line with seasonal expectations. The current median is 100 days; in pre-COVID December 2019, the same measure was 106 days. ”

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

Asking-price fluctuation percentage



“ New seller average asking prices end the year just 1.1% below a year ago, while sales agreed for the year to date in 2023’s more challenging market are only 13% lower than the same period in the more frenetic 2022. ”

Source: [Rightmove price index](#)

UK sales volumes by funding status

Funding status	Average price October 2023	Monthly change	Annual change
Cash	£272,136	-0.5%	-1.5%
Mortgage	£300,014	-0.9%	-1.2%

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

“ Cash purchases look set to account for a third of all sales in 2023 and are an important source of pricing evidence. The average price of a cash purchase is 10% lower than the average mortgage funded sale. ”

Source: [Hometrack price index](#)

UK house-price-to-earnings ratio

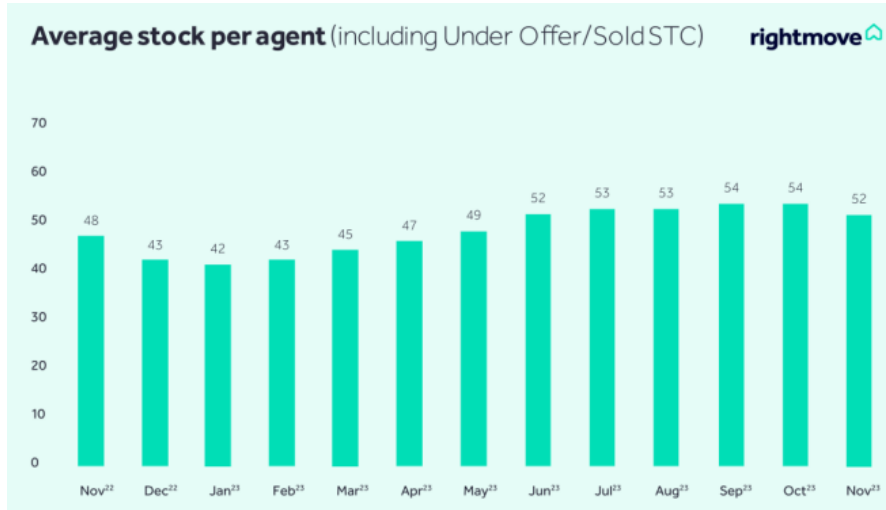


Source: [Nationwide price index](#)

“ While wage growth is now above inflation, helping to ease cost of living pressures for some and improving housing affordability, interest rates are likely to remain elevated for as long as inflation remains markedly above the Bank of England’s target. ”

Source: [Halifax price index](#)

Average properties for sale per estate agent



Source: [Rightmove price index](#)

“ The supply rate of new instructions entering the market remains remarkably restrained overall: down 1% year-on-year and down 8% vs. November 2018. ”

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

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