

Property market returning to normal following seasonal lull. The My Property Consultant Property Index Tracker - 30 May 2017

House Prices

Halifax and Rightmove indicate an annual increase of 3.5% and 3% respectively. ONS figures show that prices have increased by 4.1% over the same period. Nationwide's data has not been updated since the last MPC Tracker was issued.

Rents

Your Move report a slight increase of 0.5% in rates across the UK with London showing a rise of 5.8% over the same period. This was attributable to a sharp drop in the month before and a consequent readjustment to the norm. Overall London has shown an annual increase of 3.6% whereas the national average has increased by 1.4%.

Lending

The BoE Mortgage Approval Rate has decreased by 1.6% since last month and is down 4.7% over the last 12 months. The Council of Mortgage Lenders however have reported a huge increase in the number of loans since last month of 21.6% but an overall drop of 19.3% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported a decrease of 3.2% in transactions over the last month but this is up 20.3% from this time last year.

Indicator	12 Month Trendline	Current Value	Monthly/ Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£207,699	0.2% ↑	2.6% ↑	
Nationwide House Price Growth (National - 3 Month Avg)		£206,665	0.4% ↑	4.1% ↑	Nationwide have issued no new reports since the last MPC Tracker was issued on the 27th April 2017. The data shown here has not been updated since last month.
Nationwide House Price Growth (London - 3 Month Avg)		£478,782	1.2% ↑	5.0% ↑	
Halifax House Price Growth (National) *		£219,649	0.0% ↓	3.5% ↑	House prices have stagnated over the past three months. Overall, prices are marginally lower than in the preceding three months, the first quarterly decline since November 2012. The annual rate of growth remained at 3.5%, the lowest rate since May 2013.
Rightmove Asking Price Growth (National)		£317,281	1.2% ↑	3.0% ↑	Price of property coming to market rises for a fifth consecutive month, up 1.2% (+£3,626) to a new record. Meanwhile London is recording all-time high property prices with an increase of 2.1% (+£13,087) to £649,864. The annual rate of increase however remains subdued with an average increase of 0.9%, with Inner London at +0.6% and Outer London at +1.2%. Election run-up and Brexit uncertainty failing to knock market momentum with year-to-date sales agreed 2% higher than the previous election year of 2015.
Rightmove Asking Price Growth (G London)		£649,864	2.1% ↑	0.9% ↑	
Your Move Buy to Let index (rents - National)		£804	0.5% ↑	1.4% ↑	"Recent years have been characterised by rapidly rising rents in London, with the capital steaming ahead of the rest of the country. That's no longer the case as prices in London are trending downwards. Yet falling rents in London should be seen in a wider economic context, with uncertainty caused by the snap general election and the upcoming Brexit negotiations forcing the capital's property market to take a pause for breath. The strongest performing areas are now Wales and the East of England" - Valerie Bannister, Lettings Director, Your Move
Your Move Buy to Let index (rents - London)		£1,273	5.8% ↑	3.6% ↑	
ONS House Price Index (Average Price - National)		£215,847	-0.6% ↓	4.1% ↑	The average UK house price was £216,000 in March 2017. This is £9,000 higher than in March 2016 and £1,000 lower than last month.
ONS House Price Index (Average Price - London)		£472,000	-1.5% ↓	1.5% ↑	On a regional basis, London continues to be the region with the highest average house price at £472,000, followed by the South East and the East of England, which stand at £312,000 and £277,000 respectively.
Bank of England Mortgage Approval Rate *		66,837	-1.6% ↓	-4.7% ↓	The number of loan approvals for house purchase in the United Kingdom decreased to 66,837 in March 2017 from a downwardly revised 67,936 in the previous month and below market expectations of 67,400. It was lower than the previous six-month average of 67,039.
Bank of England Base Rate		0.25%	0.0% →	-50.0% ↓	The Base rate set by the Monetary Policy Committee at the Bank of England stays at 0.25% since the rate change back in July 2016.
RICS Price Expectation Survey		22%	0.0% →	N/A	Despite the subdued backdrop, 22% more respondents saw prices rising in April, (unchanged from March), underpinned by the lack of stock. As such, house prices continue to rise nationally, with the pace of growth steady over the last five months, although there is variation across the UK.
HMRC Property Transactions (Uk Residential)		83,010	-22.5% ↓	12.8% ↑	The seasonally adjusted estimate of the number of residential property transactions decreased by 3.2% between March 2017 and April 2017. This month's seasonally adjusted figure is 20.3% higher compared with the same month last year. However, direct comparisons should be avoided due to the unusually low level of transactions in April 2016 due to the introduction of the higher tax rates on additional properties. Non-Seasonally adjusted figures reflect a drop of 22.5% since last month in transactions and a drop of 12.8% since this time last year.
HMRC Property Transactions (Uk Residential) *		99,910	-3.2% ↓	20.3% ↑	
CPI - (Consumer Price Index)		102.9	0.4% ↑	2.7% ↑	The Consumer Prices Index (CPI) 12-month rate was 2.7% in April 2017, up from 2.3% in March. The rate has been steadily increasing following a period of relatively low inflation in 2015 and is at its highest since June 2013. This month air fares were the main contributors to the increase in the rate in April 2017.
Rate of CPI		2.7%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH, not a National Statistic) 12-month inflation rate was 2.6% in April 2017, up from 2.3% in March.
CML - Total No. of Loans **		114,300	21.6% ↑	-19.3% ↓	CML has reported an increase over the last month in terms of standard and Buy-to-Let loans of 21.6% and 19.6% respectively as mover activity came out of the winter seasonal dip with the highest monthly volumes of the year so far.
CML - Total value of Loans (£m)**		£21,600(m)	7.5% ↑	-15.0% ↓	Regarding the overall outlook Paul Smee, director of the CML, commented:
CML - Buy to Let: Number of Loans **		17,100	19.6% ↑	-61.6% ↓	"Comparing this March to last year is misleading because of the peak in activity before the stamp duty changes last Spring. Overall, lending trends have remained reasonably consistent. The relatively sluggish activity among home-movers stands in contrast to the growth in first-time buyer and remortgage activity, but in aggregate the market is showing broadly the levels of activity we expected. As we head into the summer, we expect a continuation of these trends, with both first-time buyer and remortgage lending expected to maintain momentum in the light of the very attractive deals currently available."
CML - Buy to Let: Value of Loans (£m)**		£2,800(m)	3.7% ↑	-60.0% ↓	

* Data is Seasonally Adjusted (SA).

** The data compiled is the combined value of both new house purchase loans as well as remortgaged loans. It relates to mortgage advances only.

Data illustrated is a snapshot of the latest official data as of: 30 May, 2017.

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