

House price growth slows, while mortgage lending increases. The My Property Consultant Property Index Tracker - 30 August 2017

House Prices

Nationwide, Halifax and Rightmove all indicate an increase in house prices over the last 12 months (2.1%, 2.2% and 3.1% respectively), and ONS figures also show that prices have increased by 4.9% over 12 months.

Rents

Your Move failed to update their Buy to Let data as of the 30th August. The metrics will be updated accordingly in next month's report.

Lending

The BoE Mortgage Approval Rate has increased by 5.2% since last month and by 11.3% over the last 12 months. The Council of Mortgage Lenders are reporting an increase in the number of loans since last month of 16.9% and an overall increase of 7.0% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported a decrease of 10.3% in transactions over the last month but this is up 1.4% from this time last year.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£210,495	-0.6% ↓	2.1% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "The annual pace of house price growth moderated to 2.1% in August, from 2.9% in July. The slowdown in house price growth to the 2-3% range in recent months from the 4-5% prevailing in 2016 is consistent with signs of cooling in the housing market and the wider economy."
Nationwide House Price Growth (National - 3 Month Avg)		£209,971	1.6% ↑	2.8% ↑	"The economy grew by c.0.3% per quarter in the first half of 2017, around half the pace recorded in 2016. The number of mortgages approved for house purchase moderated to a nine-month low of c.65,000 in June and surveyors have reported softening in the number of new buyer enquiries. "Nevertheless, constrained supply is likely to continue to provide support for house prices... as a result, we continue to expect prices to rise by around 2% over 2017 as a whole."
Nationwide House Price Growth (London - 3 Month Avg)		£478,142	-0.1% ↓	1.2% ↑	
Halifax House Price Growth (National) *		£219,266	0.4% ↑	2.2% ↑	House prices continue to remain broadly flat, as they have since the start of the year. Prices in the three months to July were marginally lower than in the preceding three months, while the annual rate of growth has edged down from 5.7% in January to 2.2% in July; the lowest rate since April 2013.
Rightmove Asking Price Growth (National)		£313,663	-0.9% ↓	3.1% ↑	The price of property coming to market has fallen nationally by 0.9% (-£2,758) and by 1.9% (-12,068) in London this month. A price fall when the summer holiday season is in full swing is not unexpected. Indeed, this drop is very much in line with the average for this time of year, which has been -1.2% nationally and -2.2% in London over the seven years since 2010.
Rightmove Asking Price Growth (G London)		£629,270	-1.9% ↓	1.6% ↑	The market faces some well-documented headwinds however, and this continues to be reflected in the subdued annual rate of increase of just +3.1% and 1.6% respectively.
Your Move Buy to Let index (rents - National)		£827	1.6% ↑	2.1% ↑	Your Move, as of the 30th August, have not released their latest figures. The data shown is still last month's data.
Your Move Buy to Let index (rents - London)		£1,277	0.1% ↑	3.2% ↑	
ONS House Price Index (Average Price - National)		£223,257	0.8% ↑	4.9% ↑	Average house prices in the UK have increased by 4.9% in the year to June 2017 (down from 5.0% in the year to May 2017). The annual growth rate has slowed since mid-2016 but has remained broadly around 5% during 2017. The average UK house price was £223,000 in June 2017. This is £10,000 higher than in June 2016 and £2,000 higher than last month. On a regional basis, London continues to be the region with the highest average house price at £482,000, followed by the South East and the East of England, which stand at £320,000 and £287,000 respectively.
ONS House Price Index (Average Price - London)		£482,000	-0.6% ↓	3.0% ↑	
Bank of England Mortgage Approval Rate *		68,689	5.2% ↑	11.3% ↑	The number of loan approvals for house purchase in the United Kingdom rose to a 16-month high of 68,689 in July 2017 from an upwardly revised 65,318 in June and above market expectations of 65,500.
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		1%	-85.7% ↓	N/A	This month, the headline price growth gauge slipped from +7% to +1%, signalling prices were broadly flat over the period and representing the softest reading since early 2013. Looking ahead, near-term price expectations continue to signal a flat trend over the coming three months at the headline level.
HMRC Property Transactions (Uk Residential)		107,500	-10.3% ↓	1.4% ↑	The provisional seasonally adjusted UK property transaction count for July 2017 was 104,760 residential and 11,750 non-residential transactions. The seasonally adjusted estimate increased by 1.3% between June 2017 and July 2017 and is 8.3% higher compared with the same month last year, but around the same level as in July 2015.
HMRC Property Transactions (Uk Residential) *		104,760	1.3% ↑	8.3% ↑	The number of non-adjusted residential transactions was about 10.3% lower compared with June 2017 and 1.4% higher than in July 2016.
CPI - (Consumer Price Index)		103.2	-0.1% ↓	2.6% ↑	The Consumer Prices Index (CPI) 12-month rate was 2.6% in July 2017, unchanged from June 2017. Similarly, the Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was also 2.6% in July 2017, unchanged from June 2017.
Rate of CPI		2.6%	N/A	N/A	The price of motor fuel continued to fall and provided the largest downward contribution to change in the rate but was offset by smaller upward contributions from a range of goods and services, including clothing, household goods, gas and electricity, and food and non-alcoholic beverages.
CML - Total No. of Loans **		126,500	16.9% ↑	7.0% ↑	This month has seen a substantial increase in the number of loans made in both the Buy-to-Let sector (rising by 18.7%) and the more traditional home-owners' sector (rising by 16.9%). This resulted in an annual increase of 8.2% and 7.0% respectively. Paul Smee, Head of Mortgages at UK Finance, commented:
CML - Total value of Loans (£m)**		£22,200(m)	2.8% ↑	7.2% ↑	"June's figures show a busy month in the mortgage market, with home movers having their highest monthly activity levels for over a year and an especially high number of loans for first time buyers. Buy-to-let activity remains subdued compared to its 2015 peak but consistent month-to-month since stamp duty changes in April 2016. But there are also signs of a softening market and we are not anticipating that this performance will be sustained in the second half of 2017. A slightly lop-sided market could well show some growth in house purchase lending but alongside reduced remortgage and buy-to-let activity."
CML - Buy to Let: Number of Loans **		19,700	18.7% ↑	8.2% ↑	
CML - Buy to Let: Value of Loans (£m)**		£2,900(m)	3.6% ↑	0.0% →	

* 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 August, 2017.

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