

Housing market starts to cool as winter sets in.

The My Property Consultant Property Index Tracker - 30 November 2017

House Prices

Nationwide, Halifax and Rightmove all indicate an increase in house prices over the last 12 months (2.5%, 3.8% and 1.8% respectively), and ONS figures show that prices have increased by 5.4% over 12 months.

Rents

The Your Move Buy to Let Index reports a national increase over the last 12 months of 2.4% and a decrease of 1.1% for London. The latest report also indicates a decrease of -1.5% and 0.3% respectively over the last month.

Lending

The BoE Mortgage Approval Rate has decreased by 2.3% since last month and by 5.2% over the last 12 months. The Council of Mortgage Lenders are reporting a decrease in the number of loans reported since last month of 9.9% but an overall increase of 5.6% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported an increase of 1.7% in transactions over the last month and up 9.2% from this time last year.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£209,988	-0.5% ↓	2.5% ↑	UK house prices have dropped by 0.5% over the last month. Price drops are typical occurrences prior to the christmas season and this drop is relatively low compared to previous years. Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "The annual rate of house price growth remained stable in November at 2.5%. Nevertheless, annual growth remains within the 2-4% range that has prevailed since March. Low mortgage rates and healthy rates of employment growth are providing support for demand, but this is being partly offset by pressure on household incomes, which appears to be weighing on confidence. The lack of homes on the market is providing support to house prices.
Nationwide House Price Growth (National - 3 Month Avg)		£210,982	0.5% ↑	2.2% ↑	
Nationwide House Price Growth (London - 3 Month Avg)		£471,761	-1.3% ↓	-0.6% ↓	
Halifax House Price Growth (National) *		£225,826	0.3% ↑	3.8% ↑	House prices rose by 0.3% between September and October, following a 0.8% increase in September. The average price of £225,826 is the highest on record and 2.8% higher than in January (£219,741)
Rightmove Asking Price Growth (National)		£311,043	-0.8% ↓	1.8% ↑	A drop in new seller asking prices is the norm at this time of year in the run-up to Christmas, and the 0.8% fall (-£2,392) is the smallest that Rightmove has recorded in November since 2007, in the early period of the credit crunch. This has been the case for London as well, however the recorded average drop in the asking price of property coming to market this month is a modest 0.2% compared to last month (-£1,392).
Rightmove Asking Price Growth (G London)		£628,219	-0.2% ↓	-2.4% ↓	
Your Move Buy to Let index (rents - National)		£924	-1.5% ↓	2.4% ↑	Martyn Alderton, National Lettings Director at Your Move and Reeds Rains comments: "As we approach winter, the heat has been taken out of the rental market and price growth has slowed. While prices in most areas have continued to rise, it has been at a slower pace than we had been used to in recent years. "Across England and Wales, rents have grown by 2.4% in the last year although some areas, such as the East of England, have performed above that level."
Your Move Buy to Let index (rents - London)		£1,276	-0.3% ↓	-1.1% ↓	
ONS House Price Index (Average Price - National)		£226,367	0.4% ↑	5.4% ↑	The average UK house price was £226,000 in September 2017. This is £11,000 higher than in September 2016 and £1,000 higher than last month. On a regional basis, London continued to be the region with the highest average house price at £484,000, followed by the South East and the East of England, which stood at £324,000 and £289,000 respectively. The lowest average price continued to be in the North East at £130,000.
ONS House Price Index (Average Price - London)		£484,000	-0.2% ↓	2.5% ↑	
Bank of England Mortgage Approval Rate *		64,575	-2.3% ↓	-5.2% ↓	The number of loan approvals for house purchase in the United Kingdom fell to 64,575 in October 2017 from a downwardly revised 66,111 in September, below market expectations of 65,000. It was the lowest level since September last year.
Bank of England Base Rate		0.5%	0.0% →	100.0% ↑	Following on from the interest rate hike last month, the Bank of England Base rate remains at 0.5%
RICS Price Expectation Survey		1%	-83.3% ↓	N/A	The UK housing market continued to stutter in October with both demand from buyers and agreed sales declining once more. Momentum in the market is likely to remain subdued in the near term according to the RICS Market Survey.
HMRC Property Transactions (Uk Residential)		111,110	1.1% ↑	13.3% ↑	The provisional seasonally adjusted UK property transaction count for October 2017 was 105,260 residential and 11,280 non-residential transactions. The seasonally adjusted estimate of the number of residential property transactions increased by 1.7% between September 2017 and October 2017. This month's seasonally adjusted figure is 9.2% higher compared with the same month last year.
HMRC Property Transactions (Uk Residential) *		105,260	1.7% ↑	9.2% ↑	
CPI - (Consumer Price Index)		104.2	0.1% ↑	3.0% ↑	There was a minimal increase in the CPI resulting in a flat rate of CPI of 3%, unchanged from last month. Rising prices for food and, to a lesser extent, recreational goods provided the largest upward contributions to change in the rate between September 2017 and October 2017.
Rate of CPI		3%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.8% in October 2017, unchanged from September 2017.
CML - Total No. of Loans **		117,600	-9.9% ↓	5.6% ↑	Commenting on the data, UK Finances head of mortgage policy June Deasy said:
CML - Total value of Loans (£m)**		£21,300(m)	-7.8% ↓	2.9% ↑	"Although lending slackened in September, it remained higher than a year ago. Remortgaging was particularly strong, with borrowers seeking to lock into historically low interest rates in advance of the widely anticipated rise in Bank base rate at the beginning of November. Over the last year, the number of loans for remortgaging has been higher than in any period since 2009. Low borrowing rates mean that mortgage repayments as a proportion of income remain at or close to their historic low point. While this ratio may edge upward in the coming months, monthly mortgage payments will remain affordable for the vast majority of borrowers."
CML - Buy to Let: Number of Loans **		18,400	-10.2% ↓	8.9% ↑	
CML - Buy to Let: Value of Loans (£m)**		£2,900(m)	-6.5% ↓	3.6% ↑	

* 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 November, 2017.

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