

Remortgages reach nine-year high

The My Property Consultant Property Index Tracker - April 2018

House Prices

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

Rents





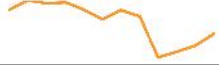
















The Your Move Buy to Let Index has not been updated since the last report, and figures shown are those of last month. MPC will adjust the data accordingly in the next Tracker publication.

Lending

The BoE Mortgage Approval Rate has decreased by 4.8% since last month and by 7.0% over the last 12 months. The Council of Mortgage Lenders whose published figures are a month older (January) are reporting an increase in the number of loans reported since the previous month of 8.1% and an overall increase of 16.2% since the corresponding time last year.

Property transactions

The HMRC Property Transactions Index has reported an increase of 2.0% in transactions over the last month but down 0.5% from this time last year overall.

Indicator	12 Month Trendline	Current Value	Monthly/ Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£211,625	0.6% ↑	2.1% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "UK house price growth remained broadly stable in March at 2.1%, little changed from the 2.2% recorded the previous month. House prices increased by 0.6% from last month but fell by 0.2% after taking account of seasonal factors."
Nationwide House Price Growth (National - 3 Month Avg)		£211,792	0.2% ↑	2.5% ↑	Looking at the quarterly figures, London continued to experience modest annual price declines, with average house prices down 1% compared with a year ago. This is in contrast to the average recorded across all regions of 2.5% compared to this time last year. London however did report a 0.6% increase in the last quarter compared to the national average of 0.2%
Nationwide House Price Growth (London - 3 Month Avg)		£473,776	0.6% ↑	-1.0% ↓	
Halifax House Price Growth (National) *		£224,353	0.4% ↑	2.1% ↑	House prices continue to remain broadly flat, as they have since the end of last year. On a monthly basis, prices grew marginally by 0.4% in February, following two consecutive monthly falls. The average price in February was £224,353, down slightly from November's high of £226,408
Rightmove Asking Price Growth (National)		£304,504	1.5% ↑	2.1% ↑	On a national level, average asking price of newly-marketed property jumps by 1.5% (+£4,503) this month as strong demand from home movers in the first two months of the year now feeds through to stronger upwards price pressure. Meanwhile the price of property coming to market in Greater London rises by 0.6% (+£4,060) this month, however the annual rate continues to be in negative territory (-0.6%) for the seventh consecutive month.
Rightmove Asking Price Growth (G London)		£631,651	0.6% ↑	-0.6% ↓	
Your Move Buy to Let index (rents - National)		£829	0.1% ↑	3.9% ↑	Your Move have not issued a new report in the last month since the last tracker was issued. Data shown is the same as last month.
Your Move Buy to Let index (rents - London)		£1,276	0.2% ↑	-0.8% ↓	
ONS House Price Index (Average Price - National)		£225,621	-0.3% ↓	4.9% ↑	The ONS have reported an average UK house price of £225,621 in January 2018. This is £11,000 higher than in January 2017 and relatively unchanged from last month's figure.
ONS House Price Index (Average Price - London)		£486,000	1.0% ↑	2.1% ↑	On a regional basis, London continued to be the region with the highest average house price at £486,000, followed by the South East and the East of England, which stood at £323,000 and £290,000 respectively. The lowest average price continued to be in the North East at £123,000.
Bank of England Mortgage Approval Rate *		63,910	-4.8% ↓	-7.0% ↓	The number of mortgages approved for house purchase in the United Kingdom fell to 63,910 in February of 2018 from a downwardly revised 67,110 in the previous month and below market consensus of 66,000.
Bank of England Base Rate		0.5%	0.0% →	100.0% ↑	Following on from the interest rate hike in November, the Bank of England Base rate remains at 0.5%
RICS Price Expectation Survey		0%	-100.0% ↓	N/A	The results of February 2018 RICS Residential Market Survey provide little sign of any material shift in sentiment amongst respondents, at least as far as the headline numbers are concerned. The best guides to future activity for the whole of the country remain subdued.
HMRC Property Transactions (Uk Residential)		83,230	2.0% ↑	-0.5% ↓	For February 2018 the number of non-adjusted residential transactions was 83,230, this was 2.0% higher compared with January 2018.
HMRC Property Transactions (Uk Residential) *		101,010	-0.3% ↓	-0.7% ↓	The seasonally adjusted estimate of the number of residential property transactions decreased by 0.3% between January 2018 and February 2018 to 101,010 transactions. This month's seasonally adjusted figure is 0.7% lower compared with the same month last year.
CPI - (Consumer Price Index)		104.9	0.5% ↑	2.7% ↑	Although the Consumer Prices Index (CPI) rose slightly in the last month, the 12-month CPI rate was 2.7% in February 2018, down from 3.0% in January 2018. The largest downward contributions to the change in the rate came from transport and food prices, which rose by less than a year ago.
Rate of CPI		2.7%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.5% in February 2018, down from 2.7% in January 2018.
CML - Total No. of Loans **		117,600	8.1% ↑	16.2% ↑	Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance said: "Remortgaging in January reached a nine-year high, as a number of fixed rate mortgages came to an end while borrowers locked into attractive deals amid expectations of further interest rate rises."
CML - Total value of Loans (£m)**		£25,500(m)	44.9% ↑	11.8% ↑	"While an increase in remortgaging is expected in the New Year as people put their household finances in order, this strong growth is above the seasonal fluctuations we tend to see at this time of year."
CML - Buy to Let: Number of Loans **		18,300	8.9% ↑	18.8% ↑	"There was the usual dip in both first-time buyers and home-movers post the December festive period, but mortgage lending in both segments increased compared to the same period in 2017."
CML - Buy to Let: Value of Loans (£m)**		£3,400(m)	41.7% ↑	13.3% ↑	"However, growth in the buy-to-let market remains subdued, reflecting the ongoing impact of recent tax and regulatory changes."

* 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: 02 April, 2018.

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