

May the 4th be with you: London's still a buyer's market

The My Property Consultant Property Index Tracker - May 2018

House Prices

Nationwide, Halifax and Rightmove all indicate an increase in house prices over the last 12 months (2.6%, 3.7% and 1.6% respectively), and ONS figures show that prices have increased by 4.4% over 12 months.

Rents





























































For the 2nd month in a row Your Move have failed to update their Buy to Let Index. Figures shown are those for two month ago. MPC will adjust the data accordingly in the next Tracker publication.

Lending

The BoE Mortgage Approval Rate has decreased by 1.4% since last month and by 6.8% over the last 12 months. The Council of Mortgage Lenders are reporting a decrease in the number of loans reported since last month of 12.1% but with an overall increase of 4.7% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported an increase of 13.3% in transactions over the last month but down 10.9% from this time last year overall.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£213,000	0.6% 	2.6% 	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "There was a slight pickup in UK annual house growth in April to 2.6%, from 2.1% in March. House prices rose by 0.2% over the month, after taking account of seasonal factors [0.6% without them factored]... Looking ahead, much will depend on how broader economic conditions evolve, especially in the labour market, but also with respect to interest rates. Subdued economic activity and the ongoing squeeze on household budgets is likely to continue to exert a modest drag on housing market activity and house price growth this year. We continue to expect house prices to rise by around 1% over the course of 2018."
Nationwide House Price Growth (National - 3 Month Avg)		£211,792	0.2% 	2.5% 	
Nationwide House Price Growth (London - 3 Month Avg)		£473,776	0.6% 	-1.0% 	
Halifax House Price Growth (National) *		£227,871	1.6% 	3.7% 	"House prices in March were largely unchanged compared with the previous quarter, the annual rate of growth continues to be in a narrow range of around 3%, though the average price of £227,871 is a new high. In the coming months we expect price growth to remain close to our prediction of 3%
Rightmove Asking Price Growth (National)		£305,732	0.4% 	1.6% 	Miles Shipside, Rightmove director and housing market analyst comments: "London is made up of a myriad of different local markets and influences, but the overall picture remains one of a market still in readjustment. Demand for housing remains, but more cautious buyers are waiting for the right property at the right price with consequently less urgency unless the deal is worth going for. While some discretionary movers are staying put, demand from those who are highly motivated to buy remains strong in this low supply and high-demand capital city."
Rightmove Asking Price Growth (G London)		£628,039	-0.6% 	-1.6% 	
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)		£225,047	-0.1% 	4.4% 	The average UK house price was £225,000 in February 2018. This is £9,000 higher than in February 2017 and broadly unchanged from last month. On a regional basis, London continued to be the region with the highest average house price at £472,000, followed by the South East and the East of England, which stood at £322,000 and £288,000 respectively
ONS House Price Index (Average Price - London)		£471,986	-2.1% 	-1.0% 	
Bank of England Mortgage Approval Rate *		62,914	-1.4% 	-6.8% 	The number of mortgages approved for house purchase in the United Kingdom fell to 62,914 in March 2018 from a downwardly revised 63,781 in the previous month and below market consensus of 63,000.
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%	0.0% 	N/A	The results of the March 2018 RICS Residential Market Survey continue to point to subdued momentum, with key activity indicators still in negative territory at the national level. For the time being at least, forward looking metrics suggest little prospect of the tide turning to any meaningful extent over the near term.
HMRC Property Transactions (Uk Residential)		94,140	13.3% 	-10.9% 	For March 2018 the number of non-adjusted residential transactions was about 13.3% higher compared with February 2018. The number of non-adjusted residential transactions was 10.9% lower than in March 2017. The seasonally adjusted estimate of the number of residential property transactions decreased by 7.2% between February 2018 and March 2018. This month's seasonally adjusted figure is 11.8% lower compared with the same month last year.
HMRC Property Transactions (Uk Residential) *		92,270	-7.2% 	-11.8% 	
CPI - (Consumer Price Index)		105.0	0.1% 	2.4% 	Since reaching a recent high of 2.8% towards the end of 2017, the rate has fallen back to its lowest since March 2017. The largest downward contribution to the change in the rate between February 2018 and March 2018 came from prices for clothing and footwear rising by less than they did a year ago. The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.3% in March 2018, down from 2.5% in February 2018.
Rate of CPI		2.5%	N/A	N/A	
CML - Total No. of Loans **		95,400	-12.1% 	4.7% 	Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance said: "Homebuyers have shaken off the winter blues, with house purchases by first-time buyers and home movers reaching their highest levels for February in over a decade. Remortgages are also up year-on-year, as homeowners look to fix costs amid anticipation of further interest rate rises. Meanwhile the buy-to-let market continues to operate at stable but subdued levels, due in part to the impact of recent legislative and tax changes."
CML - Total value of Loans (£m)**		£22,200(m)	-12.9% 	10.4% 	
CML - Buy to Let: Number of Loans **		10,000	-2.0% 	1.0% 	
CML - Buy to Let: Value of Loans (£m)**		£2,900(m)	-14.7% 	7.4% 	

* 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 May, 2018.

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