

Rightmove hinting at Inner London price recovery

The My Property Consultant Property Index Tracker - June 2018

House Prices

Nationwide, Halifax and Rightmove all indicate an increase in house prices over the last 12 months (2.4%, 0.5% and 1.1% respectively), and ONS figures show that prices have increased by 4.2% over 12 months.

Rents

Once again Your Move have failed to update their Buy to Let Index. Figures shown are those from 3 months ago. MPC will adjust the data accordingly in the next Tracker publication.

Lending

The BoE Mortgage Approval Rate has decreased by 0.6% since last month and by 6.5% over the last 12 months. The Council of Mortgage Lenders are reporting an increase in the number of loans reported since last month of 9% but with an overall decrease of 7% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported an increase of 3.5% in transactions over the last month but down 2.7% from this time last year overall.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£213,618	0.3% ↑	2.4% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "UK annual house price growth slowed modestly in May to 2.4%, from 2.6% in April. House prices fell by 0.2% over the month, after taking account of seasonal factors (0.3% otherwise). Annual house price growth has been confined to a fairly narrow range of circa 2-3% over the past 12 months, suggesting little change in the balance between demand and supply in the market over that period. There are few signs of an imminent change. Surveyors continue to report subdued levels of new buyer enquiries, while the supply of properties on the market remains more of a trickle than a torrent.
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) *		£220,962	-3.0% ↓	0.5% ↑	On a monthly basis, prices fell by 3.0%, following a 1.6% rise in the previous month, reflecting the volatility in the short term monthly measure. On an annual basis this has resulted in only a 0.5% increase however averaging over the last 3 months, Halifax report that prices were 2.2% higher than in the same three month period last year.
Rightmove Asking Price Growth (National)		£308,075	0.8% ↑	1.1% ↑	Nationally, new-to-the-market sellers push their asking prices up by another 0.8% (+£2,343) to a record high of £308,075. In London, new seller asking prices rise by 1.5% (+£9,707) this month, but London still remains marginally negative year-on-year with annual fall of 0.2%. There are some signs that Inner London may be closer to recovery with monthly price gains in Zones 1, 2 & 3 resulting in monthly rise of 3.1% and annual rate of decrease at just 0.3%. In contrast Outer London, which first saw year-on-year falls in new seller asking prices only nine months ago, records a monthly fall of 0.2% (-£1,197)
Rightmove Asking Price Growth (G London)		£637,746	1.5% ↑	-0.2% ↓	
Your Move Buy to Let index (rents - National)		£829	0.1% ↑	3.9% ↑	Your Move have not issued a new report again this last month. Data shown is the latest published data from Your Move albeit 3 months out of date.
Your Move Buy to Let index (rents - London)		£1,276	0.2% ↑	-0.8% ↓	
ONS House Price Index (Average Price - National)		£224,144	-0.2% ↓	4.2% ↑	Average house prices in the UK have increased by 4.2% in the year to March 2018 (unchanged from February 2018). The annual growth rate has slowed since mid-2016 but has remained under 5%, with the exception of October 2017, throughout 2017 and into 2018. Average house prices in the UK decreased by 0.2% on the month. In London, prices decreased by 0.7% over the year. This is the lowest annual growth in London since September 2009, when it was negative 3.2%. London has shown a general slowdown in its annual growth rate since mid-2016.
ONS House Price Index (Average Price - London)		£471,944	-0.9% ↓	-0.7% ↓	
Bank of England Mortgage Approval Rate *		62,455	-0.6% ↓	-6.5% ↓	The number of mortgages approved for house purchase in the United Kingdom fell for the third month to 62,455 in April of 2018 from a downwardly revised 62,802 in the previous month and below market expectations 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		-8%	-8% ↓	N/A	As sales and new buyer interest appeared to hold steady after seeing declines in previous months, the national RICS Price balance slipped to -8% in April, having been flat in both February and March. Although this figure signals only a slight decline at this stage, it is still the most negative figure since November 2012.
HMRC Property Transactions (Uk Residential)		86,200	-12.5% ↓	-2.0% ↓	For April 2018 the number of non-adjusted residential transactions was about 12.5% lower compared with March 2018. The number of non-adjusted residential transactions was 2.0% lower than in April 2017.
HMRC Property Transactions (Uk Residential) *		100,190	3.5% ↑	-2.7% ↓	The seasonally adjusted estimate of the number of residential property transactions increased by 3.5% between March 2018 and April 2018. This month's seasonally adjusted figure is 2.7% lower compared with the same month last year
CPI - (Consumer Price Index)		105.4	0.4% ↑	2.4% ↑	The Consumer Prices Index (CPI) 12-month rate was 2.4% in April 2018, down from 2.5% in March 2018. The largest downward contribution to the change in the rate came from air fares, which were influenced by the timing of Easter.
Rate of CPI		2.4%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.2% in April 2018, down from 2.3% in March 2018
CML - Total No. of Loans **		104,000	9.0% ↑	-7.0% ↓	This month has seen a 9% increase in the total number of loans. This is however down by 7% compared to this time last year, commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance, said:
CML - Total value of Loans (€m)**		£20,900(m)	-5.9% ↓	-6.3% ↓	"Remortgaging levels softened in March, after a busier than usual start to the year saw customers locking into attractive deals ahead of a potential interest rate rise. "There has been relatively flat growth in lending to first-time buyers, reflecting recent Bank of England figures showing a fall in mortgage approvals. "Meanwhile the buy-to-let market remains subdued, as recent tax and regulatory changes continue to have an impact on demand."
CML - Buy to Let: Number of Loans **		12,000	20.0% ↑	-3.2% ↓	
CML - Buy to Let: Value of Loans (€m)**		£2,800(m)	-3.4% ↓	-6.7% ↓	

* 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: 01 June, 2018.

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