

Annual house price growth slows to a five-year low in June

The My Property Consultant Property Index Tracker - July 2018

House Prices

Nationwide, Halifax and Rightmove all indicate a nationwide increase in house prices over the last 12 months (2.0%, 1.8% and 1.1% respectively), and ONS figures show that prices have increased by 3.9% over 12 months. In stark contrast, Nationwide's quarterly reports show that London prices have fallen by 1.9% in the last year whilst Rightmove show a drop of 1% for the same region.

Property transactions





























































The HMRC Property Transactions Index has reported an increase of 12.1 % in transactions over the last month but down 1.0 % from this time last year overall.

Lending

The BoE Mortgage Approval Rate has increased by 2.5% since last month but decreased by 2.1% over the last 12 months. The Council of Mortgage Lenders are reporting an increase in the number of loans reported since last month of 1.6% and an overall increase of 14.1% since this time last year.

Rents

Your Move have updated their reports over these last few months but the data shows hardly any changes in rental yields during that same period. Annually, Your Move report increases of 3.5% nationally and 6.1% in London.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£215,444	0.9% 	2.0% 	Commenting on the Monthly National figures, Robert Gardner, Nationwide's Chief Economist, said: "Annual house price growth fell to its slowest pace for five years in June. However, at 2% this was only modestly below the 2.4% recorded the previous month. Indeed, annual house price growth has been confined to a fairly narrow range of c2-3% over the past 12 months."
Nationwide House Price Growth (National - 3 Month Avg)		£214,578	1.3% 	2.2% 	The Quarterly figure breakdown recorded a modest decline in London with house prices down 1.9% compared with the same period last year. In Southern regions of England, house prices are now well above 2007 levels, in particular in London, where despite recent price falls, prices are over 50% above their previous peak. Meanwhile, in some Northern areas prices remain close to or even below 2007 levels.
Nationwide House Price Growth (London - 3 Month Avg)		£468,845	-1.0% 	-1.9% 	On a monthly basis, prices rose by 1.6% in May, partially reversing the 3.1% monthly decline in April and are 1.8% higher than this time last year. After a sharp rise in January, mortgage approvals have softened in the past three months, whilst both newly agreed sales and new buyer enquiries are showing signs of stabilisation.
Halifax House Price Growth (National) *		£224,439	1.6% 	1.8% 	
Rightmove Asking Price Growth (National)		£309,439	0.4% 	1.7% 	Dwindling stock in the North drives price as Rightmove report a new record in asking price of newly-marketed property for the third consecutive month as steady monthly increases continue, with a 0.4% (+£1,364) rise.
Rightmove Asking Price Growth (G London)		£631,737	-0.9% 	-1.0% 	Meanwhile in London, as the traditionally busier spring market comes to an end the price of property coming to market in London drops by 0.9% (-£6,009). The annual rate remains negative for tenth consecutive month at -1.0%
Your Move Buy to Let index (rents - National)		£828	-3.0% 	3.5% 	Your Move have finally updated their record for the last couple of months with not much to report in the interim period. Nationally, the figures rose by 3% only to drop back down the following month to their previous level, whilst in London the rental figures have remained constant at a value of £1,276 for the last 3 months with hardly any variation in the preceding months prior to that
Your Move Buy to Let index (rents - London)		£1,276	0.0% 	6.1% 	
ONS House Price Index (Average Price - National)		£226,906	1.2% 	3.9% 	Average house prices in the UK have increased by 3.9% in the year to April 2018 (down from 4.2% in March 2018). This is its lowest annual rate since March 2017 when it was 3.7%. The annual growth rate has slowed since mid-2016 and has remained under 5%, with the exception of October 2017, throughout 2017 and into 2018.
ONS House Price Index (Average Price - London)		£484,584	2.4% 	1.0% 	The South West showed the highest annual growth, with prices increasing by 6.1% in the year to April 2018. This was followed by the West Midlands (5.9%). The lowest annual growth was in London, where prices increased by 1.0% over the year.
Bank of England Mortgage Approval Rate *		64,526	2.5% 	-2.1% 	The number of mortgages approved for house purchase in the United Kingdom increased to 64,526 in May 2018, this is the most since January. This is a 2.5% increase from an upwardly revised 62,941 in the previous month and above market consensus of 62,200.
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		-3%	37.5% 	N/A	The headline RICS price balance came in at -3% in May pointing to no change in house prices over the month, following a marginal decline in April (net balance -7%). However, as has been the case for some time, there are material regional dimensions to this trend.
HMRC Property Transactions (Uk Residential)		95,480	12.1% 	-1.0% 	For May 2018 the number of non-adjusted residential transactions was about 12.1% higher compared with April 2018. This is a reported drop of 15 compared to this time last year.
HMRC Property Transactions (Uk Residential) *		99,590	0.8% 	-0.4% 	The seasonally adjusted estimate of the number of residential property transactions increased by 0.8% between April 2018 and May 2018. This seasonally adjusted figure is 0.4% lower compared with the same month last year.
CPI - (Consumer Price Index)		105.8	0.4% 	2.4% 	The Consumer Prices Index (CPI) 12-month rate was 2.4% in May 2018, unchanged from April 2018. Rising motor fuel prices produced the largest upward contribution to the change in the rate between April and May 2018.
Rate of CPI		2.4%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.3% in May 2018, up from 2.2% in April 2018.
CML - Total No. of Loans **		111,900	1.6% 	14.1% 	Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance, said:
CML - Total value of Loans (£m)**		£20,300(m)	3.6% 	16.0% 	"Remortgaging activity bounced back to strong levels in April, as both homeowners and landlords put their house in order by locking into attractive fixed-rate deals ahead of an anticipated interest rate rise."
CML - Buy to Let: Number of Loans **		19,300	6.6% 	19.9% 	"This spike in remortgaging was also driven by a large number of fixed-term mortgage deal rates coming to an end, combined with increased efforts by lenders to contact their customers before their deal rate expires."
CML - Buy to Let: Value of Loans (£m)**		£3,000(m)	7.1% 	20.0% 	"The number of first-time buyers has grown year on year, outstripping the number of homemovers. This may reflect the impact of measures such as the recent stamp duty cut and the Help to Buy scheme that are focused on getting more people onto the housing ladder."

* 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 June, 2018.

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