

## Potential opportunities for savvy buyers seeking property in London.

### The My Property Consultant Property Index Tracker - September 2018

#### House Prices

Nationwide, Halifax and Rightmove all indicate a nationwide increase in house prices over the last 12 months (2.0%, 4.5% and 1.1% respectively), and ONS figures show that prices have increased by 3.0% over 12 months.

#### Rents

Your Move Rental index reported a national 1.5% increase in the last month and a 0.4% increase since this time last year. London's data however reporting a slight decrease of 0.2% in the last month and 0.5% since this time last year.

#### Lending

The BoE Mortgage Approval Rate has decreased 0.9% since last month but is down 6.1% compared to this time last year. The Council of Mortgage Lenders are reporting an increase in the number of loans reported since last month of 3.9% but an overall decrease of 2.1% since this time last year.

#### Property transactions

The HMRC Property Transactions Index has reported a decrease in transactions of 6.5% over the last month but up ever so slightly compared to last year by 0.3%

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£214,745	-1.0% ↓	2.0% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "August saw a slight softening in annual house price growth to 2.0%, from 2.5% in July. Nonetheless, annual house price growth remains within the fairly narrow range of c2-3% which has prevailed over the past 12 months, suggesting little change in the balance between demand and supply in the market. Looking further ahead, much will depend on how broader economic conditions evolve, especially in the labour market, but also with respect to interest rates. Overall, we continue to expect house prices to rise by around 1% over the course of 2018."
Nationwide House Price Growth (National - 3 Month Avg)		£214,578	1.3% ↑	2.2% ↑	
Nationwide House Price Growth (London - 3 Month Avg)		£468,845	-1.0% ↓	-1.9% ↓	
Halifax House Price Growth (National) *		£230,280	1.4% ↑	4.5% ↑	"House prices picked up in July, with the annual rate of growth the largest increase since last November. The average house price is now £230,280, the highest on record. House prices in the three months to July were 1.3% higher than in the previous quarter, the fastest quarterly increase, again, since November"
Rightmove Asking Price Growth (National)		£301,973	-2.3% ↓	1.1% ↑	The price of property coming to market in London sees usual seasonal fall, down by 3.1% (-£19,253) this month, resulting in an annual rate of decrease of -1.2% (-£7,490) This is a 6% drop from their peak of £506,755 achieved in April 2016, with the fall being exacerbated by investors and landlords exiting rather than entering the market - meaning those first-time buyers who can afford to buy have an opportunity to do so at a cheaper price than at any time over the past three years.
Rightmove Asking Price Growth (G London)		£609,205	-3.1% ↓	-1.2% ↓	
Your Move Buy to Let index (rents - National)		£830	1.5% ↑	0.4% ↑	While the property market in London has cooled, the strong performance in other areas means landlords across England and Wales are enjoying good returns and reporting an increase of 0.4% over the last 12 months nationally. Meanwhile the London rental market has continued to cool, with prices falling by 0.5% in the last 12 months, according to the Your Move Rental Tracker.
Your Move Buy to Let index (rents - London)		£1,271	-0.2% ↓	-0.5% ↓	
ONS House Price Index (Average Price - National)		£228,384	0.4% ↑	3.0% ↑	Average house prices in the UK have increased by 3.0% in the year to June 2018. This is its lowest annual rate since August 2013 when it was also 3.0%. 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. The lowest annual growth was in London, where prices decreased by 0.7% over the year. This is its lowest annual growth rate 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)		£476,752	-0.6% ↓	-0.7% ↓	
Bank of England Mortgage Approval Rate *		64,768	-0.9% ↓	-6.1% ↓	The number of mortgages approved for house purchase in the United Kingdom declined to 64,768 in July 2018 from a downwardly revised 65,374 in the previous month and below market consensus of 65,000.
Bank of England Base Rate		0.75%	0.0% →	200.0% ↑	Following the interest rate hike last month of 0.25% the interest rate remains at 0.75%
RICS Price Expectation Survey		4%	200.0% ↑	N/A	The most striking feature of the July 2018 survey is the continued reduction of new property being put on the market in the lettings sector with 9% more respondents seeing a fall rather than rise in New Landlord Instructions resulting in expectations for rental growth, and rising rents for consumers over the next 12 months (+2%).
HMRC Property Transactions (Uk Residential)		105,940	-6.5% ↓	0.3% ↑	The provisional seasonally adjusted UK property transaction count for July 2018 was 99,270 residential and 10,960 non-residential transactions. The seasonally adjusted estimate decreased by 0.8% between June 2018 and July 2018 and is 3.2% lower compared with the same month last year.
HMRC Property Transactions (Uk Residential) *		99,270	-0.8% ↓	-3.2% ↓	The non-adjusted figure in actuality is 6.5% lower than last months and 0.3% lower than the same time last year.
CPI - (Consumer Price Index)		105.8	0.0% →	2.5% ↑	The Consumer Prices Index (CPI) 12-month rate was 2.5% in July 2018, up from 2.4% in June 2018. Rising prices for computer games and transport fares produced the largest upward contributions to change in the 12-month rate between June and July 2018.
Rate of CPI		2.5%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.3% in July 2018, unchanged from June 2018
CML - Total No. of Loans **		124,000	3.9% ↑	-2.1% ↓	Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance said: "Remortgaging continued to dominate in June with figures up 13 per cent on the same period last year as existing two and three year products came to an end and borrowers opted for new deals. Despite a boost in recent months, speculation of a base rate rise saw the market remain relatively subdued with year-on-year declines in activity among both first time buyers and homeowners as customers adopted a 'wait and see' approach. "House price inflation has moderated in recent months yet it still remains above earnings growth, and so affordability is still a challenge for would-be borrowers. And although the full impact has yet to be felt, tax and regulatory changes continue to bear down on borrowing activity in the buy-to-let purchase market."
CML - Total value of Loans (£m)**		£22,700(m)	6.6% ↑	0.0% →	
CML - Buy to Let: Number of Loans **		18,000	-10.4% ↓	-6.7% ↓	
CML - Buy to Let: Value of Loans (£m)**		£2,800(m)	-6.7% ↓	-3.4% ↓	

\* 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: 03 September, 2018.

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