

## UK House Prices continue to increase - ONS

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

#### House Prices

Nationwide, Halifax and Rightmove all indicate a nationwide increase in house prices over the last 12 months (2.3%, 2.7% and 1.2% respectively), and ONS figures show that prices have increased by 3.1% over 12 months.

#### Rents


























































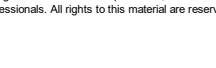


Your Move Rental index reported a national 4% increase in the last month and a 0.9% increase since this time last year. London's data however reporting a decrease of -0.9% since this time last year but no change in the last month.

#### Lending

The BoE Mortgage Approval Rate has increased by 2.0% since last month but is slightly down by 0.4% 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 5.7% and an overall increase of 6.5% since this time last year.

#### Property transactions

The HMRC Property Transactions Index has reported an increase in transactions of 12.9% over the last month but up by 3.9% overall compared to last year, however

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£214,922	0.1% 	2.3% 	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "Overall, UK house price growth remained broadly stable, but regional house price developments were more varied. For the fifth quarter in a row London prices fell in annual terms, though the decline remained modest at just -0.7%. Indeed, prices in the capital are only c3% below the all time high recorded in Q1 2017 and are still more than 50% above their 2007 levels. The Outer Metropolitan region also saw a slight year-on-year fall, with prices down 0.3% in Q3. The weakest performing region was the North, where prices were down 1.7% year on year
Nationwide House Price Growth (National - 3 Month Avg)		£216,103	0.7% 	2.4% 	
Nationwide House Price Growth (London - 3 Month Avg)		£468,544	-0.1% 	-0.7% 	
Halifax House Price Growth (National) *		£229,958	0.1% 	2.7% 	On a monthly basis, prices remained steady, seeing a small rise of 0.1% in August, and 2.7% from this time last month. Looking at the data as a quarterly rolling average (to smooth out monthly volatility), shows an annual rate growth of 3.7% and 1.95 higher than the last quarter.
Rightmove Asking Price Growth (National)		£304,061	0.7% 	1.2% 	In London, the price of property coming to market has risen by 1.2% (+£7,296) this month, though the annual rate still remains in negative territory at -0.5% (-£3,360). Some parts of Inner London, which makes up most of the upper end sector, are starting to come out of their lengthy price trough. After years of price falls in parts of London there are signs of renewed buyer activity in its upper price sectors, with a 6% rise in number of sales agreed for properties £750,000 and over compared to same month last year
Rightmove Asking Price Growth (G London)		£616,501	1.2% 	-0.5% 	
Your Move Buy to Let index (rents - National)		£912	4.0% 	0.9% 	While rents in London, the North East and Wales all fell, the overall picture for England and Wales is one of growth, according to the Your Move Rental Tracker. The average rent across England and Wales grew by 2.6% in the last year, hitting an average of £861 (seasonally adjusted) and by 0.9% on a non-seasonally adjusted basis (£912). London on the other hand reported a decrease of 0.9% in rent (non-seasonally adjusted) compared to this time last year.
Your Move Buy to Let index (rents - London)		£1,271	0.0% 	-0.9% 	
ONS House Price Index (Average Price - National)		£231,422	1.2% 	3.1% 	The average UK house price was £231,000 in July 2018. This is £6,000 higher than in July 2017 and £2,000 higher than last month. Average house prices in the UK have increased by 3.1% in the year to July 2018 (down slightly from 3.2% in June 2018). This is the lowest UK annual rate since August 2013 when it was 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.
ONS House Price Index (Average Price - London)		£484,926	0.6% 	-0.7% 	
Bank of England Mortgage Approval Rate *		66,440	2.0% 	-0.4% 	The number of mortgages approved for house purchase in the United Kingdom increased to 66,440 in August 2018 from an upwardly revised 65,156 in the previous month and above market expectations of 64,500.
Bank of England Base Rate		0.75%	0.0% 	200.0% 	Following the interest rate hike of 0.25% on the 2nd August 2018, the interest rate remains at 0.75%.
RICS Price Expectation Survey		2%	50.0% 	N/A	Amidst reports of house prices posting the sharpest monthly decline since July 2012, it is noteworthy that the latest survey continues to show stronger trends in large parts of the UK. Nevertheless, weakness in London and the S.E. continues to provide an offsetting impact, leading the headline net balance to dip to 2%, compared with 4% in July.
HMRC Property Transactions (Uk Residential)		117,240	12.9% 	3.9% 	The seasonally adjusted estimate of the number of residential property transactions increased by 1.3% between July 2018 and August 2018. This month's seasonally adjusted figure is 2.7% lower compared with the same month last year.
HMRC Property Transactions (Uk Residential) *		99,120	1.3% 	-2.7% 	Year-on-year, non-adjusted residential transactions increased 3.9% in August 2018 compared to August 2017 and 12.9% compared to the previous month.
CPI - (Consumer Price Index)		106.5	0.7% 	2.7% 	The Consumer Prices Index (CPI) 12-month rate was 2.7% in August 2018, up from 2.5% in July 2018. Rising prices for a range of recreational and cultural goods and services, transport services and clothing produced the largest upward contributions to the change in the rate between July and August 2018.
Rate of CPI		2.7%	N/A	N/A	The Consumer Prices Index including owner occupiers' housing costs (CPIH) 12-month inflation rate was 2.4% in August 2018, up from 2.3% in July 2018.
CML - Total No. of Loans **		131,100	5.7% 	6.5% 	There is a marked increase in the number and value of loans these last few months and this is due to an increase in remortgaging deals. Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance said:
CML - Total value of Loans (£m)**		£24,600(m)	8.4% 	9.8% 	"The residential remortgaging market saw its strongest July in over a decade, as homeowners pre-empted the latest Bank of England rate rise by locking into attractive fixed-rate deals.
CML - Buy to Let: Number of Loans **		20,200	12.2% 	0.5% 	"There was also considerable growth in remortgaging in the buy-to-let sector, showing that while recent tax and regulatory changes are impacting on new purchases, many existing landlords remain in the market.
CML - Buy to Let: Value of Loans (£m)**		£3,200(m)	14.3% 	3.2% 	"The number of first-time buyers has returned to modest year-on-year growth. However, affordability remains a challenge for many prospective borrowers, underlining the importance of clarity over the future of schemes such as Help to Buy."

\* 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 October, 2018.

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