

Regional house price growth slows

The My Property Consultant Property Index Tracker - November 2018

House Prices

Nationwide, Halifax and Rightmove all indicate a nationwide increase in house prices over the last 12 months (1.6%, 0.4% and 0.9% respectively), whilst ONS figures show that prices have increased by 3.2% over 12 months.

Rents

Your Move Rental index reported a national 3.5% increase in the last month and a 0.6% increase since this time last year. London's data however reporting a decrease of -0.7% since this time last year but no change in the last month.

Lending

The BoE Mortgage Approval Rate has decreased by 1.8% since last month and is slightly down by 0.4% compared to this time last year. The Council of Mortgage Lenders are reporting a slight decrease in the number of loans reported of 0.5% since last month and a slight decrease of 0.2% since this time last year.

Property transactions

The HMRC Property Transactions Index has reported a decrease in transactions of 18.2% over the last month and 11.9% overall compared to this time last year, however taking seasonal adjustments into account these are down by 0.5% and 2.7% respectively.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£214,534	-0.2% ↓	1.6% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "October saw a slowdown in annual house price growth to 1.6% from 2.0% in September. As a result, annual house price growth moved below the narrow range of c2-3% prevailing over the previous 12 months. "However, this was broadly in line with our expectations, as the squeeze on household budgets and the uncertain economic outlook is likely to have dampened demand, even though borrowing costs remain low by historic standards and unemployment is at 40-year lows. We continue to expect house prices to rise by around 1% over the course of 2018.
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) *		£225,995	-1.4% ↓	0.4% ↑	Halifax's Average House Price has dropped by 1.4% since last month, however by looking at price rates over the course of 3 months (to negate fluctuations) Halifax report that the Average Price is 1.8% higher than in the preceding quarter, and the third consecutive rise on this measure. As a result Halifax are reporting a steadying in house price inflation.
Rightmove Asking Price Growth (National)		£307,245	1.0% ↑	0.9% ↑	The National average asking price of property coming to market rises by relatively muted 1.0% (+£3,184) this month, the lowest monthly rate of increase at this time of year since 2010.
Rightmove Asking Price Growth (G London)		£625,064	1.4% ↑	-1.1% ↓	Meanwhile in London the average asking prices of property coming to market is up by 1.4% (+£8,563) this month, though annual rate still sees year-on-year fall of 1.1% (-£7,156) This is the third highest monthly increase seen in the last 12 months driven by recovering Inner London which is up 2.4%
Your Move Buy to Let index (rents - National)		£944	3.5% ↑	0.6% ↑	September sees the start of the new academic year and typically causes a surge in activity in the private rental sector. This year was no exception as students returned to their university towns and cities. The majority of regions saw rents rise compared to the previous month, and all but one increased on an annual basis. The only region to buck the trend was London. Prices in the capital fell by 0.7% in the last 12 months, but it remains the most expensive place to rent in this survey. The average rental price is now £1,271 per calendar month and has been since May of this year.
Your Move Buy to Let index (rents - London)		£1,271	0.0% →	-0.7% ↓	
ONS House Price Index (Average Price - National)		£232,797	0.6% ↑	3.2% ↑	Average house prices in the UK have increased by 3.2% in the year to August 2018 (down from 3.4% in July 2018), remaining broadly stable at a national level since April 2018. Over the past two years, there has been a slowdown in UK house price growth, driven mainly by a slowdown in the south and east of England. The lowest annual growth was in London, where prices decreased by 0.2% over the year, down from being unchanged (0.0%) in the year to July 2018
ONS House Price Index (Average Price - London)		£486,304	0.3% ↑	-0.2% ↓	
Bank of England Mortgage Approval Rate *		65,269	-1.8% ↓	-0.4% ↓	The number of mortgages approved for house purchase in the United Kingdom fell to 65,269 in September 2018 from a downwardly revised 66,101 in the previous month, but still above market expectations of 64,750.
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%	-100.0% ↓	N/A	The September 2018 RICS UK Residential Market Survey results show a slight weakening in national new buyer demand for the second successive report. Respondents continue to cite the mixture of affordability constraints, a lack of stock, economic uncertainty and interest rate rises to be holding back activity to a certain degree.
HMRC Property Transactions (Uk Residential)		95,440	-18.2% ↓	-11.9% ↓	The number of transactions dropped dropped by 18.2% this month compared to last month and 11.9% compared to last year. The provisional seasonally adjusted count for September 2018 was 98,400 residential and 9,450 non-residential transactions. The seasonally adjusted estimate of the number of residential property transactions decreased by 0.5% between August 2018 and September 2018. This month's seasonally adjusted figure is 2.7% lower compared with the same month last year.
HMRC Property Transactions (Uk Residential) *		98,400	-0.5% ↓	-2.7% ↓	
CPI - (Consumer Price Index)		106.6	0.1% ↑	2.4% ↑	The Consumer Prices Index (CPI) 12-month rate was 2.4% in September 2018, down from 2.7% in August 2018. The largest downward contribution came from food and non-alcoholic beverages where prices fell between August and September 2018 but rose between the same two months a year ago.
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 September 2018, down from 2.4% in August 2018.
CML - Total No. of Loans **		130,400	-0.5% ↓	-0.2% ↓	Commenting on the data, Jackie Bennett, Director of Mortgages at UK Finance said: "Overall house purchase completions remain stable, driven largely by the number of first-time buyers which reached its highest monthly level since June 2017.
CML - Total value of Loans (£m)**		£24,100(m)	-2.0% ↓	1.3% ↑	"Buy to Let remortgaging saw relatively strong growth in August, due in part to the number of two year fixed deals coming to an end. This suggests that while new purchases in the buy-to-let market continue to be impacted by recent tax and regulatory changes, many existing landlords remain committed to the market.
CML - Buy to Let: Number of Loans **		19,800	-2.0% ↓	-1.5% ↓	
CML - Buy to Let: Value of Loans (£m)**		£3,000(m)	-6.3% ↓	-3.2% ↓	"However, the homeowner remortgaging market has softened slightly, reflecting the many borrowers who had already locked into attractive deals in the months preceding the Bank of England's base rate rise."

* 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 November, 2018.

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