

Housing market goes from strength to strength The My Property Consultant Property Index Tracker - April 2021

The data collected is a snapshot of the current and latest official data, however these figures can be lagging sometimes. This is because some of the organisations included can take as much as 3 months to collect, process and publish the information.

House Prices

Nationwide, Halifax and Rightmove all reported national increases in house prices over the last 12 months (5.7%, 6.2%, 2.7% respectively). The ONS also reported an increase of 7.5% during the same period.

Rents

The HomeLet Buy-to-Let Rental Index reports an increase of 3.4% in the national average over the last year. London's figures however have dropped by 5.2% over the same period but has seen an increase over the last few months.

Lending

The BoE Mortgage Approval Rate has decreased by a further 11.4% this month but is still up by 19.2% compared to this time last year.

Property transactions

After taking into account seasonal fluctuations the HMRC have reported an annual increase of 48.5% compared to this time last year. This number is still hugely inflated compared to the normal volume for this time of year due to the Stamp Duty holiday.

Indicator	12 Month Trendline	Current Value	Monthly/Quarterly % Change	Annual % Change	Comments
Nationwide House Price Growth (National)		£232,134	0.5% ↑	5.7% ↑	Commenting on the figures, Robert Gardner, Nationwide's Chief Economist, said: "Annual house price growth slowed to 5.7% in March, from 6.9% in February. Given that the wider economy and the labour market has performed better than expected in recent months, the slowdown in March probably reflects a softening of demand ahead of the original end of the stamp duty holiday before the Chancellor announced the extension in the Budget. Recent signs of economic resilience and the stimulus measures announced in the Budget, including the extension of the furlough scheme and the stamp duty holiday, as well as the introduction of a mortgage guarantee scheme, suggest that housing market activity is likely to remain buoyant over the next six months. The longer-term outlook remains highly uncertain. It may be that the recovery continues to gather momentum and that shifts in housing demand resulting from the pandemic continue to lift the market. However, if the labour market weakens towards the end of the year as policy support is withdrawn, as most analysts expect, then activity is likely to slow nearer the end of 2021, perhaps sharply.
Nationwide House Price Growth (National - 3 Month Avg)		£231,644	0.8% ↑	6.3% ↑	
Nationwide House Price Growth (London - 3 Month Avg)		£482,576	-0.8% ↓	4.8% ↑	
Halifax House Price Growth (National) *		£254,606	1.2% ↑	6.2% ↑	Russell Galley, Managing Director, Halifax, said: "Following a relatively subdued start to the year, the housing market enjoyed something of a resurgence during March, with prices up by just over 1% compared to February. This rise – the first since November last year – means the average property is now worth £254,606, a new record high.
Rightmove Asking Price Growth (National)		£321,064	0.8% ↑	2.7% ↑	<ul style="list-style-type: none"> • Greatest excess of demand over supply over the past ten years, pushing up the average price of property coming to market by 0.8% (+£2,484) this month. • Number of potential buyers enquiring about property in the month is at a record, and is 34% higher than the same period a year ago, which was itself an active market before the first lockdown • Early signs that more owners are now deciding to market their properties, spurred by incentives and lockdown easing. • London has seen prices drop by 2.2% over the last year but this is primarily due to subdued interest in some areas such as prime central London, whilst other areas such as the outer suburbs of London performing extremely well right now.
Rightmove Asking Price Growth (G London)		£624,975	0.5% ↑	-2.2% ↓	
Homelet Buy to Let index (rents - National)		£992	0.8% ↑	3.4% ↑	<ul style="list-style-type: none"> • The average rent in the UK is now £922, up by 0.8% from last month, and up 3.4% on last year. • When London is excluded, the average rent in the UK is now £847 which is up 0.8% on last month and 6.8% on last year. • Ten of the Twelve regions showed an increase in annual variance, with the largest, as last month, being the East Midlands at 10.5%. • The South West shows the highest yearly increase of 8% between January 2020 and January 2021. • Average rents in London are down YOY, showing a 5.2% fall between March 2020 and March 2021; this is the tenth decrease in annual variance in subsequent months. • However, the average rental value in London (£1,586) was still 87.2% higher than the rest of the UK excluding London (£847).
Homelet Buy to Let index (rents - London)		£1,586	0.9% ↑	-5.2% ↓	
ONS House Price Index (Average Price - National)		£249,309	-0.5% ↓	7.5% ↑	<ul style="list-style-type: none"> • The average UK house price was £249,000 in January 2021; this is £17,000 higher than in January 2020. Overall the UK average house price increased by 7.5%, down from 8.0% in December 2020. • On a non-seasonally adjusted basis, average house prices in the UK decreased by 0.5% between Dec 2020 and Jan 2021, compared with an increase of 0.1% in the same period a year ago. • On a seasonally adjusted basis, average house prices in the UK were unchanged between December 2020 and January 2021, following an increase of 1.0% in the previous month. • The average house price in London increased by 5.3% over the year, up from 4.5% in Dec 2020.
ONS House Price Index (Average Price - London)		£501,320	0.1% ↑	5.3% ↑	
Bank of England Mortgage Approval Rate *		87,669	-11.4% ↓	19.2% ↑	The number of mortgage approvals for house purchase in the UK decreased to 87,669 in February 2021, from a revised 97,350 in the previous month and below market expectations of 95,000.
Bank of England Base Rate		0.1%	0.0% →	0.0% →	Following the 2 interest rate drops imposed by the government in March last year, the interest rate remains at an all-time low of 0.1% this month.
RICS Price Expectation Survey		59%	-7% ↓	N/A	The March 2021 RICS UK Residential Survey results show sales market activity picking up sharply over the month, with indicators on enquiries, sales and new instructions all improving noticeably compared to last time out. Survey participants highlight the extension of the Stamp Duty holiday as a significant driving force behind this renewed momentum, while a gradual loosening in lockdown restrictions is also said to be contributing to the rise in activity.
HMRC Property Transactions (Uk Residential)		122,840	26.4% ↑	48.3% ↑	<ul style="list-style-type: none"> • The provisional seasonally adjusted estimate of UK residential transactions in February 2021 is 147,050, 48.5% higher than February 2020 and 23.0% higher than January 2021 • The provisional non-seasonally adjusted estimate of UK residential transactions in February 2021 is 122,840, 48.3% higher than February 2020 and 26.4% higher than January 2021. • Provisional non-seasonally adjusted and seasonally adjusted estimates for UK residential transactions in February 2021 are the highest February transactions totals during the previous 10 years
HMRC Property Transactions (Uk Residential) *		147,050	23.0% ↑	48.5% ↑	
CPI - (Consumer Price Index)		109.1	0.1% ↑	0.5% ↑	<ul style="list-style-type: none"> • The Consumer Prices Index (CPI) rose by 0.5% in the 12 months to February 2021, down from 0.7% to January 2021; on a monthly basis, CPI rose by 0.1% in February 2021, compared with a 0.4% rise in February 2020. • The Consumer Prices Index including owner occupiers' housing costs (CPIH) rose by 0.7% in the 12 months to February 2021, down from 0.9% to January. • The largest upward contribution to the CPIH 12-month inflation rate came from transport (0.30 percentage points). Falling prices for clothing, second-hand cars, and games, toys and hobbies resulted in the largest downward contributions to the change
Rate of CPI (12 Month Rate)		0.4%	N/A	N/A	

* Data is Seasonally Adjusted (SA). Data is subject to adjustments post publication by each individual organisation, past figures are therefore subject to revision and change.

Data illustrated is a snapshot of the latest official data as of: 09 April, 2021.

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