



## Consumer Property Market Reports

This report is written by Kate Faulkner, one of the UK's top independent property price and rental market analysts. The purpose is to produce a report on property prices which helps First Time Buyers and Buy to Let investors through to sellers, understand what's really happening.

The information shows and explains how and why different indices show diverse property price averages and some show huge growth while others can, at the same time, show a decline.

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This report gives an independent view, following a professional review of all the different property price reports to look for consistent trends, understand differences and utilise commentary from sources we have tracked over time who we believe, with hindsight, give a good analysis of what's happening.

We take little notice of month on month and even year on year analysis as few people 'trade' properties in this way and it's not necessarily the best indicator of when is a good time to buy or sell. What we are more interested in is tracking long term trends and seeing whether these continue or are changing and then working out the impact on different market sectors. For example falling prices can be good news for first time buyers and those trading up, but not people trading down.

**For more statistics and research reports on the Property Market, visit [www.designsonproperty.co.uk](http://www.designsonproperty.co.uk).**

**For help as a consumer carrying out a property project, visit [www.propertychecklists.co.uk](http://www.propertychecklists.co.uk)**

## Average House prices for April/May 2015

### How do April/May prices compare over time?

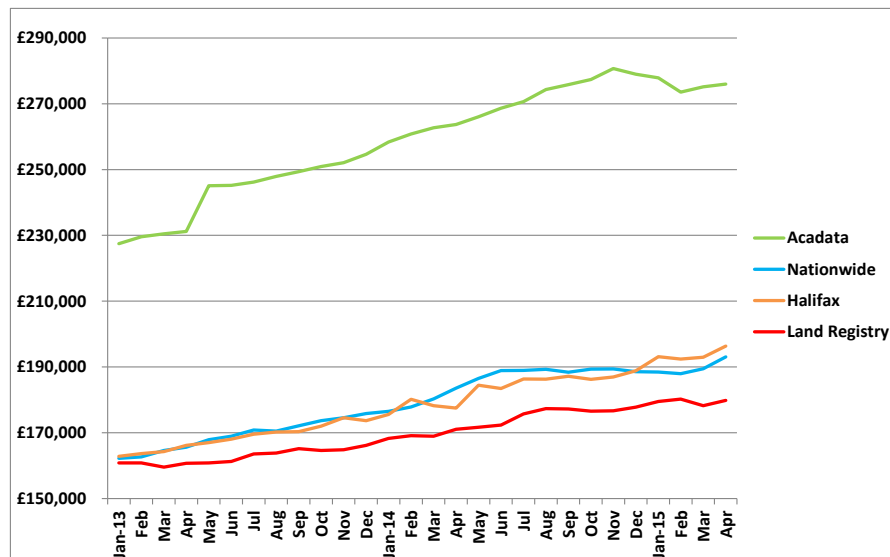
This month's figures show:-

- The [Nationwide\\*](#) reported average property price of £195,166 for May 2015, which is up around 4.6% year on year, when compared to the same time last year.
- The [Land Registry](#) average price for April 2015 of £179,817, a year on year increase of 5.1%.
- The [Acadata](#) average property prices in May 2015 are £277,178, which is up 4.2% year on year.

*\*(Appendix about seasonal adjustments)*

### How do this month's prices compare to the rest of the year in England and Wales?

Property prices for April 2015 are showing some slight increases, having experienced small falls in the early part of the year, as the chart below shows.



### Chart above shows average property/house prices in England & Wales from Jan 13 – Apr/May 15\*

- 'Average prices' for mortgaged properties were £162,245 (Jan 13) vs £195,166 for [Nationwide](#) May 15.
- [Land Registry's](#) average sold prices (*including some cash sales*) started at £160,839 in January 2013 and are now at £179,817 in April, having shown only small changes over the last six months (*Apr 15*).
- [Acadata's](#) average property prices for all properties were £227,478 in Jan 2013 vs £277,178 (*May 15*).

### How far away are property prices from the heights achieved in 2007/8?

With recent improvements in property prices in some areas of the UK, compared to the heights of 2007/08, property prices, are on average, recovering or increasing beyond recession levels. Acadata which measures cash sales and uses a different method of calculation for house price averages suggest prices are quite a bit higher than the peak seen before the crash. Mortgaged properties (ie 50% of those owned in England) are now seeing their value recover vs eight years ago according to Nationwide, while Land Registry slightly lags the market, hence not showing a full recovery yet.

- 6% above the height of 2007/08 for [Nationwide](#)
- -2% below the height of 2007/08 for [Land Registry](#)
- 20% above the height of 2007/08 for [Acadata](#)

### How do this month's property prices compare to the lows of 2009?

Although property prices haven't quite recovered to the heights of 2007/8 in many individual areas, compared to 2009 lows, property prices appear to have grown strongly – it must be remembered though that these 'increases' are, in the main, property prices 'recovering' from the falls we saw from 2007 to 2009. Those who owned property at the height of the crash may still be in negative equity, those who bought at the 'bottom' of the market though will have seen pretty good price growth.

- 32% above the lows of 2009 for [Nationwide](#)
- 18% above the lows of 2009 for [Land Registry](#)
- 41% above the lows of 2009 for [Acadata](#)

## Kate's & other Expert Market Commentary

**Rightmove** data tracks prices properties are marketed (not sold) for. We consider them a lead indicator as to whether *sellers think prices will rise or fall by*, but they don't reflect *actual* or real sale prices.

**Miles Shippside, Rightmove Director**, comments: *"Agents report that the election surprise has given a boost to market sentiment. While would-be buyers have been able to respond quickly to these events, many potential sellers have so far failed to come to market. This has pushed up some asking prices, meaning that buyers are faced with paying a new average record price high for the more limited choice available. While much of the price momentum has emanated from the south where the supply/demand imbalance is more acute, the strength of demand for the right property is resulting in a price wave rolling further north, with the Midlands also at new highs."*

**Nationwide and Halifax** figures show what's happening to a small percentage of properties bought *ONLY* with a mortgage, so it excludes all cash sales, which can be up to 30% of total sales.

**Robert Gardner, Nationwide's Chief Economist**, says: *"The annual pace of house price growth slowed to 4.6% in May. This resumes the gradual downward trend that had been in evidence since the summer of 2014, which was briefly interrupted in April when price growth edged up to 5.2% from 5.1% in March. Annual house price growth is now running at less than half the pace prevailing in mid-2014. Over the longer term we would expect house price growth to converge with earnings growth, which has typically been around 4% per annum. However, much will depend on supply side developments - in recent years the rate of building activity has remained well below that required to keep up with population growth."*

**Martin Ellis, Housing Economist from Halifax**, comments: *"House prices in the three months to May were 2.0% higher than in the preceding three months. This measure of the underlying rate of house price growth eased for the second consecutive month, falling to its lowest since January. Annual house price growth, however, rose marginally from 8.5% in April to 8.6% and continues to be in the narrow range of 8-9% where it has been throughout 2015 so far. Housing supply remains extremely tight with the stock of properties available for sale currently at its lowest level for many years. At the same time, ongoing economic recovery, increasing employment, real earnings growth and very low mortgage rates are all supporting housing demand. This combination has kept annual house price inflation well above earnings growth although activity levels are subdued."*

**LSL data** comes from **Acadata** who base their indices on Land Registry data and a forecasting method uses the mean house price data, so it is higher than Nationwide which only covers mortgages and LR which uses the median.

**Adrian Gill, director of Reeds Rains and Your Move estate agents, part of LSL Property Services**, says: *"The melody of growth has slowed, with monthly house price rises now just a third of what they were a year ago. Property values received a 0.4% boost in May 2015, compared to 1.2% at the same point twelve months ago. But the property market is still hitting the high notes - with the average home in England and Wales currently worth £277,178. This is the fourth new record for property values this year as the recovery strives on, and monthly price rises are strengthening. In April we made another breakthrough, with property values across more than half of the unitary authorities/county areas of England and Wales now past their pre-recession peaks."*

**Simon Rubensohn, Chief Economist for the RICS** comments: *"The May 2015 RICS Residential Market Survey results point to a further (albeit modest) acceleration in house price inflation over the month, with the headline balance edging up to +34 from +32 last time out. What's more, the rate of price growth has now quickened in each of the last four reports after slowing markedly during the second half of 2014. Tight supply conditions continue to be a key factor underpinning prices with fresh instructions to sell becoming increasingly sparse while average stocks per surveyor fell to a new record low (52 properties)."*

### **Kate Faulkner's Market Commentary:**

*"The two suggestions are that price growth is slowing on the one hand and slightly quickening on the other. This appears mostly due to the time the market is measured, and all the data really suggests a market slow down to around the 5% per year seen over the last 15 years. The interesting question for the rest of the year is, will property prices continue to slow as most predict, even if supply is tight and demand is higher than supply? If so, that suggests that the MMR and the limit of lending at 4.5x income is starting to restrain house prices. It may also be that buyers are just 'fed up' with competing and rather than driving house prices upward in a 'panic' to get onto the market, they are now deciding to pull out, softening price growth."*

# What's happening to property prices regionally in April 2015?

## Regional Averages – Scotland, Northern Ireland, England and Wales

Property Prices Regionally	Latest Month's Data - Apr 15	Current Price +/- versus Market Height	Year on year change in price in Apr	Annual average increase since 2000	Land Registry Highest Yearly Average Increase Since 2000	
					Date	% Increase
Scotland *	£ 179,790	12%	15.4%	n/a	n/a	n/a
England & Wales	£ 179,817	-2%	5.1%	6.0%	Jan-03	24.7%
Wales	£ 117,032	-17%	0.3%	5.5%	Jul-04	28.7%
Northern Ireland **	£ 147,409	-41%	9.4%	n/a	n/a	n/a

\*Ros.gov Data (Apr 15) \*\*Bank of Ireland Data (Q1 15). Please note 'country' figures cannot be compared

## Scotland

Acadata's Scottish index suggests average house price growth is increasing twice as fast as England & Wales.

Christine Campbell, regional managing director of Your Move, part of LSL Property Services, comments: -

*"In what would have been an unimaginable trend just a year ago, house prices are now rising faster in Scotland than in London. In part this is due to a short-term scramble to avoid the new Land and Buildings Transaction Tax, or the LBTT, put in force by the Scottish government as of 1st April. For the top of the market especially, a pre-deadline rush has boosted the average price paid in March, so the latest surge in prices is unlikely to be sustained to quite the same extent in April under the new regime.*

*"Yet even before the one-off effect of looming tax changes, Scottish house prices were rising on an annual basis by 6% in February, already on a par with 6.8% south of the border. As prices cool across the rest of Britain, Scotland has seen the opposite trend, with prices accelerating upwards.*

*"Regional patterns illustrate this sprint finish for buyers of the most expensive properties. In Edinburgh, prices have jumped by an extraordinary £27,240 within a few weeks, going from £249,396 in February this year to stand at £276,636 in March. This 10.9% change in a single month takes Edinburgh property prices far beyond any previous record, while neighbouring East Lothian saw the biggest monthly price surge in percentage terms - up 11.8%."*

Cities	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Apr 15	Current Price +/- versus Market Height	Year on year change in price in Apr
Scotland						
Glasgow *	£ 130,629	£105,000	-19.62%	£ 140,577	8%	12.3%
Edinburgh *	£ 185,000	£168,000	-9.19%	£ 268,318	45%	27.0%

\*Ros.gov Data (Apr 15)

## Northern Ireland

Although property prices in Northern Ireland are continuing to see some improvements, with a year on year increase for Q1 15 of 9.4%, it's important to remember prices are still only really 'recovering' from huge falls during the credit crunch and remain -41% below the height of the market in 2007/08, with Belfast remaining -42% below the market high.

City	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Apr 15	Current Price +/- versus Market Height	Year on year change in price in Apr
Northern Ireland						
Belfast **	£ 258,332	£135,385	-47.59%	£ 148,654	-42%	3.5%

\*\*Bank of Ireland Data (Q1 15)

## What's happening to property prices regionally in April 2015? – cont'd

### England - Regions

#### English Regional Averages from the Land Registry (*see chart below*)

- London, the South East and the East remain the *only regions* to have exceeded their previous high of 2007/8.
- The South West region is improving, with prices remaining -3% off their 2007/08 market high.
- The East and West Midlands are slowly improving, however, remain down vs their market height by -8% and -11% respectively.
- The North East, North West and Yorkshire and Humber property prices have some way to go to reach the 2007/08 market high, remaining down between -15% and -24% and may not recover for 10 years or more.

Property Prices Regionally	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Apr 15	Current Price +/- versus Market Height	Year on year change in price in Apr	Annual average increase since 2000	Land Registry Highest Yearly Average Increase Since 2000 Date % Increase
<b>Regions</b>								
North East	£ 129,519	£ 94,940	-26.70%	£ 98,374	-24%	-0.6%	4.9%	Apr-03 30.9%
North West	£ 137,582	£106,141	-22.85%	£ 113,301	-18%	2.3%	5.4%	Jul-04 27.2%
Yorkshire & The Humber	£ 145,571	£113,887	-21.77%	£ 123,471	-15%	3.1%	5.8%	Jan-03 27.3%
East Midlands	£ 147,541	£118,668	-19.57%	£ 135,033	-8%	5.1%	5.8%	Jan-03 31.8%
West Midlands	£ 153,944	£126,365	-17.91%	£ 137,121	-11%	2.3%	5.2%	Feb-03 26.7%
South West	£ 195,465	£158,279	-19.02%	£ 189,447	-3%	5.9%	6.1%	Jan-03 28.2%
East	£ 194,114	£157,445	-18.89%	£ 201,465	4%	7.8%	6.4%	Feb-03 27.2%
South East	£ 228,328	£185,432	-18.79%	£ 244,238	7%	8.8%	6.0%	Jun-00 23.5%
London	£ 351,512	£292,977	-16.65%	£ 474,544	35%	10.9%	8.0%	Apr-00 29.0%

#### Adrian Gill of LSL says:-

*“There are only four outstanding regions across the country where house prices are still dallying below 2007/2008 benchmarks, but the good news is that the tide is going in the right direction. It is those areas which have most catching-up to do, and where price increases have typically been smaller, where growth is now accelerating. For instance, while average property values in the North are still 4% lower than during the pre-crisis years, this region has experienced the fastest increase in the rate of annual growth recently - ramping up from 2.3% in March to 3.6% in April, as the balance tips in the favour of regions which need a helping hand. Price rises in the North West, South West, and East Midlands are also on the up, at the same time that growth in London is waning. This has knocked the capital back into fourth position in the rankings of regional house price growth over the past twelve months, with the annual rise in London estimated to now be less than 12% of what it was in the heat of July last year - 2.4% in May 2015, down from 20.7% in the summer of 2014.”*

#### Kate Faulkner's Market Commentary:

*“The data shows that in reality most regions are still seeing property prices below 2007 levels, even though growth is up year on year. What is noticeable is that in the regions still below the peak house price days, property price growth has 'stuck' at 2-5% for a year or more now. In London and areas in the South, we saw prices stabilise after the crash, then start to grow up to 5% year on year, and then rise for a good year or more at 15-20%. This pattern seems to be normal from the past - London and the South grow and then the rest of the country 'catches up'. However, for whatever reason, quite possible down to negative (and often inaccurate) reports about how much it costs to buy a home coupled with an ageing population that is staying put for an average of 18-19 years, it appears this price growth hasn't yet and may not hit the regions. If this is the case, there are some areas, like Liverpool whose property prices could stay in the doldrums for some years to come.”*

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- [Is buying cheaper than renting for you?](#)
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## What's happening in your town or city in April 2015?

The problem with looking at 'averages' at a high level is that property prices are so diverse from one street to the next, they are unlikely to make any sense to people locally. As such we look at data by town and city to gauge what variations there are across the country.

### Year on year prices changes at town and city level vary from -1.8% to 13.3%

- Nine out of 22 of the towns we monitor still have 'average' property prices below £125,000.
- Property prices in **Liverpool and Bradford** remain at -27% and -26% below market the height of 2007/8.
- **Manchester, Leeds and Newcastle upon Tyne** prices are between -18% and -16% down on the previous market high.
- **Birmingham, Peterborough and Nottingham** prices are all down by -13% on the 2007/08 height, with **Sheffield and Leicester** prices down -11% on the market high. **Peterborough** has experienced good year on year growth of 6.5%.
- **Southampton and Bournemouth** are down -5% on the market high of 2007/08, with **Cardiff** -4% down on the market height and **Portsmouth and Norfolk** are now down by only -2% on the previous high.
- **Milton Keynes, Cambridgeshire and Bristol** prices exceed the 2007/8 high by between 5% and 7%, with Milton Keynes achieving strong YoY growth of 11.5%.
- **Reading** is now 10% above the market height, and experienced the strongest regional growth of 13.3%, year on year, even outpacing **London**.
- Prices in **Oxfordshire and Brighton and Hove** are now 13% and 17% above the height of the market, respectively, with strong growth of 10.6% YoY from **Brighton and Hove**.
- **London** prices have steadied recently, but remain 35% above the market high, with YoY growth of 10.9%.
- Prices in **all towns** remain above their market lows (*in chart below*).

Towns/Cities/Counties <i>England &amp; Wales</i>	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Apr 15	Current Price +/- versus Market Height	Year on year change in price in Apr	Annual average increase	Land Registry Highest Yearly Average Increase Since 2000 Date	% Increase
Liverpool	£ 124,934	£ 87,986	-29.57%	£ 90,828	-27%	-1.8%	5.0%	Jul-04	42.7%
Bradford	£ 125,925	£ 91,102	-27.65%	£ 93,036	-26%	-0.6%	4.8%	Oct-04	29.1%
Manchester	£ 121,340	£ 89,621	-26.14%	£ 99,454	-18%	4.5%	5.8%	Sep-04	24.4%
Leeds	£ 155,110	£120,678	-22.20%	£ 129,508	-17%	5.4%	5.6%	May-03	28.3%
Newcastle upon Tyne	£ 143,040	£114,028	-20.28%	£ 120,567	-16%	2.8%	5.8%	Apr-03	32.5%
Birmingham	£ 136,345	£109,972	-19.34%	£ 118,941	-13%	4.5%	5.1%	Apr-03	28.8%
Peterborough	£ 134,523	£103,729	-22.89%	£ 117,463	-13%	3.5%	5.7%	Dec-02	26.9%
Nottingham	£ 105,214	£ 81,782	-22.27%	£ 91,587	-13%	6.5%	4.9%	Feb-03	33.5%
Sheffield	£ 139,484	£112,582	-19.29%	£ 124,421	-11%	5.4%	6.4%	Apr-03	26.7%
Leicester	£ 131,434	£106,103	-19.27%	£ 116,737	-11%	2.3%	6.3%	May-03	33.3%
Bournemouth	£ 192,914	£152,100	-21.16%	£ 182,932	-5%	4.4%	5.6%	Feb-03	25.5%
Southampton	£ 160,228	£132,012	-17.61%	£ 151,645	-5%	6.2%	5.3%	Feb-03	27.4%
Cardiff	£ 159,475	£131,853	-17.32%	£ 152,978	-4%	5.8%	5.8%	May-03	28.8%
Portsmouth	£ 161,407	£128,349	-20.48%	£ 158,643	-2%	8.0%	5.8%	Feb-03	27.4%
Norfolk	£ 163,779	£134,922	-17.62%	£ 159,954	-2%	6.7%	6.8%	Feb-03	27.2%
Milton Keynes	£ 176,806	£141,250	-20.11%	£ 184,865	5%	11.5%	6.5%	Feb-03	28.9%
Cambridgeshire	£ 196,770	£160,406	-18.48%	£ 208,005	6%	8.7%	6.5%	Feb-03	21.9%
Bristol	£ 188,869	£148,839	-21.19%	£ 202,301	7%	10.8%	7.2%	Feb-03	29.8%
Reading	£ 217,746	£177,338	-18.56%	£ 239,441	10%	13.3%	5.5%	Jun-00	32.1%
Oxfordshire	£ 249,860	£211,963	-15.17%	£ 281,419	13%	7.9%	6.2%	Jul-00	23.4%
Brighton and Hove	£ 232,584	£187,183	-19.52%	£ 271,260	17%	10.6%	8.1%	Jul-00	35.5%
London	£ 351,512	£292,977	-16.65%	£ 474,544	35%	10.9%	8.0%	Apr-00	29.0%

## Property Supply & Demand

### What's supply and demand like within estate agencies?

A source of checking the current market conditions for supply and demand rather than looking back at what's happened to property prices, is finding out how much stock is on the market. When there are more buyers than sellers, prices tend to rise and fall when vice versa.

The average property stock per branch data (*see chart below*) from [Rightmove](#) for April 2014 through to April 2015, shows the number of properties available per branch during the middle of 2014 ranging from 70 to 72. These figures started to drop back in September, lowering to the end of the year then showed slight rises to April 2015. The average number of properties for sale per agent is 62 versus 67 the same time last year.

The [NAEA](#) reported the average property stock figure per branch for April 2015, now stands at 43, which is two less than a year ago. This is 19 properties lower than the Rightmove figure. The [NAEA](#) also reported average sales of properties to be 8 per branch during April 2015, having dropped back from 10 in March.

Average Stock Per Branch	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15
Rightmove	67	70	71	72	70	69	68	64	57	58	59	61	62
NAEA	45	44	46	51	49	51	53	50	45	44	43	48	43
Average Sales Per Branch													
NAEA	9	10	9	9	8	9	9	8	5	8	8	10	8

### For Sale and Sold Board Analysis

The data revealed by the [Agency Express Property Activity Index](#), monitors the number of 'for sale' and 'sold' boards put up on behalf of agents. It shows the number of new properties coming to the market nationally in May 2015 was -0.6% compared to May 2014. The number of new 'sold' boards erected during May 2015 was down -1.2% YoY.

	NEW LISTINGS		PROPERTIES SOLD	
	MAY 15	MAY 14	MAY 15	MAY 14
NATIONAL	-0.6	0	-1.2	-0.9
Central England	-6.1	0.6	-2.4	18.5
East Anglia	-2.9	-3	2.8	-3.9
East Midlands	-4.1	7.7	2.9	7.9
London	10.5	28.4	-1.7	2.2
North East	-0.6	-9.9	-10.5	-1
North West	-0.5	-11.2	-3.9	-15.5
Scotland	7	10	15.6	0.8
South East	-9.7	-3.4	-7	-4.6
South West	-2.9	11.7	-4.9	8.6
Wales	-2	-6.2	1	-1
West Midlands	-6.3	-17.7	-5.7	-1.2
Yorks & Humber	7.6	-1.4	1	-3

*Source: Agency Express*

## Property Supply & Demand – Cont'd

### Housing Market Confidence Trackers

Much of the property market's ups and downs are due to the confidence of buyers and sellers in the market place.

**Halifax** – "Following a small increase in house price optimism in March 2015, confidence in property prices dipped slightly in April. The fourth monthly wave of the Halifax Housing Market Confidence Tracker in 2015 shows that two thirds of Britons (63%) expect a rise in the average UK property price over the next year, significantly lower than the 67% who said this in March 2015."

**Estateagent4me.co.uk** - Another source of data which allows us to look at the 'confidence' of buyers and sellers in the market is looking at the average offer/accepted property price versus the asking price. From working in the past with Hometrack data, a 'balanced' market was people offering at 95% of the asking price. So if a property was marketed for £100,000, offers of £95,000 suggested a healthy, but not booming market.

Anything over 95% tended to suggest a booming market in favour of sellers and anything under 95%, a slow market which tended to favour buyers. The data below suggests that most markets are, on the whole balanced, even if prices still haven't recovered to pre-credit crunch levels.

Areas such as Wales, Birmingham, Manchester and the likes of Liverpool where prices are still below their peak are suggesting it is a bit more of a buyers' market, while areas such as Bristol, Reading and Cardiff are showing a more buoyant market as prices have pretty much recovered from their peak.

This data confirms the diverse market performance across England and Wales, so for buyers and sellers, speaking to local agents is now the only real way of getting an accurate picture of what's happening in the current market.

The average asking price performance in the following regions and cities

Region/City	Av. asking price	Valuation accuracy %	Valuation accuracy £
England	£225,000	95.9%	-£12,792
Wales	£169,500	93.4%	-£11,658
Prime London	£950,000	96.1%	-£47,272
Outer London	£499,995	97.6%	-£15,858
Liverpool	£115,000	93.9%	-£10,647
Manchester	£135,000	95.5%	-£8,112
Bristol	£230,000	97.4%	-£7,704
Birmingham	£149,950	95.2%	-£9,544
Leeds	£159,950	94.8%	-£10,825
Sheffield	£127,748	96.5%	-£5,245
Cardiff	£180,000	96.3%	-£8,495
Nottingham	£120,000	95.7%	-£7,154
Reading	£289,475	97.2%	-£8,693

Source: [estateagent4me](http://estateagent4me)

#### Kate's comments:

"Supply is definitely still an issue in areas recovering above their heights. However, it is quite apparent in many other areas there is plenty of stock available, which is holding property price growth back. From a confidence perspective the latest data suggests people are expecting prices to stabilise - and if they think this, they will act accordingly, causing the market to stabilise."

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- [How to Work Out my Property Market](#)
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## What to do next?

Don't carry out a property project, especially buying and selling without taking independent, up to date, advice. On average 30% of property sales fall through after offers are accepted – this can cost you thousands of pounds, let alone the stress of losing a property you wanted to buy.

For more help, from Kate and her team, join [Propertychecklists](#), it's free of charge and here are links to checklists which will be of real help to you:-

- [Buying your first home](#)
- [Trading up](#)
- [Buy to Let](#)
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- [Selling a Property](#)

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**If you need Kate to appear on TV, radio or for general comment, please contact directly:-**

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## About Kate Faulkner

Kate has written six property books including four for the consumer organisation Which? – Buy, Sell and Move House; Renting and Letting; Develop your Property and Property Investment Handbook. Kate presents at a seminar almost every week to landlords, investors, first time buyers and is often asked to present at industry conferences and chair debates.

From a media perspective, Kate's appearances include BBC Breakfast News, Your Money, GMTV, ITV, Radio 4 You and Yours, The Big Questions and 5Live. In the last 12 months, Kate has carried out over 20 TV and radio interviews, has been quoted every month in major newspapers and magazines and being featured in many local newspapers.

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