

January 2016 Latest Property Price Summary

We track key reports on property prices produced on a monthly basis. This report summarises crucial numbers and what the experts are saying about the market and includes **Kate Faulkner's** comments on what this means primarily for the general public, but also for the industry, market and economy.

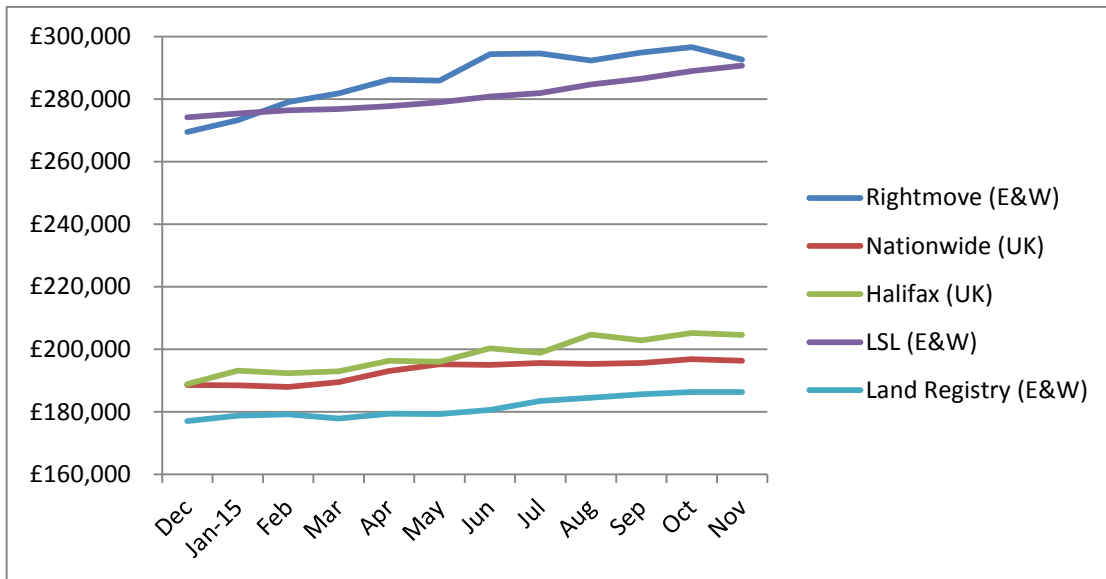
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Kate's view on individual indices

- [Rightmove](#) - Useful to measure average time to sell and sellers' sentiment. *(E & W)*
- [Nationwide](#) - Measures mortgaged property prices and affordability. *(UK)*
- [Halifax](#) - Measures mortgaged prices and produces individual research, ie seaside towns. *(UK)*
- [NAEA](#) - Tracks first time buyer sales and provides supply/demand figures from agents. *(UK)*
- [RICS](#) – Excellent for supply/demand analysis and on forecasting the market. *(UK)*
- [BBA](#) – Provides a huge amount of data on the economy/prices/transactions and financing. *(UK)*
- [Agency Express](#) - Analyses for sale/sold board, good for 'current' market trends. *(E,W & S)*
- [Hometrack](#) - City analysis across the UK and compares current prices annually and quarterly. *(E,W & S)*
- [LSL](#) – Analyses Land Registry figures, separates out London, good analysis on transactions. *(E & W)*

Latest National Market Movements



	High	Low	Current Month Nov-15	Annual Change	Annual Average (05-15)
Rightmove	£241,474	£213,570	£292,572	7.4%	4.4%
Nationwide	£184,131	£147,746	£196,305	3.7%	2.5%
Halifax	£199,766	£157,767	£204,552	9.0%	2.3%
LSL	£231,829	£197,145	£290,640	6.0%	3.0%
Land Registry	£180,925	£149,899	£186,325	5.6%	0.8%

Kate Faulkner comments on the national market:

"The current market stats are all showing that property prices are up year on year and the increases are higher than the annual averages seen over the last ten years. This isn't a huge surprise given that we've spent most of the last 10 years in a credit crunch which property prices are now recovering from. The surprise figure here though is the Halifax increase which is way higher than any others, suggesting an anomaly, and that actual price increases are around the 5-6% year on year based on mortgaged and cash sales, while prices for mortgaged properties have grown at a lower rate up a little less at 3.7% (Nationwide). With seller price increases (Rightmove) at a higher rate than actual rises, it suggests current sellers and agents are expecting to see prices rise at an increasing rate."

Report Headlines

- [Rightmove](#) *"Strongest December since 2006 as Rightmove forecasts 6% rise next year."*
- [NAEA](#) *"Demand for housing soars as sales to first time buyers plunges."*
- [RICS](#) *"Lack of stock continuing to drive price growth."*
- [Nationwide](#) *"House price growth picks up as 2015 draws to a close."*
- [Halifax](#) *"Quarterly house price growth remains below 2%."*
- [LSL](#) *"House prices break new record, even as monthly growth falters."*
- [Hometrack](#) *"City house price growth ends year on the up."*
- [Land Registry](#) *"The annual price change now stands at 5.6 per cent."*

Country Property Price Differences

Kate Faulkner comments on regional differences:

“Country data shows that Welsh prices are up year on year by 3.7%, but growth lags behind the annual average of 5.8%. At this rate as property prices are still 12% lower than they were before the credit crunch hit, it will take another three years (2018) for Welsh prices to recover to pre-credit crunch levels. This would mean property prices would have been in recession for 10 years in the area.

Scotland’s index is created differently so can’t be compared to other country performance, but currently prices are seeing some good growth, but still recovering to their pre-credit crunch averages. Hometrack’s index which suggests Glasgow and Edinburgh are up robustly year on year, while Aberdeen, due to the oil crisis, are seeing slight, but rare falls.

Northern Ireland stats show a big increase year on year of over 9%, but this disguises the huge falls seen since the credit crunch of 50% or more. And even at growth of 9% year on year, this would mean it would take nearly four more years (2019) for prices to recover. However, this growth does suggest that for those who want to get on the ladder or increase their investments, now might be a good time to consider buying. Any buyer would be wise to check what happened to property prices for the road/property they are buying during the credit crunch, to better understand the potential risks of a further credit crunch.

England continues to do well year on year with an increase in activity to the end of the year, although the regional figures below show that this is a massively mixed picture with only three out of the regions actually recovered from the credit crunch (East, South East and London) while everywhere else is still in the doldrums and prices in some areas, such as the North East which is still down 23% versus the credit crunch, and a growth of 1.3% per year, suggests it could take over 17 years for prices to recover to their previous heights.

This potentially suggests that parts of England may have seen their first ever true ‘property price bubble’ which once burst may not recover for a generation or more to come.”

Property Prices - Country	Latest Month's Data - Nov 15	Current Price +/- versus Market Height	Year on year change in price in Nov	Annual average increase since 2000	Land Registry Highest Yearly Average Increase Since 2000	
					Date	% Increase
England & Wales	£ 186,325	3%	5.6%	6.3%	Jan-03	24.7%
Wales	£ 122,433	-12%	3.7%	5.8%	Jul-04	28.7%
Scotland *	£ 167,191	4%	2.1%	n/a	n/a	n/a
Northern Ireland **	£ 154,376	-38%	9.4%	n/a	n/a	n/a

* Ros.gov Data (Nov 15)

** University of Ulster & NIHE (Q3 15)

Property Prices - Regionally	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Nov 15	Current Price +/- versus Market Height	Year on year change in price in Nov	Annual average increase since 2000	Land Registry Highest Yearly Average Increase Since 2000	
								Date	% Increase
North East	£ 129,519	£ 94,940	-26.70%	£ 100,046	-23%	1.3%	5.0%	Apr-03	30.9%
North West	£ 137,582	£106,141	-22.85%	£ 115,491	-16%	3.1%	5.5%	Jul-04	27.2%
Yorkshire & The Humber	£ 145,571	£113,887	-21.77%	£ 122,183	-16%	1.3%	5.7%	Jan-03	27.3%
East Midlands	£ 147,541	£118,668	-19.57%	£ 136,893	-7%	4.1%	5.9%	Jan-03	31.8%
West Midlands	£ 153,944	£126,365	-17.91%	£ 140,772	-9%	2.9%	5.4%	Feb-03	26.7%
South West	£ 195,465	£158,279	-19.02%	£ 194,809	0%	5.6%	6.3%	Jan-03	28.2%
East	£ 194,114	£157,445	-18.89%	£ 214,491	10%	9.8%	6.9%	Feb-03	27.2%
South East	£ 228,328	£185,432	-18.79%	£ 258,137	13%	8.0%	6.4%	Jun-00	23.5%
London	£ 351,512	£292,977	-16.65%	£ 506,724	44%	11.2%	8.5%	Apr-00	29.0%

Property Price Towns and City Differences

Kate Faulkner comments on prices in towns and cities:

"When looking at cities and towns there is a real 'north and south' divide being created as the property price growth seems to be receding as we move away from London. Although some areas of the South and East have seen some tremendous recovery in the last few years, this doesn't as yet stretch to the Midlands and beyond. Working our way down the M4 shows that areas like Reading have seen double digit increases and this has spread as far up as Oxford and out as Bristol, but not as far as Warwick, Swindon and Exeter. Many other towns further north will have to wait another five or more years at current year on year increases to recover to pre credit crunch heights, making the property recession in these areas last nearly 13 years unless price growth picks up faster."

Cities	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Nov 15	Current Price +/- versus Market Height	Year on year change in price in Nov
<i>Scotland</i>						
Glasgow *	£ 130,629	£105,000	-19.62%	£ 139,494	7%	9.5%
Edinburgh *	£ 185,000	£168,000	-9.19%	£ 234,390	27%	6.1%

* Ros.gov Data (Nov 15)

City	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Nov 15	Current Price +/- versus Market Height	Year on year change in price in Nov
<i>Northern Ireland</i>						
Belfast **	£ 258,332	£135,385	-47.59%	£ 168,784	-35%	9.4%

** University of Ulster & NIHE (Q3 15)

Towns/Cities/Counties	2007/8 Height	Market Low	Market Low +/- versus Market Height	Latest Month's Data - Nov 15	Current Price +/- versus Market Height	Year on year change in price in Nov	Annual average increase	Land Registry Highest Yearly Average Increase Since 2000
<i>England & Wales</i>								Date % Increase
Liverpool	£ 124,934	£ 87,986	-29.57%	£ 97,623	-22%	4.3%	5.6%	Jul-04 42.7%
Bradford	£ 125,925	£ 91,102	-27.65%	£ 95,704	-24%	-0.1%	5.0%	Oct-04 29.1%
Manchester	£ 121,340	£ 89,621	-26.14%	£ 102,714	-15%	5.1%	6.1%	Sep-04 24.4%
Leeds	£ 155,110	£120,678	-22.20%	£ 132,751	-14%	2.5%	5.8%	May-03 28.3%
Newcastle upon Tyne	£ 143,040	£114,028	-20.28%	£ 121,663	-15%	2.1%	5.9%	Apr-03 32.5%
Birmingham	£ 136,345	£109,972	-19.34%	£ 122,603	-10%	4.7%	5.3%	Apr-03 28.8%
Peterborough	£ 134,523	£103,729	-22.89%	£ 120,000	-11%	2.5%	5.9%	Dec-02 26.9%
Nottingham	£ 105,214	£ 81,782	-22.27%	£ 91,872	-13%	1.3%	4.9%	Feb-03 33.5%
Sheffield	£ 139,484	£112,582	-19.29%	£ 125,712	-10%	3.2%	6.5%	Apr-03 26.7%
Leicester	£ 131,434	£106,103	-19.27%	£ 120,938	-8%	2.0%	6.6%	May-03 33.3%
Bournemouth	£ 192,914	£152,100	-21.16%	£ 192,093	0%	5.9%	5.9%	Feb-03 25.5%
Southampton	£ 160,228	£132,012	-17.61%	£ 158,958	-1%	5.8%	5.7%	Feb-03 27.4%
Cardiff	£ 159,475	£131,853	-17.32%	£ 155,714	-2%	3.6%	5.9%	May-03 28.8%
Portsmouth	£ 161,407	£128,349	-20.48%	£ 165,033	2%	8.1%	6.1%	Feb-03 27.4%
Norfolk	£ 163,779	£134,922	-17.62%	£ 164,398	0%	4.9%	7.0%	Feb-03 27.2%
Milton Keynes	£ 176,806	£141,250	-20.11%	£ 194,907	10%	10.9%	6.9%	Feb-03 28.9%
Cambridgeshire	£ 196,770	£160,406	-18.48%	£ 220,068	12%	7.8%	6.9%	Feb-03 21.9%
Bristol	£ 188,869	£148,839	-21.19%	£ 214,428	14%	9.6%	7.7%	Feb-03 29.8%
Reading	£ 217,746	£177,338	-18.56%	£ 263,875	21%	16.2%	6.2%	Jun-00 32.1%
Oxfordshire	£ 249,860	£211,963	-15.17%	£ 296,488	19%	6.7%	6.6%	Jul-00 23.4%
Brighton and Hove	£ 232,584	£187,183	-19.52%	£ 289,973	25%	7.9%	8.6%	Jul-00 35.5%
London	£ 351,512	£292,977	-16.65%	£ 506,724	44%	11.2%	8.5%	Apr-00 29.0%

Summary of Property Price Indices comments on Town and City Differences

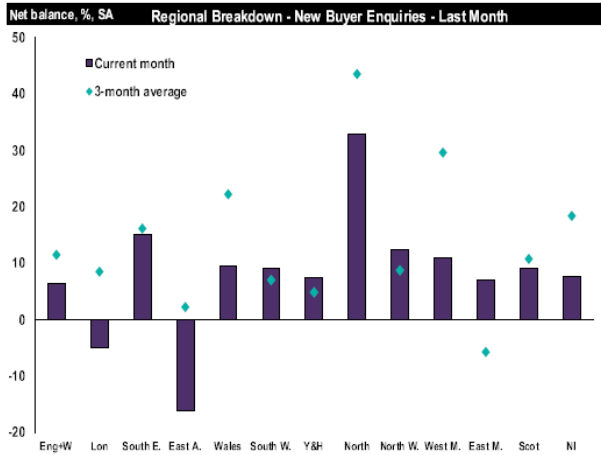
- RICS *“Prices are reported to be rising in all parts of the UK with East Anglia, the South East and the East Midlands leading the way in terms of growth. By way of contrast, price growth appears to be moderating in London. (Nov 15)”*
- Nationwide *“Prices in the South of England, and especially in London, have been outpacing the rest of the UK by a wide margin. Indeed, prices in the South of England are now well above their pre-crisis levels while they remain below in Scotland, Wales and large parts of the North of England.*
“Regional house price performance was mixed again in Q4. Five UK regions recorded a slowdown in the annual rate of growth, while seven saw acceleration. Most parts of the country continued to see annual house price gains – the exception was Scotland which recorded a small decline. (Dec 15)”
- LSL *“Prices have been powered by the South East, which has now overtaken East Anglia as the fastest growing region in England and Wales. House prices in the South East have risen by an average of 7.1% this month, with values increasing in every local authority in the area. It appears that the double digit price rises first seen in the prime London market - then the other London boroughs - are now rippling out even further to London’s commuter towns, with house prices in Reading rising by 18.3% and Luton increasing 17.3%. (Nov 15)”*
- Hometrack *“In the 12 months to November, the fastest rate of growth has been registered in London at 13.3% (14.7% in 2014). The weakest rate of growth has been recorded in Aberdeen where average house prices have fallen by 2.0% after a 12% increase in 2014 as the steep fall in the oil price since mid-2014 impacts demand. The city with the strongest turnaround over the last 12 months has been Glasgow where house price growth has accelerated from 1.8% a year ago to 8.0% today as prices recover off a low base in one of the most affordable of the 20 cities tracked by the index. (Nov 15)”*
- Land Registry *“The region with the most significant annual price increase is London with a movement of 11.2 per cent. Yorkshire & The Humber and the North East saw the smallest annual price increases of 1.3 per cent. London also experienced the greatest monthly price rise with a movement of 1.6 per cent. Yorkshire & The Humber also saw the most significant monthly price decrease with a fall of 0.9 per cent. (Nov 15)”*

Demand for Property

Kate Faulkner comments on demand for property:

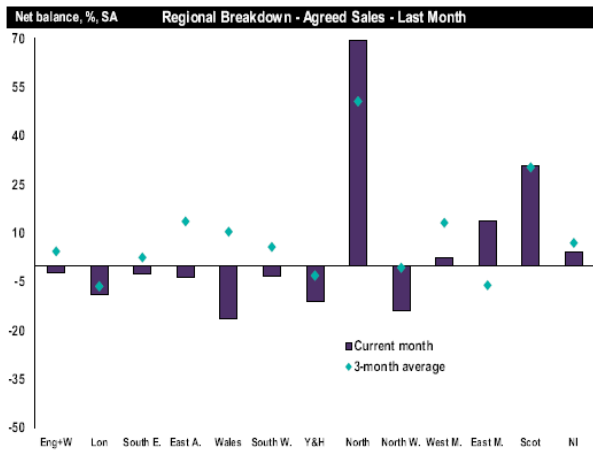
“The RICS market report shows areas where prices have risen pretty rapidly, such as London and East Anglia, are now showing some signs of demand waning, although demand appears to be falling in most areas, likely to be due to the time of year. One exception to this appears to be the East Midlands where demand has picked up versus the last three months’ average. The East Midlands, North West and Wales show average sales are the highest in these regions while areas such as London, South East and East Anglia are seeing the lowest number. Looking forward to agreed sales, this doesn’t look like it will change much, although there seems to be quite a decline in sales agreed in Wales.”

Regional Enquiries - Past month



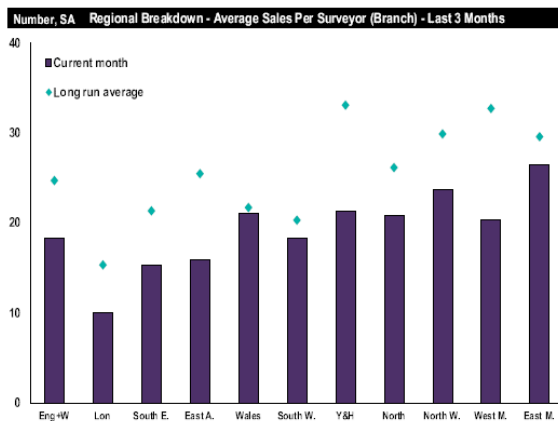
Source: [RICS – Nov 15](#)

Regional Newly Agreed Sales - Past month



Source: [RICS – Nov 15](#)

Regional Average Sales Per Surveyor - Past three months



Source: [RICS – Sept-Nov 15](#)

Summary of Indices Commentary on the Demand for Property

Rightmove

“Despite the shortage of suitable stock in many parts of the market, demand for housing is on the up. (Dec 15)”

NAEA

“Sales to first time buyers (FTBs) decreased this month, with only two in ten (21%) sales made to the group. This is a decrease of 10% from October, when sales to FTBs were at their highest in six years. The average number of prospective house buyers increased in November, with 403 house-hunters registered per branch, compared to 336 in October - the highest since August this year when there were an average 408 registered per branch. (Nov 15)”

RICS

“New buyer enquiries rose across the majority of areas during the month with London and East Anglia the only exceptions, both areas saw a modest decline. (Nov 15)”

Agency Express

“Properties ‘Sold’ fell by -29.9%, and the report shows the fall in figures for December 2015 are slightly bigger than those recorded in 2014, where we witnessed a decline of -26.5% in properties ‘Sold’. (Dec 15)”

Bank of England

“The number of loan approvals for house purchase was 70,410 in November, compared to the average of 68,428 over the previous six months. (Nov 15)”

BBA

“The number of mortgage approvals in November was 25% higher than a year ago, with re-mortgaging up 31% and house purchase up 20% %. (Nov 15)”

Land Registry

“In the months June 2015 to September 2015, sales volumes averaged 79,315 transactions per month. This is a decrease from the same period a year earlier, when sales volumes averaged 83,095 per month. (Nov 15)”

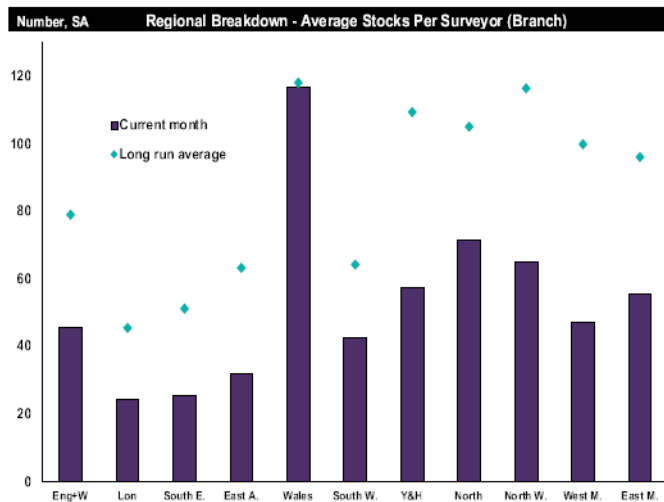
Supply of Property

Kate Faulkner comments on supply of property:

“Lack of stock continues to be a key feature of the market. Sales per branch have pretty much been maintained throughout the year at between 8-10 properties, according to the NAEA and stock levels although low again have been fairly steady throughout the year, but with sales versus 2014 lower than 2015 (LSL) this shows there just aren't enough properties available for those keen to buy.

The likelihood of more properties coming onto the market from existing home sellers in 2016 seems low, so only a fall in demand, perhaps from less investors or a vast increase in homebuilding (currently only supplying 10% ish of sales) is going to have any impact on the overall demand and supply.”

Regional Average Stock Per Surveyor



Source: [RICS – Nov 15](#)

Average Stock Per Branch	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15
Rightmove	57	58	59	61	62	63	65	65	63	63	62	59
NAEA	45	44	43	48	43	46	44	55	38	37	43	41
Average Sales Per Branch												
NAEA	5	8	8	10	8	9	9	9	10	9	9	8

	NEW LISTINGS		PROPERTIES SOLD	
	DEC 15	DEC 14	DEC 15	DEC 14
NATIONAL	-45.3	-41.1	-29.9	-26.5
Central England	-55.9	-46.9	-21.3	-25.8
East Anglia	-43.7	-40.5	-38.8	-30.7
East Midlands	-37.8	-27.3	-36.3	-16.3
London	-66.2	-60.1	-24.7	-26.9
North East	-17.6	-30.5	-25.6	-31.5
North West	-36.5	-35.9	-34.1	-28.5
Scotland	-40.1	-36.2	-27	-24.7
South East	-47.4	-41	-26	-14.8
South West	-38	-39.1	-20.9	-29.6
Wales	-46.8	-41	-31.1	-25.7
West Midlands	-46.1	-35.3	-37.7	-27.4
Yorks & Humber	-34.5	-35.7	-27.3	-28.3

Source: [Agency Express](#)

Summary of Indices Commentary on the Supply of Property

- NAEA *“The available supply of housing decreased marginally in November, following an increase in October. This month, the average number of houses available per branch was 41, compared to 43 in October and 37 the previous month. (Nov 15)”*
- RICS *“New instructions to sell fell for the tenth consecutive month with 8% of respondents reporting a decrease in new stock coming up for sale. (Nov 15)”*
- Nationwide *“Surveyors have continued to report a dearth of properties on the market in recent months, with the number of available homes reportedly at the lowest level since the late 1970s. (Nov 15)”*
- Halifax *“There remains a substantial gap between demand and supply with the latest figures showing a further decline in the number of properties available for sale. (Dec 15)”*
- LSL *“Home sales fall 15% in November, with completed sales for the year still 3.4% behind this point in 2014. (Nov 15)”*
- Agency Express *“New listings ‘For Sale’ fell by -45.3%, the report also shows the fall in figures for December 2015 are slightly bigger than those recorded in 2014, where we witnessed a decline of -41.1% in new listings ‘For Sale’. (Dec 15)”*
- Hometrack *“The most important feature of the housing market over the second half of 2015 has been a chronic shortage of homes for sale. We expect the scarcity of homes for sale to remain a feature of the housing market in 2016. This will only ease once we see greater levels of output from home builders, higher levels of activity amongst existing home owners and lower demand from buyers that have nothing to sell, in particular investors. (Nov 15)”*

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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.

For more information contact Kate Faulkner directly on **07974 750562** or kate@designsonproperty.co.uk