

## October 2016 property price update

### Independent, free, expert advice on housing

Buying, selling or investing in today's variable market means you need to take a great deal of care before making a decision. It's essential to secure independent, up-to-date advice you can trust. Kate and her team from [Propertychecklists.co.uk](http://Propertychecklists.co.uk) make it easy to access the information and support consumers' needs via FREE of charge eBooks, checklists, articles and one-to-one advice.

### Summary of property price reports

#### UK, England and Wales data

	High	Low	Current Month Jul-16	Current Month Aug-16	Current Month Sep-16	Annual Change	Annual Average (05 - 16)		
<b>Rightmove</b>	£241,474	£213,570	£307,824	£304,222	£306,499	4.1%	4.4%	Asking prices	E & W
<b>Nationwide</b>	£184,131	£147,746	£205,715	£206,145	£206,015	5.6%	2.8%	Mortgaged only	UK
<b>Halifax</b>	£199,766	£157,767	£214,678	£213,930	£214,024	6.9%	2.5%	Mortgaged only , seasonally adjusted	UK
<b>LSL Acadata HPI</b>	£231,829	£197,145	£292,697	£292,921	n/a	4.3%	4.2%	Actual prices, includes cash sales	E & W
<b>UK HPI</b>	£194,764	£159,340	£232,885	n/a	n/a	7.2%	3.4%	Sold prices, includes cash sales and new builds	E

#### **Kate Faulkner comments on the national market:**

*There's mixed feedback from the industry and the statistics this month. Rightmove's sales prices have edged up a little and are almost back to July's pre Brexit vote average, while Nationwide and Halifax mortgaged property prices have remained pretty steady over the summer months. At the moment it appears that the home mover market is doing well, while the buy to let market is still giving mixed signals with some saying, such as the RICS, that numbers are down while other agents, especially in cheaper areas are reporting 'no problem', suggesting many are ignoring the pending tax changes. However, we'll have to wait to see what happens at the budget on the 23<sup>rd</sup> November to see if this Cabinet considers individual buy to let investors as part of the housing problem - or can work out how they can be part of the solution!*

## Data by country and English region

Property Prices - Countries	Highest average house price pre-credit crunch 2007/08	Lowest average house price during recession 2009	Market low +/- versus market height	Latest month's data Jul-16/ Q2 16	How much higher/lower are latest prices vs height in 2007/8	Annual average increase since 2000	Highest yearly average increase since 2000	
							Date	% Increase
England	£194,764	£159,340	-18.19%	£232,885	20%	7.3%	Jan-03	26.4%
Wales	£150,316	£123,104	-18.10%	£144,828	-4%	6.6%	Jul-04	33.4%
Scotland	£145,641	£120,994	-16.92%	£143,711	-1%	n/a	Feb-05	19.0%
Northern Ireland (Q2)	£224,670	£97,428	-56.64%	£123,241	-45%	n/a	Q1 07	51.5%

Property Prices - Regions	Highest average house price pre-credit crunch 2007/08	Lowest average house price during recession 2009	Market low +/- versus market height	Latest month's data Jul-16	How much higher/lower are latest prices vs height in 2007/8	Annual average increase since 2000	Highest yearly average increase since 2000	
							Date	% Increase
North East	£139,400	£117,079	-16.01%	£129,750	-7%	6.5%	Jan-04	34.8%
North West	£152,427	£124,654	-18.22%	£150,082	-2%	7.0%	Jul-04	33.0%
Yorkshire & The Humber	£150,233	£123,833	-17.57%	£151,581	1%	7.1%	Jun-04	29.3%
East Midlands	£159,537	£129,876	-18.59%	£173,783	9%	7.1%	Feb-03	33.9%
West Midlands	£165,807	£136,966	-17.39%	£176,598	7%	6.6%	Jan-03	29.5%
South West	£212,666	£171,356	-19.42%	£237,291	12%	6.9%	Jan-03	29.8%
East	£209,624	£168,263	-19.73%	£273,806	31%	7.6%	Jan-03	28.9%
South East	£238,670	£191,156	-19.91%	£313,315	31%	7.1%	Jun-00	25.0%
London	£298,596	£245,351	-17.83%	£484,716	62%	8.6%	Apr-00	28.3%

Source: [UK HPI](#)

### Kate Faulkner comments on country and regional differences:

*The regional data suggests that Welsh average prices should recover in the next six to twelve months to pre-credit crunch levels - meaning it will have taken 10 years for prices to have recovered in this region. Of course, this ignores the fact that anyone owning a property outright will actually have still lost 'real value' on their property as inflation over this period has been 25%. This poses a serious question as to whether owning property with cash is wise, especially for investors. Scotland has pretty much recovered, but this is just on average and different areas perform at different rates, with Aberdeen suffering just now when the recession didn't really touch them due to their oil dependent economy. Northern Ireland however, still remains 'cracking value' or 'a nightmare' for those in negative equity.*

## Data by top and lowest performing town and London borough

Five high growth areas YoY towns/cities	YoY %	Five low growth areas YoY towns/cities	YoY %	Five high growth areas last 10 years towns/cities	Five low growth areas last 10 years towns/cities
London	12.3%	Edinburgh	2.2%	Brighton and Hove	Belfast
Brighton and Hove	14.4%	Sheffield	4.6%	Reading	Glasgow
Bristol	15.4%	Liverpool	4.8%	Oxford	Liverpool
Milton Keynes	15.8%	Lincoln	5.0%	Cambridge	Bradford
Reading	18.5%	Glasgow	5.1%	London	Newcastle upon Tyne

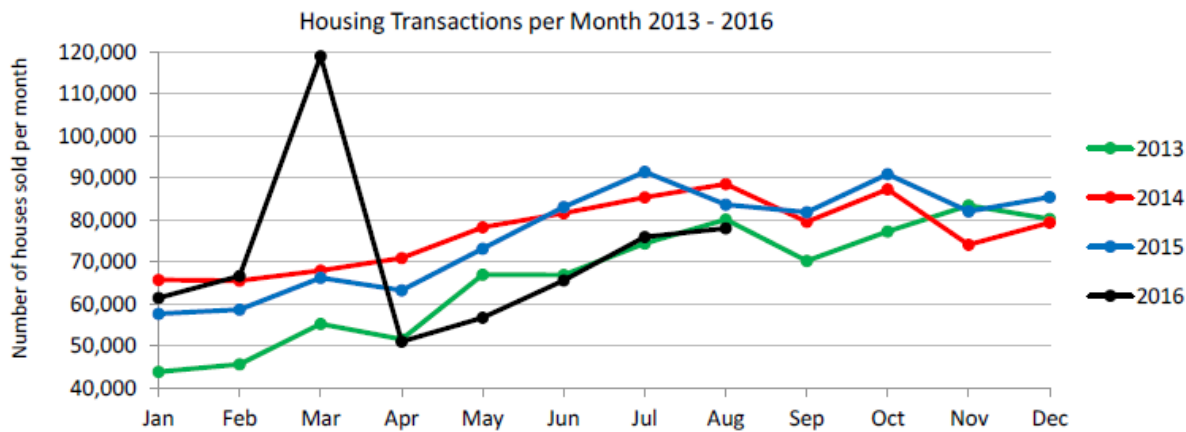
Three high growth areas YoY London	YoY %	Three low growth areas YoY London	YoY %	Three high growth areas last 10 years London	Three low growth areas last 10 years London
Newham	20.8%	Camden	-0.6%	City of Westminster	Sutton
Haringey	20.2%	Hammersmith and Fulham	-1.6%	Haringey	Havering
Havering	19.7%	Kensington and Chelsea	-3.0%	Lewisham	Barking and Dagenham

Source: [UK HPI](#)

### Kate Faulkner comments on prices in towns and cities:

*The 'southern power house' of property prices continues to drive prices up in double figures, year on year, and is pretty consistent with the likes of Brighton and Hove and Reading regularly appearing in the top five for both short term and long term high growth rates. Meanwhile, it's a surprise to see Edinburgh not doing so well just now year on year, while Glasgow remains a poor performer price wise both year on year and long term. 'The northern powerhouse' may be an aim for business, but property wise still has some way to go to see prices really take off and anyone investing here needs to look to gearing to make investment work as cash investment is unlikely to stack up versus inflation with such low growth rates in the short and long term.*

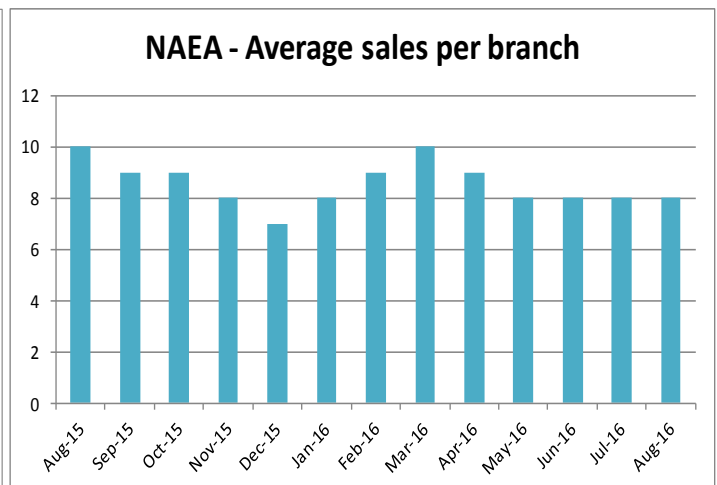
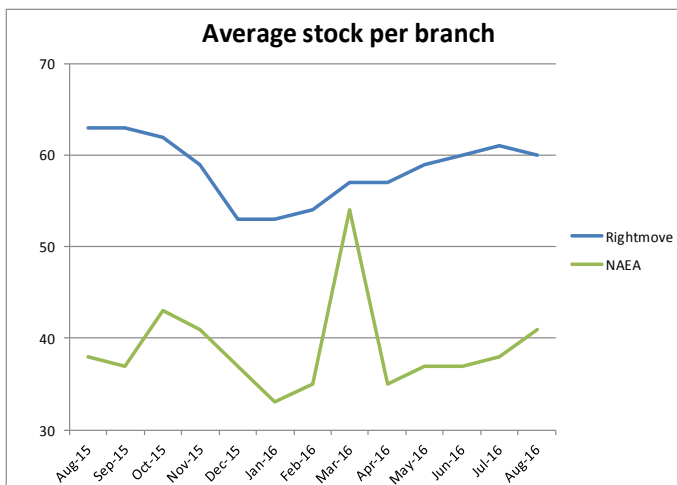
## Data on the number of sales and transactions



Source: [LSL Acadata HPI](#)

### Kate Faulkner comments on transactions, demand and supply:

Sales have been remarkably static over the summer months with the NAEA showing average sales of eight properties per branch since May— that’s the first time it has really been up and down like a yo-yo for a while. Overall though, it appears from the LSL figures that “sales volumes in England & Wales for the first eight months of 2016 currently total 574,442, which is 0.5% lower than the first eight months of 2015”. They estimate that sales for the rest of the year will be similar to 2013, so from an agent’s perspective, it’s worth looking to see what transactions you were doing then to help you forecast performance over the coming months.



## Data on the number of new builds and properties for sale

- During June '16 - August '16, the number of NHBC new home registrations was 36,869, compared to 40,123 in the same period last year.
- 28,129 were registered in the private sector, compared to 30,097 in the same period last year.
- 8,740 were registered in the public sector, compared to 10,026 in the same period last year.

“While overall rolling quarter numbers are down 8%, this came during an unprecedented period of uncertainty immediately after the EU Referendum. Despite this, over half of the UK regions experienced growth in registrations compared to the same three month period last year.”

Source: [NHBC](#)

## Regional and towns/cities property prices

### Comparison of regional property price changes year on year by each index

Property Prices - Regions	Rightmove Average Price Sep-15	Rightmove Average Price Sep-16	Rightmove % Change YoY	Nationwide Average Price Q3 15	Nationwide Average Price Q3 16	Nationwide % Change YoY	LSL Acadata HPI Average Price Jul-15	LSL Acadata HPI Average Price Jul-16	LSL % Change YoY	UK HPI Average Price Jul-15	UK HPI Average Price Jul-16	UK HPI % Change YoY
North East	£144,219	£ 147,338	2.2%	£124,345	£124,074	-0.2%	£149,295	£153,610	2.9%	£122,669	£129,750	5.8%
North West	£176,838	£ 180,035	1.8%	£145,816	£151,985	4.2%	£171,313	£178,423	4.2%	£141,510	£150,082	6.1%
Yorkshire & The Humber	£171,733	£ 175,356	2.1%	£145,673	£150,823	3.5%	£172,592	£176,553	2.3%	£144,733	£151,581	4.7%
East Midlands	£187,156	£ 197,502	5.5%	£160,525	£169,137	5.4%	£186,396	£192,300	3.2%	£161,180	£173,783	7.8%
West Midlands	£199,627	£ 208,130	4.3%	£167,185	£174,934	4.6%	£196,291	£202,190	3.0%	£166,016	£176,598	6.4%
South West	£284,823	£ 300,500	5.5%	£219,781	£229,907	4.6%	£253,539	£265,300	4.6%	£220,044	£237,291	7.8%
East	£312,638	£ 337,252	7.9%	£199,334	£213,831	7.3%	£283,592	£308,494	8.8%	£241,817	£273,806	13.2%
South East	£386,685	£ 409,310	5.9%	£247,286	£267,151	8.0%	£335,102	£360,046	7.4%	£279,875	£313,315	11.9%
London	£620,003	£ 630,974	1.8%	£443,399	£474,736	7.1%	£558,651	£584,363	4.6%	£431,644	£484,716	12.3%

### Performance of major towns across the UK

Property Prices Towns/Cities <i>England, Wales, Scotland &amp; NI</i>	Highest average house price pre-credit crunch 2007/08	Lowest average house price during recession 2009	Market low +/- versus market height	Latest month's data Jul-16/ Q2 16	How much higher/ lower are latest prices vs height in 2007/8	Annual average increase	Highest yearly average increase since 2000 Date % Increase
Belfast (Q2)	£213,626	£87,890	-58.86%	£118,894	-44%	n/a	Q1 07 57.1%
Glasgow	£130,473	£104,370	-20.01%	£119,466	-8%	n/a	Jan-05 19.2%
Liverpool	£130,249	£106,826	-17.98%	£121,630	-7%	6.8%	Jul-04 59.0%
Bradford	£139,640	£115,089	-17.58%	£133,880	-4%	6.9%	Sep-04 36.5%
Newcastle upon Tyne	£164,935	£134,016	-18.75%	£161,157	-2%	6.7%	Feb-04 39.2%
Edinburgh	£225,750	£183,029	-18.92%	£227,580	1%	n/a	May-07 17.3%
Sheffield	£144,875	£120,193	-17.04%	£150,595	4%	7.2%	Sep-04 31.9%
Nottingham	£119,010	£93,696	-21.27%	£123,876	4%	6.4%	Mar-03 37.9%
Leeds	£161,439	£130,128	-19.39%	£168,614	4%	7.2%	Apr-03 30.7%
Manchester	£140,431	£111,679	-20.47%	£151,944	8%	8.7%	Jun-04 34.9%
Birmingham	£148,578	£122,773	-17.37%	£162,184	9%	6.7%	Feb-03 36.4%
Peterborough	£156,264	£123,752	-20.81%	£170,682	9%	7.2%	Dec-02 30.2%
Lincoln	£128,707	£106,017	-17.63%	£141,383	10%	7.8%	Feb-03 38.0%
Cardiff	£170,496	£139,651	-18.09%	£189,757	11%	6.9%	May-03 30.7%
Leicester	£135,317	£110,071	-18.66%	£151,541	12%	7.8%	Mar-03 35.4%
Bournemouth	£206,227	£163,937	-20.51%	£231,796	12%	6.7%	Apr-03 32.5%
Portsmouth	£169,633	£130,868	-22.85%	£192,403	13%	9.1%	Mar-03 29.1%
Norwich	£166,498	£123,698	-25.71%	£189,153	14%	7.8%	Oct-02 37.9%
Southampton	£168,795	£134,665	-20.22%	£198,642	18%	6.7%	Apr-03 29.7%
Milton Keynes	£194,666	£147,827	-24.06%	£254,008	30%	8.1%	Feb-03 32.0%
Bristol	£195,196	£153,648	-21.29%	£255,168	31%	8.2%	Apr-03 29.7%
Brighton and Hove	£257,108	£202,054	-21.41%	£355,688	38%	8.4%	Jul-00 35.4%
Reading	£216,724	£176,087	-18.75%	£307,718	42%	7.1%	Jun-00 35.9%
Oxford	£289,855	£223,319	-22.95%	£415,484	43%	7.8%	Jun-00 29.5%
Cambridge	£283,241	£224,469	-20.75%	£442,518	56%	8.8%	May-00 27.5%
London	£298,596	£245,351	-17.83%	£484,716	62%	8.6%	Apr-00 28.3%

Source: [UK HPI](#)

If your town or city isn't featured above, visit the [Hometrack data](#) which covers 65 towns and cities.

## What's happening to property prices for individual buyers in the property market?

The data below gives an indication of which type of buyer pays what average price for a property. Currently in England, first-time buyers pay the least; an average of £195,484. But don't forget this is completely skewed by London, and in Wales, for example, they are paying an average of £125,245.

Cash buyers are typically paying £218,331 while new build buyers pay the most at £295,039. However, they don't typically carry out any renovation and would expect to have lower maintenance costs versus buying a second home, and potentially lower running costs if the energy efficiency is greater.

### Average price per buyer type for England:-

England	Monthly change %	Annual change %	Average price
Cash	0.3	8.3	£218,331
Mortgage	0.5	9.4	£240,233
First time buyer	0.3	8.9	£195,484
Former owner occupier	0.6	9.2	£264,184
New build	-2.2	16.4	£295,039
Existing resold property	0.7	8.5	£228,779

### Average price per buyer type for Wales:-

Wales	Monthly change %	Annual change %	Average price
Cash	-2.2	3.3	£140,604
Mortgage	-1.5	4.5	£147,342
First time buyer	-1.8	4.1	£125,245
Former owner occupier	-1.8	4.0	£167,627
New build	-2.8	13.1	£196,533
Existing resold property	-1.7	3.4	£141,815

### Average price per buyer type for London:-

London	Monthly change %	Annual change %	Average price
Cash	0.6	11.3	£510,028
Mortgage	1.1	12.6	£476,922
First time buyer	0.8	12.0	£423,422
Former owner occupier	1.1	12.5	£547,424
New build	-2.4	18.2	£506,525
Existing resold property	1.3	11.8	£482,896

Source: [UK HPI](#)

## Latest demand and supply trends over the last Quarter

This data comes from Agency Express and gives an indication over a three -month period of what's happening to supply (new listings) and demand (properties sold over time).

The data shows *"new listings 'For Sale' falling by -6.1% and properties 'Sold' by -1.3%"*, supporting other indices that show we are seeing both a fall in stock for sale and the number of sales going through.

	NEW LISTINGS		PROPERTIES SOLD	
	JUL -	JUL -	JUL -	JUL -
	SEP 16	SEP 15	SEP 16	SEP 15
NATIONAL	-6.1	-7	-1.3	-2.5
Central England	-3.2	-11.4	-3.1	0.6
East Anglia	-7.5	-10.6	-2.3	-2.6
East Midlands	-1.1	-3	3	-4.9
London	-26	-22.3	-6.7	-9.6
North East	8.3	-1.7	2.2	-4.1
North West	-1.4	-2.5	0.7	0.2
Scotland	-3.4	-5	-3.8	-4.5
South East	-5.6	-7.3	2.5	-0.8
South West	-4	-5.8	-2.7	-2.5
Wales	-5.8	1.3	0.4	0.1
West Midlands	-0.4	-1.4	0.4	-2.7
Yorks & Humber	-4.3	-3.9	-1.8	-0.6

Source: [Agency Express](#)

## Kate's guide to the 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 Acadata HPI](#) – Analyses Land Registry figures, separates out London, good analysis on transactions. (E & W)
- [Land Registry](#) – Tracks sold property price data, good for accurate information, but doesn't reflect current market conditions. (E,W,S & NI)

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## For media professionals

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 and first-time buyers, and is often asked to chair debates and present at industry conferences.

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 numerous TV and radio interviews, has been quoted every month in major newspapers and magazines and been featured in many local newspapers.

For more information, contact Kate Faulkner directly on 07974 750562 or [kate@designsonproperty.co.uk](mailto:kate@designsonproperty.co.uk)