

## November 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 Aug-16	Current Month Sep-16	Current Month Oct-16	Annual Change	Annual Average (05 - 16)		
<b>Rightmove Nationwide</b>	£241,474	£213,570	£304,222	£306,499	£309,122	4.2%	4.6%	Asking prices	E & W
<b>Halifax</b>	£184,131	£147,746	£206,145	£206,015	£205,904	4.6%	2.8%	Mortgaged only	UK
<b>LSL Acadata HPI</b>	£199,766	£157,767	£213,930	£214,024	£217,411	5.2%	2.6%	Mortgaged only, seasonally adjusted	UK
<b>UK HPI</b>	£231,829	£197,145	£292,904	£293,306	£294,351	3.0%	4.2%	Actual prices, includes cash sales	E & W
	£194,764	£159,340	£235,573	n/a	n/a	9.2%	3.7%	Sold prices, includes cash sales and new builds	E

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

*Although the property prices in the table are measuring different stages of the market and different areas, for the first time this year there seems to be a consensus on current growth rates of 3-5% year on year. All of the indices show that the market growth is slowing but that's not a surprise; London has basically run out of steam and the rest of the UK is not picking up the 'slack' as much as it has done following previous recessions.*

#### 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 Aug-16/ Q2 16	How much higher/lower are latest prices vs height in 2007/8	Year on year change in price in Aug 16	Annual average increase since 2000	Highest yearly average increase since 2000	Date	% Increase
England	£194,764	£159,340	-18.19%	£235,573	21%	9.2%	7.4%	Jan-03	26.4%	
Wales	£150,316	£123,104	-18.10%	£144,514	-4%	2.7%	6.6%	Jul-04	33.4%	
Scotland	£145,641	£120,994	-16.92%	£144,561	-1%	4.3%	n/a	Feb-05	19.0%	
Northern Ireland (Q2)	£224,670	£97,428	-56.64%	£123,241	-45%	7.8%	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 Aug-16	How much higher/lower are latest prices vs height in 2007/8	Year on year change in price in Aug 16	Annual average increase since 2000	Highest yearly average increase since 2000	Date	% Increase
North East	£139,400	£117,079	-16.01%	£127,385	-9%	3.0%	6.3%	Jan-04	34.8%	
North West	£152,427	£124,654	-18.22%	£151,489	-1%	6.3%	7.0%	Jul-04	33.0%	
Yorkshire & The Humber	£150,233	£123,833	-17.57%	£152,394	1%	4.9%	7.1%	Jun-04	29.3%	
East Midlands	£159,537	£129,876	-18.59%	£175,610	10%	7.6%	7.2%	Feb-03	33.9%	
West Midlands	£165,807	£136,966	-17.39%	£179,429	8%	6.9%	6.7%	Jan-03	29.5%	
South West	£212,666	£171,356	-19.42%	£243,226	14%	9.0%	7.1%	Jan-03	29.8%	
East	£209,624	£168,263	-19.73%	£276,952	32%	13.3%	7.7%	Jan-03	28.9%	
South East	£238,670	£191,156	-19.91%	£317,904	33%	12.2%	7.2%	Jun-00	25.0%	
London	£298,596	£245,351	-17.83%	£488,908	64%	12.1%	8.6%	Apr-00	28.3%	

Source: [UK HPI](http://UK HPI)

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

England continues to outstrip other country growth, mainly due to the strength of London and the South (remember UKHPI data is a few months behind other indices). Wales and Scotland are growing year on year, but still haven't overtake 2007 heights - meaning it will be a good 10 years for them to recover prices at a nominal level, let alone catch up with prices taking inflation into account. Northern Ireland may be showing strong growth year on year but this is still from an extremely low base and we may see the UK's first evidence of a 'real' house price bubble there, where prices for some properties just never recover to their 2007 levels.

Regionally, LSL give a handy guide to property price growth across the country. According to LSL, rates of growth can be divided into three: the likes of East of England, South East and West show strong 5-7% growth; the West and East Midlands are showing 'moderate' growth of around 4%; while the North West, North East and Yorks & Humber are seeing around 1% rises. It's unlikely this will change much moving forward and we may well just see rates in the South, West and Midlands reduce to Northern levels of hardly any growth.

**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	12.1%	Edinburgh	1.5%	Brighton and Hove	Belfast (Q2)
Brighton and Hove	12.9%	Sheffield	2.0%	Reading	Liverpool
Milton Keynes	14.4%	Liverpool	3.8%	Oxford	Glasgow
Bristol	17.0%	Portsmouth	4.4%	Cambridge	Bradford
Reading	19.5%	Newcastle upon Tyne	4.7%	London	Newcastle upon Tyne

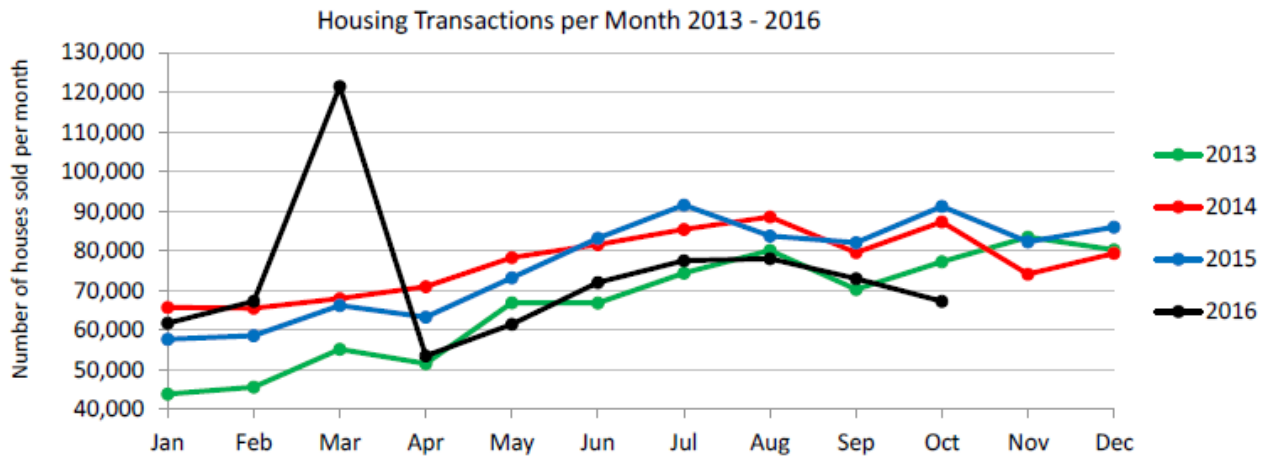
Three high growth areas YoY London	YoY %	Three low growth areas YoY London	YoY %	Three high growth areas last 10 years London	Three low growth areas last 10 years London
Newham	23.7%	Hammersmith and Fulham	1.9%	Southwark	Hounslow
Havering	19.0%	Kensington and Chelsea	1.5%	Waltham Forest	Tower Hamlets
Waltham Forest	18.9%	Camden	-2.7%	Lewisham	Sutton

Source: [UK HPI](#)

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

Hometrack's City Index shows strong growth in the areas where prices are pretty affordable - of 6-8% in Manchester and Cardiff while the power houses of Cambridge and London are hitting affordability buffers and running out of steam following post-recession rapid growth. So for agents and surveyors the reality is that local property knowledge is key to helping buyers, sellers and investors! Double-digit rates are still being seen in the likes of Bristol, Reading, Southampton and even Leicester, according to the UKHPI Index. However, most individual town and city performances are similar to that of the regions highlighted by LSL; there are three levels of performance, albeit slightly higher, with some in double digits, some in the 6-9% bracket and some below this. Some towns and cities - including Liverpool, Bradford and Glasgow - still haven't recovered to 2007 levels.

## Data on the number of sales and transactions



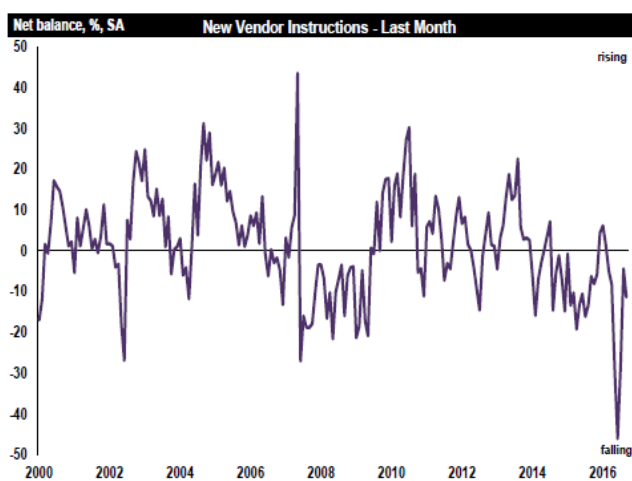
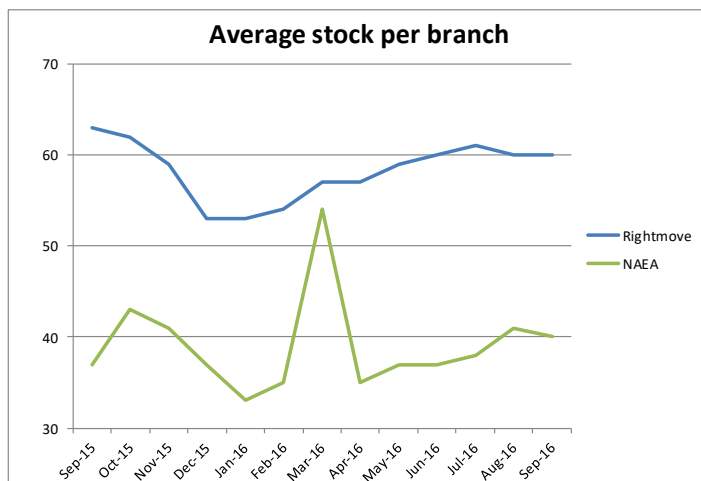
Source: [LSL Acadata HPI](#)

Table 2. The number of transactions recorded by Land Registry for Q3 2016, compared to Q3 2015.

TRANSACTIONS BY REGION			
REGION	Q3 2015	Q3 2016	% change
NORTH EAST	9,041	7,871	-13%
NORTH WEST	26,899	24,929	-7%
YORKS & HUMBER	20,785	19,203	-8%
EAST MIDLANDS	20,236	18,937	-6%
WEST MIDLANDS	20,703	19,454	-6%
EAST OF ENGLAND	28,898	24,863	-14%
GREATER LONDON	29,670	20,241	-32%
SOUTH EAST	43,271	35,904	-17%
SOUTH WEST	27,737	23,875	-14%
WALES	10,968	10,399	-5%
ENGLAND & WALES	238,208	205,676	-14%

### Kate Faulkner comments on demand for property:

The sales for Q3 2016 compared with the same quarter in 2015 (LSL) look more dramatic than they actually are as all the data is distorted by the stamp duty influence in March earlier in the year, but even in areas not affected that much - such as the North East - it is clear there is a bit of a slowdown. Overall LSL suggest that "in the first 10 months of 2016, transactions are down by 2.4% compared to the first 10 months of 2015." The RICS reported that "transactions rose in six of the 12 regions/countries covered in the survey and fell across the remainder". So not a complete disaster this year, but it will make tough reading for agent and property professional bosses while current volumes are down this much, suggesting they may start pulling investment and not necessarily invest in recruitment moving forward, putting a potential downward trend on the industry's returns overall.



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

- From July '16 to Sept '16, the number of NHBC new home registrations was 35,953, compared to 35,954 for the same period last year.
- 26,762 were registered in the private sector, a 5% decrease compared to last year (28,190).
- 9,191 were registered in the affordable sector, an 18% increase compared to last year (7,764).

"Following a quiet July, registrations bounced back in August and September as the industry shrugged off early nervousness following the vote to leave the EU."

Source: [NHBC](#)

### Kate Faulkner comments on supply of property:

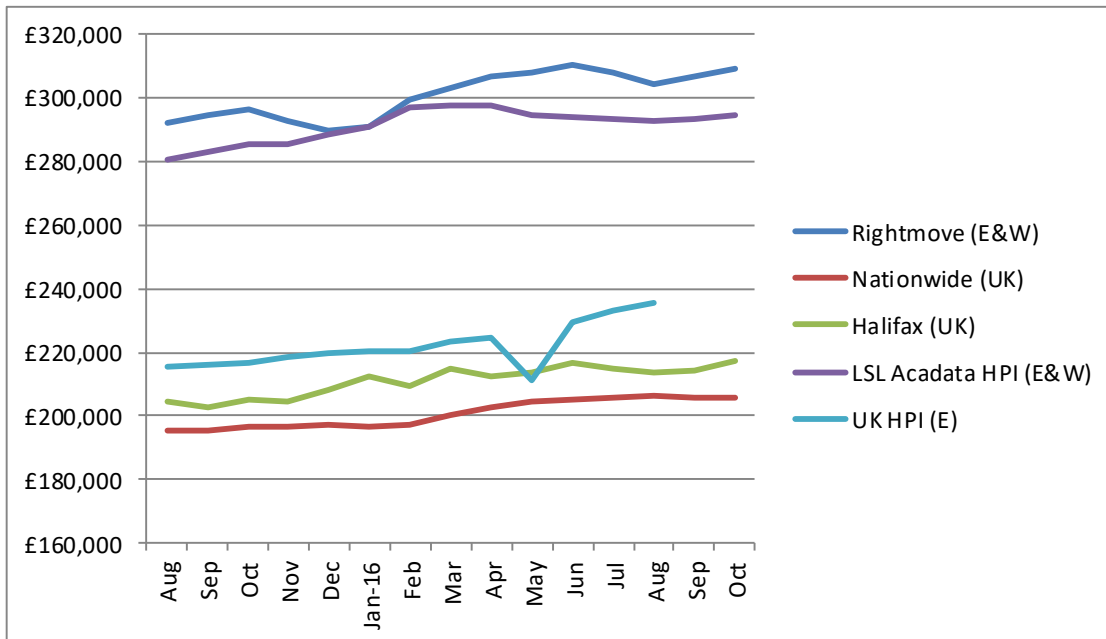
From a supply perspective, social housing stock has taken a hit with the government's change in the way they operate and as a result, "29% fewer social housing units were approved (Q2 16)". This is a massive problem as moving forward it forces people eligible for social housing into the private rented sector where landlords and agents are then accused of not looking after them properly - often unfairly - and blamed for the corresponding increase in housing benefit costs; again, not their fault.

On the other hand, the private sector is still performing 'well' in comparison to recession days, albeit a relatively mixed picture on a regional basis: "half of the 12 regions showing an increase in registrations during Q3, including the South East (+56%), North West (+48%) and Yorkshire & Humberside (+42%) with the others reporting a dip in numbers, such as Scotland (-38%) and London (-45%), compared to a year ago (Q3 16)".

However, stock remains tight with few existing home sellers coming to the market and new property stock still nowhere near pre-recession levels.

# Detailed property price report, including stats and expert industry commentary

## Latest National Market Movements



	High	Low	Current Month Aug-16	Current Month Sep-16	Current Month Oct-16	Annual Change	Annual Average (05 - 16)		
Rightmove	£241,474	£213,570	£304,222	£306,499	£309,122	4.2%	4.6%	Asking prices	E & W
Nationwide	£184,131	£147,746	£206,145	£206,015	£205,904	4.6%	2.8%	Mortgaged only	UK
Halifax	£199,766	£157,767	£213,930	£214,024	£217,411	5.2%	2.6%	Mortgaged only , seasonally adjusted	UK
LSL Acadata HPI	£231,829	£197,145	£292,904	£293,306	£294,351	3.0%	4.2%	Actual prices, includes cash sales	E & W
UK HPI	£194,764	£159,340	£235,573	n/a	n/a	9.2%	3.7%	Sold prices, includes cash sales and new builds	E

### Key facts:

Average prices across the indices vary from mortgaged only prices from the Nationwide HPI (Oct 16) of £205,904, through to marketing prices (*ie not necessarily sold*) from Rightmove (Oct 16) of £309,122, a 50% difference. Average sold prices from the UK HPI stand at £235,573 (Aug 16).

## Report Headlines

### Rightmove

*"North/south sales divide in the autumn market"*

### NAEA

*"Home buyer confidence bounces back to pre-Brexit levels"*

### RICS

*"Buyer enquiries begin to pick up modestly"*

### Nationwide

*"Annual house price growth slowed in October"*

### Halifax

*"Annual house price growth eases again to 5.2%"*

### LSL Acadata HPI

*"Mixed signals as price inflation rises despite transactions numbers slowing"*

### Hometrack

*"London records lowest quarterly growth for 20 months"*

## Regional and towns/cities property prices

Property Prices - Regions	Rightmove Average Price Oct-15	Rightmove Average Price Oct-16	Rightmove % Change YoY	Nationwide Average Price Q3 15	Nationwide Average Price Q3 16	Nationwide % Change YoY	LSL Acadata HPI Average Price Sep-15	LSL Acadata HPI Average Price Sep-16	LSL % Change YoY	UK HPI Average Price Aug-15	UK HPI Average Price Aug-16	UK HPI % Change YoY
North East	£146,333	£144,616	-1.2%	£124,345	£124,074	-0.2%	£150,519	£152,011	1.0%	£123,621	£127,385	3.0%
North West	£175,066	£181,442	3.6%	£145,816	£151,985	4.2%	£173,912	£176,818	1.7%	£142,463	£151,489	6.3%
Yorkshire & The Humber	£171,021	£176,158	3.0%	£145,673	£150,823	3.5%	£174,841	£176,137	0.7%	£145,313	£152,394	4.9%
East Midlands	£188,243	£198,463	5.4%	£160,525	£169,137	5.4%	£188,637	£195,736	3.8%	£163,208	£175,610	7.6%
West Midlands	£198,631	£208,320	4.9%	£167,185	£174,934	4.6%	£197,244	£205,116	4.0%	£167,862	£179,429	6.9%
South West	£286,270	£298,087	4.1%	£219,781	£229,907	4.6%	£254,792	£267,486	7.0%	£223,210	£243,226	9.0%
East	£316,577	£340,634	7.6%	£199,334	£213,831	7.3%	£290,522	£310,983	6.5%	£244,547	£276,952	13.3%
South East	£388,338	£410,239	5.6%	£247,286	£267,151	8.0%	£340,742	£362,741	6.5%	£283,369	£317,904	12.2%
London	£630,050	£645,833	2.5%	£443,399	£474,736	7.1%	£573,936	£579,378	0.9%	£436,152	£488,908	12.1%

**Hometrack** Hometrack's UK All City House Price Index tracks 65 cities, [see a snapshot here](#).

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 Aug-16/ Q2 16	How much higher/ lower are latest prices vs height in 2007/8	Year on year change in price in Aug 16/ Q2 16	Annual average increase	Highest yearly average increase since 2000 Date % Increase
Belfast (Q2 )	£213,626	£87,890	-58.86%	£118,894	-44%	9.8%	n/a	Q1 07 57.1%
Liverpool	£130,249	£106,826	-17.98%	£120,702	-7%	3.8%	6.8%	Jul-04 59.0%
Glasgow	£130,473	£104,370	-20.01%	£122,004	-6%	5.8%	n/a	Jan-05 19.2%
Bradford	£139,640	£115,089	-17.58%	£133,417	-4%	4.9%	6.9%	Sep-04 36.5%
Newcastle upon Tyne	£164,935	£134,016	-18.75%	£159,537	-3%	4.7%	6.6%	Feb-04 39.2%
Edinburgh	£225,750	£183,029	-18.92%	£226,454	0%	1.5%	n/a	May-07 17.3%
Sheffield	£144,875	£120,193	-17.04%	£149,856	3%	2.0%	7.1%	Sep-04 31.9%
Nottingham	£119,010	£93,696	-21.27%	£125,351	5%	7.5%	6.5%	Mar-03 37.9%
Leeds	£161,439	£130,128	-19.39%	£170,761	6%	8.9%	7.3%	Apr-03 30.7%
Peterborough	£156,264	£123,752	-20.81%	£167,223	7%	7.3%	7.0%	Dec-02 30.2%
Manchester	£140,431	£111,679	-20.47%	£154,711	10%	9.4%	8.9%	Jun-04 34.9%
Lincoln	£128,707	£106,017	-17.63%	£142,086	10%	7.4%	7.9%	Feb-03 38.0%
Birmingham	£148,578	£122,773	-17.37%	£164,464	11%	8.2%	6.8%	Feb-03 36.4%
Bournemouth	£206,227	£163,937	-20.51%	£229,776	11%	5.8%	6.6%	Apr-03 32.5%
Portsmouth	£169,633	£130,868	-22.85%	£189,075	11%	4.4%	9.1%	Mar-03 29.1%
Leicester	£135,317	£110,071	-18.66%	£150,850	11%	10.0%	7.8%	Mar-03 35.4%
Cardiff	£170,496	£139,651	-18.09%	£191,926	13%	6.2%	7.0%	May-03 30.7%
Norwich	£166,498	£123,698	-25.71%	£196,574	18%	11.7%	8.1%	Oct-02 37.9%
Southampton	£168,795	£134,665	-20.22%	£201,464	19%	12.1%	6.8%	Apr-03 29.7%
Milton Keynes	£194,666	£147,827	-24.06%	£255,776	31%	14.4%	8.1%	Feb-03 32.0%
Bristol	£195,196	£153,648	-21.29%	£263,962	35%	17.0%	8.5%	Apr-03 29.7%
Brighton and Hove	£257,108	£202,054	-21.41%	£356,399	39%	12.9%	8.4%	Jul-00 35.4%
Reading	£216,724	£176,087	-18.75%	£315,354	46%	19.5%	7.2%	Jun-00 35.9%
Oxford	£289,855	£223,319	-22.95%	£422,595	46%	6.8%	7.9%	Jun-00 29.5%
Cambridge	£283,241	£224,469	-20.75%	£449,987	59%	9.3%	8.9%	May-00 27.5%
London	£298,596	£245,351	-17.83%	£488,908	64%	12.1%	8.6%	Apr-00 28.3%

Source: [UK HPI](#)

**RICS** *"The regional breakdown shows prices continue to fall in Central London and the North East, although the pace of decline eased noticeably across the latter. Elsewhere, most other parts of the UK saw prices climb higher over the month. The three-month price expectations slipped back into negative territory across London, after registering a broadly neutral reading in the previous report. Anecdotal evidence suggests that uncertainty following the EU vote, along with stamp duty changes, are both continuing to adversely impact the top end of the market in particular."* (Sept 16)

## Regional and towns/cities property prices – cont'd

### LSL Acadata HPI

*“In September, eight of the 10 areas in England and Wales experienced a decline in their annual rates of house price inflation, compared to the previous month. The largest fall was in Greater London, where rates shrank by -1.2%, followed by the South East and Wales, both down by -0.9%, with Yorkshire and Humberside easing by -0.7%. Two regions showed a positive movement in their rate of house price growth, being the West Midlands, up by 0.4%, and the South West, up by 0.3%. Overall, the annual rate of change in prices, at 3.7%, was -0.6% lower than one month earlier.*

*“In September, the East of England continued to top the leader board for the fifth month in succession as the region having the highest annual increase in average house prices, at 7.0%. The South East and the South West remained in second and third position respectively. Greater London fell another place in the league table in the month, and now stands in eighth position, having been top of the league in April, only five months earlier.” (Oct 16)*

### Hometrack

*“Eleven cities are registering higher rates of capital growth than in January 2016. The majority are large regional cities outside the south east of England – Liverpool, Manchester, Cardiff and Birmingham. These cities have attractive affordability on a price/earnings ratio measure with house prices rising off a low base. Annual house price growth currently ranges from 6.6% in Liverpool to 8.0% in Birmingham. Nine cities are registering house price growth lower than at the start of 2016 with the greatest slowdown led by Cambridge, Oxford, London and Aberdeen. Slower growth is a result of affordability, economic and market confidence factors. In the last quarter, London residential values have increased by 0.9%, compared to an average of 3.0% over the last three years. The recent slowdown is yet to impact the annual rate of growth which is running at 10% but is expected to move towards 5% by the year end.” (Sept 16)*

## 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 £197,622. But don't forget this figure is completely skewed by London; in Wales, for example, they pay an average of £124,802.

Cash buyers are typically paying £220,891 while new build buyers pay the most at £320,454. 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 % since July 2016	Annual change % since August 2015	Average price August 2016
Cash	1.4	8.4	£220,891
Mortgage	1.4	9.5	£242,984
First-time buyer	1.2	9.0	£197,622
Former owner occupier	1.5	9.3	£267,347
New build	13.6	26.4	£320,454
Existing resold property	0.5	8.0	£230,183

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

Wales	Monthly change % since July 2016	Annual change % since August 2015	Average price August 2016
Cash	-0.8	1.7	£140,327
Mortgage	-0.4	3.3	£147,007
First-time buyer	-0.7	2.5	£124,802
Former owner occupier	-0.4	3.0	£167,497
New build	11.1	20.6	£208,578
Existing resold property	-1.3	1.6	£140,909

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

London	Monthly change % since July 2016	Annual change % since August 2015	Average price August 2016
Cash	1.5	11.7	£514,969
Mortgage	1.2	12.2	£480,888
First-time buyer	1.4	12.1	£427,685
Former owner occupier	1.1	12.1	£551,459
New build	13.0	28.1	£548,775
Existing resold property	0.3	10.8	£484,103

Source: [UK HPI](#)



# Demand and supply in the property market

## Indices' commentary on the demand for property

### NAEA

*"In September, the average number of house hunters registered per member branch increased from 287 in August, to 333. This is a rise of 16% and takes the number of prospective house buyers recorded up to the levels seen back in June, when estate agents recorded 330 on average per branch. 23% of sales were made to FTBs – a decrease of five percentage points from August and the lowest level seen since November last year when 21% of sales were made to the group." (Sept 16)*

### RICS

*"New buyer enquiries increased for the first time in seven months. Nevertheless, the headline figure masks considerable variation across the UK, with some agents seeing a more stable trend in demand emerging as opposed to any recovery just yet. Nationally, agreed sales were broadly unchanged for a second month running, having declined sharply from May through to July. The regional picture remains mixed however, as transactions rose in six of the 12 regions/countries covered in the survey and fell across the remainder." (Sept 16)*

### LSL Acadata HPI

*"The level of sales has fallen across England and Wales compared to the previous year, although the decline is more pronounced in the South, especially in Greater London where volumes are down -32%, almost double that of any other region. This is followed by the South East at -17% and the East of England and the South West both at -14%." (Oct 16)*

### Bank of England

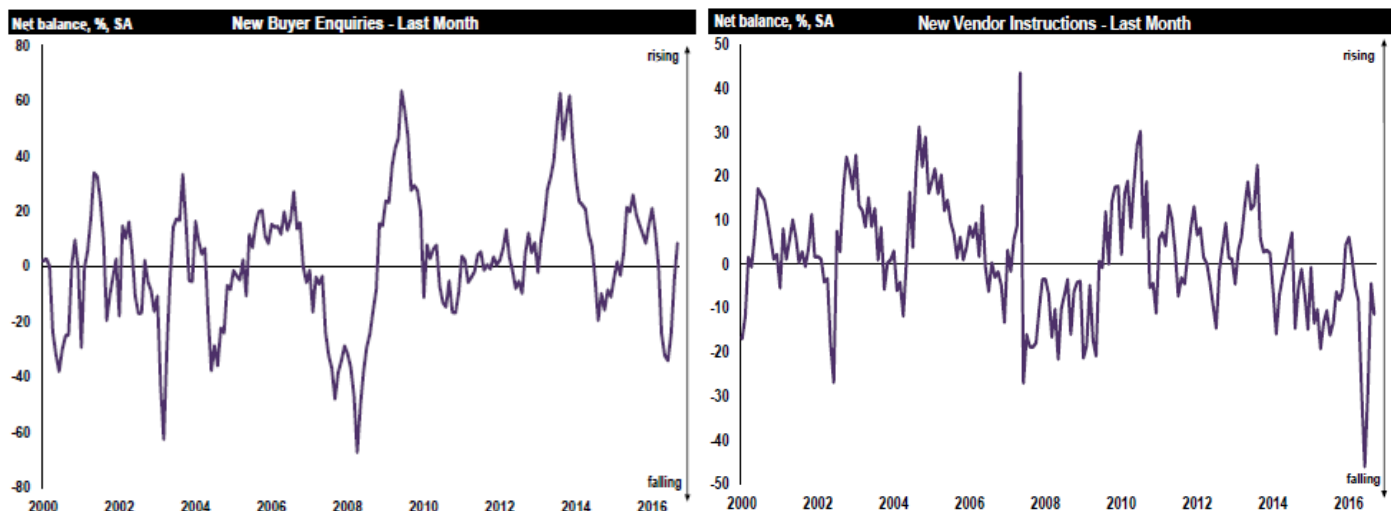
*"The number of loan approvals for house purchase was 62,932 in September, compared to the average of 64,841 over the previous six months." (Sept 16)*

### BBA

*"Gross mortgage borrowing of £12bn in the month was 2% lower than in September 2015. House purchase approval numbers are 15% lower than in September 2015 and in the first nine months of 2016 they are 3% lower than in the same period of 2015." (Sept 16)*

## Demand charts and data for the property market

The charts below show what's happening to demand with the RICS data showing that buyer demand has grown recently while stock has fallen slightly, suggesting tightening pressure on the market which, despite a slowdown in transactions, is helping to keep property prices relatively buoyant.

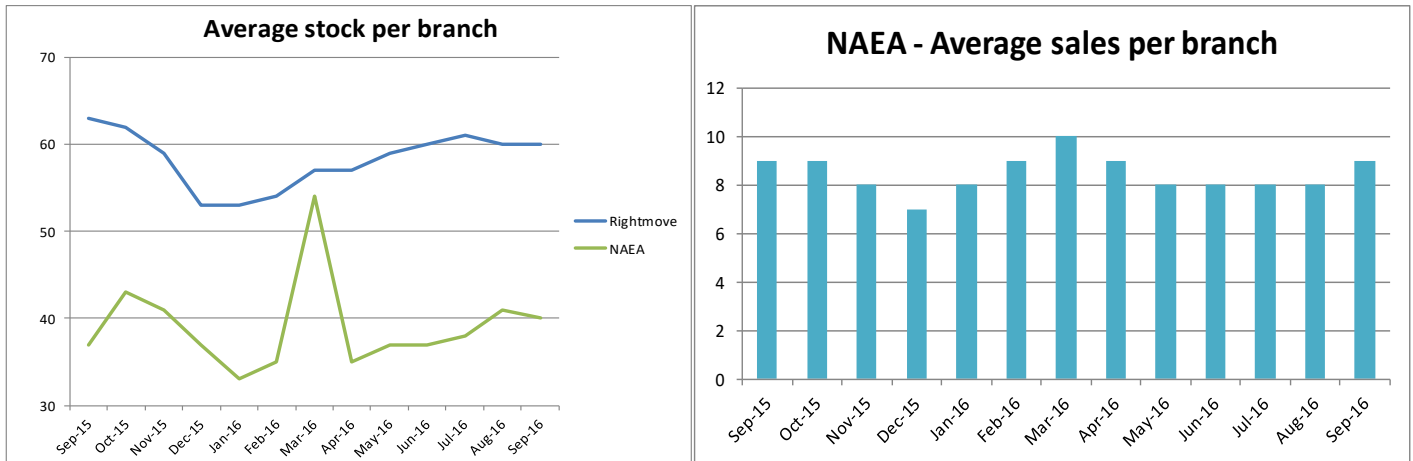


Source: RICS

## How much stock do agents actually have to sell?

The charts below show that the stock available in the market per agency branch has improved over the recent month, suggesting a market slowdown in some areas.

However, it's important to remember this is very localised, so check what's happening with your local agent.



## How much new build stock is being added to the market?

**HBF** *“Residential planning approvals remained firm during the second quarter of 2016. The number of units approved during the quarter was unchanged on the first three months of 2016 and 24% up on the same period last year. The year on year rise was driven by 34% increase in the number of private housing units approved. In contrast 29% fewer social housing units were approved.” (Q2 16)*

**NHBC** *“Almost 36,000 new homes were registered in the UK by NHBC in the third quarter of 2016. The affordable sector was up 18% with 9,191 new homes registered compared to 7,764 in Q3 2015, while 26,762 new homes were registered in the private sector, a 5% decrease on the 28,190 a year ago. The overall number of new home registrations is virtually identical to the same period last year when 35,954 new homes were registered in the UK. The figures portray a mixed picture across the UK with half of the 12 regions showing an increase in registrations during Q3, including the South East (+56%), North West (+48%) and Yorkshire & Humberside (+42%) with the others reporting a dip in numbers, such as Scotland (-38%) and London (-45%), compared to a year ago.” (Q3 16)*

## Indices' commentary on the supply of property

### Rightmove

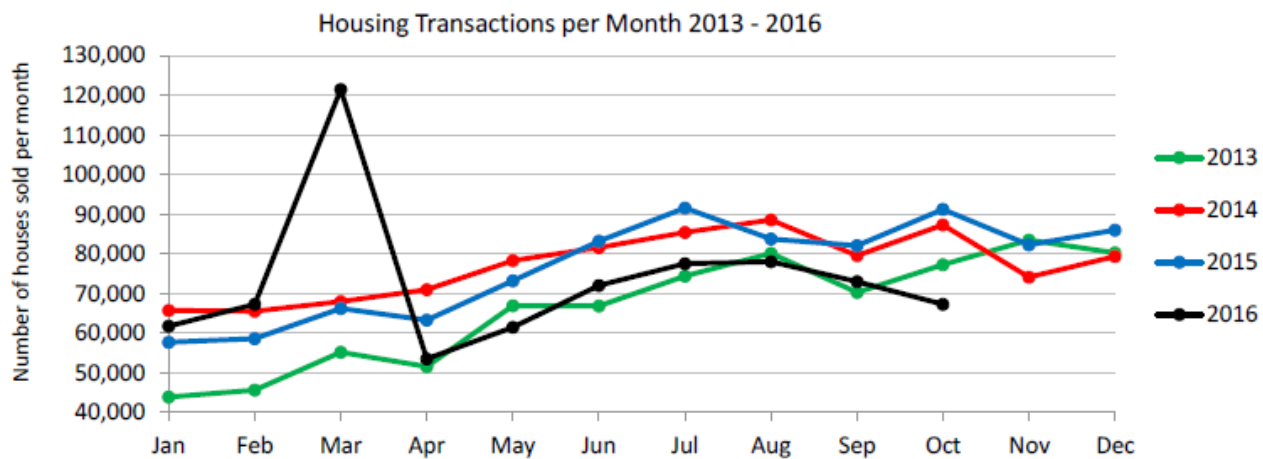
*"The six northern regions (North West, North East, Yorkshire & the Humber, East Midlands, West Midlands and Wales) saw an 11% fall in the total available stock for sale compared to the same period in 2015, continuing the downward trend over the last few years. This reduction in choice for buyers hampers their ability to negotiate and gives sellers the confidence to both ask for higher prices and hold out for their asking price. The number of sales agreed have risen by 3% in these regions compared to the same period a year ago."* (Oct 16)

### NAEA

*"The number of houses available to buy decreased marginally in September, to 40 per branch. This is a decline from 41 properties per branch recorded in August, which was the highest level seen since March this year."* (Sept 16)

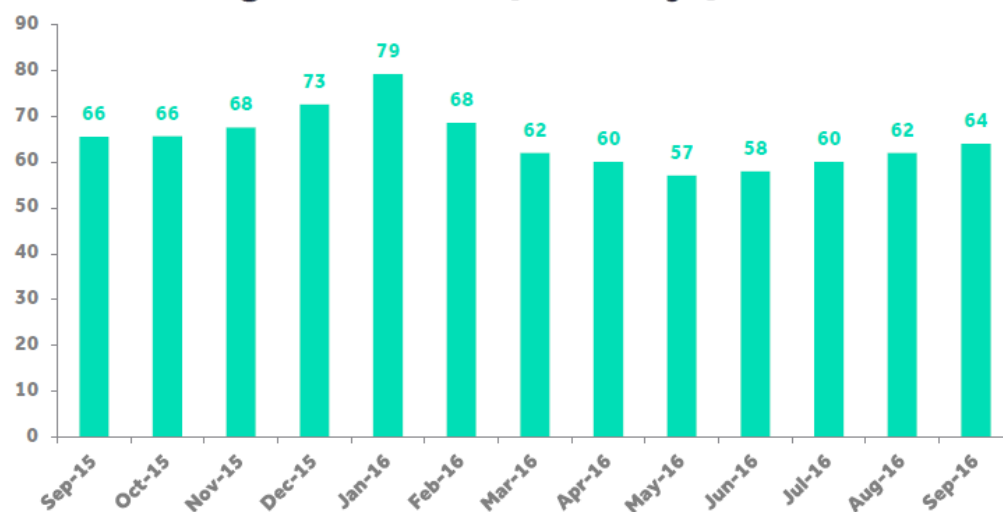
### RICS

*"New sales instructions fell once more, marking the seventh straight month in which new listings have declined and average stock levels on estate agents' books remain exceptionally low."* (Sept 16)



Source: [LSL Acadata HPI](#)

### **Average 'time to sell' (no. of days) - National**



Source: [Rightmove](#)

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 national data shows *“new listings For Sale falling by -4.1% and properties Sold increasing by 1.9%”*, supporting other indices that show we are seeing a fall in stock for sale and an increase in the number of sales going through.

	NEW LISTINGS		PROPERTIES SOLD	
	AUG - OCT 16	AUG - OCT 15	AUG - OCT 16	AUG - OCT 15
NATIONAL	-4.1	-2.6	1.9	-0.6
Central England	-2.6	-1.3	3.9	1.9
East Anglia	-3.7	-3.8	0.5	-2.2
East Midlands	-7.9	-3.4	1.7	-3.9
London	-2.5	2.4	3.4	-0.5
North East	-4	-1.9	3.4	0.4
North West	-4	-0.1	2.7	-1.9
Scotland	-2.9	-5.1	0.4	1.5
South East	-6.1	-2.3	2.2	-0.4
South West	-4.8	-5.4	1.7	-2.1
Wales	-5.6	-2.1	-1.4	-1.8
West Midlands	-3.9	-4.2	6.5	4.2
Yorks & Humber	-3.6	-2.7	0.3	1.1

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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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.

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