

Summary of the latest property market headlines

	High 2007/08	Low 2009	How much did prices fall?	Latest price vs 2007/08 high	Jul-24	Aug-24	Sep-24	Annual Change	Annual Average (05 - 24)		
Rightmove	£241,474	£213,570	13.1%	53.5%	£373,493	£367,785	£370,759	1.2%	3.6%	Asking prices	E & W
Home.co.uk	£258,531	£239,607	7.9%	38.7%	£358,603	£359,259	£358,563	1.5%	n/a	Asking prices	E & W
Nationwide	£184,131	£147,746	24.6%	44.5%	£266,334	£265,375	£266,094	3.2%	3.0%	Mortgaged only	UK
Halifax	£199,766	£157,767	26.6%	46.9%	£291,268	£292,505	£293,399	4.7%	3.1%	Mortgaged only, seasonally adjusted	UK
e.surv	£231,829	£197,145	17.6%	52.7%	£360,630	£356,056	£353,958	-3.3%	3.4%	Actual prices, includes cash sales	E & W
Zoopla	£178,128	£153,449	16.1%	49.9%	£266,400	£267,100	n/a	0.7%	n/a	Sold prices, mortgage valuations and agreed sales	UK
UK HPI	£190,032	£154,452	23.0%	52.6%	£290,000	n/a	n/a	2.2%	3.5%	Sold prices, includes cash sales and new builds	UK

The property market stats are a bit ‘wobbly’ this month – Rightmove, Nationwide and Halifax showing a small uptick month on month, Home.co.uk and e.surv showing small falls. So overall, despite the report headlines being quite upbeat, prices themselves haven’t really moved that much, consistently anyway, over the last few months.

What is good news from the reports, however, is the increase in properties coming to the market for sale and the fact that new buyer enquiries seem to be buoyant, too. The more buyers and sellers out and about, the more opportunity for transactions – the real driver of the property market and the economy – to rebound.

With the good news about inflation now just ‘below’ the 2% target, this could give the Bank of England some room to manoeuvre at the next meeting on November 7th and may be an extra Christmas present (there, I said the Xmas word!) for another one in December. However, don’t hold your breath on two cuts by the end of the year just yet, as some forecasters are saying inflation will rebound slightly.

Property price and market indices headlines:

Rightmove

Autumn action starts early as movers spot window of opportunity

“Average new seller asking prices rise by 0.8% (+£2,974) this month to £370,759. September usually sees a monthly rise in prices, but this year’s increase is double the long-term average, with prices supported by increased activity levels.”

RICS

Sales market activity continues to display a more positive trend

“New buyer enquiries indicator remains in positive territory.”

Nationwide

September records fastest annual house price growth in two years

“UK house prices increased by 0.7% in September, after taking account of seasonal effects.”

Halifax

House prices rise for third straight month

“House prices increased by +0.3% in September, matching rise seen in August.”

e.surv

Housing market treads water in September

“Average prices £200 lower than in August.”

Zoopla

UK house prices up 0.7%, from -0.3% a year ago

“Buyers remain price-sensitive, which is keeping price rises in check.”

Here's a summary of the insights from this month's indices:

Rightmove

- *The traditionally busier Autumn market appears to have started early, with many movers spotting a window of opportunity to act as mortgage rates trend downwards and property choice increases:*
 - *The number of sales being agreed is up by 27% year on year, a strong rebound compared with last year's more subdued market as pent-up buyer demand is released.*
 - *Home-owners more confident to come to market, with the number of new sellers up by 14% on this time last year, and the average number of available homes for sale per estate agent at its highest since 2014.*

Nationwide

- *UK house prices up 3.2% year-on-year in September*

Halifax

- *Year-on-year prices are up +4.7%, still the strongest rate since November 2022.*
- *Average amount paid by first-time buyers now around £1,000 less than two years ago.*

e.surv

- *The continued negative monthly changes since March, though small, have undermined the gradually improving year-on-year picture seen earlier with the effect that, on an annual basis, average prices in September are about 3.3% lower than a year ago.*

Zoopla

- *Lowest mortgage rates for 15 months boost sales market activity.*
- *Buyer demand and sales agreed up by over a quarter since 2023.*
- *House prices are rising by up to 2.5% in more affordable areas.*
- *Almost a third of homes for sale are 'chain-free' as investors and second home owners sell in face of recent and possible tax changes.*
- *Some coastal and rural areas see supply of homes for sale up 40% on last year.*

Country and regional market performance for July/Aug

The regional report suggests that Scotland and Northern Ireland are doing well this year. For Scotland, there does appear to be a good short-term uplift in prices (year on year) and long-term (back to 2005), with prices rising annually at 4% vs. 3% inflation and year-on-year prices at 6%, so performing better than the 'norm.'

Northern Ireland is interesting, though, as performance year on year may look good, but in the long term, prices still lag behind inflation – as far back as 2005, so buyers are still getting a good 'deal' while for sellers, it will depend on when they bought the property.

Part of the reason for better price performance in Wales, Scotland, and Northern Ireland is that they tend to be more affordable than parts of England – and it's in areas where affordability is easier that are tending to see improved rises.

Of course, it's important to remember that some of the rises year on year are actually prices 'recovering' from the falls seen in the last 18 months.

Property prices by country

Property Prices - Countries	Land Registry latest data Jul 24/ Q2 24	Land Registry year on year change in price Jul 24/Q2 24	Land Registry annual average increase since 2005	Nationwide latest data Q3 24	Nationwide year on year change in price Q3 24
England	£305,879	1.6%	3.5%	£304,049	1.9%
Wales	£218,184	2.0%	3.0%	£207,113	2.5%
Scotland	£199,398	6.0%	4.0%	£184,471	4.3%
Northern Ireland	£185,025	6.4%	2.7%	£196,197	8.6%

For Scotland, Wales, and Northern Ireland we monitor:

- *Halifax*
- *e.surv*

Local expertise for each country though is essential when looking at how the property market is performing. This is especially the case in the likes of Scotland and Wales where areas are as diverse as the English Regions.

Summary from the indices of the Welsh housing market

Halifax

"House prices in Wales also recorded strong growth, up +4.4%, compared to the previous year, with properties now costing an average of £224,119."

Summary from the indices of the Northern Ireland housing market

Halifax

"Northern Ireland continues to record the strongest property price growth of any nation or region in the UK, rising by +9.7% on an annual basis in September. The average price of a property in Northern Ireland is now £203,593."

Summary from the indices of the Scottish housing market

Halifax

“Scotland saw a more modest rise in house prices, where a typical property now costs £205,718, +2.1% more than the year before.”

e.surv

Gentle market recovery builds

“On an annual basis, Scotland’s average house price has risen steadily but modestly for six consecutive months and stood at more than £225,000 in July, 1.9% higher than a year ago.

“Eighteen local authorities experienced rising prices in the month. Prices in two local authorities – East Renfrewshire and West Lothian – hit new market highs. This is becoming something of a regular habit for West Lothian, as local prices have reached fresh peaks in three of the last four months.

“Several other authorities - Angus, Moray and Glasgow - are within touching distance of prices setting new record highs. Uniquely, Angus has reported monthly price increases for seven consecutive months.”

“At a local authority level, the market saw increases in 15 areas, and, with the onset of a new government, we expect market sentiment will further improve. The new government has already said it is supportive of the existing mortgage guarantee scheme which has been used to good effect in Scotland. Confidence will likely be further buoyed as the Bank of England begins to cut its base rate in the coming months.”

Regional property prices tracking

Property Prices - Regions	Rightmove Latest data Sep-24	Rightmove Year on year change in price Sep-24	Home.co.uk Latest data Sep-24	Home.co.uk Year on year change in price Sep-24	Nationwide Latest data Q3 24	Nationwide Year on year change in price Q3 24	Halifax Latest data Sep-24	Halifax Year on year change in price Sep-24	Zoopla Year on year change in price Aug-24	Land Registry Latest data Jul-24	Land Registry Year on year change in price Jul-24
North East	£193,706	5.0%	£202,681	6.7%	£161,066	3.2%	£171,338	2.4%	1.4%	£164,555	3.8%
North West	£261,882	3.1%	£270,898	3.5%	£215,807	5.0%	£234,355	5.1%	2.1%	£219,887	2.8%
Yorkshire & The Humber	£253,513	2.9%	£257,706	3.5%	£206,493	4.3%	£210,116	4.3%	1.5%	£214,918	3.7%
East Midlands	£288,985	1.9%	£285,753	0.8%	£232,390	1.8%	£241,873	3.1%	0.3%	£248,817	2.5%
West Midlands	£293,796	2.2%	£306,275	2.6%	£243,599	1.0%	£255,148	3.3%	1.3%	£253,707	2.2%
South West	£387,389	-0.8%	£383,045	0.3%	£303,522	0.6%	£303,747	3.3%	-0.3%	£320,415	1.0%
East	£418,110	-0.3%	£395,835	0.0%	£270,906	-0.4%	£333,042	2.3%	-0.9%	£341,160	0.3%
South East	£483,214	0.2%	£448,232	1.0%	£336,253	0.6%	£387,638	2.9%	-0.2%	£381,188	0.5%
London	£682,375	1.4%	£542,971	0.7%	£524,685	2.0%	£539,238	2.6%	0.5%	£520,747	-0.4%

As the table shows below, most indices are reporting rises in most regions this month – with Zoopla showing the least regions ‘recovering’ – with the South West, East and South East seeing prices down year on year. As in our country analysis, bar London, which is a very individual market, it’s areas that tend to be more affordable that are seeing rises.

Indices	No of regions up	No of regions down	No of regions no change
Rightmove	7	2	0
Home.co.uk	8	0	1
Nationwide	8	1	0
Halifax	9	0	0
Zoopla	6	3	0
UK HPI	8	1	0

The top performing region, according to Home.co.uk, is the North East, typically England’s cheapest region, with a 6.7% rise recorded. Rightmove isn’t far behind, suggesting prices are up here by 5%, with the rest of the indices showing rises of around 3%.

The region struggling the most according to the indices seems to be the East – with a 0.9% fall according to Zoopla – while other indices show the South West to see the biggest fall (Rightmove). This is likely caused by areas where people need a mortgage more and have been hit harder than the likes of London, as I expect they have fewer cash buyers.

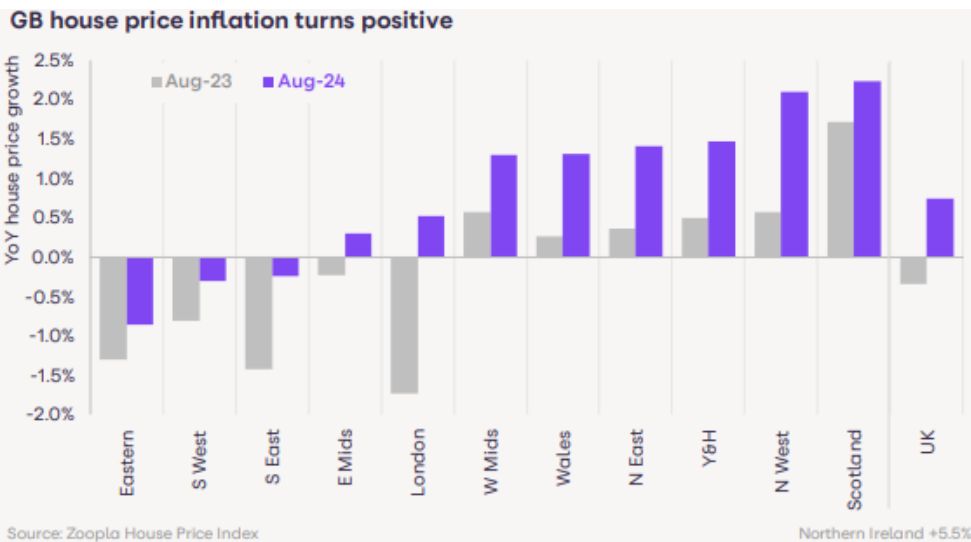
Commentary on the regional performance by indices is below:

Zoopla

House price inflation is improving but still sluggish

“Increased sales activity is supporting modest price rises rather than causing any acceleration in home values. Affordability remains a constraint on house price growth, especially in southern England. Annual UK house price inflation is +0.7%3, up from -0.3% a year ago. House price growth will continue to increase in the coming months.

“House prices are lower than they were a year ago in the South West, South East and East of England. Across all other areas of Great Britain, house price growth is higher than a year ago, with prices up to 2.2% higher. Home values in Northern Ireland are 5.7% higher, having under-performed the rest of the market in recent years. London prices have registered the biggest turnaround over the last year, moving from annual price falls of -1.7% a year ago to modest price gains of +0.5% today.”



Nationwide

“Our regional house price indices are produced quarterly, with data for Q3 (the three months to September) indicating that most regions saw a pickup in annual house price growth.

“Northern Ireland remained the best performer by some margin, with prices up 8.6% compared with Q3 2023. Scotland saw a noticeable acceleration in annual growth to 4.3% (from 1.4% in Q2), while Wales saw a more modest 2.5% year-on-year rise (from 1.4% the previous quarter).

“Across England overall, prices were up 1.9% compared with Q3 2023. Northern England (comprising North, North West, Yorkshire & The Humber, East Midlands and West Midlands), continued to outperform southern England, with prices up 3.1% year-on-year. The North West was the best performing English region, with prices up 5.0% year-on-year.”

Halifax

“The North West once again recorded the strongest house price growth of any region in England, up by +5.1% over the last year, to sit at £234,355.

“London continues to have the most expensive property prices in the UK, now averaging £539,238, up +2.6% compared to last year. This is still some way below the capital’s peak property price of £552,592 set in August 2022.”

e.surv

“Prices have been a little more subdued across most of England and Wales, with annual price inflation negative in all regions except for the North West and prices falling by more than three months earlier. Southern England continues to trail other areas, and the South West stands out for having seen a particularly sharp reverse.”

City tracker – what’s happening in the last month according to the indices?

At the city level, we have two main sources of data: Hometrack, which is around six weeks into the home buying and selling process, and the Land Registry data, which is anything from a few months to six months or more out of date.

How are city property prices performing year on year?

Of our 30 cities, we are seeing only seven that are still recording falls, according to the Land Registry, whereas a slightly more updated picture from Zoopla shows eight towns.

However, looking at property prices year on year doesn’t give us the right ‘view’ from a consumer perspective. What people really need to know is whether they are paying more or less for properties this year than a few years ago!

According to our stats (looking at Land Registry data):-

1. Three cities have recovered the property price falls we saw after the Liz Truss budget disaster in September 2022.
2. 17 cities are still seeing lower prices than prior to the budget.
3. 10 cities having higher prices.

This is particularly important for those worried about losing the SDLT holiday in March next year – if they are buying in one of the 17 cities that haven’t seen prices recover yet, they are still likely to be getting a good deal, even paying the extra tax.

How are city property prices performing versus inflation over the long term?

Out of the 30 cities we track via the Land Registry, since 2005, property prices have only risen above the average annual 3.8% inflation rate in six cities/towns. These include:

- Manchester
- Bristol
- London
- Cambridge
- Brighton and Hove
- Oxford

Except for Milton Keynes and Edinburgh, where prices have risen at the same rate as inflation over time, the remaining towns and cities we track show that property prices, in many areas, have risen at less than inflation.

The following towns and cities price growth ‘on average’ are performing below inflation:

- Newcastle upon Tyne
- Aberdeen
- Belfast
- Liverpool
- Southampton
- Portsmouth

Topping the price growth charts according to Land Registry and Hometrack:-

Land Registry's top 5 performers:	YoY	Hometrack's top 5 performers:	YoY
Newcastle upon Tyne	7.8%	Belfast	5.1%
Bradford	6.7%	Bradford	2.7%
Belfast	6.3%	Manchester	2.3%
Glasgow	5.3%	Liverpool	2.0%
Edinburgh	4.9%	Glasgow	1.9%

Lowest performers are:

Land Registry's lowest 5 performers:	YoY	Hometrack's lowest 5 performers:	YoY
Portsmouth	-5.8%	Aberdeen	-1.0%
Tunbridge Wells	-2.5%	Portsmouth	-1.0%
Lincoln	-2.1%	Peterborough	-0.9%
Reading	-1.3%	Norwich	-0.8%
Southampton	-1.2%	Brighton and Hove	-0.2%

Property Prices Towns/Cities <i>England, Wales, Scotland & NI</i>	Highest average house price pre-credit crunch 2007/08	Market low +/- versus market height	Land Registry latest data Jul 24/Q2 24	Land Registry Year on year change in price Jun 24/Q2 24	Annual average increase since 2005	Hometrack latest data Aug-24	Hometrack Year on year change in price Aug-24
Belfast	£213,626	-58.9%	£168,054	6.3%	2.5%	£178,200	5.1%
Glasgow	£130,473	-26.3%	£184,828	5.3%	3.5%	£150,200	1.9%
Edinburgh	£225,750	-18.9%	£333,528	4.9%	3.8%	£273,400	0.8%
Aberdeen	£171,220	-14.4%	£136,621	-0.3%	2.5%	£135,700	-1.0%
Cardiff	£170,496	-18.1%	£272,349	3.6%	3.2%	£256,000	1.6%
Newcastle upon Tyne	£164,935	-19.3%	£199,532	7.8%	2.0%	£155,400	1.0%
Bradford	£139,640	-20.4%	£184,006	6.7%	3.3%	£160,800	2.7%
Liverpool	£130,249	-20.4%	£178,725	2.9%	2.8%	£160,400	2.0%
Leeds	£161,439	-19.4%	£244,293	4.5%	3.2%	£210,600	1.7%
Sheffield	£144,875	-17.0%	£217,688	3.1%	3.4%	£173,300	1.4%
Manchester	£140,431	-20.5%	£245,832	2.7%	5.2%	£227,200	2.3%
Lincoln	£128,707	-17.6%	£183,063	-2.1%	2.9%	n/a	n/a
Nottingham	£119,010	-21.3%	£198,909	0.5%	3.2%	£203,700	0.9%
Norwich	£166,498	-25.7%	£240,568	1.0%	3.4%	£262,900	-0.8%
Peterborough	£156,264	-20.8%	£240,358	2.4%	3.2%	£217,600	-0.9%
Birmingham	£148,578	-17.4%	£233,174	0.5%	3.0%	£211,800	1.3%
Leicester	£135,317	-18.7%	£234,789	2.7%	3.7%	£226,200	0.0%
Milton Keynes	£194,666	-24.1%	£321,883	4.6%	3.8%	£308,400	-0.1%
Gloucester	£169,008	-23.6%	£254,497	-0.5%	3.1%	£230,800	-0.1%
Oxford	£289,855	-23.0%	£475,247	4.1%	3.9%	£452,000	0.6%
Cambridge	£283,241	-20.7%	£487,493	0.4%	4.3%	£469,300	-0.1%
Bournemouth, Christchurch & Poole	£206,227	-20.5%	£333,095	0.2%	3.3%	£333,800	0.0%
Southampton	£168,795	-20.2%	£244,522	-1.2%	2.7%	£258,400	0.2%
Portsmouth	£169,633	-22.9%	£242,268	-5.8%	2.8%	£279,800	-1.0%
Brighton and Hove	£257,108	-21.4%	£432,810	1.7%	4.1%	£400,300	-0.2%
Reading	£216,724	-18.8%	£327,750	-1.3%	3.3%	£406,100	0.3%
Croydon	£248,005	-19.6%	£396,032	-0.6%	3.5%	n/a	n/a
Tunbridge Wells	£279,413	-22.2%	£427,807	-2.5%	3.3%	n/a	n/a
Bristol	£195,196	-21.3%	£352,251	2.8%	4.4%	£340,100	0.3%
London	£298,596	-17.8%	£520,747	-0.4%	4.3%	£537,400	0.5%

Appendix: City/town property indices price tracking

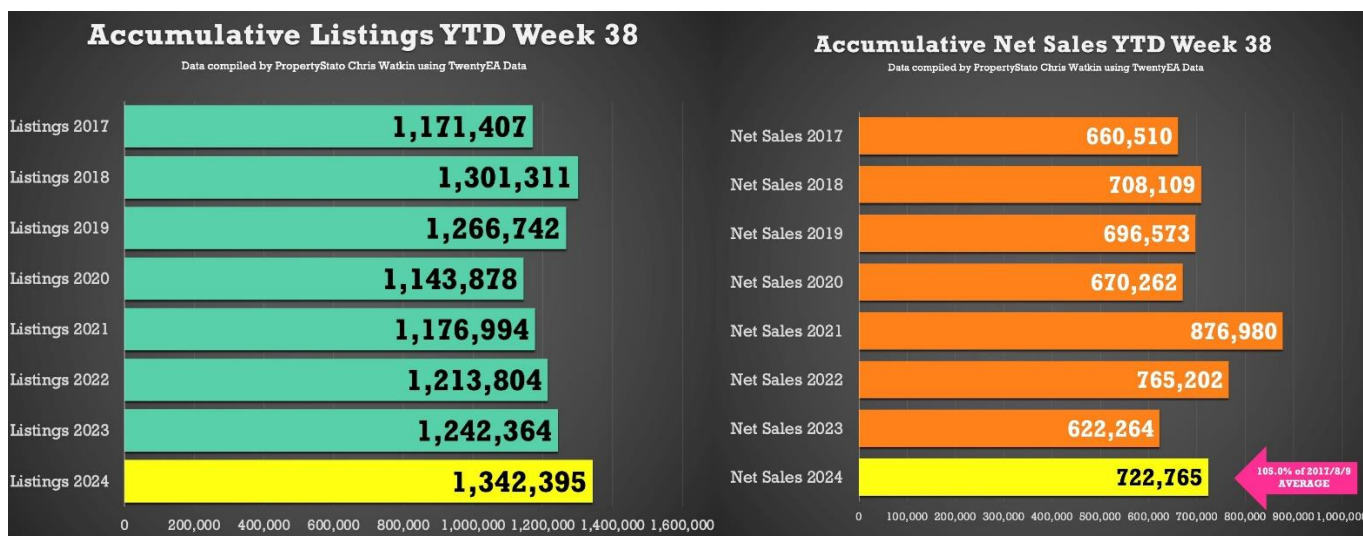
For city/town tracking, we use Land Registry (government data) and Zoopla/Hometrack. The Land Registry data is useful because we can analyse how property prices have changed over time and this helps us to put today's price information into context.

The Zoopla/Hometrack data is useful as they take into account the change in mix of property transactions during the pandemic to houses away from flats. This has meant the likes of the Land Registry and other indices have over exaggerated price changes year on year.

What's happening to supply and demand?

Although we won't know until the budget, it does look like the SDLT holiday in England is coming to an end in March 2025. At the moment, the market looks reasonably buoyant stock and demand wise as the data from Chris Watkin and TwentyEA shows. Listings are currently at their highest for seven years, while net sales are the third highest, only beaten by the 'pandemic years', and well ahead of the norms we saw in 2018 and 2019.

The good news is it's likely that transactions will improve if bank base rates result in lower mortgage rates in November/December and if the papers keep talking about the end of SDLT – even though it's a maximum of £2,500.



Source: Chris Watkin and TwentyEA

This latest data shows that both listings and sales are doing extremely well versus the years prior to the pandemic, matching the more 'normal' year of 2018.

Here's a summary of the latest supply and demand data from each of the indices:

Zoopla

More supply will keep price inflation in check

"Rising sales volumes are being supported by more homes available for sale, up 12% on this time last year. Many of these homes are new listings from home owners looking to sell and buy another home. However, not all homes are 'brand new' to the market.

"A fifth of homes currently for sale were previously on the market over the last 2 years. While market conditions are improving, setting the right price is important to attract buyers. The same applies to the fifth of homes for sale that have been on the market for more than 6 months, still unsold. This explains why a similar proportion have had their asking price cut by 5% or more to attract buyers. These trends show buyers remain price-sensitive as overall choice improves. Sellers need to price sensibly to secure a sale."

Rightmove

“The number of sales being agreed between buyers and sellers is up by 27% compared to this time in 2023, a strong rebound compared with last year’s more subdued market. In positive signs for future sales, the number of potential buyers contacting agents is also up by 15% compared with this time last year. Buyer choice has been improving, and the average number of available homes for sale per estate agency branch is at its highest since 2014, at 33 homes. This has come from a 14% increase in new properties coming to the market for sale compared with last year, but there still isn’t a glut of homes for sale, as this figure is only up by 3% when compared with the more normal pre-pandemic 2019 market.

“Despite these strong figures, there are signs that the market is still cautious and price-sensitive. The average property is still taking 60 days to find a buyer, which is three days longer than at this time last year even with better market conditions. This suggests that value-conscious buyers are taking their time to find the right home at the right price, leading to a two-speed market. Attractive homes priced accurately are likely to be met with interest from buyers quickly, while overpriced or poorly presented homes may languish on the sidelines.”