

## September 2014 Latest Property Price Summary

We track most of the monthly reports on property prices produced on a monthly basis. This report summarises what's being said 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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### Report Headlines:-

<a href="#">Rightmove</a>	<i>"Largest ever drop in August asking prices as 'Summer Sales' kick in."</i>
<a href="#">Home.co.uk</a>	<i>"Rising supply puts the brakes on price rises."</i>
<a href="#">NAEA</a>	<i>"The National Association of Estate Agents (NAEA) housing market report presented a stable picture in July."</i>
<a href="#">Hometrack</a>	<i>"Hometrack Housing Survey reveals house price plateau on weaker demand."</i>
<a href="#">RICS</a>	<i>"Rotation away from the capital continues."</i>
<a href="#">Nationwide</a>	<i>"House price growth edges up in August."</i>
<a href="#">Halifax</a>	<i>"House prices in the three months to August were 3.0% higher than to May"</i>
<a href="#">Acadata</a>	<i>"Mind the gap: London and South East skew average house prices by record £89,000"</i>
<a href="#">Land Registry</a>	<i>"The July data demonstrates a monthly price change of 1.7%."</i>

#### Kate Faulkner comments on Report Headlines:

*"Well what a big surprise, 18 months of rapid house price growth in the Capital appears to be slowing – just as it did after the last recession! Tough for FTBs though, all London Boroughs now have property averages above £250k, so many being penalised for saving for a deposit with a £7,500 tax bill. The rest of the country though continues to grow in value at a better pace and most reports suggest more properties coming onto the market for sale, so a nice 'good news' story for all - unless you are investor keen to 'bag a bargain'. "*

## Regional Property Price Differences

### Home.co.uk

*"Home prices actually dipped during the last month in the relatively strong regional markets of the South East, South West, East Anglia and Yorkshire for the first time this year (by just 0.1% overall), and this is further evidence of a cooling market. Greater London posted a more muted month-on-month price rise of 0.3%. Price rises in other English regions, Scotland and Wales since July were all similarly modest (0.2% or less), with the exception of the East Midlands which jumped 0.5%. (Aug 14)"*

### Hometrack

*"House price growth across the London market continues to under-perform the rest of England and Wales. Growth flat-lined once again in August and just 11% of postcodes registered month on month price increase. This compares to prices rising across 19% of markets outside London with the impetus for growth coming from commuter towns across the greater South East. (Aug 14)"*

### Acadata

*"Our regional figures give clear support to a view of a two speed market (or at least two speeds!). In July prices fell or were static on an annual basis in all regions, except for Greater London, the South East and East Anglia". (Aug 14)"*

### Land Registry

*"The region with the most significant annual price increase is London with a movement of 19.3 per cent. North East saw the lowest annual price growth of 2.0 per cent. London also experienced the greatest monthly price rise of 3.3 per cent. Yorkshire & The Humber saw the only monthly price fall with a movement of -0.6 per cent. (July 14)"*

### **Kate Faulkner comments on Regional Price Differences:**

*"The regional data shows that property price averages are really useless as far as buyers and sellers are concerned. So the new communication job for estate agents post the credit crunch is to show local media and the public how much they understand property prices for individual properties on specific roads – using evidence from sold property price data which you can now use to give people property price trends dating back to 2000."*

## Demand for Property

### NAEA

*"The average number of house hunters registering with NAEA agents fell back from the year high in April (392) down to an average 368 house hunters in July, however, sales were unaffected by this change. The average number of homes sold per member agent stayed at an average of nine in both June and July. (July 2014)"*

### Hometrack

*"Demand remains subdued with new buyer numbers down by 0.9% for a second month, largely on seasonal factors. (July 14)"*

### RICS

*"Buyer demand has stabilised and sales growth has moderated. That said, while the national picture appears to be broadly resilient, the London indicators are going into reverse. In the capital, enquiries and sales are now falling. (July 14)"*

### Nationwide

*"Surveyors report that new buyer enquiries have moderated somewhat in recent months, and the prospect of interest rate increases together with subdued wage growth may temper demand in the quarters ahead. (Aug 14)"*

### Halifax

*"Housing demand is supported by continuing economic recovery, growth in employment, improving consumer confidence and low mortgage rates. Nonetheless, earnings growth that remains below consumer price inflation, and the prospect of an interest rate rise at some point over the coming months, are likely to curb demand." (Aug 14)*

### Bank of England

*"The number of loan approvals for house purchase was 66,569 in July, compared to the average of 67,563 over the previous six months. (July 14)"*

### Severn Trent

*"The average daily number of transactions in August was up just 1.6% on the same month last year. It was down around 8% on the average daily number of transactions in July. It's the lowest year on year increase seen in 2014, showing a slow down in the market. (Aug 14)"*

### Acadata

*"Our current estimate of the total number of transactions in England & Wales for the year is 920,000, which represents 91% of the long term average number of transactions per year recorded by Land Registry since 1995. If this level of sales is achieved in 2014, then it will be highest number of transactions in a year since 2007, but will still be lower than each of the years during the period 1996 – 2007. (Aug 14)"*

### Land Registry

*"In the months February 2014 to May 2014, sales volumes averaged 68,448 transactions per month. This is an increase from the same period a year earlier, when sales volumes averaged 54,334 per month. (July 14)"*

### **Kate Faulkner comments on Demand for Property:**

*"A tremendous year this year from a sales perspective, helping to boost agents revenues and profits after huge slumps. However, getting the transactions from offer to completion is still tough so professional sales progression services are essential. Lenders are taking time to approve finance thanks to MMR; surveyors are thin on the ground and even legal companies are finding it tough to recruit with so many people leaving the industry during the crash. "*

## Supply of Property

### Home.co.uk

*"The rate of properties entering the market is now at a 14-month high, up 6% year-on-year. By far the most dramatic change in supply of property for sale is the Greater London region: up 39% year-on-year. The increase in supply should not be overplayed. The total number of properties for sale in England and Wales remains very low indeed: 11% less than in August 2013 and 36% less than in August 2008. (Aug 14)"*

### NAEA

*"While supply remains low compared to previous years, this month showed that supply is on the up again and nearing 2013 figures. The average number of properties available per branch increased from 46 in June to 51 in July. This time last year (July 2013) members were reporting 53 properties available per branch. The important first time buyer market has maintained its figures with the proportion of first time buyers purchasing a home in July remaining at 20%, the same as in June, and down from 25% in May. (July 14)"*

### RICS

*"New instructions have now increased very modestly for two consecutive months but despite this, price momentum for the time being remains firm. In London, instructions are rising sharply and price momentum, whilst positive, is fading rapidly. The sales-to-stock ratio, which measures market slack, increased to 41 in July, its highest level since 2007 and well above the long run average of 33. (July 14)"*

### Nationwide

*"The supply side of the market remains constrained, which will continue to provide underlying support for prices. (Aug 14)"*

### Acadata

*"We estimate that the number of housing transactions in England & Wales in August 2014 totalled some 85,000; this is up 6% on August 2013 though it represents a fall of 0.9% from the previous month. Having established that this is the first fall in sales in six months, we should perhaps add that, on average, and based on housing statistics for the last 19 years, sales in August are 0.6% lower than the immediately preceding July. Hence transactions in the summer of 2014 are following a typical seasonal pattern for the time of year. (Aug 14)"*

### **Kate Faulkner comments on Supply of Property:**

*"In some areas, a lack of supply has really 'panicked' some buyers into snapping up properties for fear of prices rising out of their reach. The good news this month is more sellers are coming onto the market, happy that it's 'on the up' and they are can move with confidence. Rising supply accompanied by higher prices is a perfect mix for the industry. "*

## What to do next?

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 [Property Checklists](#), make it easy to access the information and support you need via the FREE of charge checklists, daily articles and advice:-

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If you are you a property professional or journalist who needs up to date, accurate, facts and figures about residential property, subscribe to our [Property Information Portal](#).

## 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, 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 15 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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