

Residential Property Review

February 2024

Our monthly property market review is intended to provide background to recent developments in property markets as well as to give an indication of how some key issues could impact in the future.

We are not responsible or authorised to provide advice on investment decisions concerning property, only for the provision of mortgage advice. We hope you will find this review to be of interest.



Positive start to the year for the housing market

Increased demand from buyers and sellers is helping to get the housing market back on track this year.

According to the Royal Institution of Chartered Surveyors (RICS), the data on new buyer enquiries is consistent with a gradual recovery, which shows a 7% uptick in January, the most positive reading since February 2022. Sellers seem to be returning to the market too, with Rightmove reporting that valuation requests are up 23% when compared with January 2023. Consumer confidence is at a two year high according to GfK, which they attribute to falling inflation.

Rightmove's Property Expert, Tim Bannister, reflected on the rise in activity, *"This is likely to be a combination of home-movers who have recently decided to make this the year to find a new home, and potential homebuyers who took a step back last year and paused their plans while the outlook for mortgage rates was more unclear."*

2023 saw some house price stability

House prices did not drop as much as initially predicted in 2023, as Zoopla

look on the bright side of an otherwise difficult year for the housing market.

According to data from the property portal, last year 56% of homes in the UK either increased in value or stayed at the same price. Moreover, 77% of residential properties stayed within the +/- 5% range. Zoopla reflected that house prices have generally been more stable since 2015, when mortgage lending criteria became stricter.

Some homes rose in value by more than 5%. The value of one in ten homes increased by an average of £17,200, the majority of which are located in North West England. However, the South East did not fare so well, as 18% of homeowners saw their property's value fall by 5%. Zoopla observed that many of these areas, such as Dover and Hastings, are commuter towns that saw an influx of interest during lockdowns. In these places, house prices may therefore be easing back to pre-pandemic levels.

Hope for tenants in 2024?

Supply has been struggling to meet tenant demand in recent years, but the pressure on the rental market may be cooling.

Rightmove reported that at the end of 2023 there were an average of 11 prospective tenants enquiring about each property listing. Hopefully this year will

prove easier, as data indicates that there are 7% more homes coming onto the rental market than last year. Rental costs may be easing too after hitting a record high. According to the HomeLet Rental Index, the average rent decreased by 0.9% between November and December 2023.

Tim Bannister of Rightmove reflected, *"We can't keep seeing double digit rent rises every year as tenant affordability simply cannot keep up, and 2024 is the year we think there will be a much smaller increase in advertised rents of 5% outside of London, and 3% in the capital."*

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House prices Headline statistics

| | |
|------------------------------|----------|
| House Price Index (Dec 2023) | 149.4 |
| Average House Price | £284,691 |
| Monthly Change | 0.1% |
| Annual Change | -1.4% |

*(Jan 2015 = 100)

- Average house prices in the UK decreased by **1.4%** in the year to December 2023
- On a non-seasonally adjusted basis, average UK house prices increased by **0.1%** between November 2023 and December 2023
- The average price in London was **£508,037**.

Source: The Land Registry
Release date: 14/02/24
Next data release: 20/03/24

House prices Price change by region

| Region | Monthly change (%) | Annual change (%) | Average price (£) |
|-------------------------------------|--------------------|-------------------|-------------------|
| England | 0.2% | -2.1% | £302,164 |
| Northern Ireland (Quarter 4 - 2023) | -0.9% | 1.4% | £177,611 |
| Scotland | -0.9% | 3.3% | £190,341 |
| Wales | 0.9% | -2.5% | £213,816 |
| East Midlands | 1.6% | -1.0% | £248,390 |
| East of England | -0.5% | -3.8% | £342,489 |
| London | 0.0% | -4.8% | £508,037 |
| North East | -1.2% | -0.8% | £157,557 |
| North West | 2.5% | 1.2% | £218,353 |
| South East | -1.9% | -4.6% | £377,162 |
| South West | -0.5% | -2.2% | £318,966 |
| West Midlands Region | 2.6% | 0.3% | £252,532 |
| Yorkshire and The Humber | 0.1% | -1.2% | £207,501 |

Average monthly price by property type – December 2023

| Property Type | Annual Increase |
|----------------------------|-----------------|
| Detached £447,076 | -0.8% |
| Semi-detached £280,024 | -0.2% |
| Terraced £232,113 | -2.5% |
| Flat / maisonette £224,757 | -2.3% |

Source: The Land Registry
Release date: 14/02/24

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Housing market outlook

“There have been some encouraging signs for potential buyers recently with mortgage rates continuing to trend down. This follows a shift in view amongst investors around the future path of Bank Rate, with investors becoming more optimistic that the Bank of England will lower rates in the years ahead.”

Robert Gardner, Chief Economist, Nationwide
Source: Nationwide, January 2024

All details are correct at the time of writing (14 February 2024)

It is important to take professional advice before making any decision relating to your personal finances. Information within this document is based on our current understanding and can be subject to change without notice and the accuracy and completeness of the information cannot be guaranteed. It does not provide individual tailored investment advice and is for guidance only. Some rules may vary in different parts of the UK.