

# Market review

EX2 4

## NATIONAL MARKET



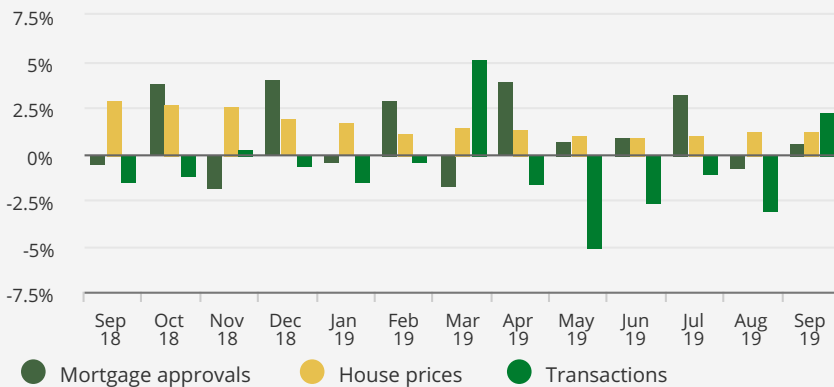
**1.3%**  
UK house price growth, year to September 2019  
Source: ONS

**96,920**  
Transactions in September, a 2.3% increase on a year ago  
Source: HMRC

AUGUST 2019

We bring you the latest trends in the UK's housing market, with a detailed focus on EX2 4.

### National housing market trends



### House prices

Property prices remained virtually static in May, the average price of a property £229,431, up just 0.1% on April. Year-on-year prices have risen by 1.2%

### Economy

Wages rose 3.6% in the three months to May, the highest rate of growth since 2008 according to new figures released by the Office for National Statistics. Wage growth continues to outstrip inflation, inflation in May 2.0%, down from 2.1% in April.

### Transactions

In June, the HMRC report that the number of properties sold was 16.5% lower than a year earlier. Despite this fall, in the first half of 2019, sales levels were just 3.6% below the first half of 2018.

### Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
EX2 4	£741,324	£419,666	£345,601	£198,882
SOUTH WEST	£377,971	£249,935	£216,436	£171,737
ENGLAND & WALES	£349,218	£214,867	£178,251	£212,981

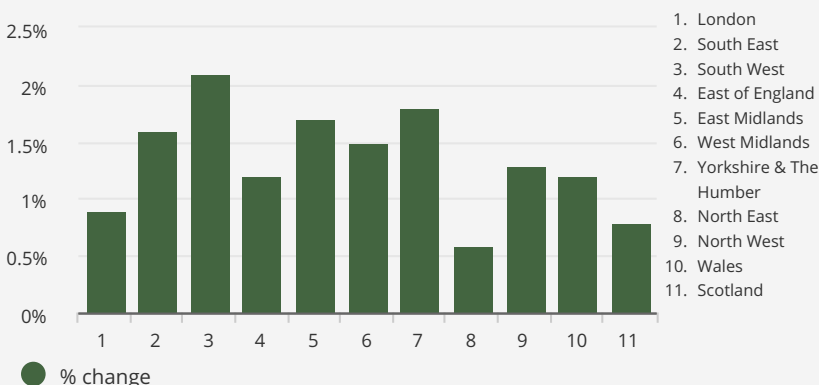
### Demand

The latest RICS Residential Market Survey suggests the market is beginning to stabilise. In July demand levels increased for the second month running, following consecutive months of decline since July 2018.

### Investment

Average rents paid by UK private tenants grew by 1.3% in the year to June, unchanged from May. West Midlands and East Midlands were the only two regions to experience an increase in rental price growth in June.

### Annual change in private rents to October 2019 by region



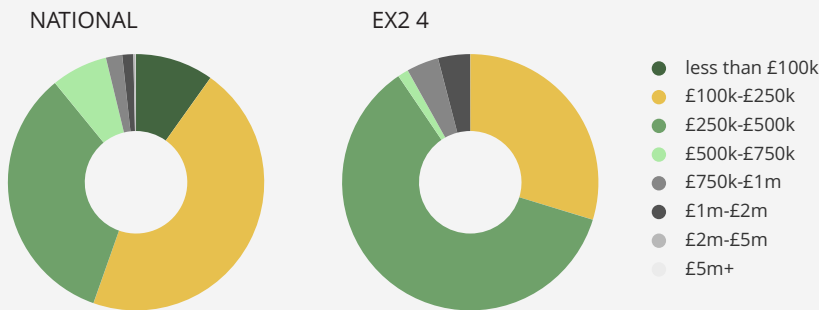
Source: Dataloft, Land Registry, Bank of England and ONS

LOCAL MARKET ROUND UP

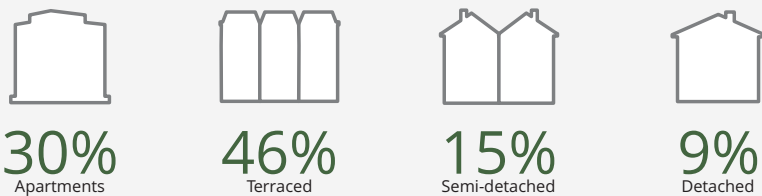


Over the last 12 full months there have been **93 sales** in EX2 4. This is a **-19%** change on the previous 12 month period. The average sales price was **£295,408**.

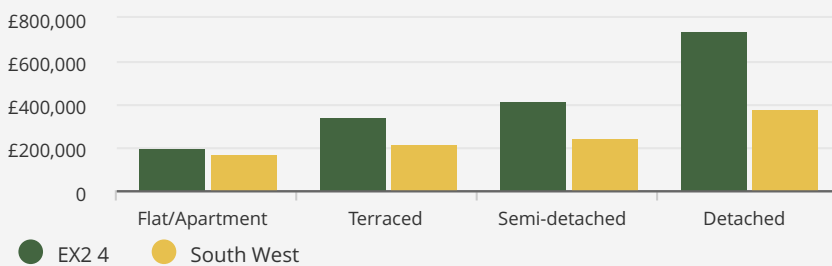
Transactions by price band over the last 12 months



Percentage of sales by property type over last 12 months



Average prices over last 12 months



Source: DataLoft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£465,000**

BARNARDO ROAD  
EX2

**£450,000**

BARNARDO ROAD  
EX2

**£450,000**

FRIARS WALK  
EX2

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



-17%



+20%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

GRAS LAWN, EX2

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We'd love to hear from you at our branch. Get in touch!