

Regional sales

**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

Greater London

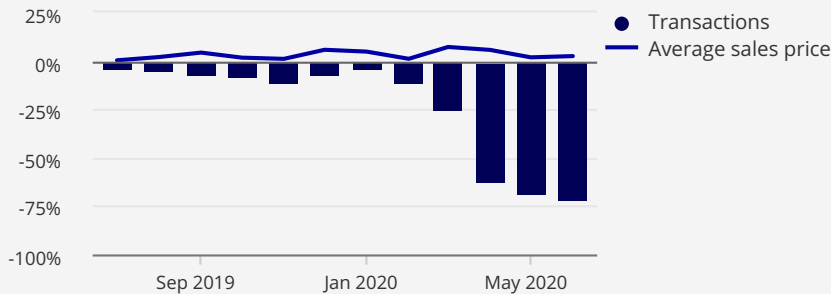
REGIONAL MARKET ROUND UP | GREATER LONDON



Over the last 12 full months there have been **77,273 sales** in Greater London. This is a **-22%** change on the previous 12 month period. The average sales price was **£499,818**.

3.3% Greater London annual growth

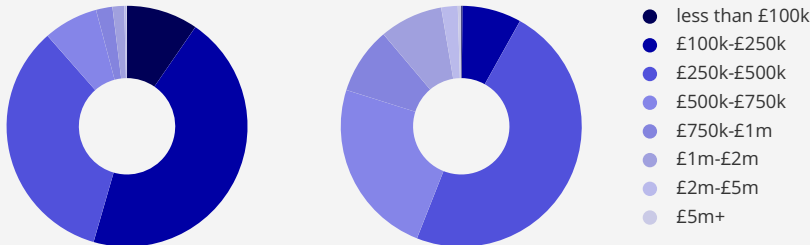
Annual change in transactions and prices over last 12 months



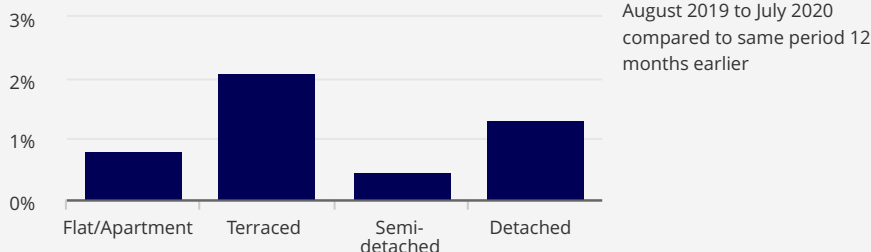
Transactions by price band over the last 12 months

NATIONAL

GREATER LONDON



Change in average prices by property type



NATIONAL MARKET

SEPTEMBER 2020



Alex Goldstein brings you the latest property trends.

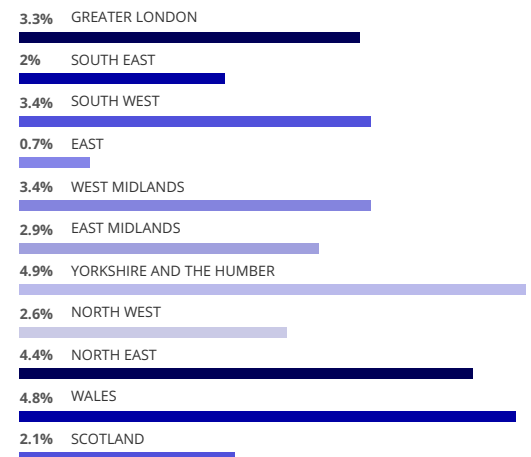
House prices

In July Nationwide reported a 1.5% annual increase in house prices, Halifax reported a 3.8% annual increase and Hometrack reported a 2.76% annual increase.

Transactions

Just over 70,700 property sales were recorded in July 2020, 14.5% more than June but -27.4% lower than July 2019 (HMRC). Newly agreed sales per agent, in August, were 76% above the 5-year average, with the time to sell a home falling 31% (Zoopla). On average properties are taking 27 days to sell, down from 39 at the same point in 2019.

Regional changes in average values over last 12 months



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If you wish to discuss your property buying or selling requirements in more detail, just let me know.

NATIONAL MARKET



2.9% UK house price growth, year to May 2020
Source: ONS

70,710 Transactions in July, 14.5% increase on June
Source: HMRC

SEPTEMBER 2020

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Economy

On a month to month basis the UK economy grew by 8.7% in June after 2.4% growth in May. The economy shrank 20.4% between April and June. Two consecutive quarters of decline have caused the UK into a recession.

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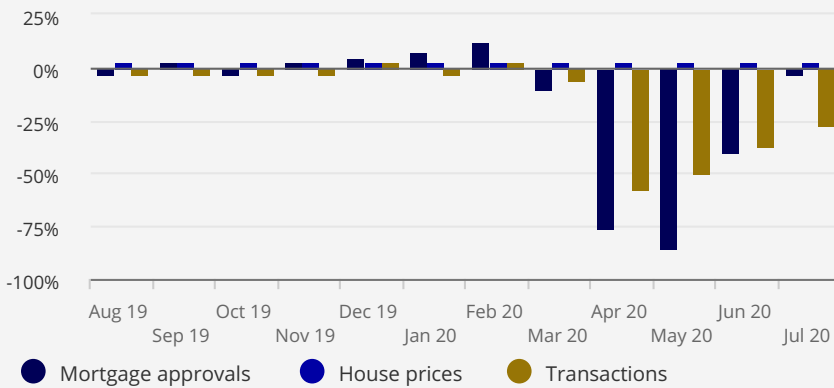
Demand

In July, 66,281 mortgages were approved, an annual decrease of -0.9%, suggesting we are almost back to 'normal' levels. Gross mortgage lending was £17.4bn, an annual decrease of -18.1%, often lagging approval data.

Investment

According to ONS average rental values across the UK rose by 1.4% in the year to a July (IPHRP) and Zoopla report a 1.1% annual increase in June.

National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£439,097	£265,732	£207,168	£140,038
YORKSHIRE AND HUMBERSIDE	£281,313	£159,453	£118,696	£118,713
ENGLAND & WALES	£356,580	£219,446	£181,906	£212,923

Annual change in private rents to July 2020 by region

