

Regional sales

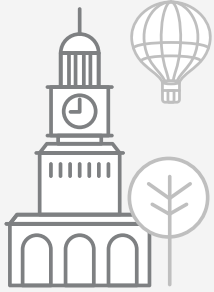
**ALEX
GOLDSTEIN**

& ASSOCIATES

PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

Greater London

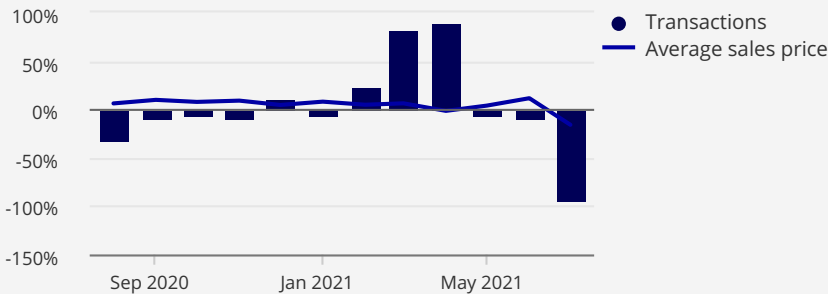
REGIONAL MARKET ROUND UP | GREATER LONDON



Over the last 12 full months there have been **85,761 sales** in Greater London. This is a **1%** change on the previous 12 month period. The average sales price was **£532,997**.

5.5% Greater London annual growth

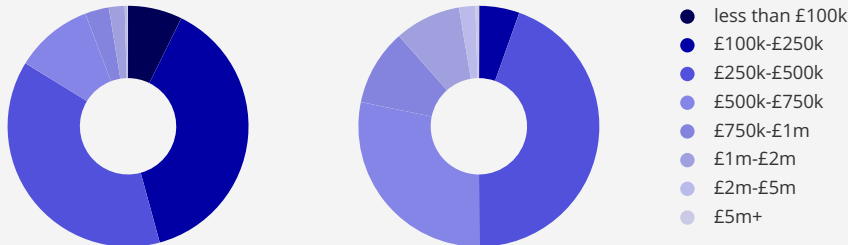
Annual change in transactions and prices over last 12 months



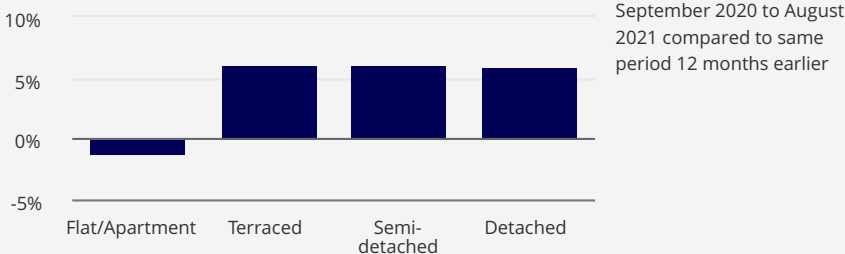
Transactions by price band over the last 12 months

NATIONAL

GREATER LONDON



Change in average prices by property type



NATIONAL MARKET

OCTOBER 2021



We bring you the latest trends in the UK's housing market with a detailed focus on our local market.

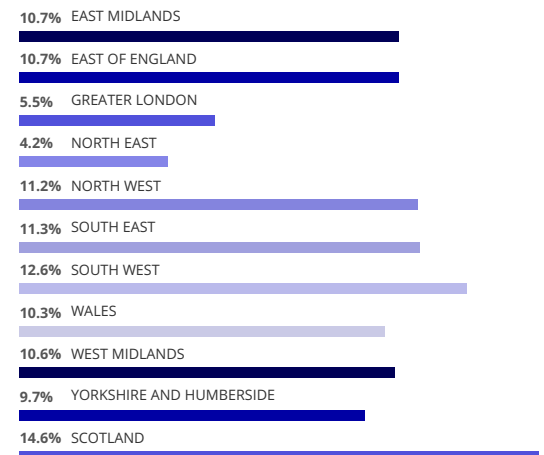
House prices

The rate of annual price growth across the UK slowed in July in all regions except Scotland. Month-on-month across the UK the average price of a property fell by 3.7%. At £255,535 the average price of a property is 8% higher than a year ago (UKHPI).

Transactions

Over 1 million property transactions have taken place across the UK in the first eight months of 2021, higher than the number of sales during the entire year last year. The HMRC estimate 98,300 sales took place in August as the final SDLT reduction draws to an end.

Regional changes in average values over last 12 months



NATIONAL MARKET

OCTOBER 2021

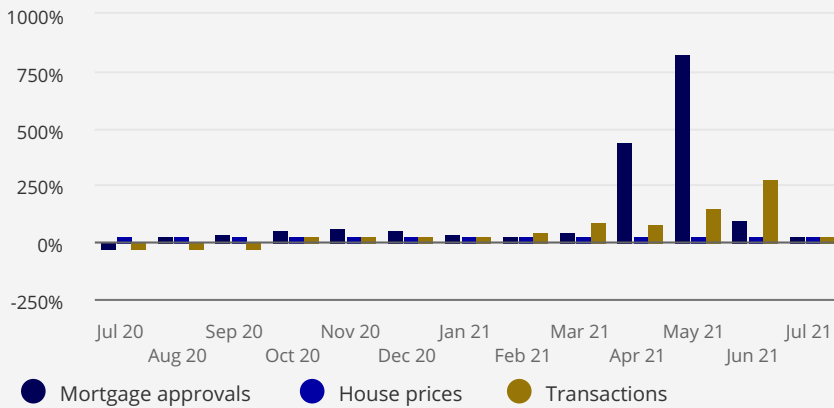


8.0% UK house price growth, year to July 2021
98,300 Transactions in August, 21% increase year-on-year

Source: ONS

Source: HMRC

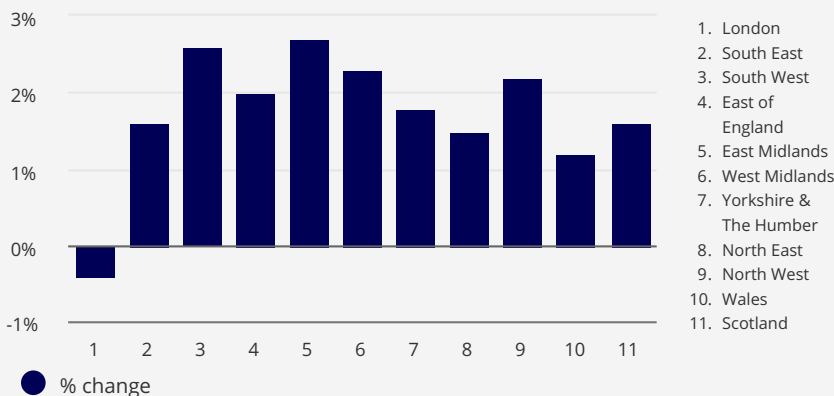
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£475,533	£296,666	£231,440	£153,299
YORKSHIRE AND HUMBERSIDE	£315,121	£175,942	£129,679	£116,245
ENGLAND & WALES	£403,889	£249,219	£205,855	£228,507

Annual change in private rents to August 2021 by region



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

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Economy

The UK economy grew by 0.1% in July, its sixth consecutive month of growth although growth slowed significantly from the 1% recorded in June. Output in the service sector remained broadly unchanged, the construction sector contracting by 1.6%.

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Demand

Although mortgage approvals in August were 15% lower than a year ago, at 74,453 they were 10.5% higher than the longer term (2015-2019) August average. At £21.5 billion, gross mortgage lending in August was 11% higher year-on-year (Bank of England).

Investment

Rental values are rising at their strongest pace in three years. Average values across the UK, excluding London, rose by 2.0% in the year to August (ONS). Rental values across the capital continue to buck the trend, 0.4% lower year-on-year.