

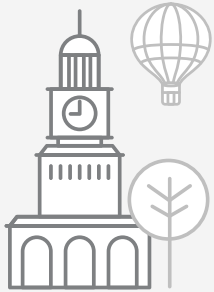
Regional sales

Greater London

**ALEX
GOLDSTEIN**

& ASSOCIATES
PROPERTY CONSULTANTS
BESPOKE BUYING & SELLING

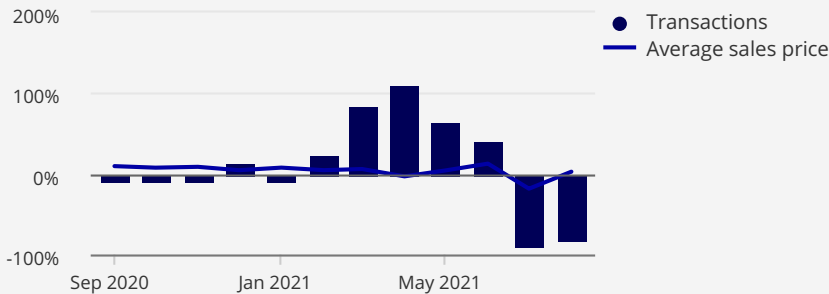
REGIONAL MARKET ROUND UP | GREATER LONDON



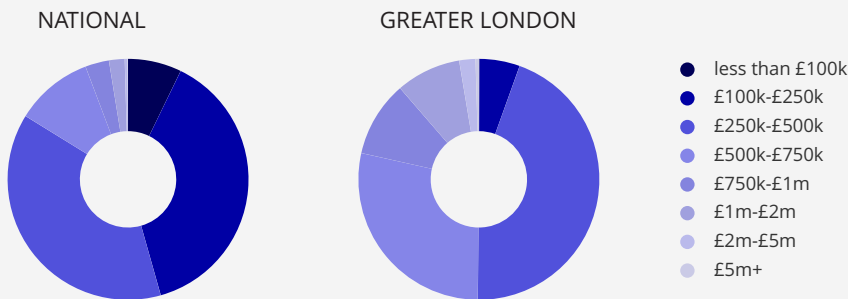
Over the last 12 full months there have been **87,333 sales** in Greater London. This is a **6%** change on the previous 12 month period. The average sales price was **£531,044**.

4.1% Greater London annual growth

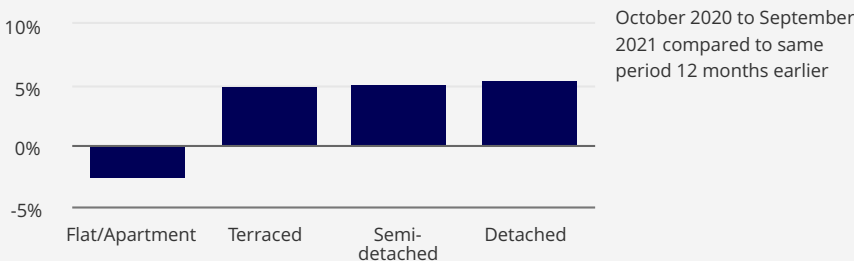
Annual change in transactions and prices over last 12 months



Transactions by price band over the last 12 months



Change in average prices by property type



NATIONAL MARKET

NOVEMBER 2021



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

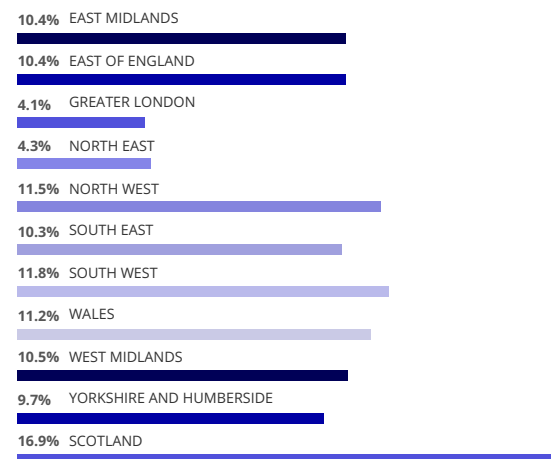
House prices

Rightmove report the price of property coming to market in October has risen across all regions and all markets of the UK, the first time a 'full house' of price rises has been seen since March 2007. The price of a property rose by £3,983, the largest October rise since 2015.

Transactions

The HMRC predict 160,950 sales took place in September, the third highest monthly total on record (after June 2021 and March 2016), a flurry of activity occurring prior to the final end of the SDLT holiday.

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

NOVEMBER 2021



10.6%
UK house price growth, year to August 2021, up from 8.5% in July

Source: ONS

160,950
Transactions in September, 68% increase year-on-year

Source: HMRC

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Economy

In the Autumn budget the Chancellor described the economic picture as "strong" in the short term, with the Office for Budget Responsibility expecting the economy to return to pre-pandemic levels 6 months earlier than expected (by 2022).

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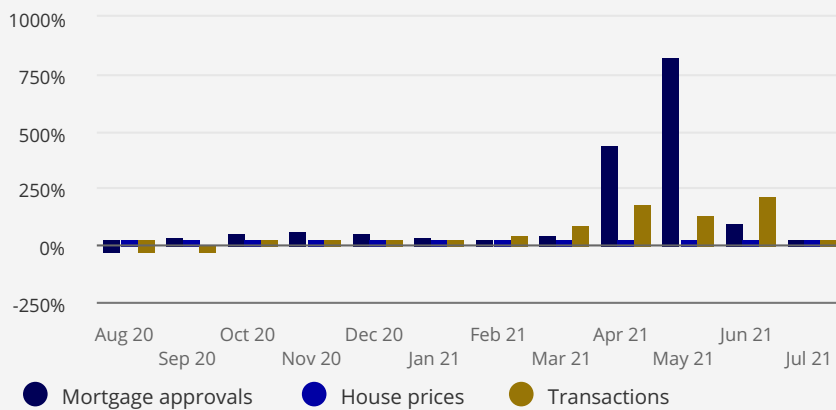
Demand

Mortgage approvals in September were at their lowest monthly total since July 2020 according to the Bank of England, an indication demand is softening. However, demand remains higher than longer term averages, the 72,645 loans approved 8.5% higher than the September 2015-2019 average.

Investment

Rental values are rising at their strongest pace since April 2017. Average values across the UK, excluding London, rose by 2.1% in the year to September (ONS). Rental values across the capital remain 0.3% lower year-on-year.

National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
NORTH LEEDS	£474,742	£297,274	£234,360	£151,359
YORKSHIRE AND HUMBERSIDE	£316,623	£176,767	£130,620	£117,711
ENGLAND & WALES	£405,380	£250,101	£206,918	£228,186

Annual change in private rents to September 2021 by region

