

RESEARCH

Housing Market Update

November 2024

Market Overview

This month's latest market indicators suggest that the UK economy is showing continued resilience: there was positive GDP growth, a significant decline in inflation, and rising retail sales over the last few weeks.

In the residential sales market, average house prices continued to climb, with the major indices reporting higher year-on-year growth this month compared to the previous month. This trend aligns with recent market surveys, which indicate positive momentum in many areas of

the sales market recently. The summer boost in consumer confidence and declining mortgage rates have probably supported demand and house price increases. However, anecdotal evidence suggests that the upcoming budget may have slightly dampened demand throughout October.

The private rented sector continues to experience a shortage of available properties, leading to sustained strong rental growth. Nevertheless, Rightmove's latest report

indicates a slight slowdown, with annual rental growth reaching 5.2%, the lowest rate in nearly three years.

Sales and Lettings prices

- House price growth rose again in September, increasing to 3.2% from 2.4% the month before and marks the fastest pace of annual growth since November 2022. On a monthly basis prices grew by 0.7%. In all, the average UK property is now £266,094, just 2% below the peak reached in the summer of 2022.
- Halifax also recorded the highest annual rate of house price growth in almost two years, with prices rising 4.7% in September. This is up from 4.3% in August and reflects a 0.3% monthly increase.
- Average new seller asking prices rose by just 1.0% over the last 12 months according to Rightmove's latest monthly house price index report. On a monthly basis asking prices rose by 0.3%, much lower than the average of 1.3% at this time of year. Their report goes on to say that the rise in the number of available properties is at a level not seen for almost a decade and therefore this is placing some downward pressure on pricing.
- Over to the lettings market and according to the latest ONS figures there was no change in the annual rate of rental growth this month. Average rents grew by 8.4% over the last 12 months with London showing the strongest rate of growth once again at 9.7% followed by the North West (9.3%) West Midlands (8.9%) and East Midlands (8.8%). The 'slowest' rate of growth was in Yorkshire and the Humber although even here they were found to have grown by an average of 6.3% annually.
- Rightmove reported annual growth in advertised rents of 5.2% in their latest rent index, the slowest rate of growth since 2021, according to the web portal. In London the increase averaged 2.5% to hit a record average rent of £2,694 per calendar month, in the capital.



Activity

- The Bank Rate decrease of 25 basis points in August helped lead to a further rise in monthly mortgage approvals, as they reached their highest level in two years that month (latest data). According to the Bank of England, approvals totalled 64,858 during the month, representing a 4% increase over the upwardly revised July figure and a substantial 42% increase compared to the same month last year.
- In Rightmove's latest report on the housing sales market they found that the number of agreed sales is up 29% compared with the same time last year. They go on to say that demand is strong with a 17% rise in the number of people contacting agents about homes for sale while the number of available properties for sale is up 12% from last year.
- In the lettings market, Rightmove's latest Q3 Rental Trends Tracker notes that while the supply and demand gap may be narrowing, agents are still reporting high numbers of tenants looking to move. The average number of enquiries per rental properties is currently 15, down from 23 last year. They go on to say though that there is

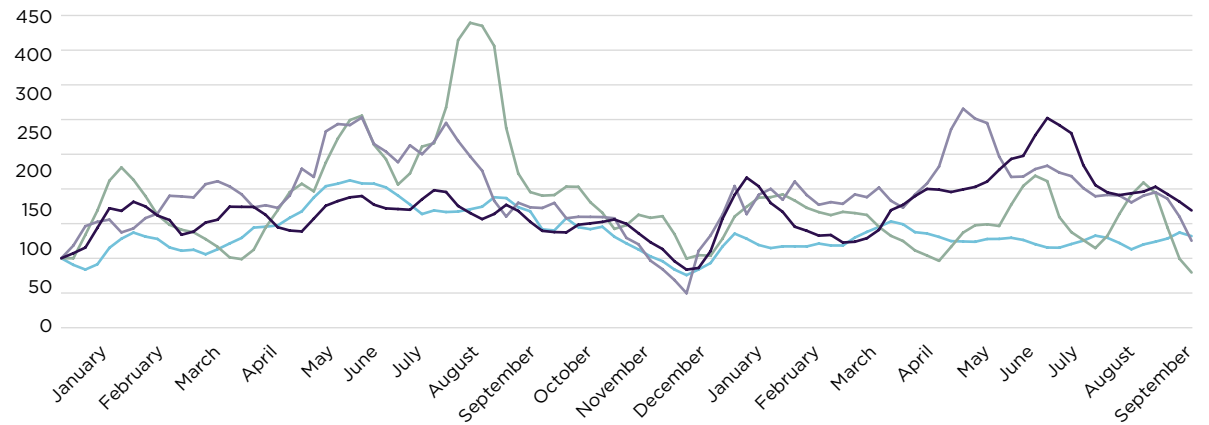
a record proportion of former rental homes currently on the market for sale, suggesting some landlords are already concerned about potential Capital Gains Tax rises in the October budget.

- Across our Carter Jonas office locations, enquiry levels over the last four weeks declined by an average of 9% compared with the previous month. Nearly all locations recorded a fall with just the southern offices reporting a rise of 7% recently. Of note was our Newbury and Bath offices which saw a strong level of enquiries this month over last, as did our offices in Wandsworth and Southfields, both in south London.

Figure 1 Carter Jonas Enquiry level trends, since January 2023

Source: Carter Jonas. Enquiry levels are four-week rolling average

London / Central / North / South



Official House Price data

HM Land Registry
August 2024

Source: HM Land Registry



Carter Jonas location	Average Price	Monthly Change (%)	Annual Change (%)
Winchester	£504,693	2.0%	9.2%
Leeds	£247,019	2.2%	4.6%
Oxford	£489,188	4.0%	4.6%
West Oxfordshire	£388,488	1.0%	4.2%
South Cambridgeshire	£440,754	1.3%	3.8%
South Oxfordshire	£505,420	1.1%	3.3%
Wiltshire	£334,823	1.0%	2.8%
United Kingdom	£292,924	1.5%	2.8%
Bath and North East Somerset	£438,877	-0.2%	2.3%
England	£309,572	1.6%	2.3%
York	£327,762	2.0%	2.3%
West Berkshire	£411,511	0.1%	2.2%
North Yorkshire	£277,658	0.1%	2.1%
Outer London	£488,271	1.0%	1.8%
Cambridge	£490,163	1.7%	1.8%
Somerset	£293,721	0.6%	1.5%
London	£531,212	2.2%	1.4%
Vale of White Horse	£415,530	0.4%	1.4%
Cambridgeshire	£344,075	0.3%	0.5%
Suffolk	£290,318	1.2%	0.0%
South West London	£714,306	-1.1%	-0.8%
Inner London	£596,314	0.5%	-1.3%
Prime Central London	£1,075,273	1.7%	-11.2%




Official Price Index of Private Rents

ONS September 2024

Source: ONS

Note: Rents are for all property types and bedroom numbers, £ per calendar month

Carter Jonas location	Average Rent (pcm)	Monthly Change (%)	Annual Change (%)
York	£1,107	-0.4%	10.5%
London	£2,129	0.7%	9.6%
South West London	£2,344	1.0%	9.3%
Winchester	£1,392	0.7%	9.2%
South Oxfordshire	£1,314	1.1%	8.8%
Cambridge	£1,702	1.2%	8.7%
England	£1,336	0.7%	8.5%
Bath and North East Somerset	£1,615	0.9%	8.5%
Prime Central London	£3,271	0.4%	8.4%
South Cambridgeshire	£1,298	0.8%	7.8%
West Berkshire	£1,224	0.7%	7.7%
Oxford	£1,725	1.9%	7.0%
Wiltshire	£964	0.4%	6.6%
North Yorkshire	£793	0.4%	6.2%
Vale of White Horse	£1,251	1.0%	6.0%
West Oxfordshire	£1,256	0.3%	6.0%





Monthly change in enquiry levels

-4%

LONDON

7%

SOUTH

-11%

CENTRAL

-24%

NORTH

We're closely analysing what happens next

We're monitoring the market so we can get you the best possible price for your property. If you're keen to sell your property as soon as possible or simply curious to know what it's worth during these changing times [CLICK HERE](#) to book a complimentary market appraisal.

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Sources: Carter Jonas Research, Halifax, Nationwide, ONS, Rightmove, Zoopla

About Carter Jonas

Carter Jonas LLP is a leading UK property consultancy supported by a national network of 33 offices and 1,000 property professionals. Our team is renowned for their quality of service, expertise and the **simply better property advice** they offer their clients.

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