

# Market review



Birdham - PO20 7

## NATIONAL MARKET



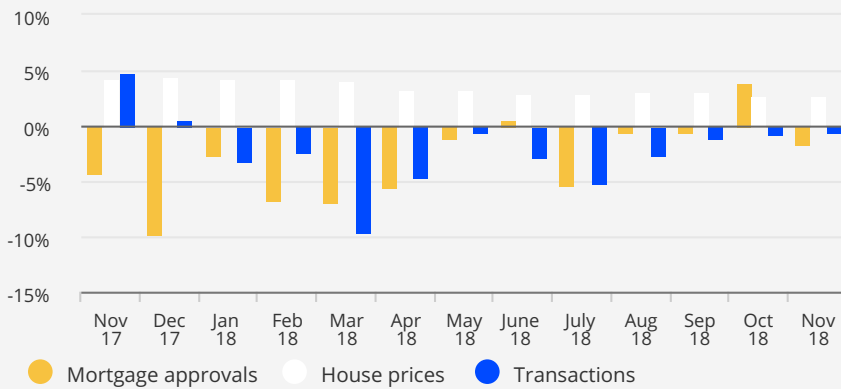
**2.8%**  
UK house price growth,  
year to November 2018  
Source: ONS

**100,930**  
Transactions in  
November, down 0.5%  
on a year ago  
Source: HMRC

JANUARY 2019

We bring you the latest trends in the UK's housing market, with a detailed focus on Birdham - PO20 7.

## National housing market trends



## House prices

The average price of a property across England and Wales increased by 2.8% in the year to November, a marginal increase on the 2.7% rise in the year to October but down from a rise of 4.4% a year ago.

## Economy

The rate of inflation fell back to 2.1% in December, its lowest level in nearly two years, thanks to a fall in petrol prices. The figure is close to the Bank of England's 2% target and may well mean the Bank is less likely to consider any raise in interest rates in the coming months.

## Transactions

In the year to November there were 1,089,770 residential transactions recorded across the UK according to the HMRC. This is 3% lower than in the same period a year earlier.

## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
BIRDHAM - PO20 7	£618,148	£344,269	£361,611	£0
SOUTH EAST	£521,848	£340,605	£281,054	£207,962
ENGLAND & WALES	£347,180	£213,938	£179,228	£216,679

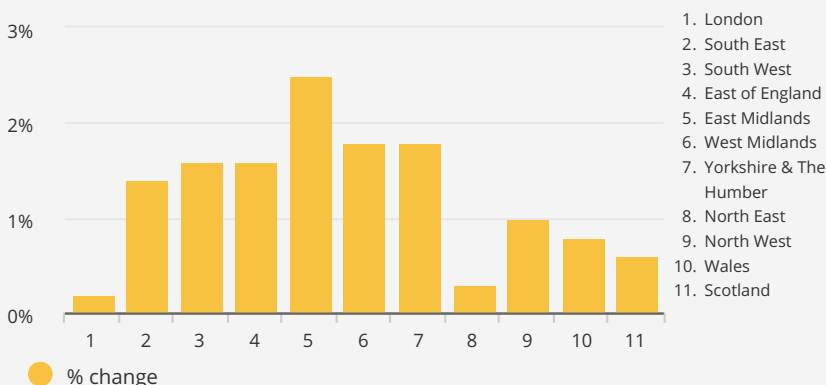
## Demand

Mortgage approvals (as monitored by the Bank of England) fell by 2% in November compared to a year earlier although the amount lent increased by 0.7%.

## Investment

A ban on charging tenant fees in the private rented sector is set to become law on 1st June 2019, following the final reading of the Tenant Fee's Bill by the House of Lords. Deposits will be limited to a maximum of 5 weeks rent on properties let for under £50,000, with a cap of one weeks rent on holding deposits.

## Annual change in private rents to December 2018 by region



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

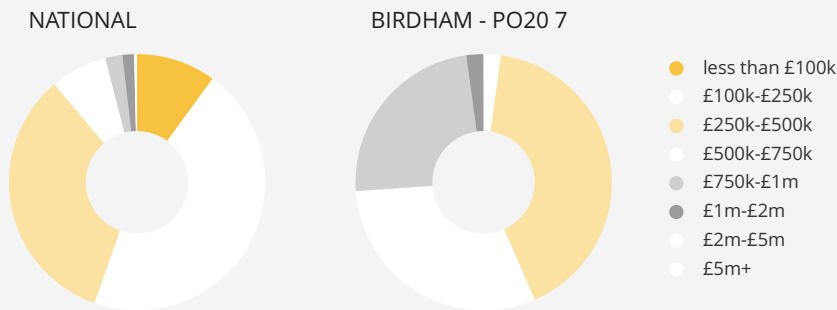
# Birdham - PO20 7

## LOCAL MARKET ROUND UP

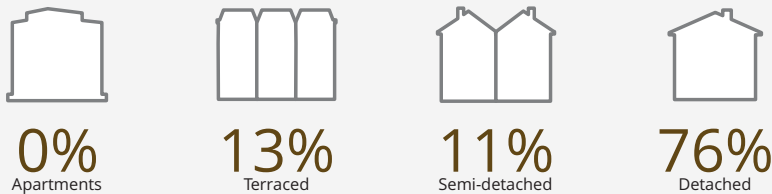


Over the last 12 full months there have been **49 sales** in Birdham - PO20 7. This is a **-33%** change on the previous 12 month period. The average sales price was **£540,867**.

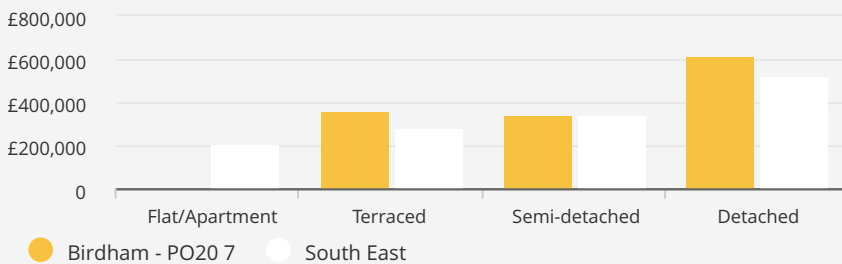
## Transactions by price band over the last 12 months



## Percentage of sales by property type over last 12 months



## Average prices over last 12 months



Source: DataLoft, Land Registry

## CONTACT

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## THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£950,000**

HIGHLEIGH ROAD  
PO20

**£925,000**

PO20

**£650,000**

FIRST AVENUE  
PO20

## HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



-7%



+26%

## STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**ITCHENOR ROAD, PO20**

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