

Market review

Birdham



NATIONAL MARKET



0.6%

UK house price growth, year to February 2019

Source: ONS

101,830

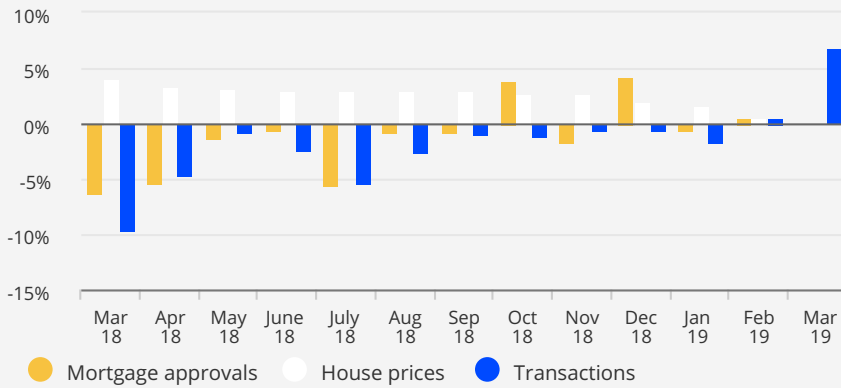
Transactions in March, up 6.9% on a year ago

Source: HMRC

MAY 2019

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

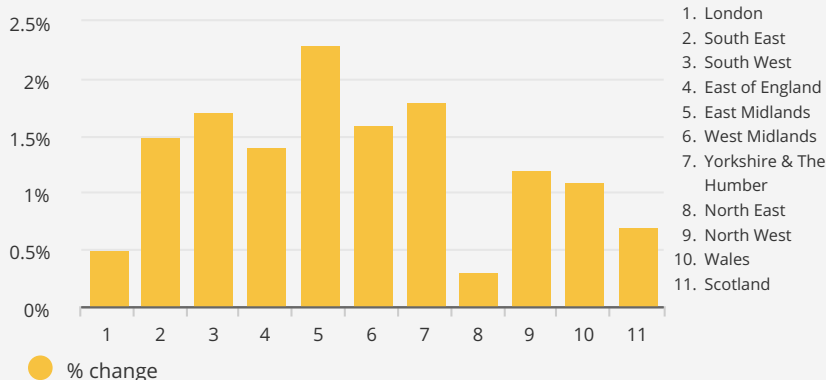
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
BIRDHAM	£633,261	£350,789	£370,405	£0
SOUTH EAST	£522,535	£341,857	£282,374	£208,384
ENGLAND & WALES	£348,551	£214,991	£179,823	£217,690

Annual change in private rents to March 2019 by region



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

House prices

Average house price growth slowed to 0.6% in the year to February, down from 4.4% a year ago. On a monthly basis, prices have been falling for the last six months. Prices are still rising though in some regions, most notably in the North West and West Midlands.

Economy

Inflation remained unchanged at 1.9% in March, with rises in petrol and clothing costs offset by a fall in the cost of food. Meanwhile, average wages continue to rise more strongly than inflation, good news for household finances.

Transactions

Seasonally adjusted there were 101,830 property transactions across the UK in March 2019, 6.9% higher than a year ago, and the highest monthly total since July 2017 according to data released by the HMRC.

Demand

The RICS report that demand for properties fell in March for the eighth consecutive month across all parts of the country.

Investment

Average rents paid by UK private tenants grew by 1.2% in the year to March, a slight pick up in the annual rate of growth recorded in February. Rental growth is currently strongest in the East Midlands followed by Yorkshire and the Humber.

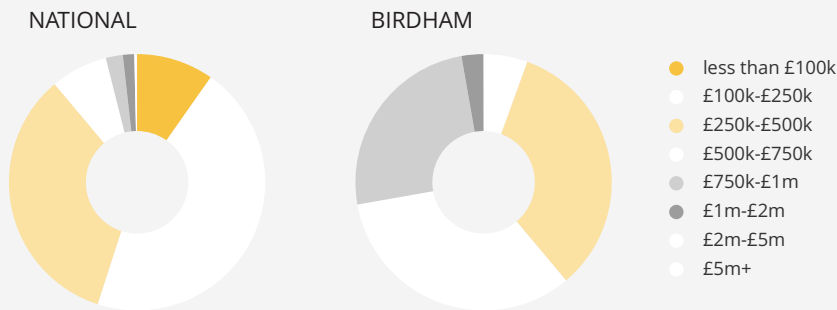
Birdham

LOCAL MARKET ROUND UP

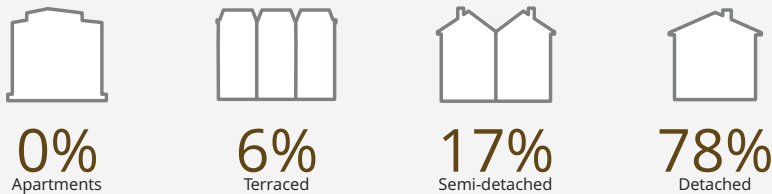


Over the last 12 full months there have been **38 sales** in Birdham. This is a **-51%** change on the previous 12 month period. The average sales price was **£557,041**.

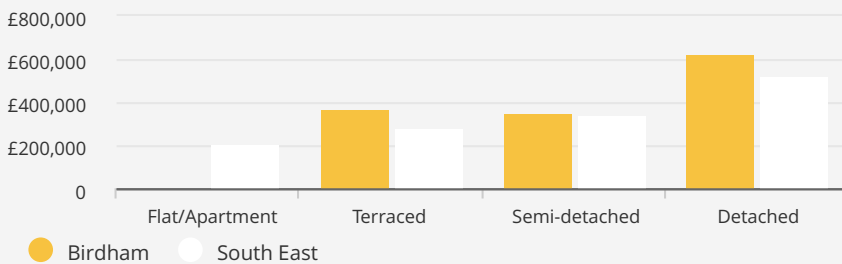
Transactions by price band over the last 12 months



Percentage of sales by property type over last 12 months



Average prices over last 12 months



Source: Dataloft, Land Registry

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THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£985,000

GREENACRES
PO20

£490,000

SELSEY ROAD
PO20

£425,000

TILE BARN LANE
PO20

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



-4%



+30%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

SELSEY ROAD, PO20

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