

# Market review

Birdham



## NATIONAL MARKET



0.7%

UK house price growth, year to July 2019

Source: ONS

99,890

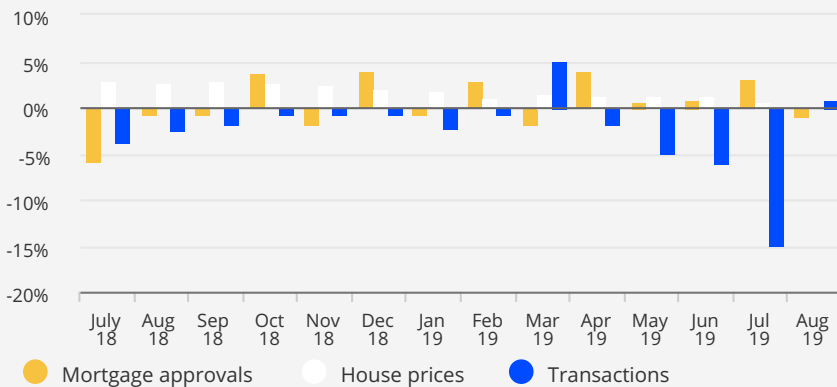
Transactions in August, a 0.9% increase on a year ago

Source: HMRC

OCTOBER 2019

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

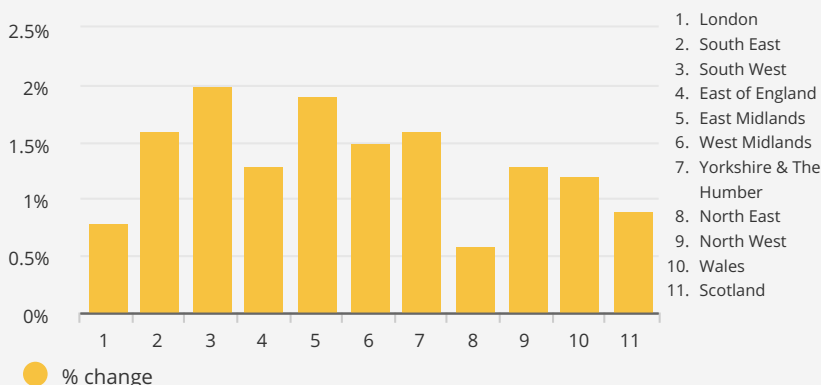
## National housing market trends



## Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
BIRDHAM	£883,644	£380,769	£370,405	£175,000
SOUTH EAST	£520,505	£339,596	£279,730	£205,345
ENGLAND & WALES	£349,066	£214,750	£178,086	£212,829

## Annual change in private rents to August 2019 by region



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

## House prices

The average price of a home rose by 0.7% in July compared to a year ago, according to the official UK house price index. Strongest growth is currently in Wales with prices rising by 4.2%.

## Economy

UK Inflation slowed to 1.7% in August (down from 2.1% in July) which is its lowest rate since the end of 2016. Wages now comfortably exceeding inflation, providing a boost to household finances.

## Transactions

Confirming a small summer bounce, sales levels in August were 0.9% higher than a year earlier according to the HMRC. This is a significant turnaround from a -14.8% fall in July although momentum is not expected to be sustained into September.

## Demand

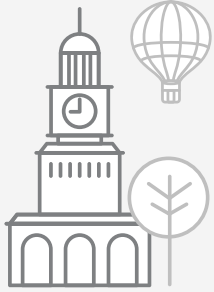
The Bank of England report 65,545 mortgages were approved in August, down -0.9% on a year ago. Quarter on quarter mortgage approvals were up 2.3%, thanks to the uptick in approvals seen in July.

## Investment

Average rents paid by UK private tenants grew by 1.3% in the year to July, a rate of growth which has remained unchanged from May. Strongest growth is currently in the South West and East Midlands.

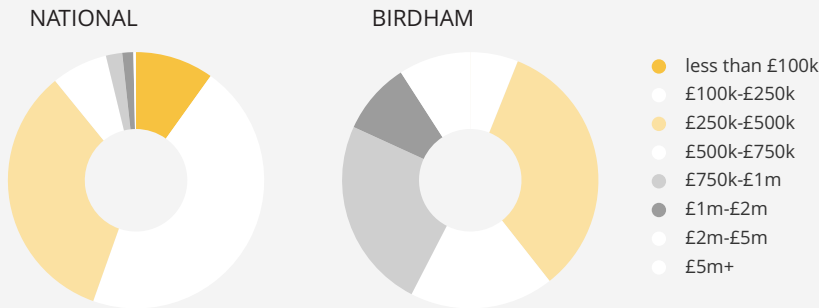
# Birdham

## LOCAL MARKET ROUND UP

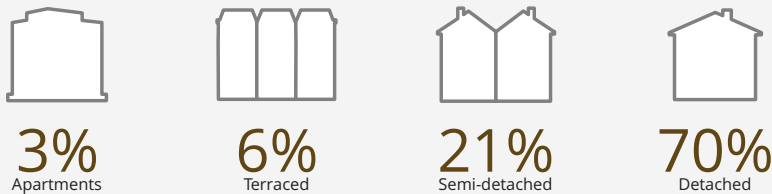


Over the last 12 full months there have been **37 sales** in Birdham. This is a **-38%** change on the previous 12 month period. The average sales price was **£667,617**.

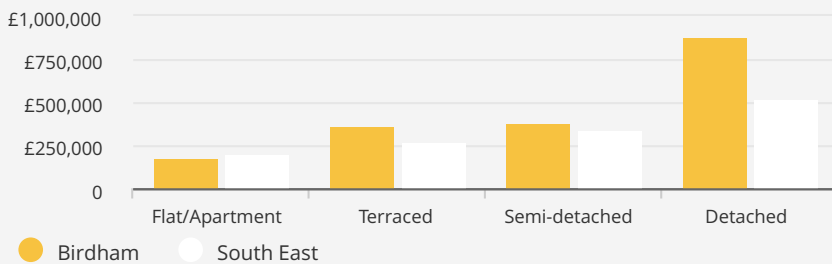
## Transactions by price band over the last 12 months



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



## Average prices over last 12 months



Source: Dataloft, Land Registry

**Mark Swains**

Astons of Sussex  
1 New Parade, Chichester, PO20 8EA

T: 01243670765

E: mark@astonsofsussex.co.uk

## THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



**£1.15m**

ITCHENOR ROAD  
PO20

**£525,000**

THE SALTINGS  
PO20

**£460,000**

LONGMEADOW GARDENS  
PO20

## HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



**+16%**



**+55%**

## STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

**GREENACRES, PO20**

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