

Market review

Birdham



NATIONAL MARKET



0.9%

UK house price growth, year to June 2019

Source: ONS

86,630

Transactions in July, a -12.4% fall on a year ago

Source: HMRC

SEPTEMBER 2019

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

House prices

Property prices remained virtually static in June, the average price of a property £230,292 up just 0.7% on May. Year-on-year prices have risen by 0.9%.

Economy

The UK economy was stronger than expected in July, growing by 0.3% in the month. The rise was largely attributed to growth in the service sector. While still weak, the latest figures have eased concerns of the country falling into recession in the third quarter.

Transactions

The HMRC report that transaction levels in July were 12.4% below the same month a year ago. It is worth pointing out that that the June 2019 figure has just been revised from a 16.5% fall to a 4.7% fall. It is likely that the July fall is not as substantial as is being currently reported.

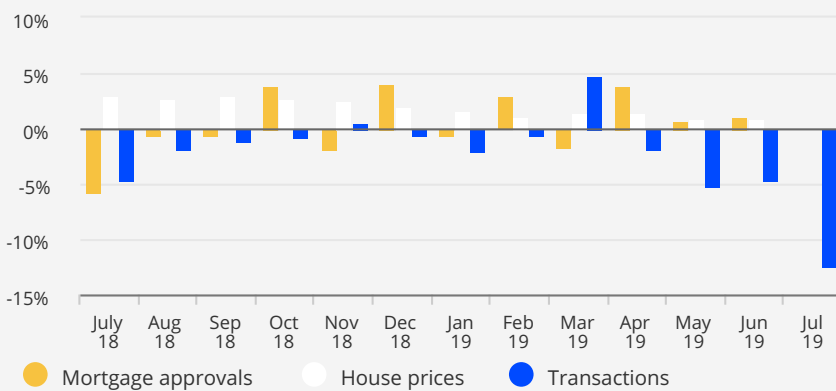
Demand

The latest RICS Residential Market Survey suggests the market is beginning to stabilise. In July demand levels increased for the second month running, following consecutive months of decline since July 2018.

Investment

Average rents paid by UK private tenants grew by 1.3% in the year to June, unchanged from May. West Midlands and East Midlands were the only two regions to experience an increase in rental price growth in June.

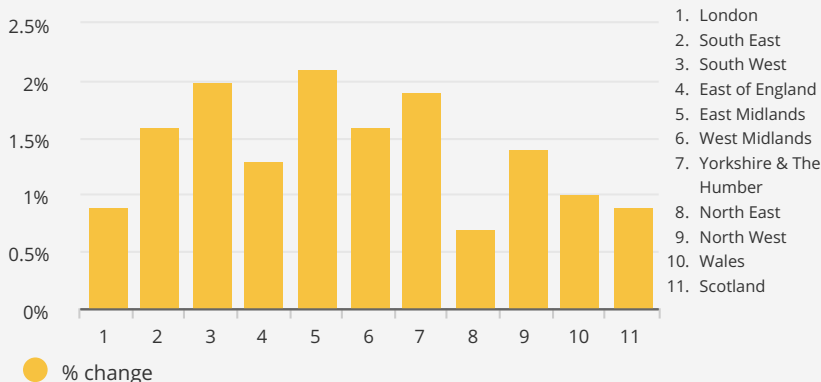
National housing market trends



Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
BIRDHAM	£847,750	£380,769	£370,405	£175,000
SOUTH EAST	£520,435	£339,857	£279,828	£206,306
ENGLAND & WALES	£348,946	£214,909	£178,158	£213,453

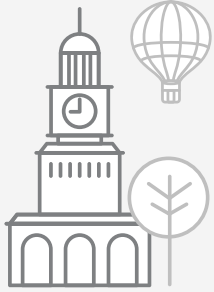
Annual change in private rents to July 2019 by region



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

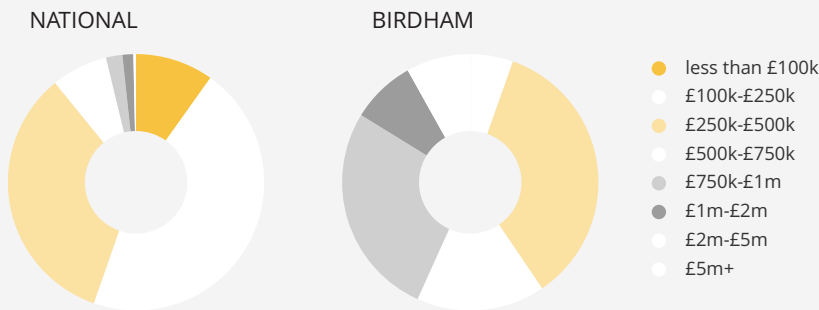
Birdham

LOCAL MARKET ROUND UP

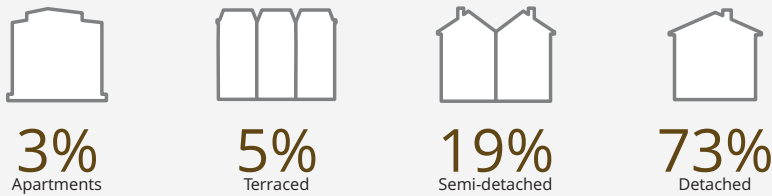


Over the last 12 full months there have been **41 sales** in Birdham. This is a **-35%** change on the previous 12 month period. The average sales price was **£667,648**.

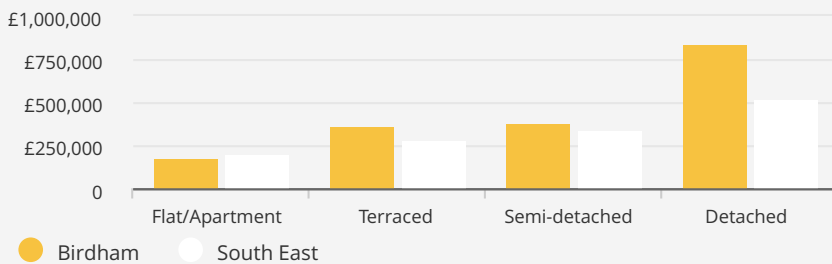
Transactions by price band over the last 12 months



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



£3.5m

ITCHENOR ROAD
PO20

£1.25m

BREMERE LANE
PO20

£1.155m

ITCHENOR ROAD
PO20

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+19%



+51%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

ITCHENOR ROAD, PO20

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