

Market review

Andrew Grant

Our region

NATIONAL MARKET



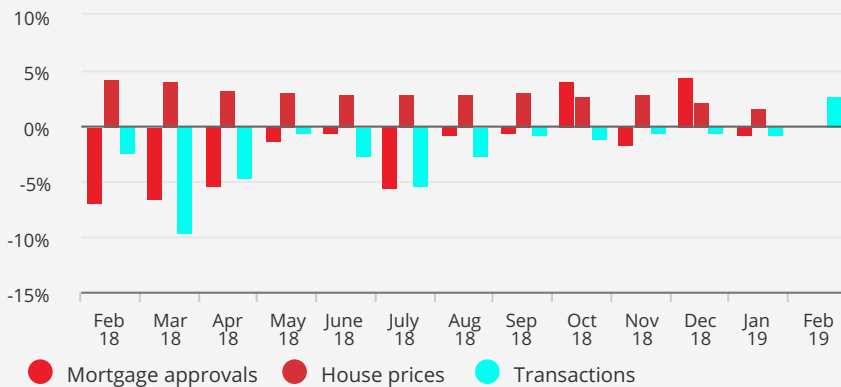
1.7%
UK house price growth,
year to January 2018
Source: ONS

101,780
Transactions in
February, up 2.7% on a
year ago
Source: HMRC

MARCH 2019

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

National housing market trends



House prices

Annual house price growth in the year to January was just 1.7%, down from 4.3% in the year to January 2018 and the lowest level since June 2013. Price growth remains strongest across the Midlands and Wales, prices having fallen across London and stalled across much of the South.

Economy

UK employment is at its highest level since 1971. The ONS report 32.7 million people aged 16-64 were in employment in the three months to the end of January. Unemployment fell to below 4% for the first time since 1975, and is well below the EU average of 6.5%

Average property values over last 12 months

	DETACHED	SEMI-DETACHED	TERRACED	FLAT/APARTMENT
OUR REGION	£364,227	£213,812	£179,152	£145,063
WEST MIDLANDS	£318,617	£183,605	£148,074	£130,951
ENGLAND & WALES	£348,174	£214,400	£179,213	£216,515

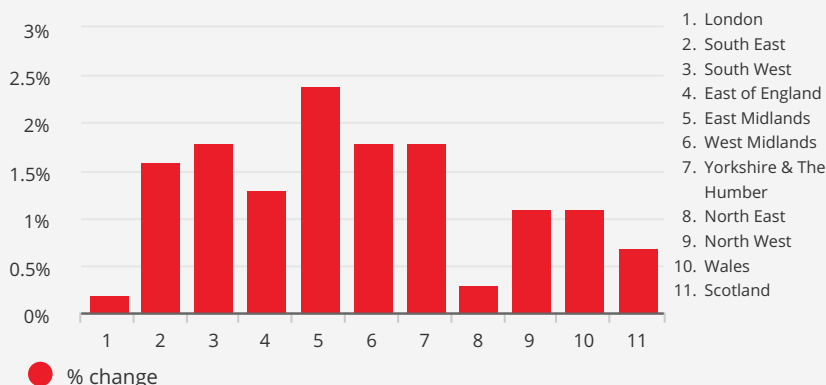
Transactions

Seasonally adjusted there were 101,780 property transactions across the UK in February 2019, 2.7% higher than a year ago, according to data released by the HMRC. This is the first positive annual increase in over a year.

Demand

Demand for properties fell in February for the seventh consecutive month according to the RICS. Only in Wales, Scotland and Northern Ireland did agents report that demand levels had risen.

Annual change in private rents to February 2019 by region

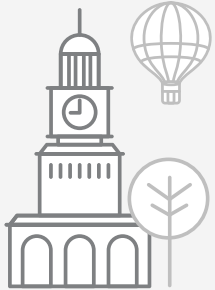


Investment

In the year to the end of February 2019, average rents rose by 1.1% across the UK. Rental values remained static or rose in all but one regions of the UK, with the East Midlands currently experiencing the highest annual change in rents.

Our region

LOCAL MARKET ROUND UP

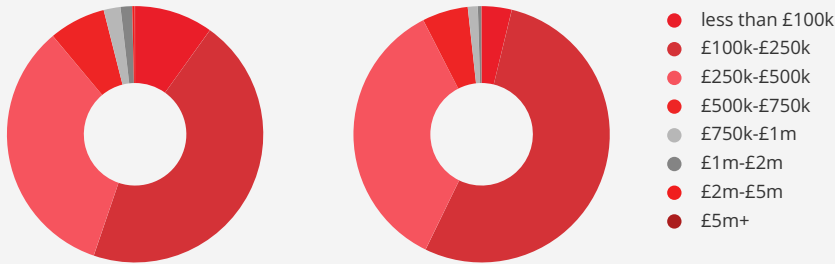


Over the last 12 full months there have been **13,678 sales** in our region. This is a **-3%** change on the previous 12 month period. The average sales price was **£232,642**.

Transactions by price band over the last 12 months

NATIONAL

OUR REGION



Percentage of sales by property type over last 12 months



13%
Apartments



22%
Terraced

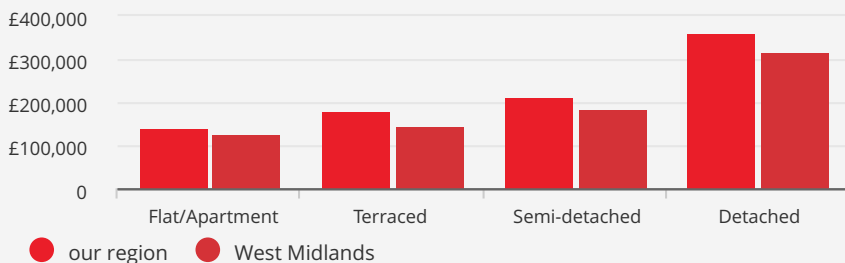


32%
Semi-detached



33%
Detached

Average prices over last 12 months



Source: DataLoft, Land Registry

THE LAST 3 MONTHS, TOP 3 TRANSACTIONS



£1.615m

FERRY LANE
CV37

£1.57m

FULREADY
CV37

£1.4m

CARTERS LANE
CV37

HOUSE PRICE GROWTH OVER 1 YEAR AND 5 YEARS



+4%



+26%

STREET WITH MOST TRANSACTIONS IN LAST 3 MONTHS

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