

## ANNUAL HOUSE PRICE GROWTH SLOWS TO 0.3%



**+0.3%**

Annual change

**-1.1%**

Quarterly change

**-1.4%**

Monthly change

**£224,578**

Average Price

- Prices in the three months to November were 0.3% higher than in the same three months a year earlier – slowing from the 1.5% annual growth recorded in October, and recording the lowest rate of growth since December 2012
- House prices in the latest quarter (September-November) were 1.1% lower than in the preceding three months (June - August)
- On a monthly basis, house prices fell by 1.4% in November, making three monthly falls out of the last four
- The average house price is now £224,578

### Russell Galley, Managing Director, Halifax, said:

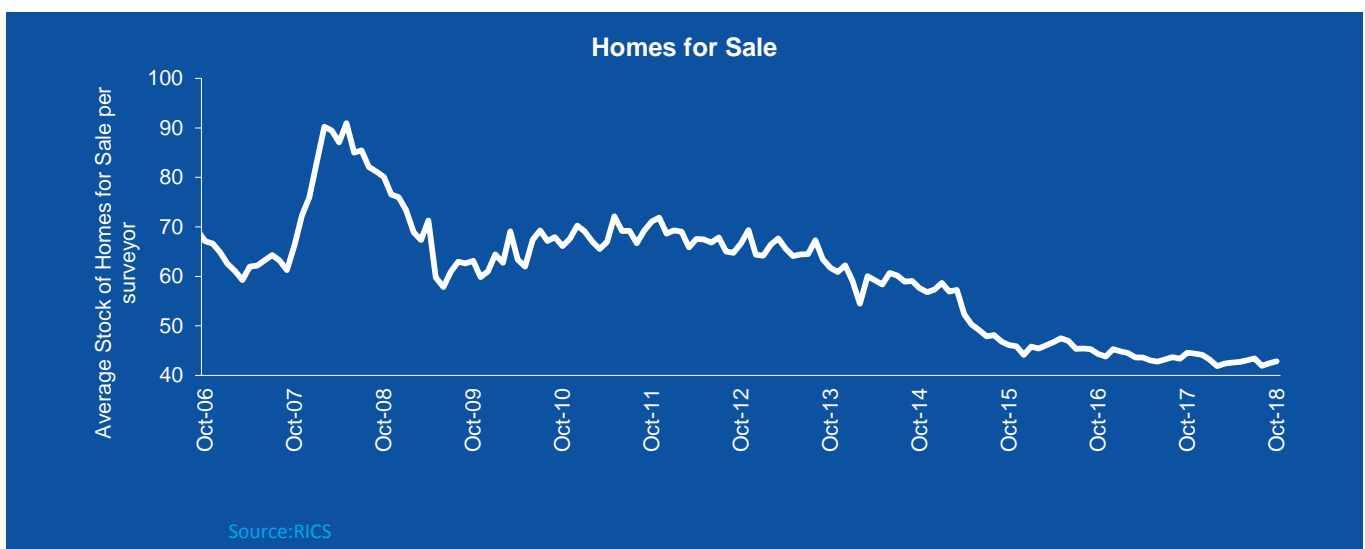
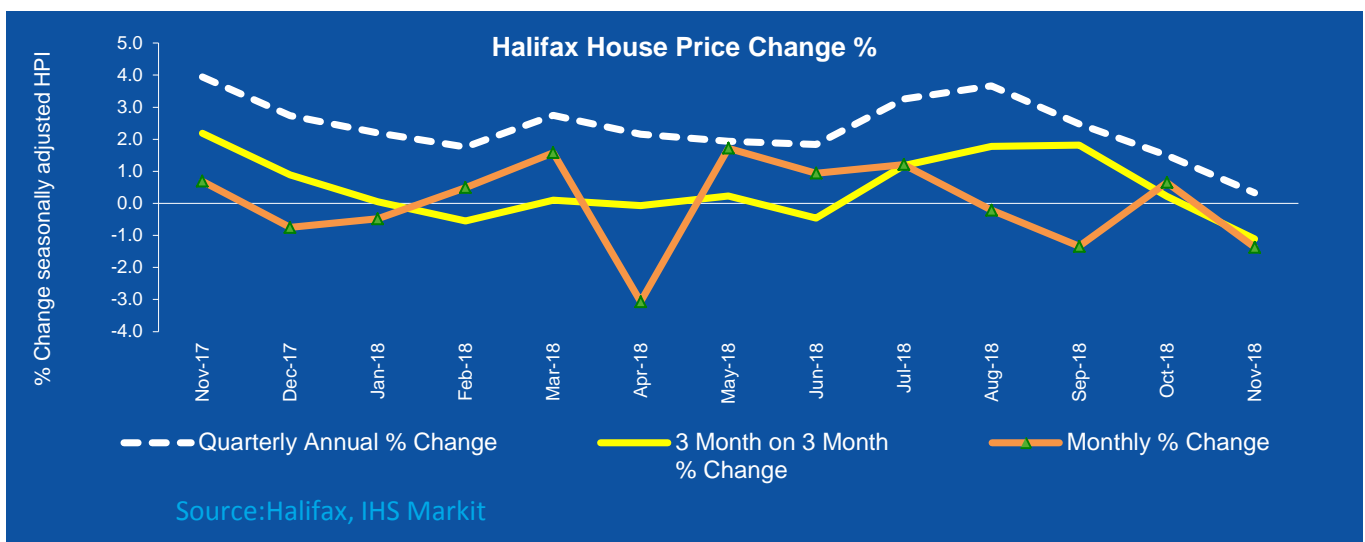
*“House price growth has slowed as we approach the end of the year, falling from 1.5% in October to 0.3% in November, with the average cost of a home now £224,578. While this is the lowest rate of growth in six years, it remains within our forecast range of 0% to 3% for 2018.*

*High employment, wage growth and historically low mortgage rates continue to make home ownership more affordable for many, though the need to raise a significant deposit still acts as something of a restraint on the market. This is largely offset by relatively limited supply of new and existing properties for sale, which continues to sustain house prices nationally.”*

# KEY FACTS

## HOUSING ACTIVITY

- Monthly UK home sales show slight rise in latest quarter.** In the three months to October sales were up by 2.4% compared to the previous three months (May to July). September (101,620) and October (102,530) both saw sales over 101,000 while May saw the highest sales in the previous quarter at 99,510. (Source: HMRC, seasonally-adjusted figures)
- In October Mortgage approvals rose to the highest level seen since January 2018.** Bank of England industry-wide figures show that the number of mortgages approved to finance house purchases – a leading indicator of completed house sales rose 2% month on month to 67,086. This is only the third time in 18 months this figure has been over 67,000, and is above the 5 year monthly average of 66,607. (Source: Bank of England, seasonally-adjusted figures)
- Sales to stock ratio falling, while the stock of housing for sale by surveyors stays low.** The October 2018 RICS UK Residential Market Survey showed a sales to stock ratio of 32.8% with each surveyor having on average 42.9 homes for sale. This is the lowest sales to stock rate since September 2013, when the rate was 30.3% when each surveyor had, on average, 63.5 homes for sale. (Source: Royal Institution of Chartered Surveyors' (RICS) monthly report)



# UK HOUSE PRICES

## HISTORICAL DATA

All Houses, All Buyers (Seasonally Adjusted)

Period	<sup>1</sup> Index 1983=100	<sup>2</sup> Standardised Average Price £	Monthly Change %	Quarterly Change %*	Annual Change %**
Nov 2017	732.2	226,247	0.7	2.2	3.9
Dec	726.7	224,540	-0.8	0.9	2.7
Jan 2018	723.2	223,462	-0.5	0.1	2.2
Feb	726.8	224,564	0.5	-0.6	1.8
Mar	738.3	228,102	1.6	0.1	2.7
Apr	715.6	221,108	-3.1	-0.1	2.2
May	727.9	224,909	1.7	0.2	1.9
Jun	734.8	227,027	0.9	-0.5	1.8
Jul	743.7	229,776	1.2	1.2	3.3
Aug	742.1	229,284	-0.2	1.8	3.7
Sep	732.2	226,219	-1.3	1.8	2.5
Oct	736.9	227,694	0.7	0.2	1.5
Nov	726.9	224,578	-1.4	-1.1	0.3

### EDITORS' NOTES

\* House price data on a quarterly basis provides the clearest indication of overall market trends, smoothing out the monthly volatility caused by the reduced number of monthly transactions used to calculate all house price indices.

\*\* The annual change numbers are the quarterly non- seasonally adjusted year-on-year figures. These figures provide a better picture of underlying trends compared to a monthly year-on-year number as they smooth out any short-term fluctuations.

#### 1. INDEX

The standardised index is seasonally adjusted using the U.S. Bureau of the Census X-11 moving-average method based on a rolling 84-month series. Each month, the seasonally adjusted figure for the same month a year ago and last month's figure are subject to revision.

#### 2. STANDARDISED AVERAGE PRICE

The standardised average price is calculated using the HPI's mix adjusted methodology.

### FOR FURTHER INFORMATION PLEASE CONTACT:

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### ABOUT THE HALIFAX HOUSE PRICE INDEX

The Halifax House Price Index is the UK's longest running monthly house price series with data covering the whole country going back to January 1983. From this data, a "standardised" house price is calculated and property price movements on a like-for-like basis (including seasonal adjustments) are analysed over time. The annual change is calculated as an average for the latest three months compared with the same period a year earlier. These figures provide a better picture of the underlying trend compared to a monthly year-on-year number as they smooth out any short-term fluctuations.

For more information on our housing market research, visit <http://www.halifax.co.uk/house-price-index>

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