

RESIDENTIAL MARKET UPDATE

June 2020

50%

increase in enquiries since restrictions on buying, selling, renting and letting were lifted on 13 May



6 million

Visits to Rightmove on 27 May, their busiest day ever and an 18% increase compared to the same day in 2019

MARKET OVERVIEW

As the country slowly and gradually comes out of lockdown many economic and residential market indicators point to April having been the 'low point'. With that in mind, May and June are now very obviously looking much more positive with many metrics now moving in an upward trajectory.

Since the reopening of the housing market on 13 May, enquiry levels, new instructions, viewings, and demand in general have increased tremendously. As households look to find their perfect fit, whether it is a move to a more suburban or rural location, a home with additional space to work from, a private garden to enjoy, or simply finally starting that long-delayed hunt for the forever home, we as a business, have almost never been busier.

SALE PRICES

- House prices rose by an annual rate of 1.8% according to Nationwide, during May. Although the pace of growth has slowed compared with April's figure of 3.7%, and monthly prices fell by 1.7%. Nevertheless, it is encouraging that the Bank reports there was sufficient market activity to generate their index 'robustly'.

- Halifax meanwhile reports annual growth of 2.6% during May, while monthly prices fell by a surprisingly low 0.2%. Although this is the third month in a row that Halifax has reported falling monthly prices, the pace of decline is slowing.
- After suspending their monthly index during April and May due to so few transactions, once the market reopened, Rightmove found that average asking prices between mid-May to mid-June were up 1.9% compared with March.



As households look to find their perfect fit, whether it is a move to a more suburban or rural location, a home with additional space to work from, a private garden to enjoy, or simply finally starting that long-delayed hunt for the forever home, we as a business, have almost never been busier.

ACTIVITY

- Carter Jonas offices continue to see enquiry levels skyrocket compared with the trough of the market. Across our office locations, enquiries have increased by an average of 320% since lockdown began at the end of March.
- Since the 13th of May, when restrictions on buying, selling, renting and letting homes was lifted, our Carter Jonas office locations have seen enquiry levels rise by an average of 50%, with our offices across the North seeing the most interest as enquiries there have risen by nearly 100% since 13th May.
- In a further indication that demand continued to build rapidly during lockdown Rightmove found that Wednesday, 27 May was their busiest-ever day on their website, with six million visits, up 18% on the same Wednesday last year.
- The site goes on to report that over a quarter of people now looking for a new home, were not planning to move before lockdown, and that the number of agreed sales is down just 3% compared to a year ago suggesting that there is much more resilience in the market than had been anticipated.

Figure 1 Enquiry levels, Carter Jonas offices

Source: Rightmove, Zoopla, Carter Jonas research

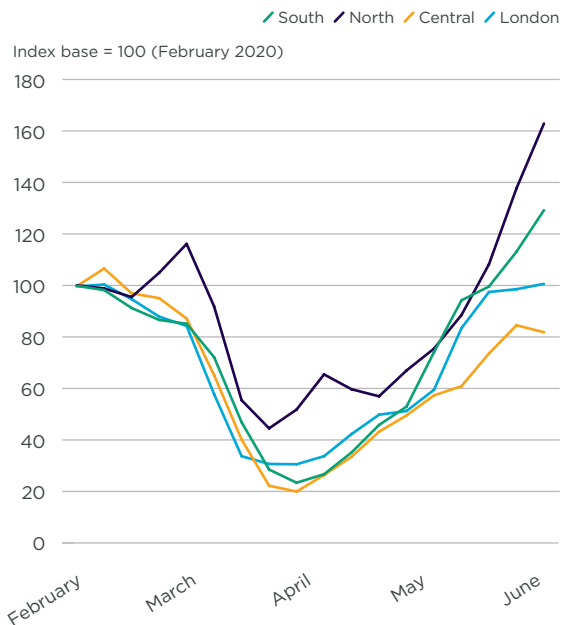


Figure 2 Official House Price data, HM Land Registry, March 2020

Source: HM Land Registry

Note: ONS temporarily have suspended the April House Price Index due to low transaction volumes. We have therefore kept the most recent (March) data in this report.

	Average Price	Monthly Change (%)	Annual Change (%)
Bath and North East Somerset	£346,379	5.1%	2.8%
Cambridge	£413,236	-8.0%	-1.6%
Cambridgeshire	£291,313	-2.0%	1.4%
England	£248,271	-0.1%	2.2%
Harrogate	£304,321	3.7%	10.3%
Inner London	£597,617	1.7%	6.7%
Leeds	£183,707	-3.0%	0.3%
London	£485,794	1.2%	4.7%
Northampton	£211,336	-0.4%	-0.4%
Northamptonshire	£229,200	0.0%	0.3%
Outer London	£424,295	-0.2%	1.1%
Oxford	£395,746	-4.1%	-3.1%
Prime Central London	£1,240,557	5.7%	0.9%
Somerset	£244,202	1.9%	5.7%
South Cambridgeshire	£378,293	-2.6%	3.8%
South Oxfordshire	£385,639	-4.0%	-4.0%
South West London	£668,504	-0.8%	-0.1%
Suffolk	£248,021	1.2%	2.1%
United Kingdom	£231,855	-0.2%	2.1%
Vale of White Horse	£341,993	-5.2%	-2.4%
West Berkshire	£349,282	0.0%	1.4%
West Oxfordshire	£321,403	2.8%	-0.5%
Wiltshire	£272,870	0.9%	0.2%
Winchester	£441,880	6.1%	8.5%
York	£257,398	-0.4%	1.0%



Over a quarter of people now looking for a new home, were not planning to move before lockdown, and that the number of agreed sales is down just 3% compared to a year ago suggesting that there is much more resilience in the market than had been anticipated.

CONTACT:

Lisa Simon

Partner, Head of Residential Division
07976 761721
lisa.simon@carterjonas.co.uk

Leslie Schroeder

Head of Residential Research
07775 562081
leslie.schroeder@carterjonas.co.uk

020 7518 3200

One Chapel Place, London W1G 0BG
chapelplace@carterjonas.co.uk

ABOUT CARTER JONAS

Carter Jonas LLP is a leading UK property consultancy supported by a national network of 33 offices and 800 property professionals. Our team is renowned for their quality of service, expertise and the **simply better advice** they offer their clients.

© Carter Jonas 2020. The information given in this publication is believed to be correct at the time of going to press. We do not however accept any liability for any decisions taken following this report. We always recommend that professional advice is taken.

