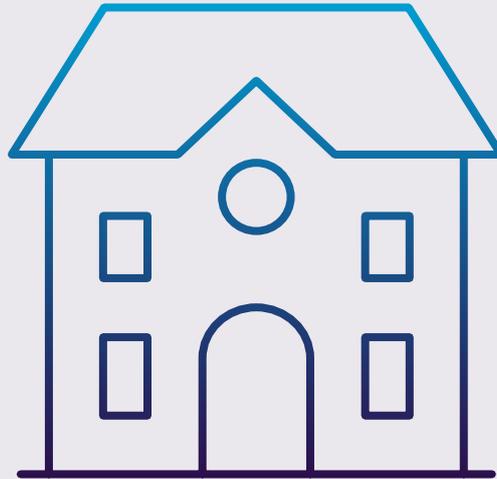


RESIDENTIAL MARKET UPDATE

May 2020

270%

increase in enquiries to our Carter Jonas offices in the week following the opening up of the housing market (13 May)



4%

increase in the number of visits to Rightmove compared to this time last year (13 May)

MARKET OVERVIEW

While it is no surprise that house sales during April stalled due to government restrictions on moving, this did not put buyers or vendors off from researching properties or enquiring about valuations. Now that the more restrictive policies have been relaxed and people are allowed to buy and sell homes freely, activity has come back to the market swiftly and robustly.

It is also worth noting that the fundamental strengths in the market still exist, meaning that a housing downturn of any great length or breadth will have been avoided: overall housing supply is still tight in comparison to demand; consumer credit and personal finances are strong; and the nature of this lockdown means that it may inspire more people to move: up-sizers who now want more space, those looking for outdoor areas and gardens, or the desire to relocate further from work as working from home becomes more widely accepted.

SALE PRICES

- **Nationwide reported 3.7% annual house price growth during April**, although they point out that the gap

between mortgage applications and mortgage approvals may be partly responsible for the data continuing to show punchy growth even during April, when buying and selling of homes was effectively banned.

- **Halifax however also showed good annual house price growth during April, at 2.7% year on year.** They also suggest approaching the data with some caution as the month saw so few transactions that it was challenging to interpret the market.



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ACTIVITY

- In an indication that demand levels are increasing robustly, **views on Rightmove's 'Sold Prices' pages reached a trough during the week of 23 March, and views have increased steadily since then.**

- Similarly, vendor activity appears to have gained some momentum as **valuation leads also reached their trough in the last two weeks of March before very steadily increasing** (Rightmove).

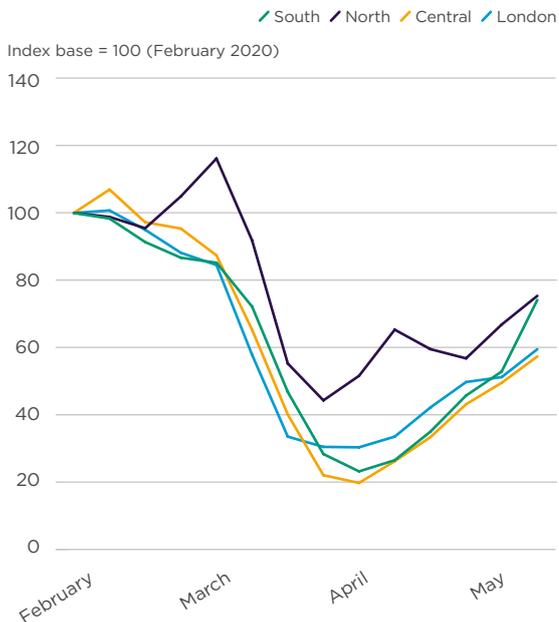
- Home-mover visits to Rightmove's website was back to pre-lockdown levels on the first day the government lifted restrictions on buying and selling homes (13 May). They report that visits were up 4% over the same time last year.

- **Across our own Carter Jonas office locations enquiries to the offices have increased by an average of 145%** since the start of lockdown, in late March. Clearly the trough of the market in our offices occurred at the end of March, with enquiry levels rising every week since then. Enquiry levels are now back to where they were just around the beginning of March.

- Since lockdown measures were lifted and households were allowed to freely buy and sell and move homes (13 May) our Carter Jonas offices saw enquiry levels rise by 270% over the previous week, and a whopping 170% more than the same week one year ago.

Figure 1 Enquiry levels, Carter Jonas offices

Source: Rightmove, Zoopla, Carter Jonas research



Clearly the trough of the market in our offices occurred at the end of March, with enquiry levels rising every week since then. Enquiry levels are now back to where they were just around the beginning of March.

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

Source: HM Land Registry

	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%

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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.

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