

Rightmove House Price Index

The largest monthly sample of
residential property prices

May 2019
London edition

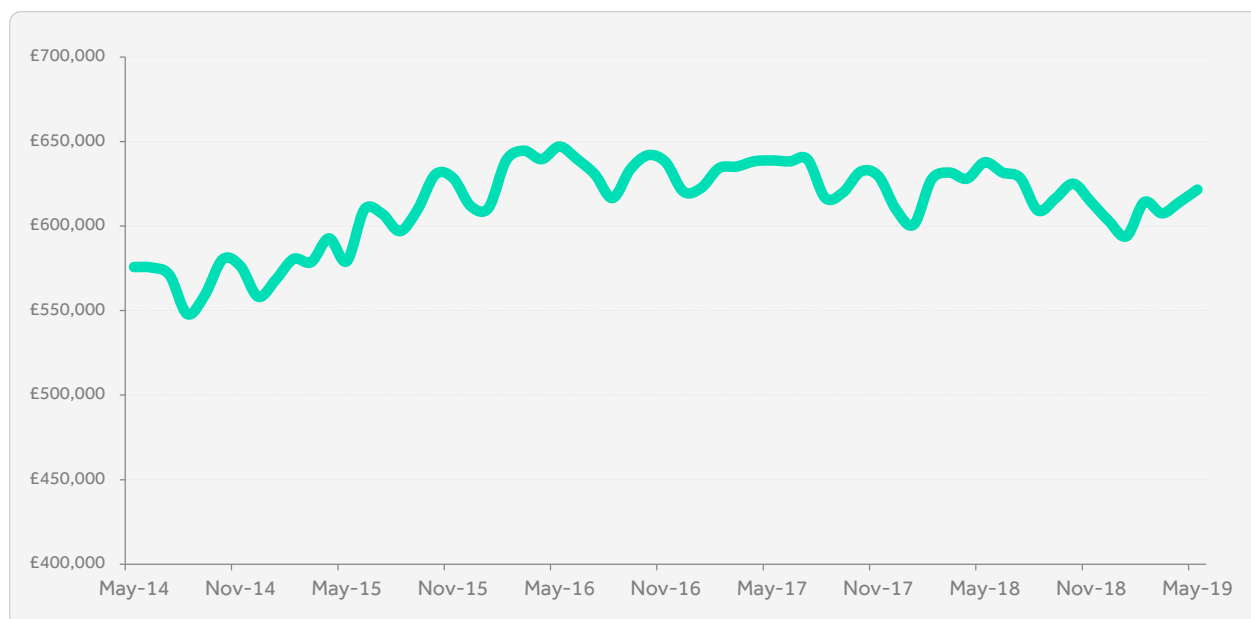


Only the two cheapest boroughs have higher asking prices than last year

- Seasonal monthly rise of 1.2% (+£7,339) in price of property coming to market
- Annual rate of -2.5% means that prices of newly-marketed property are an average of £16,157 cheaper than 12 months ago:
 - All but two boroughs have new sellers asking less on average than a year ago
 - The only two boroughs to hold their year-on-year value were the two cheapest last month, Barking & Dagenham (+0.9%) and Bexley (+0.6%)

London average asking prices				
Area	May 2019	April 2019	Monthly change	Annual change
Greater London	£621,589	£614,250	1.2%	-2.5%
Inner London	£762,044	£757,773	0.6%	-3.8%
Outer London	£522,351	£512,726	1.9%	-0.9%
Average asking prices by market sector				
Sector	May 2019	April 2019	Monthly change	Annual change
First-time buyers	£478,299	£475,349	0.6%	-2.4%
Second-steppers	£694,633	£696,368	-0.2%	-1.6%
Top of the ladder	£1,405,983	£1,331,227	5.6%	-3.1%

Five year London asking price trend



Rightmove measured 133,690 asking prices this month, circa 90% of the UK market. The properties were put on sale by estate agents from 7th April 2019 to 11th May 2019 and advertised on Rightmove.co.uk.

Overview

Greater London sees a seasonal monthly rise of 1.2% (+£7,339) in the price of property coming to market. Outer London is the more positive influence on both the monthly and annual statistics, with a 1.9% monthly uplift compared to Inner London's 0.6%, and an annual fall of only 0.9% compared to a drop in Inner London of 3.8%.

Miles Shippside, Rightmove director and housing market analyst comments: *"This month's more positive figures are partly buoyed by sellers of more expensive properties, who can afford to wait for the best time to sell, choosing to come to the market in the spring. New seller asking prices have risen at this time of year for the last four years, and this year it seems that sellers in Outer London are leading the way in asking for higher prices. Given the uncertain state of the London housing market in both London and its surrounding commuter belt, it remains to be seen how successful they will be."*

The London market continues to re-adjust its pricing, with the annual rate of -2.5% meaning that prices of newly-marketed properties are an average of £16,157 cheaper than 12 months ago. Indeed, all but two boroughs have new sellers asking less on average than a year ago. Only Barking & Dagenham (+0.9%) and Bexley (+0.6%) have held their year-on-year value, and they were the two cheapest boroughs last month.

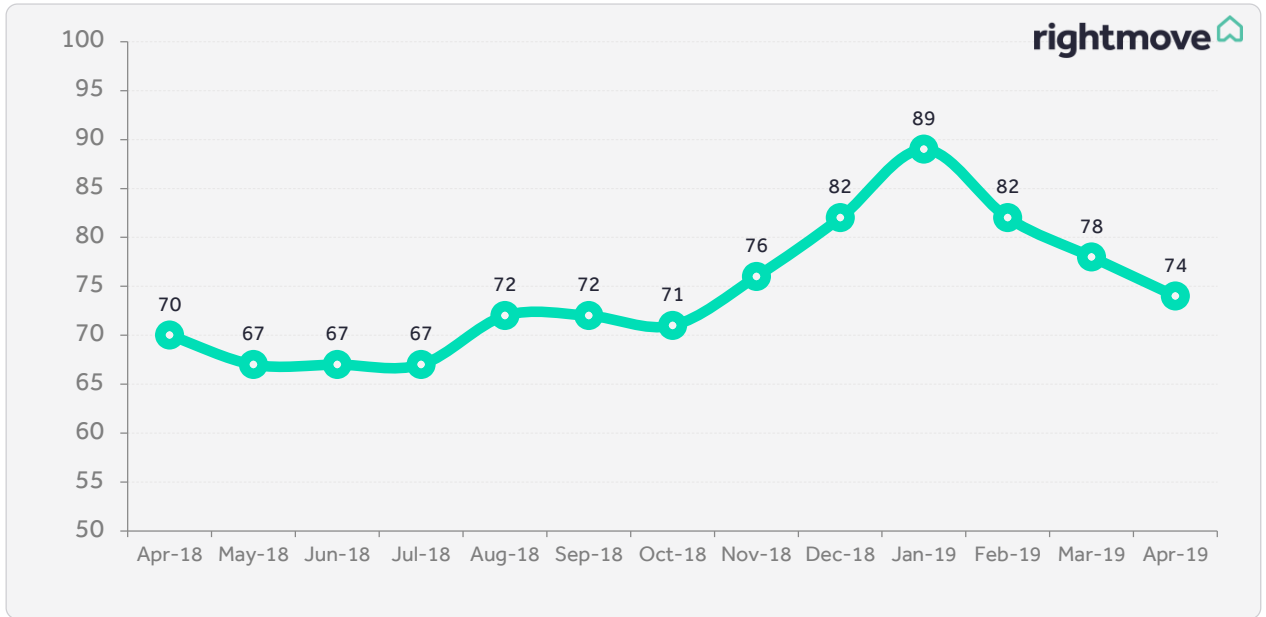
Shippside observes: *"It's a strikingly accurate reflection of the current London market that the only two boroughs to see new seller asking prices higher than a year ago were the two cheapest last month. Barking and Dagenham had property coming to the market at an average of just under £314,000, while Bexley was just under £404,000, but has now overtaken prices in both Havering and Newham to become only the fourth-cheapest borough. Their housing stock therefore gives some of the cheapest options for those with stretched affordability and on a tight budget but needing to be in London."*

Agent's view

Jak Kypri, director of Harpers & Co Estate Agents in Bexley, said: *"I wouldn't jump the gun and say that Bexley is doing amazingly well, but we haven't slid like other areas, either – we're holding firm. I think that's because of a number of reasons, but primarily we have good quality stock and we're like a mini, affordable Blackheath. We've got four grammar schools and great transport links into Charing Cross, but the place is pretty and full of nice wine bars and delis. It's a pleasant place to live. I've noticed an increase in viewings and offers over the last few weeks, too. I think it's because there is less talk about Brexit. Things have calmed down now; they all went away for Easter, the sun is shining, people are cutting the grass in their gardens, the country seems slightly less tense. In this weather, Bexley is a rose among thorns compared with some other markets in London."*

London trends

Average 'time to sell' (no. of days) - London



London trends

Borough data is based on a three-month rolling average and can be used as an indicator of overall price trends in each borough over time. It is not directly comparable with the overall London monthly figures.

Borough	Avg. price May 2019	Monthly change	Annual change
Barking and Dagenham	£316,839	1.0%	0.9%
Bexley	£408,233	1.2%	0.6%
Hammersmith and Fulham	£931,171	0.9%	-0.2%
Sutton	£470,697	2.5%	-0.3%
Southwark	£634,232	-1.8%	-0.5%
Islington	£770,123	1.1%	-0.8%
Hillingdon	£492,585	1.7%	-0.9%
Bromley	£530,492	0.5%	-0.9%
Waltham Forest	£481,926	0.8%	-1.0%
Enfield	£457,398	0.8%	-1.2%
Ealing	£555,611	0.8%	-1.4%
Havering	£406,075	-1.2%	-1.5%
Brent	£577,818	1.5%	-1.5%
Camden	£980,210	1.2%	-1.5%
Newham	£407,868	-0.3%	-1.8%
Merton	£645,116	2.7%	-2.0%
Hounslow	£540,484	-0.9%	-2.0%
Croydon	£437,195	1.2%	-2.2%
Kingston upon Thames	£610,076	0.4%	-2.3%
Harrow	£549,634	0.4%	-2.3%
Redbridge	£451,503	-0.4%	-3.2%
Richmond upon Thames	£832,012	2.7%	-3.3%
Wandsworth	£793,014	-2.4%	-3.5%
Lewisham	£464,200	1.3%	-3.5%
Barnet	£639,192	0.7%	-3.5%
Greenwich	£441,287	-0.1%	-3.5%
Haringey	£602,170	-0.1%	-3.7%
Kensington and Chelsea	£1,590,380	4.8%	-3.9%
Lambeth	£632,590	0.8%	-4.7%
Hackney	£626,095	0.1%	-4.9%
Tower Hamlets	£559,475	-0.5%	-6.1%
Westminster	£1,400,270	-1.7%	-6.3%

Editor's notes

About the Index:

The Rightmove House Price Index methodology was updated in January 2018. The report now includes data for Scotland and a number of measures have been refined. The stock per agent figure now calculates the average based on the number of properties an agent has on Rightmove each day across the month, rather than the average of the total number of properties each agent advertised in the month. London asking prices are now broken down into travel zones. For the purpose of historical comparisons, the historical figures have been restated based on the new methodology.

The Index includes asking price breakdowns in the housing market to offer trends at three different sectors of the market: first-time buyer, second-stepper and top of the ladder. Inner London prices have been excluded from this categorisation as the normal housing ladder is not really applicable.

Advertising property for over 90% of all UK estate agents, Rightmove is in a unique position to identify any immediate changes in the market. Rightmove's House Price Index is compiled from the asking prices of properties coming onto the market via over 13,000 estate agency branches listing on Rightmove.co.uk. Rather than being a survey of opinions as with some other indices, it is produced from factual data of actual asking prices of properties currently on the market. The sample includes up to 200,000 homes each month – representing circa 90% of the market, the largest and most up-to-date monthly sample of any house price indicator in the UK. The Index differs from other house price indicators in that it reflects asking prices when properties first come onto the market, rather than those recorded by lenders during the mortgage application process or final sales prices reported to the Land Registry. In essence, Rightmove's Index measures prices at the very beginning of the home buying and selling process while other indices measure prices at points later in the process. Having a large sample size and being very up-to-date, the Rightmove Index has established itself as a reliable indicator of current and future trends in the housing market.

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Market sectors explained:

First-time buyer: This figure represents the typical property a first-time buyer would purchase, covering all two bed properties and smaller that come to market (houses and flats).

Second-stepper: This figure represents the typical property of a person moving from their first home, covering all three and four bed properties that come to market (houses and flats) excluding four bed detached houses.

Top of the ladder: This figure represents asking prices at the top end of the market, covering all five bed properties and above (houses and flats), as well as four bed detached houses.

About Rightmove.co.uk:

Rightmove.co.uk is the UK's leading property website, displaying details of homes for sale or rent to the largest online audience. It is consistently ranked the number one property website in the UK (source: Experian Hitwise). It has circa 90% of all properties for sale and at any time displays a stock of over one million properties to buy or rent. The Rightmove.co.uk site attracts over 130 million visits from home movers each month with time on site averaging over one billion minutes per month (Rightmove data, July 2017).