

# reallymoving House Price Forecast

**November 2019:** House prices to end 2019 at 4% annual growth

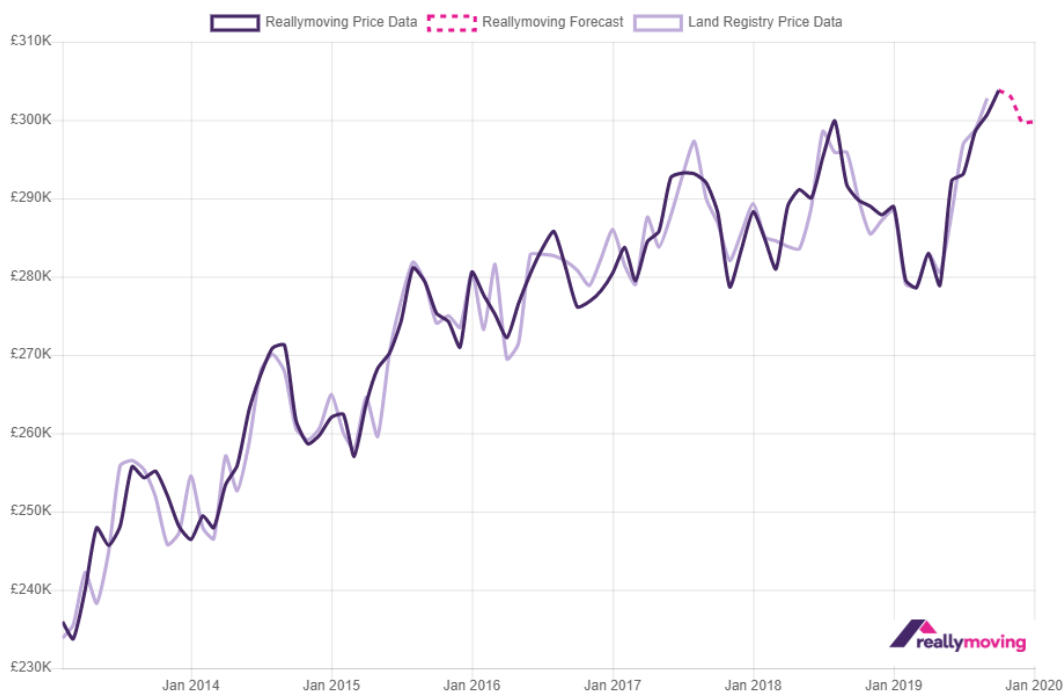
- Average house prices to dip by 1.3% over the next three months (November 2019 to January 2020)
- Annual growth of 4.1% forecast for December 2019 in England and Wales
- Underlying value of property market remains fundamentally stable despite continued uncertainty

| Month                    | Average price agreed | Monthly change % | Annual change % |
|--------------------------|----------------------|------------------|-----------------|
| September 2019 (actual)  | £300,715             | 0.7%             | 3.1%            |
| October 2019 (actual)    | £303,798             | 1.0%             | 4.8%            |
| November 2019 (forecast) | £302,983             | -0.3%            | 4.8%            |
| December 2019 (forecast) | £299,705             | -1.1%            | 4.1%            |
| January 2020 (forecast)  | £299,817             | 0.0%             | 3.8%            |

House prices in England and Wales are on track to end the year 4.1% higher than at the end of 2018, despite a tumultuous year politically resulting in low consumer confidence and subdued transaction levels, according to the reallymoving House Price Forecast November 2019, released today.

As homebuyers register for quotes for home move services on the site typically twelve weeks before their purchase completes, reallymoving is able to provide an accurate three-month property price forecast based on the purchase price agreed. Historically, reallymoving's data has closely tracked the Land Registry's Price Paid data, published retrospectively (see Graph 1). This forecast is based on mix-adjusted data from sales agreed in August, September and October 2019, which will complete over the next three months.

Graph 1: reallymoving House Price Index (England and Wales) including 3-month price forecast



## Monthly price changes

Average prices in England and Wales are set to dip by 0.3% in November and 1.1% in December, with 0% growth forecast in January 2020. Despite a continued lack of clarity over Brexit, buyers and sellers who need to move have pressed ahead to agree deals with values peaking later than usual in October and tailing off towards the end of the year.

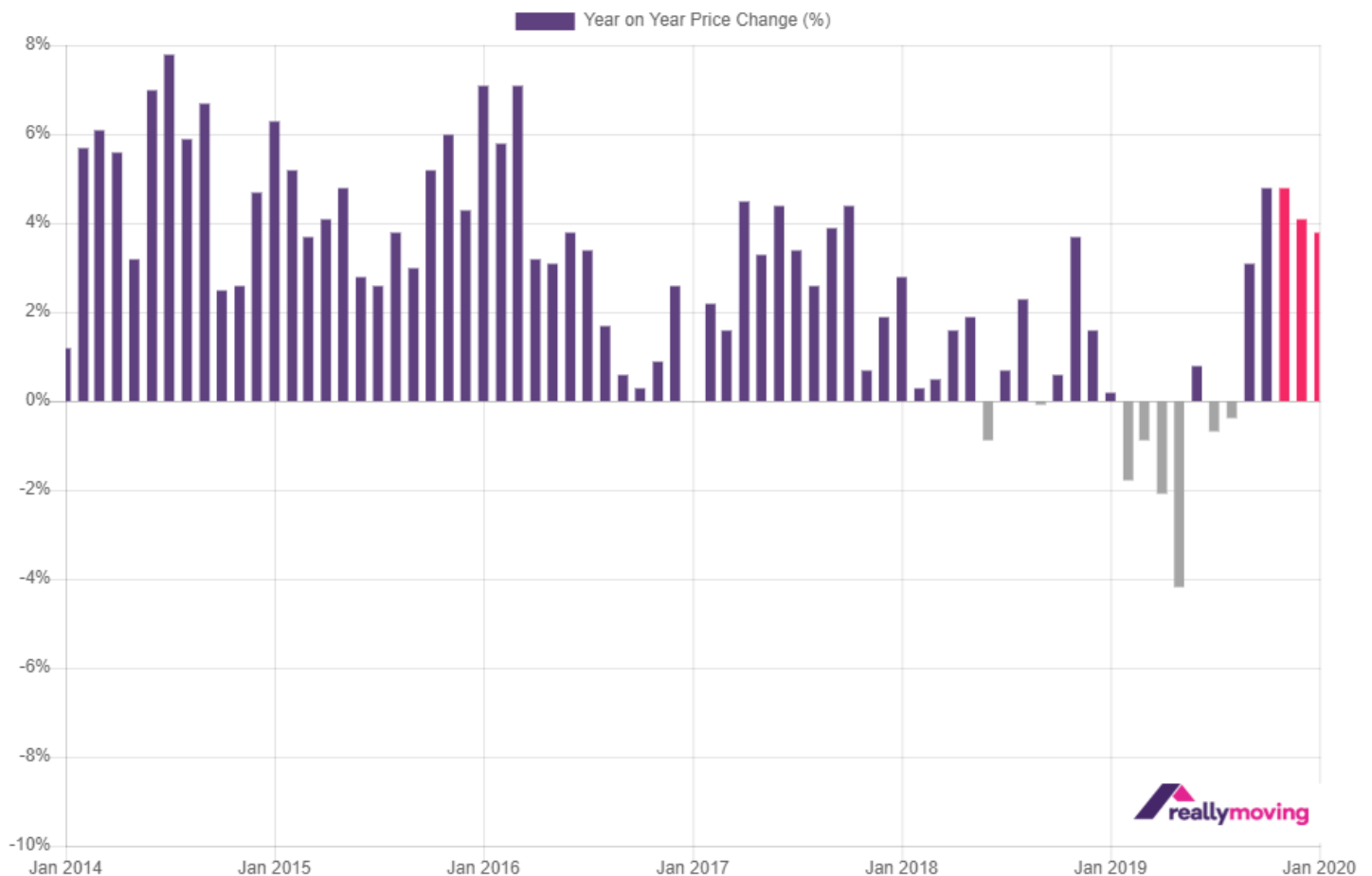
The latest data from HMRC shows an uptick in transaction levels in September, rising 5% from August and 2.3% from September 2018, indicating that steady demand from home movers who need to move for work, family or financial reasons is continuing to support prices.

## Annual price changes

Annually, house prices have performed better than expected throughout 2019, with 4.8% annual growth in October and November, the highest level seen since March 2016. Average house prices will end the year at £299,705 in December 2019, compared with £287,901 twelve months previously. This trend is supported by the most recent Land Registry Price Paid Data which shows 2.3% annual growth in September 2019.

Underlying conditions in the wider economy, such as low unemployment, low interest rates and rising household incomes continue to underpin the housing market and support steady year on year growth.

Graph 2: Year on Year average price changes (England and Wales) including 3-month forecast

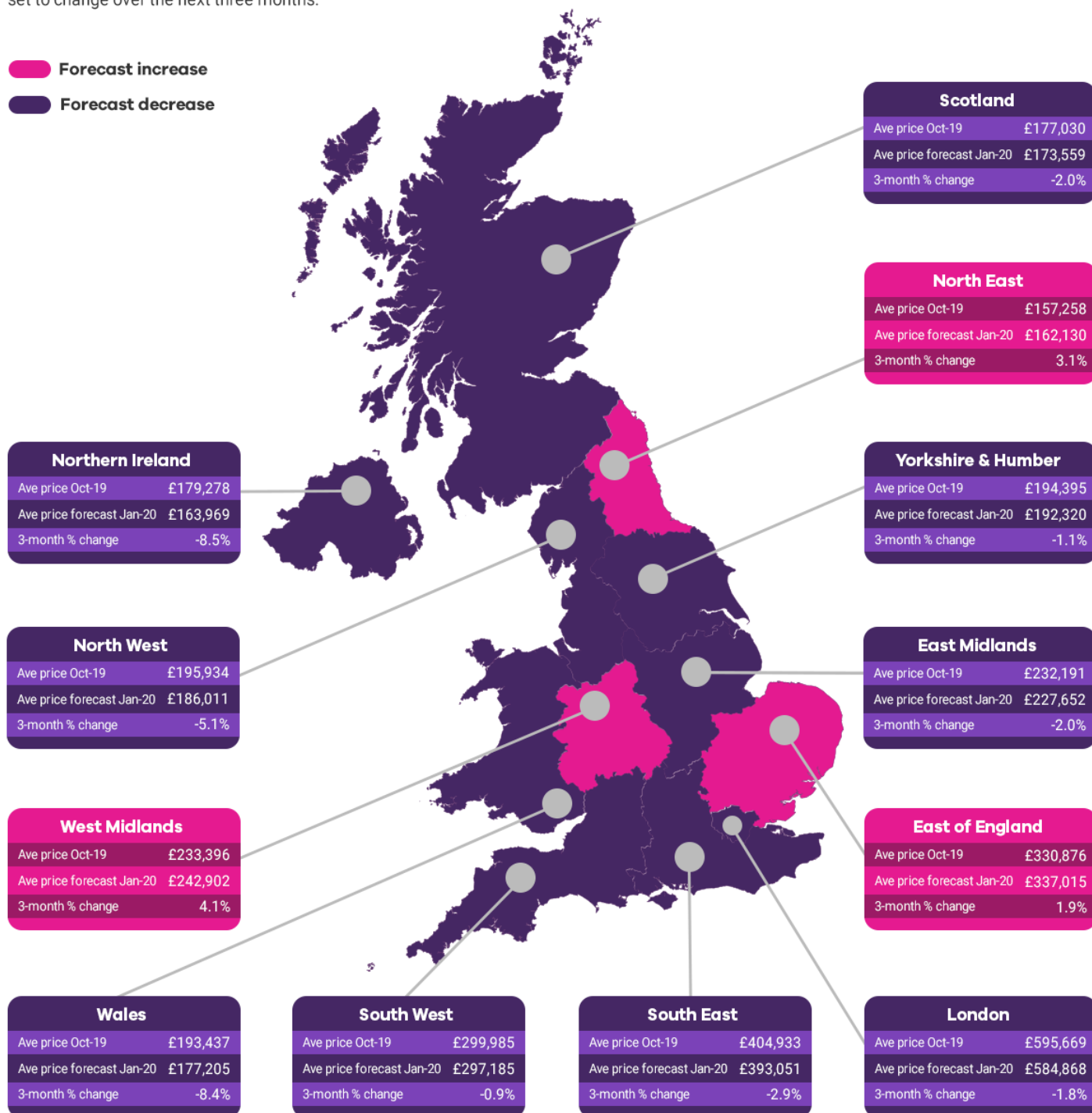


# Regional Forecasts



The map below shows the forecast percentage change in regional house prices for January 2020, relative to current figures seen in October 2019. This gives an indication of how house prices are set to change over the next three months.

- Forecast increase
- Forecast decrease



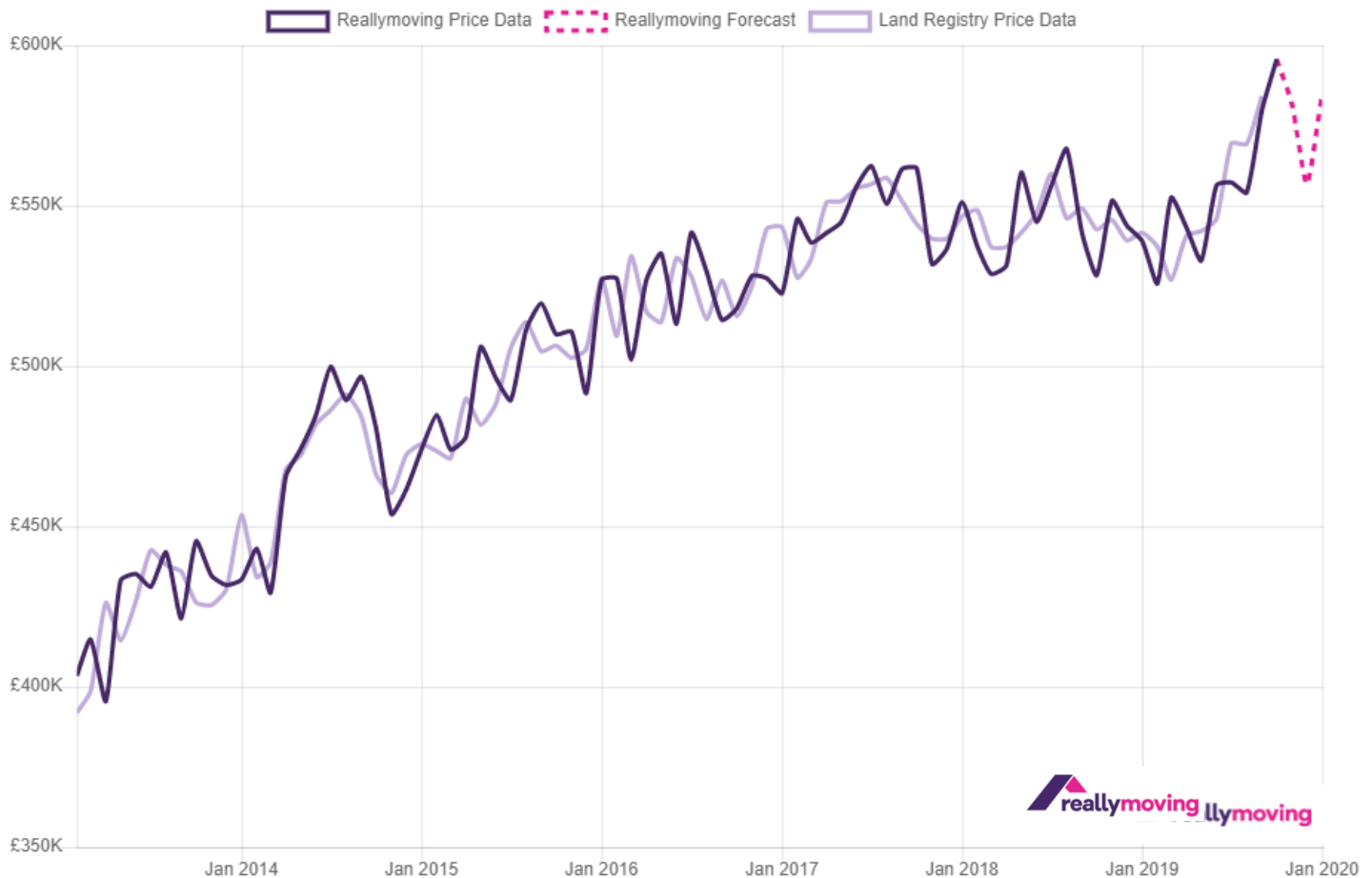
## Regional 3-month price forecasts

Three quarters of UK regions are expected to see average house price falls during the three months to January 2020, with the biggest decreases forecast for Northern Ireland (-8.5%), Wales (-8.4%) and the North West (-5.1%) wiping out steady gains made over the last few months.

England represents a mixed picture, with price rises forecast over the next three months for just three regions: the East (1.9%), the North East (3.1%) and the West Midlands (4.1%) in contrast to moderate price falls in the remaining six regions.

Reallymoving's online [House Price Forecast](#) is an interactive tool providing house price information and forecasts for every region of the UK, from January 2013 to present, alongside Land Registry price paid data. Highlighting London this month, average prices are set to fall by 1.8% over the next three months from £595,669 in October 2019 to £584,868 in January 2020, but annually values in the capital will also defy expectations to end the year 2.4% higher than at the end of 2018.

Graph 3: reallymoving House Price Index (London) including 3-month price forecast



## Analysis and commentary

Rob Houghton, CEO of reallymoving, comments: *“Most regions of the UK are set to see prices dip over the final quarter of the year which is partly down to seasonality as the market follows its usual pattern of peaking in the late summer/early autumn and then tailing off steadily towards the end of the year.*



*“It’s fair to say 2019 was never going to be a stellar year for the housing market but despite consumer confidence taking a battering, house prices in England and Wales are on course to end the year 4% higher than at the end of 2018, which supports our belief that the underlying value of property remains fundamentally stable.*

*“The political situation now is as uncertain as ever with a General Election just a few weeks away, but the figures indicate that the market will continue bumping along in much the same manner as we head into the new decade.”*

**-- ENDS --**

## **Notes to Editors**

### **About the reallymoving Property Price Index**

The Index, which launched in May 2019, uses average house prices calculated from data submitted on conveyancing quote forms at reallymoving. Registrations for conveyancing quotes are completed typically three months prior to the transaction date, giving reallymoving a unique perspective and forecast of house prices. As such, forecasted data for November 2019 to January 2020 is based on registrations from August to October 2019 respectively.

The data is mix adjusted with seasonally adjusted data is available on request.

Reallymoving recognises that, as a price comparison site, its average user profile is skewed towards the lower end of the market. Therefore, forecast values are lifted by the average difference seen between reallymoving and Land Registry Price Paid data during the previous quarter. The difference is fairly constant in percentage terms.

Only non-commercial properties between £40,000 and £2,000,000 are included in the calculation, to account for errors in submitting the quote form.

Between September 2018 – October 2019, reallymoving analysed data from 91,347 completed conveyancing quote forms to form the basis of its average property price projections for November 2019 – January 2020.

### **About reallymoving**

Launched in 1999 and celebrating its 20<sup>th</sup> birthday this year, reallymoving has become the UK’s leading provider of free instant quotes for home-moving services, serving its 2 millionth customer at the beginning of 2018. It is an independent and privately financed company, majority owned by its management and Directors.

During 2018 reallymoving received 270,000 registrations and generated 990,000 quotes on behalf of its UK-wide network of partners, representing approximately £200 million worth of work in 12 months. reallymoving.com believes approximately 8% of the UK’s home movers in 2018 received quotes from the site.

reallymoving provides instant quotes for Conveyancing, Surveys, Removals, Home Reports (in Scotland) and Energy Performance Certificates.

[www.reallymoving.com](http://www.reallymoving.com)