

reallymoving House Price Forecast

February 2021: House prices fell in February prior to stamp duty extension news

- Buyers doing deals in February 2021 agreed to pay 2.4% less than the previous month
- Positive benefit of stamp duty extension is likely to be reflected in deals agreed in March
- Underlying value of property market remains strong, but Government intervention is distorting prices

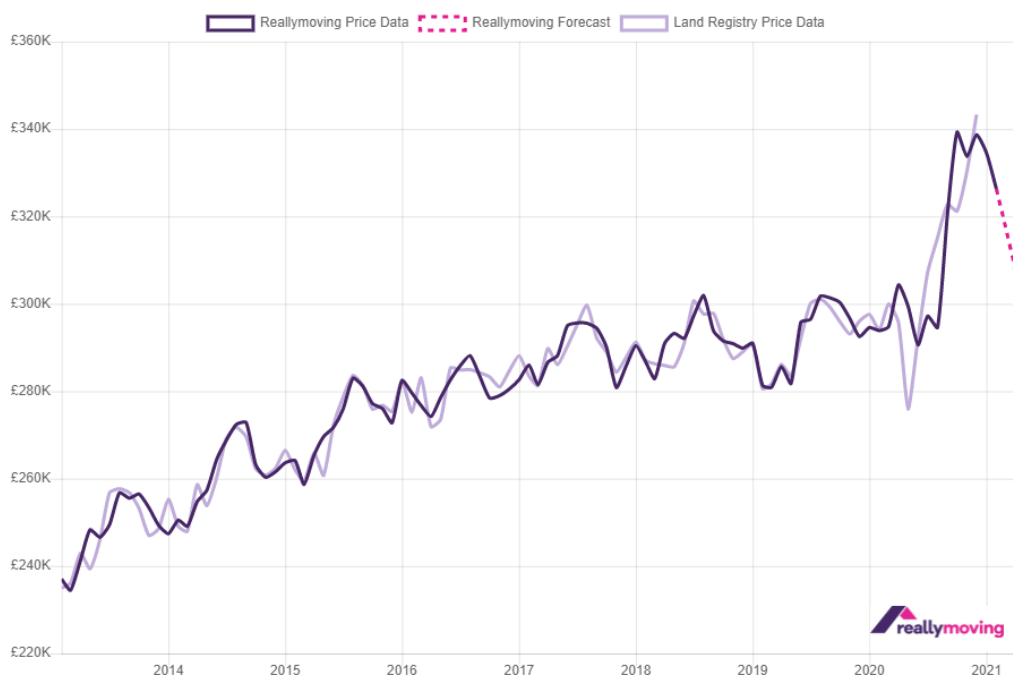
Month	Average price agreed	Monthly change %
January 2021 (actual)	£334,522	-1.2%
February 2021 (actual)	£326,276	-2.5%
March 2021 (forecast)	£317,732	-2.6%
April 2021 (forecast)	£308,066	-3.0%
May 2021 (forecast)	£300,811	-2.4%

Homebuyers who had their offers accepted by sellers in February agreed to pay less than the previous month, resulting in the fifth consecutive month of average house price falls, according to the Reallymoving House Price Forecast February 2021.

Early reports from property portals and estate agents suggest that the stamp duty holiday extension announced in the March 3rd Budget, along with news of a new the mortgage guarantee scheme, has boosted buyer demand, but Reallymoving's data indicates that in February prices were continuing to head downhill as the window for buyers to benefit from the original stamp duty holiday closed. This will be reflected in Land Registry Price Paid data in May 2021 – though the downward trend is likely to be reversed as the stamp duty holiday extension once again boosts demand.

Reallymoving captures the purchase price buyers have agreed to pay when they search for conveyancing quotes through the comparison site, typically 12 weeks before they complete. This enables reallymoving to provide a three-month house price forecast that historically has closely tracked the Land Registry's Price Paid data, published retrospectively (see Graph 1).

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



Monthly price changes

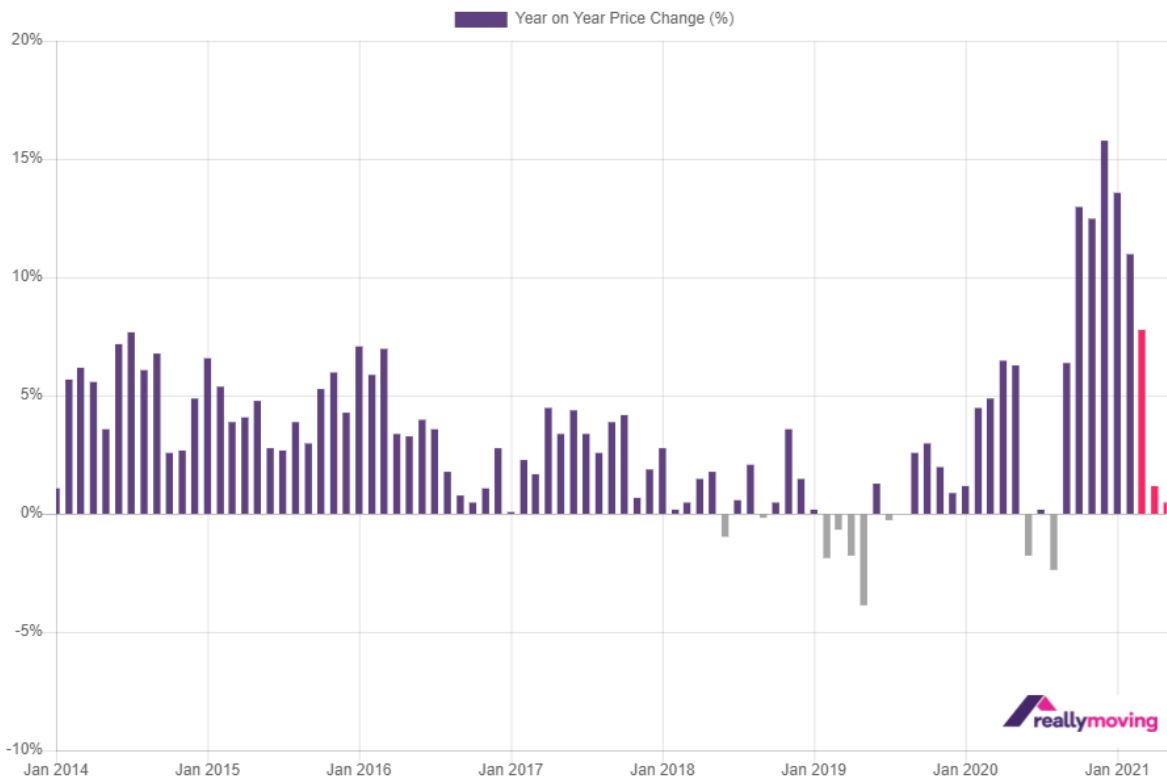
Homebuyer activity seen in February, prior to the announcement of an extension of the stamp duty holiday, will bring about a further readjustment in house prices when those deals complete in May. Following a Christmas peak, completed sale prices will decline through the early spring, falling by 2.6% in March, 3% in April and 2.4% in May 2021.

The impact of the original stamp duty holiday deadline of 31st March is clearly evident in the value of deals being agreed last month, as buyers factored in the additional cost and sellers were forced to accept lower prices.

This Chancellor's announcement of an extension of the stamp duty holiday in the 3rd March Budget and a tapering of the saving into the autumn, is likely to halt this downward trend in the value of deals being agreed as buyers are once more set to benefit from substantial cash savings, boosting confidence and affordability.

Annually, prices in May 2021 will be just 0.5% higher than May 2020, suggesting that the decline in house prices seen since the start of the year is simply a reversal of house price inflation seen in the second half of last year, when the market boomed post-lockdown (see Graph 2).

Graph 2: reallymoving Annual Price Change (England and Wales) including 3-month price forecast



Opportunities for First Time Buyers

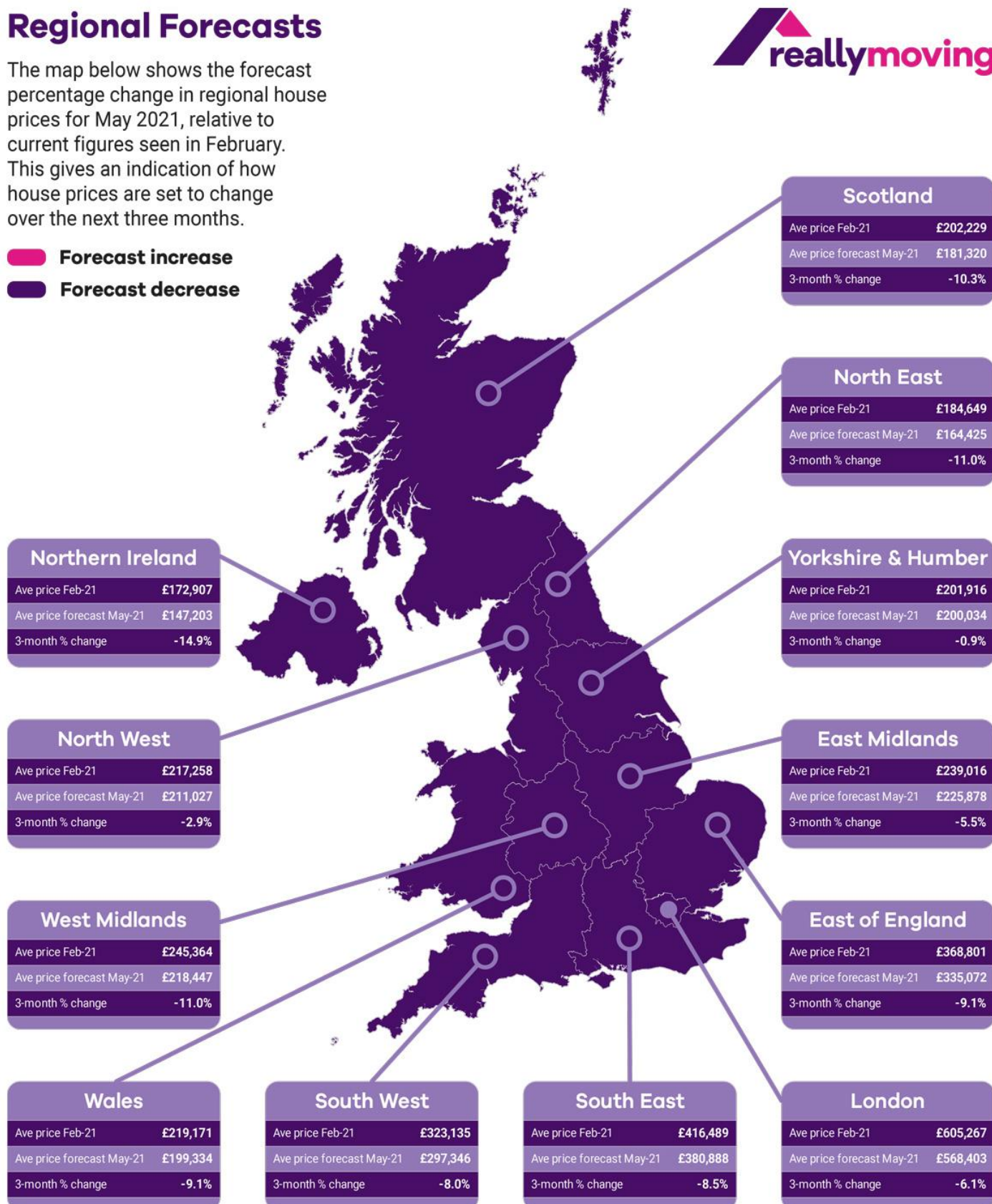
The proportion of First Time Buyers in the property market is showing signs of a strong recovery, following a 12% drop in the second half of 2020, when they faced greater competition for homes, rising prices and a restricted mortgage market. First Time Buyer share is now back up to 58% of all transactions from a low of 46% last September. Use of Help to Buy and Shared Ownership is already at an all-time high and with loans expected to become available imminently through the mortgage guarantee scheme, there's a significant opportunity for First Time Buyers to access the housing market in the coming months with a relatively small initial cash outlay.

Regional Forecasts

The map below shows the forecast percentage change in regional house prices for May 2021, relative to current figures seen in February. This gives an indication of how house prices are set to change over the next three months.



- Forecast increase
- Forecast decrease

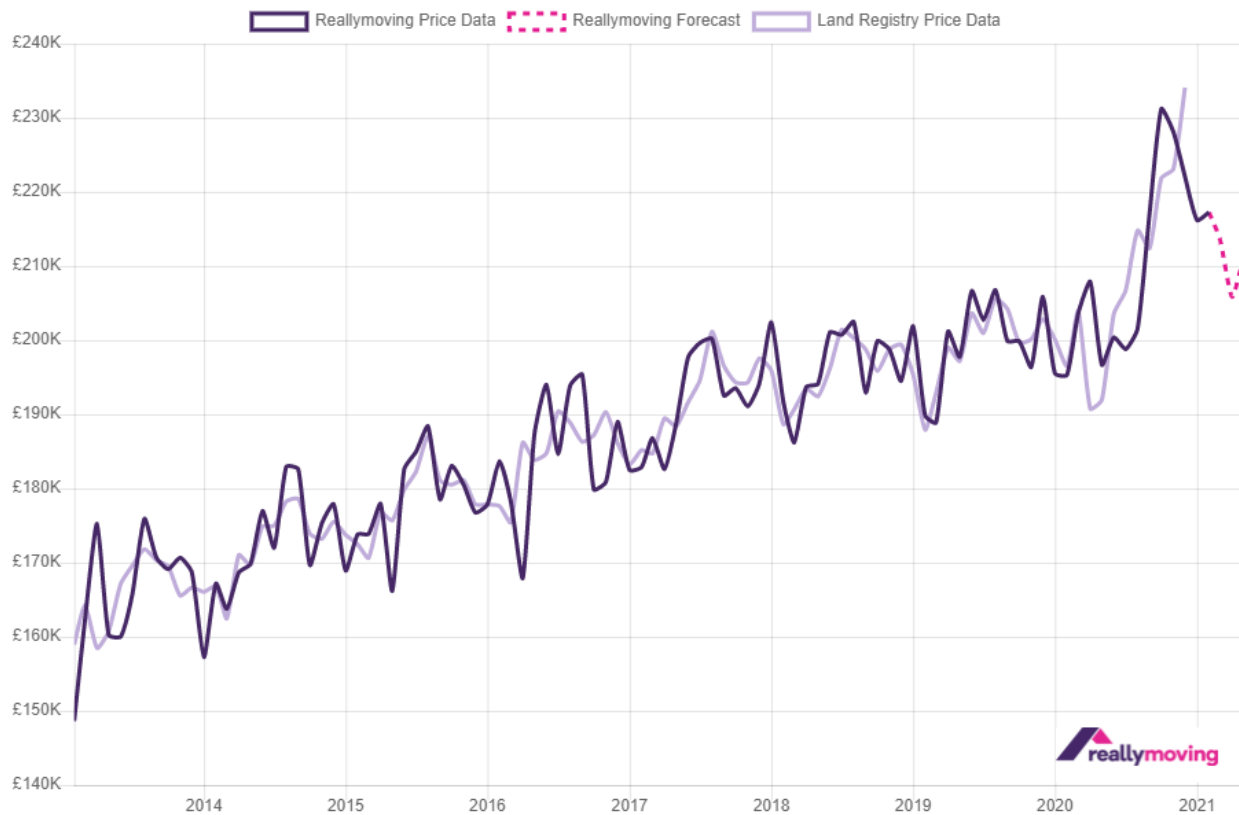


Regional 3-month price forecasts

In line with the national trend, every region of the UK is forecast to see prices fall in Land Registry Price Paid data over the next quarter, with notable decreases in the North East (-11%), the West Midlands (-11%) and the East of England (-9.1%). However, it should be noted that smaller regional datasets can contribute to greater volatility.

Reallymoving's online [House Price Forecast](#) is an interactive tool providing house price information and forecasts for every region of the UK alongside Land Registry Price Paid data. Highlighting the North West this month, average prices are set to fall by 2.9% from £217,258 in February to £211,027 in May 2021, following a remarkable period of growth in early autumn 2020.

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



Analysis and commentary

Rob Houghton, CEO of reallymoving, comments: *“Average prices agreed between buyers and sellers fell for the fifth consecutive month in February, continuing the readjustment in house prices we’ve seen so far in 2021. We believe this to be a reversal of remarkable levels of growth last year, although further Government intervention in the Budget is likely to positively impact prices and transaction volumes heading into the summer – particularly if housebuilding volumes fail to recover quickly.”*

“First Time Buyers are crucial to the health of the wider market and their share is recovering strongly, with record numbers using Government schemes to get onto the housing ladder. The mortgage guarantee scheme could really open the floodgates by giving First Time Buyers with a 5% deposit access to the wider market, rather than being limited to new build. This is likely to have a significant effect on activity levels by enabling transactions all the way the up the chain, particularly in London and the South East where deposit levels are the most prohibitive.”

-- ENDS --



Notes to Editors

About the reallymoving House Price Forecast

The Index, which launched in May 2019, uses average house prices calculated from data submitted on conveyancing quote forms at reallymoving.com. 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 March – May 2021 is based on registrations from December 2020 - February 2021 respectively.

The data is mix adjusted but not seasonally adjusted. 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 December 2020 – February 2021, reallymoving analysed data from 20,000 completed conveyancing quote forms to form the basis of its average property price projections for March - May 2021.

About reallymoving

Launched in 1999, reallymoving has become the UK's leading provider of free instant quotes for home-moving services, serving over 2 million customers since its inception. It is an independent and privately financed company, majority owned by its management and directors.

During 2020 reallymoving received 280,000 registrations and generated almost a million quotes on behalf of its UK-wide network of partners, representing approximately £220 million worth of work in 12 months. Reallymoving believes approximately 9% of the UK's home movers receive quotes from the site.

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

Reallymoving also owns The Law Superstore, the comparison site for legal services.

www.reallymoving.com

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