



Residential Market Review

NOVEMBER 2022

Key Statistics



Average UK property price
£295,903



New listings up 13%
on last year



Annual UK property prices
increased 15.5%



Buyer demand is down 20%
from last year



Annual property prices in Wales
increased 14.6%



Average asking price
increased 8%

Residential Market Overview



October saw pent-up demand to move remain, with new listings increasing by 13% on October 2021 and the average asking price increasing by 8%. However, the cost-of-living crisis and mini-budget are likely to create hard-hitting changes in the last quarter of the year, as the health of the housing market is inextricably linked to the health of the economy.

Average price by property type

Property	August 2022	August 2021	Difference
Detached	£466,016	£404,061	15.3%
Semi-detached	£285,575	£250,141	14.2%
Terraced	£241,932	£212,757	13.7%
Flat or maisonette	£238,438	£216,473	10.1%
All	£295,903	£260,430	13.6%

Number of Transactions

Month and year	Non-seasonally adjusted	Seasonally adjusted*
September 2013	93,680	93,090
September 2014	105,170	101,100
September 2015	109,106	106,230
September 2016	105,400	96,170
September 2017	108,350	101,510
September 2018	97,060	100,180
September 2019	99,570	100,030
September 2020	99,070	97,190
September 2021	165,720	164,530
September 2022 (Provisional estimates)	112,370	103,930

*Measures and removes the influence of predictable seasonal patterns



Regional Overview



1. England

Price: £315,965
Monthly Change: 1.0%
Annual Change: 14.3%

2. Northern Ireland (Quarter 2-2022)

Price: £169,063
Monthly Change: 3.2%
Annual Change: 9.6%

3. Scotland

Price: £195,391
Monthly Change: 0.2%
Annual Change: 9.7%

4. Wales

Price: £220,059
Monthly Change: 0.2%
Annual Change: 14.6%

5. East Midlands

Price: £255,114
Monthly Change: 2.3%
Annual Change: 16.9%

6. East of England

Price: £364,885
Monthly Change: 1.2%
Annual Change: 14.3%

7. London

Price: £552,755
Monthly Change: 0.9%
Annual Change: 8.3%

8. North East

Price: £164,395
Monthly Change: 0.9%
Annual Change: 14.3%

9. North West

Price: £219,025
Monthly Change: 0.4%
Annual Change: 15.3%

10. South East

Price: £406,981
Monthly Change: 1.4%
Annual Change: 14.8%

11. South West

Price: £335,927
Monthly Change: 1.3%
Annual Change: 17.0%

12. West Midlands Region

Price: £255,202
Monthly Change: -0.2%
Annual Change: 13.9%

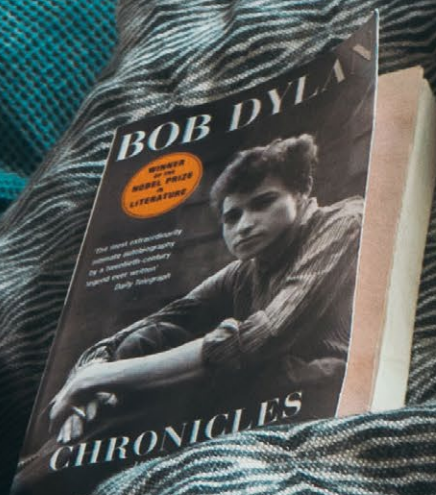
13. Yorkshire and The Humber

Price: £212,313
Monthly Change: 0.8%
Annual Change: 13.9%

BLOG

Is now the right time to be selling your home?

By Neil Thorpe, Group Managing Director



The new Prime Minister is now in residence and there is still an air of uncertainty as to what lies ahead. In any decisions you make you are no doubt considering all the options, especially when it comes to your home. There are many reasons why people decide to sell: it could be steered by financial reasons or emotional – desire to move closer to family has been extremely popular since the pandemic. Often the urge to move isn't always planned, it comes upon us all at once, but is now the right time to be selling your home?

The current market

The market has slowed but remains stable at the moment, but experts do warn that house prices could drop next year. This is said to be due to the mini-budget causing financial instability combined with the accelerated interest rate hikes by the Bank of England. This in turn saw the rise in mortgage rates making the idea of buying a home or moving unattractive and, for some, unattainable.

The Council for Licensed Conveyancers has stated that: “the economic outlook for the UK is uncertain,” adding that “the global economy is challenging and the pressures on UK businesses and citizens are well known.” They are predicting a 40% drop in conveyancing transactions year-on-year, which means the number of homes completing is expected to decrease.

This may all be doom and gloom, but as history has shown us, things can change and there are always regional variations. The new mini-budget could bring back stability and see some confidence return in the markets. There is no doubt you will be taking the state of the economy and housing market into account in your decision to move. You may wish to sell now in case prices fall, or wish to wait to see what the new year brings.

One thing we will always recommend is to make sure you are certain you wish to move before you place your home on the market.

You're financially stretched

There is no doubt that the impact of the cost of living crisis has started to hit, and the ongoing costs of owning your own home could be making you consider whether a move would relieve the strain. You could be considering whether a move could make you mortgage free, or you may wish to take advantage of the equity in your home.

You should always investigate all options before you decide that selling your home is the right decision, and if mortgage payments are starting to pinch please speak to your mortgage provider first to see what support they can offer. Don't be making rushed decisions now without understanding what support is available, as it may provide you with the reassurance you need for the winter months.

If you are looking to sell for financial reasons, have a talk with your mortgage broker or financial adviser first, to make sure your plans give you the outcome you are expecting.

For practical reasons

There could be a number of practical reasons why now is the right time for a move, for example if there is an issue with space. You could be living in a family home where the nest is now empty and you find yourself living in only a small number of rooms. Although your property holds many memories, it just feels too big and empty now, and the idea of a smaller more manageable home is very attractive.

Or, you could be struggling with the opposite problem in that you have outgrown your space and your family are living on top of each other. Living in a home you have outgrown can bring its own stresses, and therefore the need for more space outweighs how the property market is performing. Having loved ones close, to help and support each other, has become a more popular reason for moving for many, even as the cost of living tightens, families want their relatives close.

Don't make a snap decision

It is important to make sure you don't make a snap decision, even if you know the time is right to sell your home, do your research so you know what to expect. At NEXA we are always here to discuss all the options open to you, even if that is to wait.

Should you desire to sell your home be due to the current market, financial reasons or practical ones, we are here are to support your move. Call your local estate agent team today to find out more.

A modern interior scene featuring a black chair with wooden legs, a gold wire basket, and a window with black blinds. The floor is made of light-colored wood. The text "BLOG" is in a purple box, and the main title is in large white font. A red scribble is over the bottom right of the title.

BLOG

How can you prepare, should there be a power outage this winter?

By Neil Thorpe, Group Managing Director

The Energy Saving Trust has described it as a 'worst-case scenario' yet, according to National Grid, there is a possibility that our homes and businesses could be without power for three-hour periods. Some of you may remember the winter blackouts during the 1970s and the challenges they created, but Britain may have to reduce its total consumption by 5% if it can't import enough electricity. With us relying on technology and, therefore, 'power' more than ever before, how can you prepare, should there be power outage this winter?

No need to panic

National Grid's warning is just that: there is no guarantee that it will actually take place, but it does highlight that we should all start to look at our consumption. Reduced supplies from France and the war in Ukraine seeing supplies of Russian energy being cut off have caused uncertainty around gas supplies. Stew Horne, head of policy at the Energy Saving Trust, stated, 'In the short term, the UK government needs to consider how to reduce energy demand this winter to increase energy security, lower bills and promote decarbonisation for the long term.'

There's no harm in planning

Should the worst-case scenario happen, no one wants to be caught out, which is why there is no harm in planning for such an occurrence. It is worth stocking up on some supplies, such as battery-powered torches and lamps; head torches could be another valuable item to help you find your way around your home. It is amazing how many things around our homes need electricity, our new 'cost of living' favourite the electric blanket, stair lifts, garage doors, and what about your electric car should it be unable to be charged?

One thing that a power outage can cause is a power surge. This is because when the power is turned back on there will be a massive spike in the electrical system's current. It may only last a fraction of a second, but the damage it can cause to any appliance, laptop or electrical device could be severe. This is why it is recommended to turn all plugs off at the wall to be safe.

Your freezer is one appliance that may cause you concern, especially if you have been batch cooking to help save money over the tricky months ahead. According to the Food Standards Agency (FSA), if you keep your freezer door closed, it should hold its temperature for around 24 to 28 hours. Your fridge will keep food safe during a blackout for up to 4 hours as long as you keep your door closed, says the FSA. Anything perishable in your fridge that exceeds four hours without power, such as chicken, fish, and even leftovers should be thrown away.

Keeping warm

As you will not be able to warm a kettle, you may wish to fill a flask or two so you can have a hot drink. Those of you who have a log burner will be at an advantage to those who don't, but there are other alternatives, such as bioethanol fireplaces. Produced by a sugar fermentation process, bioethanol is a renewable energy source with a much lower carbon footprint than fossil fuels. The fireplaces produce real warming flames quickly and, as you don't need a chimney, there is no smoke. They are a great alternative for those looking to change their gas or electric fire in the near future.

Onesies were once seen as a bit of fun, but now they are seen as a vital part of your wardrobe this winter with stores such as John Lewis, seeing a steep rise in onesie purchases. "With the cost of energy such a concern, we are seeing customers spend with heat in mind," said Claire Miles, the head of category fashion at John Lewis.

Things to do

Book lovers will have no problem finding something to do during a blackout, with a torch carefully placed, they will lose themselves in a pages in front of them and three hours will no doubt pass very quickly. For those who prefer to watch TV, listen to music or even do a spot of work on their laptop, some pre-planning will be needed. Remember, you can download programmes to a device from streaming services such as Netflix and iPlayer, but you will need to ensure that you have a good battery life, or a spare portable charger to add some necessary juice when you need it.

Board games could also be a fun way to bring your family together to pass the time, or you could even pick up or start a hobby you had been wanting to try, e.g. drawing, painting or even writing, your first best-selling novel could come out of your power outage experience.

Good practice

In an effort to save energy this winter you may wish to adopt some of these practices during your week: how about downloading a film to watch snuggled in bed, rather than using the TV. Or you could change your habits and put reading back into your routine which will also help your sleep patterns if you choose to read before bed.

At NEXA we recognise that we all need to make some changes in how we use energy to help our country reduce its overall consumption. If you have any great ideas on how to prepare for a power outage this winter, we would love to hear them.

For any home move enquiries, contact your local estate agent today!



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