

NATIONAL MARKET STATISTICS

8.4%

Increase in average house prices,
year to end August 2016
Source: ONS

£20.5bn

Mortgage lending in September
Source: Council of Mortgage Lenders

0.5%

UK GDP growth, Q3 2016
Source: ONS

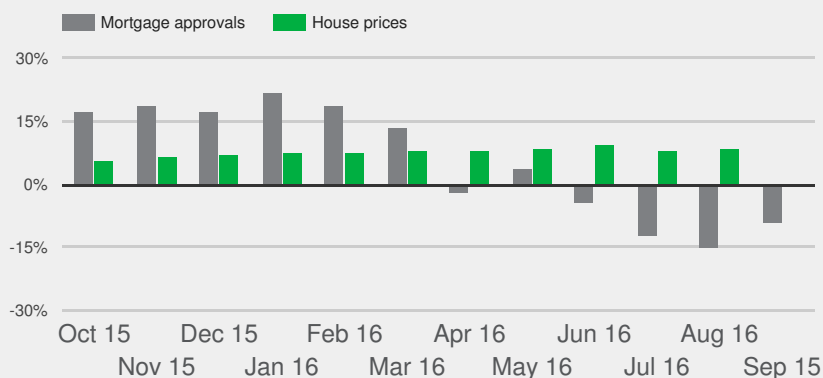
NATIONAL MARKET

OVERVIEW

KEY HOUSING MARKET INDICATORS

	LATEST DATA	QUARTERLY CHANGE	ANNUAL CHANGE
MORTGAGE APPROVALS	62,932	-5.7%	-9.6%
RESIDENTIAL TRANSACTIONS	93,130	8.5%	-11.3%
GROSS MORTGAGE LENDING	£18.9bn	0.4%	0.9%
PRIVATE HOUSING STARTS (QT)	33,860	11.3%	11.8%
PRIVATE HOUSING COMPLETIONS (QT)	29,920	19.6%	2.6%

NATIONAL HOUSING MARKET TRENDS



NATIONAL MARKET

EDITOR'S COMMENT

■ **House prices** - Average house prices rose by 1.3% in August according to the official ONS UK house price index. This takes price growth over the last year to 8.4%. Strongest rates of annual price growth continue to be in the East (13.3%) and South East (12.2%) of the country. In London, prices have risen by 12.1% in the last year with highest rates of growth recorded in the borough of Newham.

■ **Economy** - The Monetary Policy Committee unanimously agreed to leave interest rates unchanged in November at 0.25%. Meanwhile the Bank of England has raised growth forecasts for the economy to 1.4% in 2017 (from 0.8%), although they adjusted slightly downwards their forecast for 2018.

■ **Transactions** - After picking up in August, the number of sales recorded in September dropped slightly in the month (down 4%) according to the HMRC. Transactions were 11.3% below the level recorded in September 2015. The peak of activity in March still means that there have been 4% more sales recorded in the year to date than over the same period of 2015.

■ **Demand** - The Bank of England report that the number of mortgage approvals picked up in September although remained 10% lower than a year earlier. The amount of money lent in September (£18.9 billion) was 0.9% higher than in September 2015.

■ **Investment** - Average rents across Great Britain rose by 0.2% in September to take the annual increase to 2.3% according to the ONS. Strongest growth continues to be in the South East with rent increases of 3.5% over the year.

SOUTH EAST MARKET

HEADLINE STATISTICS

33,057

Volume of sales
(over past 3 full months)
Source: Dataloft, Land
Registry

£11,729,041,443

Value of sales
(over past 3 full months)
Source: Dataloft, Land
Registry

£304,772

Average sales price
(over past 3 full months)
Source: Dataloft, Land
Registry

WITNEY MARKET

ROUND-UP

Over the last 12 full months there have been **742 sales** in Witney. This is a **4%** change on the previous 12 month period. The average sales price was **£303,827**.

Dataloft, Land Registry

26% of sales in the past 12 months were flats, achieving an average sales price of **£221,055**. Houses achieved an average price of **£338,888**. The total value of sales was **£221,284,983**.

Dataloft, Land Registry

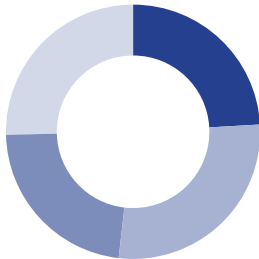
AVERAGE PROPERTY VALUES OVER THE LAST 12 MONTHS

	DETACHED	SEMI-DETACHED	TERRACED	FLAT
WITNEY	£448,680	£306,949	£284,425	£221,055
OXFORDSHIRE CC	£503,435	£332,511	£301,354	£209,982
SOUTH EAST	£482,883	£313,772	£258,042	£187,115

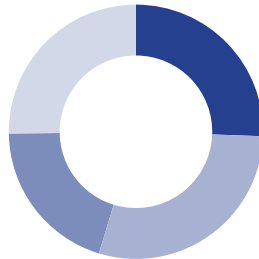
TRANSACTIONS BY PROPERTY TYPE OVER THE LAST 12 MONTHS

SOUTH EAST

WITNEY

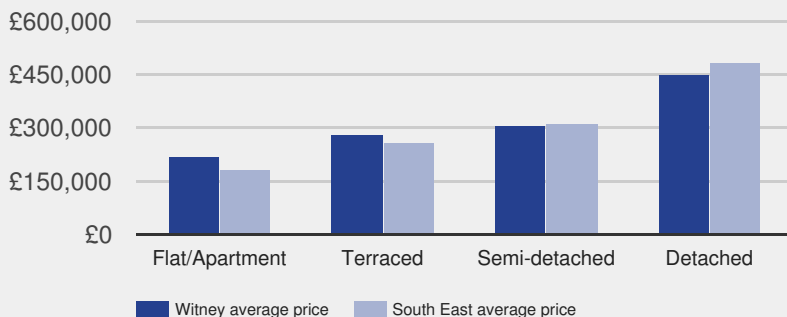


- Flat/Apartment
- Terraced
- Semi-detached
- Detached



- Flat/Apartment
- Terraced
- Semi-detached
- Detached

AVERAGE PRICES



Source: Dataloft, Land Registry

WITNEY MARKET

FOCUS OVER THE LAST 12 MONTHS

£303,827

Average price (over past 12 months)

12% higher

Annual change in average sales price

742

Total transactions (over past 12 full months)

4% higher

Change in total transactions (last 12 full months compared to previous 12 month period)

Source: Dataloft, Land Registry

35% higher

Change in average sales price over past 5 years

BUTTERCROSS LANE

Street with most transactions in last 12 months

LOCAL MARKET OVER THE LAST 3 MONTHS

£59.8m

Total value of property sold

18%

% of Total - Flats

4%

% of Total - New Build

Source: Dataloft, Land Registry

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