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Housing Report

May 2019



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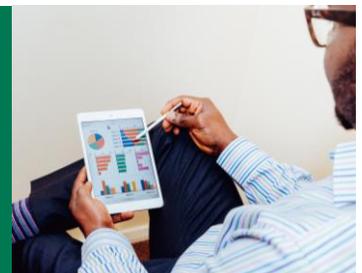
HOUSING MARKET BOUNCES BACK AS BUYERS AND SELLERS FEEL BREXIT FATIGUE

Key Findings

- Demand from prospective buyers reaches eight-month high in May
- Supply of available housing increased to the highest level seen since December 2018
- The number of sales agreed per branch increased for the second month running
- Eight in 10 properties sold for less than the original asking price

DEMAND FROM HOUSE HUNTERS

There were 307 house hunters registered per branch in May

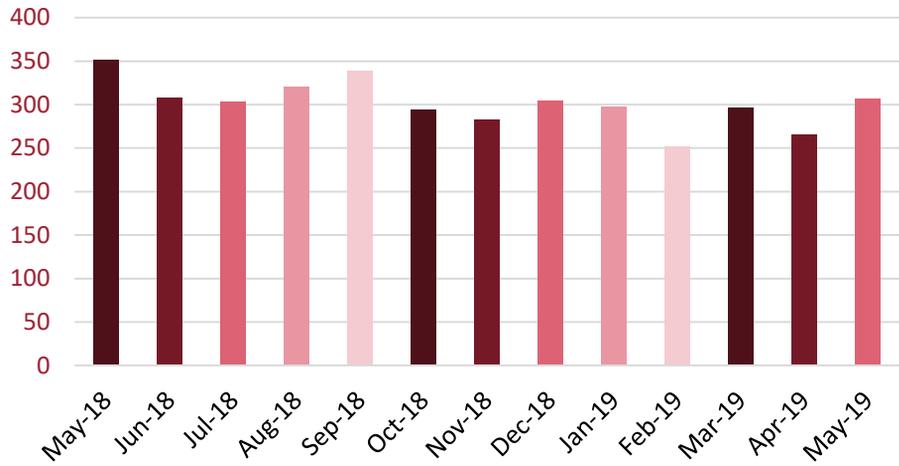


After a fall in demand in April, the number of house hunters registered per estate agent branch rose by a sixth (16%) in May, from 265 to 307.

This is the highest level recorded since September 2018 when 338 prospective buyers were registered per branch.

Year-on-year, housing demand is down 13 per cent from May 2018 when there were 351 house hunters per branch.

Figure 1: Number of house hunters per branch



HOUSES AVAILABLE TO BUY

There were 41 houses available to buy per member branch in May



The number of properties available per member branch increased in May, from 35 in April to 41 – the highest level seen since December 2018. Year-on-year the supply of housing has increased, with only 37 properties available to buy in May 2018.

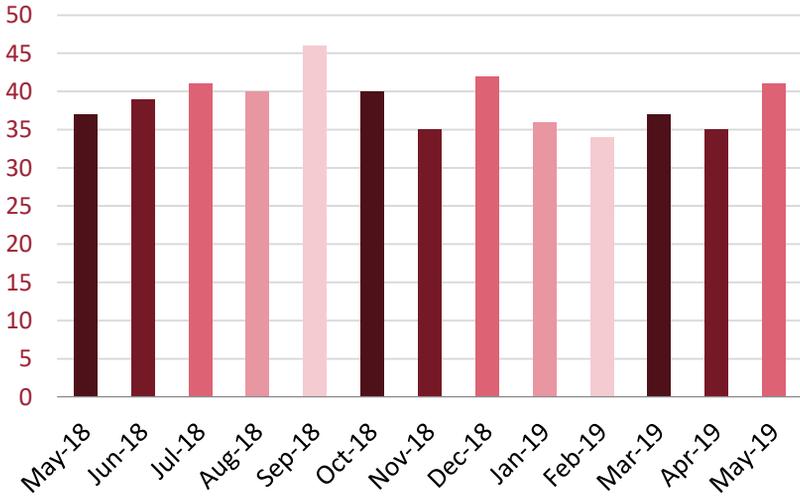


Figure 2: Number of properties available per branch

SALES AGREED

*There were **nine** sales were agreed per branch in **May***



The number of sales agreed increased for the second month running, rising from an average of eight per branch in April, to nine in May. This is the highest level of sales since September last year, when the same number of sales were recorded per member branch. Year-on-year, the number of property transactions increased, with an average of eight sales agreed per member branch.

The number of sales made to FTBs in May decreased marginally, falling from 27 per cent in April to 26 per cent.

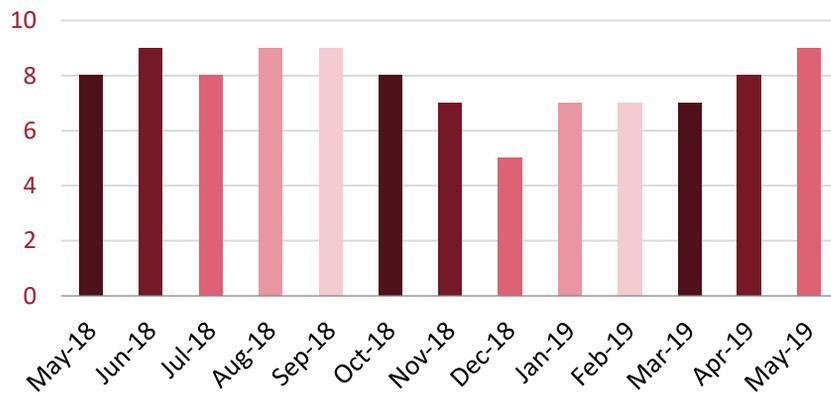


Figure 3: Average number of sales agreed per branch

WHAT PROPERTIES SOLD FOR

81 per cent** of properties sold for less than the asking price in **May



In May, eight in 10 (81 per cent) properties sold for less than the original asking price and five per cent sold for more.

ENDS

Editor Notes:

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About NAEA Propertymark

NAEA Propertymark (formally National Association of Estate Agents) is the UK's leading professional body for estate agency personnel; representing members who practice from over 12,000 offices in all aspects of property services. We are dedicated to the goal of professionalism within all aspects of property, estate agency and land. Our aim is to reassure the general public that by appointing a NAEA Propertymark Protected agent to represent them, they will be safeguarded and receive the highest level of integrity and service for all property matters.