

REGIONAL PROPERTY PRICES

Source: FindaProperty.com 

UK TOTAL	AUG 10	JUL 10
Average price	£218,610	£218,610
% change (month)	-0.7	0.0
% change (year)	0.4	1.1

NORTH-EAST	AUG 10	JUL 10
Average price	£151,511	£153,430
% change (month)	-1.3	0.0
% change (year)	-1.5	-0.7

SCOTLAND	AUG 10	JUL 10
Average price	£150,830	£152,967
% change (month)	-1.4	0.4
% change (year)	1.0	1.7

YORKSHIRE & HUMBER	AUG 10	JUL 10
Average price	£160,972	£160,897
% change (month)	0.0	0.1
% change (year)	-3.1	-2.8

NORTH-WEST	AUG 10	JUL 10
Average price	£160,589	£160,513
% change (month)	0.0	0.3
% change (year)	0.0	-1.0

EAST MIDLANDS	AUG 10	JUL 10
Average price	£172,680	£173,110
% change (month)	-0.2	0.1
% change (year)	0.6	1.0

WEST MIDLANDS	AUG 10	JUL 10
Average price	£174,722	£176,758
% change (month)	-1.2	-0.2
% change (year)	0.4	3.1

EAST OF ENGLAND	AUG 10	JUL 10
Average price	£217,401	£217,616
% change (month)	-0.1	0.4
% change (year)	0.7	0.7

WALES	AUG 10	JUL 10
Average price	£172,054	£171,589
% change (month)	0.3	-0.1
% change (year)	-4.0	-4.3

LONDON	AUG 10	JUL 10
Average price	£431,598	£435,110
% change (month)	-0.8	-1.1
% change (year)	0.9	1.7

SOUTH-WEST	AUG 10	JUL 10
Average price	£239,704	£241,348
% change (month)	-0.7	-0.1
% change (year)	-0.7	0.3

SOUTH-EAST	AUG 10	JUL 10
Average price	£277,160	£280,393
% change (month)	-1.2	0.2
% change (year)	2.1	3.1

National house prices

Source: findaproperty.com 

Average house price	£218,610
% Change over month	-0.7%
% Change over year	0.4%

Housing market confidence monitor

Source: Zoopla.co.uk

House hunters expecting prices to rise over next 12 months	78%
Last month	75%
Last year	53%

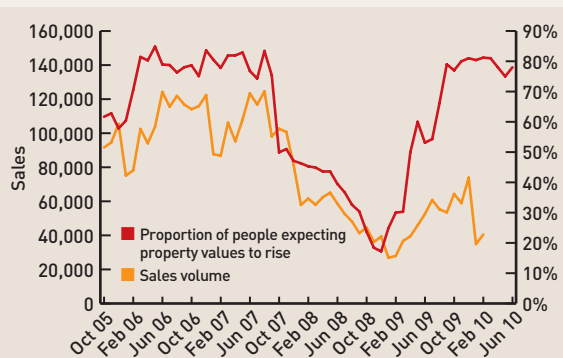
Nigel Lewis, property expert, FindaProperty.com: "Prices have fallen but don't expect this to be the start of another crash. Until the government's austerity measures have had time to bed in we're going to see prices fluctuate.

We've had an influx of speculative sellers on to the market

following the disappearance of HIPs but the number of these sellers is likely to fall now there's a level of uncertainty about the future of the market. This will even out the supply and demand imbalance we have at the moment and keep prices fairly stable until the New Year."

HOUSING MARKET CONFIDENCE

Source: Zoopla.co.uk



Nick Leeming, commercial director, Zoopla.co.uk: "We are seeing an increase in homes for sale, owing to factors such as the demise of HIPs, and this has put downward pressure on house prices. This increase in supply is a healthy development, which will bring more balance to the market.

The easy gains in the housing market's comeback are behind us, and we should expect fluctuations in house prices over the next six months, but this is not the start of a renewed downward trend.

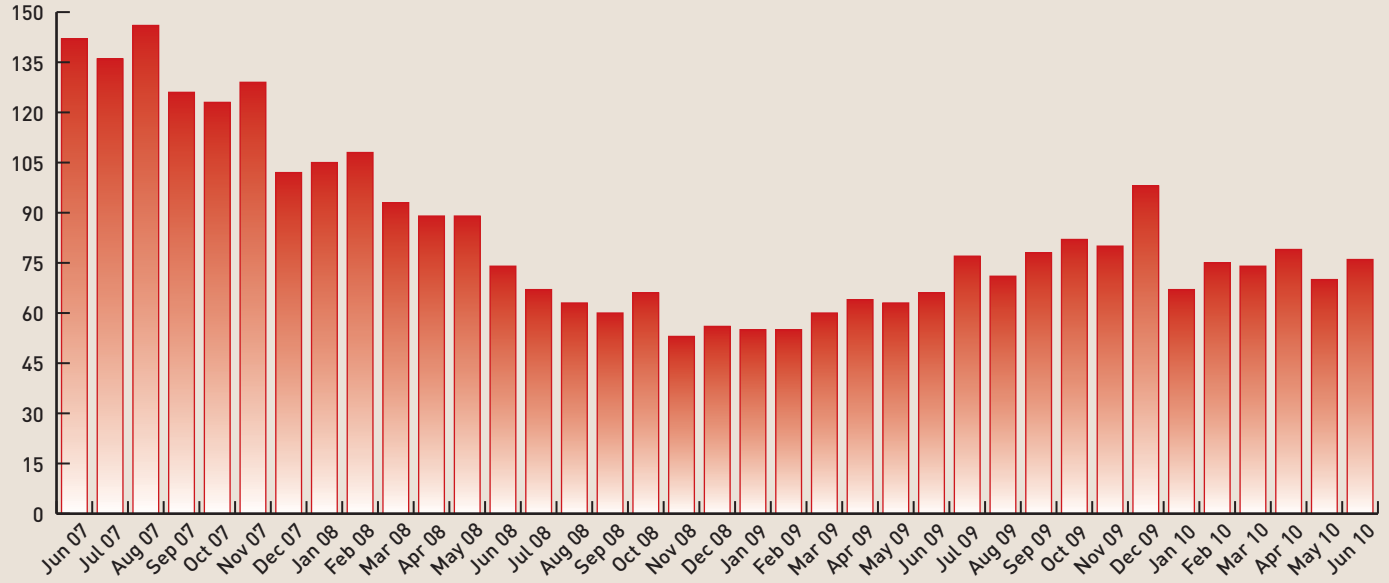
The overriding concern for the outlook for the property market now is the ongoing drought in available mortgage finance. Almost four fifths of homeowners think it is no easier or harder to obtain a mortgage than three months ago and this had led to a dip in consumer confidence. The banks have turned their attention to the billions of pounds they need to repay the government from next year. However, it is essential that they increase lending to the right borrowers to keep the property market recovery on track."

HOUSING MARKET ACTIVITY

Source: Hometrack 

Monthly housing transactions

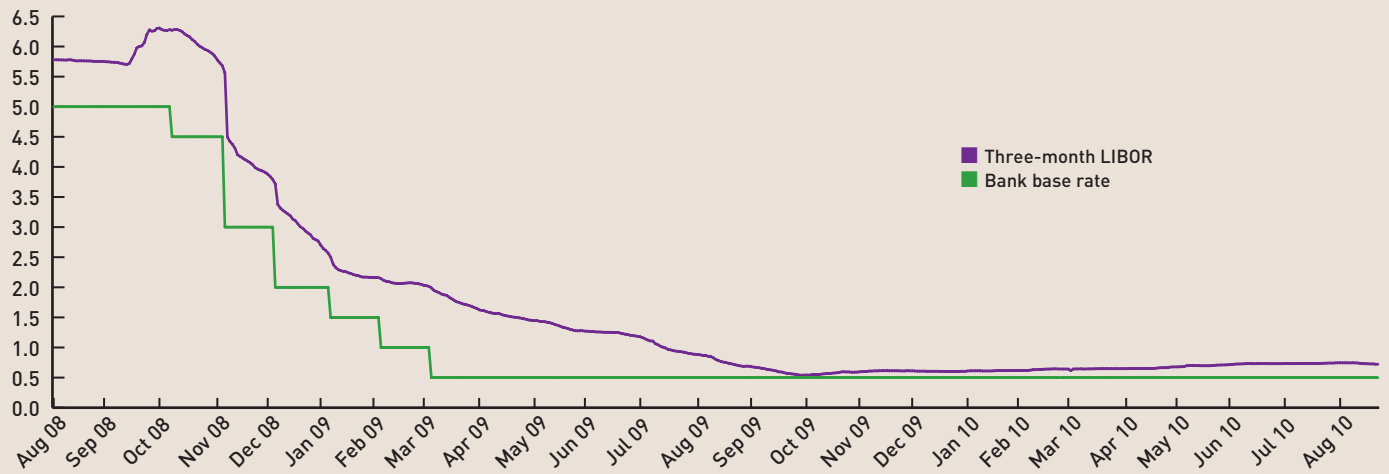
Source: HM Revenue & Customs



INTEREST RATES

Three-month LIBOR and Bank of England base rate

Source: Bank of England



LENDING ACTIVITY

Source: CML 

UK monthly update

	Gross mortgage £m	Remortgage as % of total value	First-time buyers as % of loan
Jul 09	14,000	35	38
Aug 09	12,100	31	38
Sep 09	12,900	32	39
Oct 09	13,600	30	38
Nov 09	12,300	29	39
Dec 09	13,600	25	40
Jan 10	8,600	35	37
Feb 10	9,300	32	38
Mar 10	11,300	32	39
Apr 10	10,300	29	38
May 10	11,100	29	37
Jun 10	12,900	26	38

Mortgage lending

