

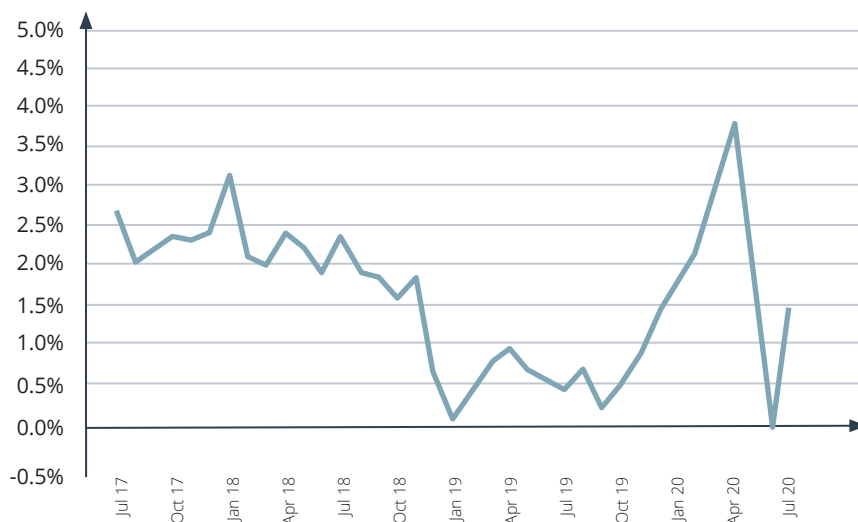
HOUSE PRICE INDEX JULY 2020

HEADLINES	JUL-20	JUN-20
MONTHLY INDEX*	435.9	428.8
MONTHLY CHANGE*	1.7%	-1.6%
ANNUAL CHANGE	1.5%	0.1%
AVERAGE PRICE (NOT SEASONALLY ADJUSTED)	£220,936	£216,403

* Seasonally adjusted figure (note that monthly % changes are revised when seasonal adjustment factors are re-estimated)

- House prices down **1.7%** month-on-month
- Annual house price growth recovers to **1.5%**

ANNUAL PERCENTAGE CHANGE IN UK HOUSE PRICES



“The bounce back in prices reflects the unexpectedly rapid recovery in housing market activity since the easing of lockdown restrictions.”

Robert Gardner, Nationwide's Chief Economist

Source: Nationwide, House Price Index, July 2020

OUT OF CITY EXODUS

Commenting on a shift in buyer priorities as people look to leave cities, Rightmove's property expert, Miles Shippside said:

“More property is coming to market than a year ago in all regions, and at a national level the new supply and heightened demand seem relatively balanced. However, those expressing most desire to move on are unsurprisingly in London and its commuter belt. London has 69% more properties coming to market, with the South East at 60% and the East at 56%. With work and transport patterns potentially changing most around the capital, commuter-belt properties need to have more appeal to prospective buyers than just proximity to a station.”



Source: Rightmove August 2020

All details are correct at the time of writing (20 August 2020)